

## Agreement between Promoters/ Developers and Purchasers of Flat

THIS AGREEMENT is made at Mumbai on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

### BETWEEN

**Pranav Constructions Private Limited**, a company incorporated and registered under the provisions of the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having CIN No. U70101MH2003PTC141547 and its registered office at Unit No.1001, 10<sup>th</sup> floor, DLH Park, Near MTNL, S. V. Road, Goregaon West, Mumbai 400062, hereinafter referred to as **"THE PROMOTERS/DEVELOPERS"** through its director Mr. Pranav Kiran Ashar, (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors and assigns) **OF THE ONE PART;**

### AND

**Mr. Pranav Y. Likhari and Ms. Harsha Ramesh Selukar Nee Mrs. Harsha Pranav Likhari**, both adult Indian Inhabitants having their address at Plot No. 42, Hudkeshwar Road, Front of Deshmukh House Sai Sewashram Society, Dhangawali Nagar, Hudkeshwar Khurd, Mhalginagar, Nagpur – 440034, hereinafter referred to as **"THE PURCHASERS /ALLOTEES"** (which expression shall, unless contrary to the context or meaning thereof, mean and include his heirs and legal representatives for the time being) **OF THE OTHER PART.**

### WHEREAS: –

(a) Pursuant to registered Agreement for Redevelopment bearing Registration No. BRL-4-16796-2021 dated 14/12/2021, all that piece of land or ground along with structure standing thereon situated; lying and being at Plot No. 55, Survey No. 151, Hissa No. 2 (Part) (Old City Survey No. 23 PT), New City Survey No. 23/A/262 being lying at Village Pahadi Goregaon (East), Taluka Borivali, Mumbai Suburban District area admeasuring 799.50 square meters or thereabouts (as per Property Card) and 808.95 square meters; situated at Nivetia Road, off Haji Bapu Road, Malad (E), Mumbai – 400097 and bounded by: On or towards North by Plot bearing CTS No. 23/A/A, On or towards South by means of Dayabhai Patel Road, On or towards East by Playground bearing CTS No. 23A/A and On or towards West by Plot bearing CTS No. 22A and 23A/261 with **Rushabh Mahal Co-operative Housing Society Limited**.

(b) The Promoters/Developers are seized and possessed of or otherwise well and sufficient title to the pieces or parcels of land or ground along with structure situated; lying and being at Plot No. 55, Survey No. 151, Hissa No. 2 (Part) (Old City Survey No. 23 PT), New City Survey No. 23/A/262 being lying at Village Pahadi Goregaon (East), Taluka Borivali, Mumbai Suburban District area admeasuring 799.50 square meters or thereabouts (as per Property Card) and 808.95 square meters; situated at Nivetia Road, off Haji Bapu Road, Malad (E), Mumbai – 400097 and bounded by: On or towards North by Plot bearing CTS No. 23/A/A, On or towards South by means of Dayabhai Patel Road, On or towards East by Playground bearing CTS No. 23A/A and On or towards West by Plot bearing CTS No. 22A and 23A/261 and more particularly described in the **First Schedule** hereunder written and is hereinafter referred to as **"the said plot"**.

1

(c) The Promoters/Developers are fully entitled to develop the said plot and construct building thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai. The Promoters/Developers have got approval from the concerned local authorities of the plans, the specifications, elevations, sections, and details of the said building to be constructed on the said plot. The Promoters/Developers have also obtained Commencement Certificate from Brihanmumbai Mahanagarpalika.

(d) In accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai, the Promoters/Developers are developing the said plot described in the First Schedule hereto and are constructing thereon building to be known as **'Rushabh Residency'** consisting inter area of Stilt + 11 Upper floors.

(e) The Promoters/Developers have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed