

AGREEMENT FOR SALE

OF

FLAT/SHOP/CAR-PARKING SPACE

FLAT/SHOP NO. 91 ON 9TH FLOOR

IN

WING A/B/C

OF

BUILDING NO. 1/2

OF

WINDERMERE

ON

C.T.S. No. 1A/1/1 OF GOREGAON & C.T.S No. 1A OF
B 3A
PAHADI, GOREGAON, MUMBAI.

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- building plans, then and in such event the Developer shall be entitled to construct and shall construct the building as per such revised building plans. The Purchaser hereby expressly consents to the same so long as the total area of the said premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the Purchaser's consent contemplated by Section 7 (1) (i) and (ii) of the Maharashtra Ownership Flat's Act, 1963 (hereinafter referred to as "the said Act"). The Purchaser is aware that the said property is part of the layout of the said larger property and is being described as such.
- The Developer has informed the Purchaser and the Purchaser is aware that the Developer has reserved to itself right to amalgamate the said property with portions of adjoining properties in respect of which the Developers may obtain development rights hereafter. In the event of such amalgamation the Developer will be entitled to construct such number of additional buildings on the amalgamated property (i.e. the said property and the properties with which it may so amalgamated) and also to construct such number of additional floors on the said two buildings as the Developer may determine and as may be permitted by BMC and other concerned authorities. The Purchaser hereby agrees and gives his irrevocable consent to the Developer amalgamating the said property with the portions of the adjoining properties as aforesaid and to the carrying out the development of the said property as part of such amalgamated property as aforesaid. The additional buildings that may be constructed on such amalgamated property and the additional floors that may be constructed on the said Buildings (on such amalgamation shall belong absolutely to the Developer who will be entitled to dispose of the same for its benefit and the Purchaser will not object to the same.
 - The Developers shall sell to the Purchaser and the Purchaser shall purchase from the Developers, Flat/Shop/Parking Space/Garage No. ११ on the ९th floor of WINDEMERE Wing A/B/C of Building No. 1/2 & Parking space No. being constructed on the said Property (herein referred to as "the said Premises"). The Plan in respect of the said premises is hereto annexed and marked Annexure "B". The WINDEMERE Building No.1 / 2 in which the said premises is to be located is herein referred to as "the said Building". The amenities to be provided in the said Building/the said Premises shall be as specified in the Second Schedule hereunder written.
 - The Carpet area of the said premises is ४२५ sq. ft. inclusive of the balcony. Common areas and facilities for the said Building i.e. relative common areas and facilities for the said premises, percentage of undivided interest of the said Premises in common areas and facilities of the said building as also the percentage of undivided interest of said premises in the restricted common areas and other facilities provided on the floor on which the same is located are as per the particulars given in the Clause 39 hereof. The aforesaid percentage are tentative and liable to be increased or decreased in

By P. Anu
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