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

Abhidipta Jena residing / having its address at 501 Ruby Isle Near Aarey Colony Royal Palms Goregaon (East) Mumbai 400091 Maharashtra India and assessed to income tax under permanent account number (PAN) BAWPJ0435R 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)
In the presence of:)
1)
2)
SIGNED AND DELIVERED)
By the within named Purchaser)
Abhidipta Jena)
In the presence of:)
1)
2)

Annexure 6

(Unit and Project Details)

(I) **CUSTOMER ID**:2245294

(II) Correspondence Address of Purchaser: 501 Ruby Isle Near Aarey Colony Royal Palms Goregaon (East) Mumbai 400091 Maharashtra India.

(III) Email ID of Purchaser: abhidiptajena91@gmail.com

(IV) Unit Details:

(i) Development/Project: Bellissimo Matunga

(ii) Building Name : Tower 1

(iii) Wing : A

(iv) Unit No. : A-1104

(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	714	66.33
EBVT Area	106	9.85
Net Area (Carpet Area +EBVT Area)	820	76.18

(vi) Car Parking Space Allotted: 1

(V) Consideration Value (CV): Rs. 3,17,11,503/(Rupees 31711503317115032ero33ThreeThree
Crore 171150317115031717SeventeenSeventeen Lakh 1150311503Eleven Thousand
Five Hundred ThreeEleven Thousand Five Hundred ThreeThree Crore Seventeen Lakh
Eleven Thousand Five Hundred ThreeThree Crore Seventeen Lakh Eleven Thousand Five
Hundred Three 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	6,30,000	27-06-2024
2	Booking Amount II	25,41,150	27-06-2024
3	Booking Amount III	47,56,726	11-07-2024
4	On initiation of RCC works for Level 01	26,95,478	Due As Per Construction
5	On initiation of RCC works for Level 07	26,95,478	Due As Per Construction
6	On initiation of RCC works for Level 14	26,95,478	Due As Per Construction
7	On initiation of RCC works for Level 21	26,95,478	Due As Per Construction
8	On initiation of RCC works for Level 28	26,95,478	Due As Per Construction
9	On initiation of RCC works for Level 34	25,36,920	Due As Per Construction
10	Internal Partitions/brickwork	12,68,460	Due As Per Construction

11	On Possession Day	9,51,344	Due As Per Construction
12	Initiation of Internal Plumbing	12,68,460	Due As Per Construction
13	On initiation of RCC works for Plinth	26,95,478	Due As Per Construction
14	On initiation of Foundations	15,85,575	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
2 BHK	4
3 BHK	5
3 BHK with study	5
4 BHK with study	6

(VIII) **Date of Offer of Possession**: 31-10-2026, 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: Bellissimo Matunga

2) RERA Registration Number: P51900049433

3) No. of Buildings: 1

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. 5,36,300/- (Rupees 536300536300zero00zero53630053630055FiveFive lakh 3630036300Thirty-Six Thousand Three HundredFive lakh Thirty-Six Thousand Three HundredFive lakh Thirty-Six Thousand Three 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. 1,62,360/-

(Rupees 162360162360zero00zero16236016236011OneOne Lakh 6236062360Sixty-Two Thousand Three Hundred SixtySixty-Two Thousand Three Hundred SixtyOne Lakh Sixty-Two Thousand Three Hundred SixtyOne Lakh Sixty-Two Thousand Three Hundred Sixty Only) covering period of 18 months from DOP.

- 2. **FCAM Charges (if applicable):** Rs. 3,44,400.00/- (Rupees 344400344400zero00zero34440034440033ThreeThree Lakh 4440044400Forty-Four Thousand Four HundredForty-Four Thousand Four HundredThree Lakh Forty-Four Thousand Four Hundred Only) covering period of 60 months from DOP.
- 3. **Property Tax (Estimated)**: Rs. 51,660/- (Rupees 5166051660Fifty-One Thousand Six Hundred Sixty00zero0.00.000forty-five0.00.0sixty-seven thousand eight hundred ninetyFifty-One Thousand Six Hundred SixtyFifty-One Thousand Six Hundred Sixty Only) covering period of 18 months from DOP.
- 4. **Building Protection Deposit**: Undated Cheque of 82,000.00/(Rupees 8200082000Eighty-Two
 Thousand00zero0.00.000forty-five0.00.0sixty-seven thousand eight hundred ninetyEighty-Two ThousandEighty-Two 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.

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.