



AGREEMENT FOR SALE

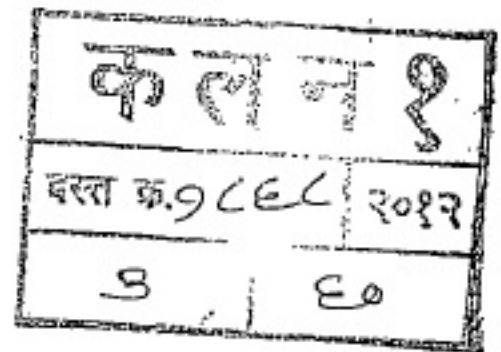
THIS AGREEMENT FOR SALE is made at Mumbai this 19th day of March, 2019 BETWEEN M/S CISS & KUSHWAH INFRASTRUCTURE PVT LTD DEVELOPERS PVT. LTD., a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 002, Parasrampuria, Tower No.6, Millat Nagar, Andheri (W), Mumbai- 400 053, hereinafter referred to as "the DEVELOPERS" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and assigns) of the ONE PART;

AND

SK

[Signature]

C.C. [Signature]



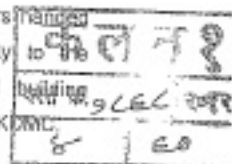
1) MR. CHANDRAKANT SHANKAR BHOIR of Thane, Indian Inhabitant/s, aged: 44 years, Occupation - Business, 2) MRS. CHAITRALI CHANDRAKANT BHOIR of Thane, Indian Inhabitant/s, aged: 30 years, Occupation - Business, Both Residing at - Room No. 30, Third Floor, Municipal Staff Qtrs. Padmanagar, Bhlwandi, Dist - Thane, hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their, heir/s executor/s, administrator/s and assign) of the OTHER PART;

WHEREAS :-

- A. By Development Agreement dated 22nd June, 2011 (said Development Agreement) executed by and between the said Owners (herein referred to as "the Owners") and the Developers herein (herein as also referred to as "the Developers") and registered with the Office of Sub-Registrar of Assurances at Kalyan 1 under serial No. BDR- 06544/2011, the said Owners did thereby grant the Development Right in respect of the said Property unto and in favour of the Developers herein to construct a residential building inclusive of shops on the said Property as per the plans and specifications as may be sanctioned by the Kalyan Dombivli Municipal Corporation of Greater Mumbai (KDMC) by utilizing entire potential FSI of the said Property as also the TDR/FSI as may be made available as per the prevailing D.C Regulation and pending formation of the Society/Condominium/Limited Company sell and/or transfer the Residential Units/Shops in the proposed building on Ownership basis or on any other basis as may be desired by the Developers and approved by the consideration and ultimately call cause upon the Owners transfer the said Property to the co-operative Housing Society/Condominium/Limited Company that may be formed



- I. Pursuant to the said Development Agreement the said Owners transferred over vacant and peaceful possession of the said Property to the Developers for the purpose of constructing a residential building thereupon as per the plans and specifications sanctioned by the KDMC
- J. The Developers are constructing the said building consisting of still plus 8 upper floors for residential use on the said Property in accordance with the said sanctioned plan and shall sell the flats/Units/shops therein for



SR
Sub
C.C. Bhoir