

AGREEMENT FOR SALE OF-BHK
FLAT NO.-.....on THE
FLOOR IN TOWER- '.....' OF MANGALA MAJESTY
VASNA- BHAYLI ROAD, VADODARA

This Agreement for Sale is made on this DATE:..... at
VADODARA, BETWEEN:-

THE LAND OWNER (ORIGINAL OWNER):-

1. **SHAH MAHENDRABHAIRAMNIKLAL**, (Adhar No. 5603 4699 0179)
(PAN No. AFOPS8305K) age: 63 occupation: business, Through his
POA holder his Son **VISHAL MAHENDRA SHAH**, Age: 31 years,
Occupation: Business residing at : 7, parag Park, karelibaug,
Vadodara.

2. **M/S MRS ENTERPRISE (PAN No. AASFM1828L)**, a Partnership Firm,
through its Managing Partner – **Shri VISHAL MAHENDRA SHAH**
(Adhar No. 9430 6526 3432) Age: 32 years, Occupation:
.....residing at : , parag Park, karelibaug, Vadodara.,

Hereinafter called the '**THE LAND OWNER**' (Which expression shall
unless it be repugnant to the context be deemed to include all the
legal heirs of him and partners of the said partnership firm from
time to time and heirs, executors, administrators, assignees,
representatives, etc. of the last surviving partner of the said
Partnership firm) of the **FIRST PART**.

A__N__D

THE PROMOTER (DEVELOPERS):-

M/S MAJESTY DEVELOPERS (PAN No. AAZFM6568Q), a Partnership
Firm having its Site Office at: Mangala Majesty Apartment, F.P.No.93,
T.P.No.1Bhayli, Vasna-Bhayli Road, VADODARA, through its Managing

Partner – **Shri MANISH KIRITBHAI PATEL**(Adhar No. 8766 3510 7478) hereinafter called the '**THE PROMOTER**' (Which expression shall unless it be repugnant to the context be deemed to include all the partners of the said partnership firm from time to time and heirs, executors, administrators, assignees, representatives, etc. of the last surviving partner of the said Partnership firm) of the **SECOND PART**.

A__N__D

PURCHASER/S - ALLOTTEE

1. -----,Age: years, Occupation:PAN NO. -----

2. -----, Age: years, Occupation: PAN NO. -----

Both are Residing at:-----

-----,hereinafter called the '**PURCHASER/S**' or '**ALLOTTEE**'(Which expression shall unless it be repugnant to the context be deemed to include his/her/their heirs, executors, administrators, assignees, representatives, etc.) of the **SECOND PART**.

WHEREAS-

A. The Party of the First Part is the owner of the land admeasuring 5527 sq.mtr. of Final Plot No. 93(Old F. P. No. 45/1) of T.P. Scheme No. 1(Bhayli), Block No. 142/A/PAIKI/-2 (Old Revenue Survey No. 160+175)moje village sim of Bhayli, Ta. Dist. Vadodara. hereinafter referred to as the '**SAID LAND**'

B. Said Party of the First Part have granted the development rights in favour of Party of the Second Part by way of Development

Agreement, and requisite stamp duty has been paid by the PROMOTER, by challan No. 202, dated 30/4/2016.

- C. The Promoter in view of the Development Agreement is entitled to construct multy-storied Residential Apartment Buildings named “MANGALA MAJESTY” in the said land, which is more particularly described in the Schedule of this Indenture.
- D. The said Land was converted into N.A. by Office of VADODARA DISTRICT PANCHAYAT vide its N.A.ORDER No. L.N.D./S.R-1/162/2007-2008 dated 25/10/2007, and in the Revenue Record also the said Land is shown as Non-Agricultural Land and Entry No. 11436 dated 01/09/2008 was made in the Revenue Record to that effect.
- E. VADODARA URBAN DEVELOPMENT AUTHORITY (VUDA) has given Revised Permission of Development for Construction on the said Land vide its Permission No.UDA/Plan-2/Permission/22/2015 dated: 22/09/2015.
- F. AND WHEREAS the PURCHASER/S has/have approached the PROMOTER and has/have shown his/her/their willingness to purchase of-BHK FLAT No.(**.....Floor**)in Tower-....., admeasuring _____ Sq. Mt. **Carpet Area**, admeasuring _____ Sq. Mt. of **Other Area**. As per approved drawing with proportionate Undivided Share in Land admeasuring Sq. Meters on the **FIRST FLOOR** of “**MANGALA MAJESTY**”, hereinafter called the “SAID FLAT” at or for total Sale-price of **Rs...../-** **(Rupees**only)**(Which consists of cost of undivided proportionate share of land, and construction cost)**, after

verifying the approved Plans, given specification and documents relating to the titles of the said Land.

