

### **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 Three 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	<b>Booking Amount I</b>	<b>6,30,000</b>	<b>27-06-2024</b>
2	<b>Booking Amount II</b>	<b>25,41,150</b>	<b>27-06-2024</b>
3	<b>Booking Amount III</b>	<b>47,56,726</b>	<b>11-07-2024</b>
4	<b>On initiation of RCC works for Level 01</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
5	<b>On initiation of RCC works for Level 07</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
6	<b>On initiation of RCC works for Level 14</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
7	<b>On initiation of RCC works for Level 21</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
8	<b>On initiation of RCC works for Level 28</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
9	<b>On initiation of RCC works for Level 34</b>	<b>25,36,920</b>	<b>Due As Per Construction</b>
10	<b>Internal Partitions/brickwork</b>	<b>12,68,460</b>	<b>Due As Per Construction</b>
11	<b>On Possession Day</b>	<b>9,51,344</b>	<b>Due As Per Construction</b>
12	<b>Initiation of Internal Plumbing</b>	<b>12,68,460</b>	<b>Due As Per Construction</b>
13	<b>On initiation of RCC works for Plinth</b>	<b>26,95,478</b>	<b>Due As Per Construction</b>
14	<b>On initiation of Foundations</b>	<b>15,85,575</b>	<b>Due As Per Construction</b>

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 Five 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 One 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 Three Lakh Forty-Four Thousand Four Hundred Only) covering period of 60 months from DOP.
  3. **Property Tax (Estimated):** Rs. 51,660/- (Rupees Fifty-One Thousand Six Hundred Sixty Only) covering period of 18 months from DOP.
  4. **Building Protection Deposit:** Undated Cheque of 82,000.00/- (Rupees Eighty-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.