

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

Mahendra Kuvarji Chheda and **Deepali Mahendra Chheda** residing / having its address at **302, 3rd Floor, Neev Oasis Glass View CHS, Pestom Sagar ,Road No - 3, Chembur West Mumbai 400089 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AGZPC1826D** , **AEAPD8546G** 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**"

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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)

Mahendra Kuvarji Chheda)

Deepali Mahendra Chheda)

In the presence of:)

1. _____)

2. _____)

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Annexure 6

(Unit and Project Details)

- (I) **CUSTOMER ID** :2251085
- (II) **Correspondence Address of Purchaser:** 302, 3rd Floor, Neev Oasis Glass View CHS, Pestom Sagar ,Road No - 3, Chembur West Mumbai 400089 Maharashtra India
- (III) **Email ID of Purchaser:** mahendra_chheda@yahoo.com

(IV) **Unit Details:**

- (i) Development/Project : Bellissimo Matunga
- (ii) Building Name : Tower 1
- (iii) Wing : A
- (iv) Unit No. : A-1003
- (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. 3,03,60,843/- (Rupees Three Crore Three Lakh Sixty Thousand Eight Hundred Forty-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	02-12-2024
2	Booking Amount II	24,06,084	02-12-2024
3	Booking Amount III	45,54,127	04-01-2025
4	On initiation of RCC works for Level 01	25,80,672	Due As Per Construction
5	On initiation of RCC works for Level 07	25,80,672	Due As Per Construction
6	On initiation of RCC works for Level 14	25,80,672	Due As Per Construction
7	On initiation of RCC works for Level 21	25,80,672	Due As Per Construction
8	On initiation of RCC works for Level 28	25,80,672	Due As Per Construction
9	On initiation of RCC works for Level 34	24,28,865	Due As Per Construction
10	Internal Partitions/brickwork	12,14,434	Due As Per Construction
11	On date of offer of Possession	9,10,825	Due As Per Construction
12	Initiation of Internal Plumbing	12,14,434	Due As Per Construction
13	On initiation of RCC works for Plinth	25,80,672	Due As Per Construction
14	On initiation of Foundations	15,18,042	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 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.