G. The promoter has registered the said project under the provisions of the Act with the Real Estate Regulatory Authority at _____ on _____ under Registration No.

AND WHEREAS the LAND OWNER & PROMOTER have agreed to sell the said Flat to the PURCHASER/S for the price and terms and conditions mentioned hereinafter.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. NOW THIS INDENTURE WITNESSETH THAT in consideration of the payment of the said sum of total cost Rs. _____/- (RUPEES _____ ONLY). AND the breakup of total cost is as below :

Sr. No.	Particulars	Amount
1.	Cost of undivided share in Land	Rs.
2.	Cost of Construction & Development Work	Rs.
	Total Cost (1 &2)	Rs.

2. The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Said Flat at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Said Flat by party of the THIRD PART agreed as per allotment letter, as may be demanded by the Promoter within the time and in the manner specified therein.

Provided that if the allottee delays in payment towards any amount for which is payable as per payment plan (Annexure –A), he/she shall be liable to pay interest as per allotment letter which is sign by party of the THIRD PART.

3. **COMPLIANCE OF LAWS :**

MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment in favour of 'M/S MAJESTY DEVELOPERS' payable at Vadodara.

4. **COMPLIANCE OF LAWS RELATING TO REMITTANCES**

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange

Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Said Flat applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

5. **ADJUSTMENT/APPROPRIATION OF PAYMENTS**

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

6. **TIME IS ESSENCE**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Said Flat to the Allottee and the common areas to the association of the allottees after receiving the completion certificate or the occupancy certificate or any one whichever comes earlier, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and

meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter.

7. **POSSESSION OF THE SAID FLAT**

Schedule for possession of the said [Flat]: The Promoter agrees and understands that timely delivery of possession of the Said Flat is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Said Flat on _____, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project (“**Force Majeure**”). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Said Flat.

8. **Procedure for taking possession –**

The Promoter, upon obtaining the Completion / occupancy certificate* from the competent authority shall offer in writing the possession of the Said Flat, to the Allottee in terms of this Agreement to be taken within 1 (one month) from the date of issue of such notice and the Promoter shall give possession of the Said Flat to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 30 days of receiving the Completion / Occupancy certificate or any one whichever comes earlier of the Project.

9. **Failure of Allottee to take Possession of Said Flat:**

Upon receiving a written intimation from the Promoter as per above clause, the Allottee shall take possession of the Said Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Flat to the allottee. In case the Allottee fails to take possession within the time provided in above clause, such Allottee shall continue to be liable to pay maintenance charges as applicable & penalty / interest @ of 12% p.a.

10. Cancellation by Allottee –

The Allottee shall have the right to cancel/withdraw his allotment in the Project. Where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the cancellation amount from the amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter.

11. EVENTS OF DEFAULTS AND CONSEQUENCES

In case the Allottee fails to make payments after one demand made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate of 10 % p.a.

In case of Default by Allottee under the condition listed above continues for a period beyond one consecutive month after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Said Flat in favour of the Allottee and refund the amount money paid to him by the allottee by deducting Rs.50,000/- as Administrative Expense and also after deducting Service Tax and other Taxes paid or payable at the time of cancellation to the Government and this Agreement shall thereupon stand terminated. However, such refund amount will be paid by the PROMOTER to the

PURCHASER/S only after the PROMOTER find another PURCHASER/S of the said Flat and he/she/they have make payment for the said Flat up to the installment due on the said Flat till the date of re-booking of the said Flat. The PURCHASER/S also agree/s to execute necessary Cancellation Deed or any document required at his/her/their cost. The PURCHASER/S has/have fully read and understood the above condition and the PURCHASER/S agree/s to the said condition and the PURCHASER/S also agree/s and undertake/s not to rise any dispute regards the said condition in future.

