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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 06<sup>th</sup> day of MARCH, Two Thousand and Twenty:

BETWEEN

**UNIQUE PROPERTY ENTERPRISES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office address at 203-204, Orbit Plaza, Prabhadevi, Mumbai – 400025, hereinafter referred to as the "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART;**

AND

**Mr. Anil Ashok Kute & Mrs. Suvarna Anil Kute** Adult/s, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having their address for the purpose of these presents at **C-55/208, 101/B Nauty Heights, Shiv Colony, Ulhasnagar – 421003** hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF, the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivors of them and the heirs, executors, administrators and assigns of the last survivor of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART.**

The Promoter and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually as a "Party".

**WHEREAS:**

- A. The Promoter has acquired rights / is in the process of acquiring rights to undertake development / re-development of all those pieces and parcels of land admeasuring 2,232.87 square meters bearing CTS Nos. 620 (part), 621 (part), 622 (part), 1859, 1860 and 1861 of Village Chembur, Taluka Kurla, situated at Pestom Sagar Cross Road No.

for: Suvarna Anil