



NOW THESE PRESENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The purchaser hereby agreed to purchaser flats/shops/garages/stilt No. 205 on wing A the 2nd floor, admeasuring 515 sq.ft. ^{carpet} built-up / ~~super built-up~~ area equivalent to 47.86 sq.mtrs. ^{carpet} built-up / ~~super built-up~~ inclusive of the area of balconies (which shall hereinafter be called the said flats/shops/garages/stilt in the said building) and as per plans and specifications seen and approved by his/her/them and also agreed that the builder may make such variations and modification therein as may be necessary required to be done by government, CIDCO, Gram Panchayat or any other local authority.

2. The Purchaser hereby agree to Purchases from the Builders and the Builder hereby agree to sell to the Purchaser Flat/Shop No. 205 admeasuring 515 sq. ft. equivalent to 47.86 sq.mtrs ^{carpet} built-up / ~~super built-up~~ area (which is inclusive of the area of balconies) on 2nd floor A wing in the building known as "GURU VIHAR" and as shown in the floor plan and specification seen and approved by him/her/them and hereto annexed (hereinafter referred to as "The Flat unit"), for the total consideration of Rs. 7,85,000/- (Rs. seven lacs eighty five thousand only) the purchase price is inclusive of the proportionate price of common area and facilities of the said building. The said purchase price shall be paid by the purchaser to the builder in the following manner, time being the essence of this agreement.

- i) Rs. 1,17,750 /- 15% earnest Money paid on or before execution of this Agreement.
- ii) Rs. 2,35,500 /- on 30% on or before completion of plinth, Slabs & R.C.C. work.
- iii) Rs. 54,950 /- 7% on or before completion of Brick Work
- iv) Rs. 54,950 /- 7% or before completion of Inside & outside Plaster.

Builders

Purchaser

