

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this ____ day of ____, ____.

B E T W E E N:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "**THE COMPANY**" (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

SHRUTI SURESH GHODMARE AND TEJAS CHANDRASHEKHAR TIKLE residing / having its address at **RiddhiSiddhi heritage B-101 Sector 19 Airoli Navi Mumbai 400708 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AYEPG4566F , BAZPT5649A** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**"

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED)

By the Company within named)

MACROTECH DEVELOPERS LIMITED)

through the hands of Constituted Attorney)

Mr. Surendran Nair)

authorised vide Power of Attorney)

dated _____)

In the presence of:)

1. _____)

2. _____)

SIGNED AND DELIVERED)

By the within named Purchaser)

SHRUTI SURESH GHODMARE)

TEJAS CHANDRASHEKHAR TIKLE)

In the presence of:)

1. _____)

2. _____)

Annexure 6

(Unit and Project Details)

- (I) **CUSTOMER ID** :2231094
- (II) **Correspondence Address of Purchaser:** RiddhiSiddhi heritage B-101 Sector 19 Airoli Airoli Navi Mumbai 400708 Maharashtra India
- (III) **Email ID of Purchaser:** shrutinid14@gmail.com
- (IV) **Unit Details:**
- (i) Development/Project : Upper Thane – Casa Eden
- (ii) Building Name : Eden
- (iii) Wing : C
- (iv) Unit No. : C-2207
- (v) Area :

| | Sq. Ft. | Sq. Mtrs. |
|-----------------------------------|---------|-----------|
| Carpet Area | 604 | 56.11 |
| EBVT Area | 56 | 5.20 |
| Net Area (Carpet Area +EBVT Area) | 660 | 61.31 |

- (vi) Car Parking Space Allotted: 1

- (V) **Consideration Value (CV):** Rs. 66,70,084/- (Rupees Sixty-Six Lakh Seventy Thousand Eighty-Four Only)

- (VI) **Payment Schedule for the Consideration Value (CV):**

| Sr. no. | On Initiation of below milestones | Amount (In Rs.) | Due Date |
|---------|---|------------------|--------------------------------|
| 1 | Booking Amount I | 1,00,000 | 29-04-2023 |
| 2 | Booking Amount II | 2,33,504 | 29-04-2023 |
| 3 | Booking Amount III | 23,34,530 | 23-06-2023 |
| 4 | On initiation of RCC works for Level 04 | 10,00,513 | Due As Per Construction |
| 5 | On initiation of Brick work | 2,66,803 | Due As Per Construction |
| 6 | On initiation of RCC works for Level 08 | 10,00,513 | Due As Per Construction |
| 7 | On initiation of RCC works for Level 12 | 6,67,008 | Due As Per Construction |
| 8 | On initiation of RCC works for Level 16 | 6,00,308 | Due As Per Construction |
| 9 | On date of offer of Possession | 2,00,102 | Due As Per Construction |
| 10 | On initiation of Internal Plumbing Works | 2,66,803 | Due As Per Construction |

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(VII) **Club Eligibility:**

The number of family members eligible for club membership are:

| Configuration of Unit | No. of members |
|-----------------------|----------------|
| 1 BHK | 4 |
| 2 BHK | 5 |
| 3 BHK | 5 |
| 4 BHK or larger | 6 |

(VIII) **Date of Offer of Possession:** 31-03-2024, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details:**

- 1) Project Name: Upper Thane – Casa Eden
- 2) RERA Registration Number: P51700034837
- 3) No. of Buildings: 3

Annexure 6A

(Other Amount Payable before DOP)

- (I) **Charges** towards Utility/Infrastructure/Other charges (collectively referred to as (“**Other Charges**”) to be paid on/before the Date of Offer of Possession: Rs. 1,33,400/- (Rupees One lakh Thirty-Three Thousand Four Hundred Only).
- (II) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
1. **BCAM Charges:**
Rs. 74,844/- (Rupees Seventy-Four Thousand Eight Hundred Forty-Four Only)
covering period of 18 months from DOP.
 2. **Property Tax (Estimated):** Rs. 7,840/- (Rupees Seven Thousand Eight Hundred Forty Only) covering period of 18 months from DOP.
 3. **Building Protection Deposit:** Undated Cheque of 33,000.00/- (Rupees Thirty-Three Thousand Only) toward Building Protection deposit which shall be encased only if there is violation of guidelines in respect of excitation of fit out/interior work.
 4. **Civic Governance Fund:** Rs. 2,05,920.00/- (Rupees Two Lakhs Five Thousand Nine Hundred Twenty Only) covering period of 60 months from DOP.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.