12. CONVEYANCE OF THE SAID FLAT

The Promoter, on receipt of complete amount of the Price of the Said Flat under the Agreement from the Allottee, LAND OWNER & Promoter shall execute a conveyance deed and convey the title of the Said Flat together with proportionate indivisible share in the Common Areas within 2 (two) months from the issuance of the completion / occupancy certificate or any one whichever comes earlier. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

13. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other

obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of occupation certificate, it shall be the duty of the Promoter to rectify such defects without further charge, within 60 (sixty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Defect liability will be only consider / entertain if purchaser has taken prior written permission from Promoter for any structural changes / alteration, if purchaser fails to do so and makes any such changes or any other alteration or mishandling of material or specification then Promoter will not be liable to rectify and will not said default as per rule.

14. Said Flat which is purported to be sold to the purchaser is under construction the purchasers have inspected the said property and express their satisfaction towards the work done and also agree and bound himself to take the possession of the completion of work which is to be in full satisfaction of the purchasers.
15. The LAND OWNER hereby states that the Titles of the Land on which "MANGALA MAJESTY" Apartment Buildings are being constructed are Clear and Marketable. The PURCHASER/S has/have inspected all the documents relating to the titles of the said Land approved Plans of the VUDA and given specifications of the said Flat and he/she/they/has/have satisfied himself/herself/themselves, about the same and he/she/they shall not be entitled to further raise any objection or investigate the titles of the said Land, Approved Plan or given specifications of the said Flat whatsoever.
16. The PURCHASER/S shall have no claim save and except in respect of the said Flat hereby agreed to be sold to

him/her/them i.e. all Open spaces, Passages, Parking places, Staircases, Lift, Garden, Club House and all common facilities, all Common area and common facilities will remain the properties of the PROMOTER until the total Construction of Apartment Buildings are over and all PURCHASERS of the Flats of the said "MANGALA MAJESTY" Apartment Buildings have paid their respective contribution fully and are made Members of the ASSOCIATION of the Flat owners of the said "MANGALA MAJESTY".

17. The PURCHASER/S also agree/s to pay Rs./- as Membership Admission Fees of ASSOCIATION and Rs./- **(RupeesOnly)** as One Time Maintenance Deposit for the said Flat and the same will as per the Type of the Flat agreed to be purchased by the PURCHASER/S. However, the ASSOCIATION will decide the final amount of One Time Maintenance Deposit at the time of execution of Sale Deed and the PURCHASER/S agree/s to pay the same as decided by the ASSOCIATION. It is Compulsory for all Flat PURCHASER/S to become Member of ASSOCIATION of Flat Owners. The ASSOCIATION will take all action for day to day management and administration of all affairs of the Apartment Buildings.
18. The PROMOTER or ASSOCIATION of Flat owners of the said "MANGALA MAJESTY" Apartment shall use the interest received on One Time Maintenance Deposit from the Flat Owners for the maintenance of the said "MANGALA MAJESTY" Apartments.

However, if the interest from the Maintenance Deposit is found insufficient to meet the maintenance of the said MANGALA MAJESTY Apartments, in that case the PURCHASER/S agree/s to pay additional amount for Maintenance of the said “MANGALA MAJESTY” Apartments as decided by the PROMOTER or ASSOCIATION of Flat Owners. The PURCHASER/S undertake/s to become Member/s of the said ASSOCIATION and to obey, observe and abide by all rules made by the said ASSOCIATION and to pay necessary cost for the same. If the PURCHASER/S fail/s to pay any amount of Maintenance Expenses decided by ASSOCIATION of flat owners, the ASSOCIATION will be entitled to stop Common Services and facilities to the PURCHASER/S after giving 15-Days’ Notice to the respective Flat-Owners.

19. The PURCHASER/S shall be entitled to have the said Flat and Undivided Share in common asset like proportionate land for Common Plot and Common Road, Parking Area, Club House, Garden and all common facilities etc. of the said “MANGALA MAJESTY” Apartment Building. The PURCHASER/S shall at no time demand partition of his/her/their interest in Common area in the said Apartment Buildings or in the entire Land as such interest in the said “MANGALA MAJESTY” Apartment Buildings is impartible.
20. The PROMOTER will provide Two Allotted Free Car Parking on the Basement/Ground Floor of Apartment Buildings to the PURCHASER/S. However, the PURCHASER/S will not be entitled to sell, transfer or assigns his/her/their allotted Free Car Parking to anybody. The PURCHASER/S will not be entitled to make any

type of Construction in or around Allotted Free Car Parking. The PURCHASER/S will not be entitled to encroach upon any open area of Car Parking and Two Wheeler Parking. The PURCHASER/S has/have fully read and understood this condition and he/she/they have agreed to it and the PURCHASER/S agree/s and undertake/s not to take any objection or raise any dispute for the same in future. If the PURCHASER/S require/s additional Car Parking, he/she/they have to pay extra cost for the same as decided by the PROMOTER, subject to the availability of such parking space. No heavy vehicles of any PURCHASER/S or Flat Owners will be allowed to be parked in the Common Parking Area and Compound of the Apartment Buildings. The Guests of the Flat Owner/S will park their vehicles outside the Compound of the said Apartment Buildings.

21. The PURCHASER/S will be liable to pay all applicable VUDA / V.M.S.S. Taxes and Cess for the said Flat from the date of Occupation / Completion Certificate and will also be liable to pay ASSOCIATION Monthly Charges from the date of Occupation/ Completion Certificate even through the PURCHASER/S has/have not taken possession of the said Flat.
22. The PURCHASER/S will be liable to pay Goods Service Tax (GST) and all applicable taxes extra payable on the amount of installment at the time of payment of respective installment. If the PURCHASER/S fail/s to pay such amount of taxes extra, the PROMOTER will deduct amount of all such Taxes and balance amount will be credited towards the sale price of the said Flat. In case of Cancellation of Booking of the said Flat by the

PURCHASER/S, the amount of Service Tax and other taxes paid on the said Flat will be deducted by the PROMOTER.

23. So long as each Flat in the said "MANGALA MAJESTY" separately not assessed for VUDA / Municipal-Taxes, Revenue charges, the PURCHASER/S shall pay proportionate share of such taxes and charges assessed on the whole "MANGALA MAJESTY" Apartment Buildings such portion to be decided by the PROMOTER or ASSOCIATION of Flat Owners whose decision shall be final and binding to the PURCHASER/S and the PURCHASER/S agree/s to pay the same without taking any Objection for the same in future.
24. The PURCHASER/S shall not carry on any work in or use the said Flat or permit, the same to be used for any purpose whatsoever other than as Residential purpose and what is prescribed by VUDA / VADODARA MAHANAGAR SEVA SADAN in its bye-laws, rules and regulations and not for any other purpose or in a manner which may or it likely to cause nuisance, annoyance, disturbance, or inconvenience to the occupants or the other Flat Owners of the said MANGALA MAJESTY Apartments and the PURCHASER/S shall not be entitled to use the said Flat for any illegal or immoral purpose.
25. The PURCHASER/S shall not be entitled to demolish or cause to be demolished the said flat or any part of it or make any addition and alternation of whatsoever nature in the said Flat except which are required to be made for Residential purpose and which are not against the byelaws of VUDA / Vadodara Mahanagar Seva Sadan and Rules & Regulations of other

Government Authorities and shall not damage the structural system of the Building. However, the PURCHASER/S of Flat cannot make any internal changes in the flat without taking prior Written Permission of PROMOTER/ASSOCIATION of Flat Owners and the decision of the PROMOTER/ASSOCIATION will be final in the matter and PURCHASER/S will not be entitled to challenge same in any Court or Forum. The PURCHASER/S has read and understood this condition clearly and the PURCHASER/S has given his/her/their consent for the same.

26. The PURCHASER/S will not be entitled to change the Elevation and Outside Color Scheme of the said Apartment Buildings in which the said Flat is situated. The said Apartment Buildings shall always be known as "MANGALA MAJESTY" Apartment and the flat-owners or ASSOCIATION shall have no right to change name of the said Apartment Buildings.
27. If the **LAND OWNER** & PROMOTER is ready and willing to execute the Sale Deed for the said Flat after receipt of the balance purchase price and other amount payable by the PURCHASER/S within stipulated time and the PURCHASER/S fail/s or neglects to get the Sale Deed executed, the earnest money and other amounts paid by the PURCHASER/S to the PROMOTER will be forfeited and the PURCHASER/S will not be entitled to get the refund of the amounts paid and he/she/they will have no right under this Indenture and this Agreement will come to an end automatically.
28. If the PROMOTER fails or neglects to execute the Sale Deed of the said Flat within stipulated time after the receipt of full Sale-

Price and other amounts, payable from the PURCHASER/S, the PURCHASER/S will be entitled to enforce specific performance of this Agreement.

29. The PURCHASER/S also agree/s to pay the Stamp-Duty, Registration Charges, Conveyance Charges, Advocate Fees and other incidental expenses for this Agreement for Sale as well as Sale Deed to be executed. The PURCHASER/S also agree/s to pay Development charges, Common facilities contribution, Goods Service Tax, VUDA Tax if paid by PROMOTERS/DEVELOPERS and all other Government Taxes as applicable from time to time on the said Flat at the time of or before execution of Sale-Deed.

SCHEDULE

.....-BHK FLAT No:, on the FLOOR in Tower-, measuring Sq. Meters Carpet Area and measuring Sq. Meters of other area & measuring Sq. Meters Built-up Area as per approved drawing with proportionate Undivided Share in Land measuring Sq. Meters of **“MANGALA MAJESTY”** Apartment Buildings, Vasna-Bhayli Road, VADODARA, constructed in Land of Block No.142/A/PAIKI-2 (Old Revenue Survey No.160+175), Bhayli T.P.No.1, New F.P.No. 93 (Old F.P.No. 45/1) measuring 2487 Sq. Meter of F.P.No.93 and Land measuring 3040 Sq. Meters of F.P.No. 93/PART total Land measuring 5527 Sq. Meters of Village BHAYLI Taluka & District VADODARA, in the Registration District and Sub-District VADODARA along with right to use and enjoy common amenities and all other common rights include roads, common plots, etc. of the said scheme.

Tower _____ Flat No. _____ on _____ Floor is bounded as follows:-

EAST :

WEST :

NORTH :

SOUTH :

SCHEDULE-III

SPECIFICATIONS

STRUCTURE	RCC Structure for earthquake resistance and as per code of practice.
FLOORING	Wall to wall vitrified tiles flooring with skirting, anti-skid vitrified tiles flooring in balconies and terraces.
KITCHEN	Granite platform with quartz finished sink, dado of glazed tiles up to lintel level
TOILET	Composite Italian marble / vitrified tiles / ceramic tiles flooring in toilets, dado of ceramic tiles / glazed tiles up to 8’ height as per design. Premium quality sanitary and plumbing fixtures (Jaquar Or Equivalent)
PLUMBING	Supetior quality CPVC / UPVC Concealed plumbing
ELECTRIFICATION	Concealed copper wiring of approved quality with modular switches, geyser points in all bathrooms, TV & Telephone points in drawing room and master bed room, AC points in all bed rooms
DOORS & WINDOWS	Main door with wooden frame and wooden shutter of decorative veneer finished on both sides and all other doors of stoned / wooden frames and both sides laminated wooden shutters. Fully glazed Aluminum windows with stoned sill.
PAINTING	Inside surface shall be painted with standard emulsion paint with putty and outside surface shall be painted with protective exterior paint.

Annexure – A
Payment Plan

	<u>Amount</u>	<u>Month</u>
Booking:	Rs./-	
1 st Inst.:	Rs./-	
2 nd Inst.:	Rs./-	
3 rd Inst.:	Rs./-	
4 th Inst.:	Rs./-	
5 th Inst.:	Rs./-	
Before Poss.:	Rs./-	

IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND
YEAR FIRST ABOVE WRITTEN:

Signed, Sealed and Delivered by
the within named **LAND OWNER–**
1. **SHAH**
MAHENDRABHAIRAMNIKLAL
through his POA holder



VISHAL MAHENDRA SHAH

2. **M/S MRSENTERPRISE** through
through its Managing Partner



VISHAL MAHENDRA SHAH

Signed, Sealed and Delivered by
the within named **PROMOTER –**
M/S MAJESTY DEVELOPERS
through its Managing Partner –
Shri **MANISH KIRITBHAI PATEL**



and/or Shri **VISHAL MAHENDRA
SHAH**

Signed, Sealed and Delivered by the
Within named **PURCHASER/S –**



In Present of –

1. _____

2. _____