

AGREEMENT FOR SALE

This Agreement made at Mumbai this 18th day of Jan in the year Two Thousand and Twenty Five between **PARAM ANAND BUILDERS LLP** (formally known as Paramanand Builder Pvt. Ltd.) through its Partners having office at Plot bearing Survey No 54 Hissa No 1 (pt) corresponding CTS Nos. 905, 905/1 to 15 Village Pahadi Goregaon (West) hereinafter referred to as "the Promoter/Owner/Developer of the **One Part**

AND

Mr./Mrs./M/s. Vikram Singh Jeetmal Jain

_____ having
office/residence at Flat no. 402, Plot no. 84, Bali Divine Apartment, Jawarhar Nagar, Road no. 4, Motilal Nagar, Goregaon West, Mumbai - 400104 hereinafter referred to as "the Allottee/Purchaser" of the **Other Part**.



sanctioned from time to time and the Allottee/Purchaser shall not object to the same.

3. The Allottee/Purchaser hereby agrees to purchase from the Promoter / Owner / Developer and the Promoter / Owner / Developer hereby agrees to sell to the Allottee/Purchaser said Apartment No 1102 of carpet area admeasuring 58.36 sq. meters as per section 2(k) of RERA on 11th floor in the wing 'A' in the said project land as shown in red color hatched in the Floor plan annexed hereto at Annexure G for the consideration of Rs. 1,60,45,000/- being the proportionate price of the common area and facilities appurtenant to the premises, the premises, the nature, extent and description of the common areas and facilities. The Allottee/Purchaser further hereby agrees to purchase from the Promoter / Owner / Developer and the Promoter / Owner / Developer hereby agrees to sell to the Allottee/Purchaser covered/ stack/ pit / pit type mechanical puzzle/ mechanized parking spaces bearing Nos. 124 admeasuring 120 sq. ft. having 16'-9" ft. length * 7'-2" ft. breadth * 7'-0" ft. vertical clearance being constructed in the said Proposed wing. The Promoter / Owner / Developer alongwith the said carpet area of the Apartment has provided 1'50 sq. mtrs. carpet area balcony space to the Allottee/s/Purchaser/s aggregating to 59'86 sq. meters carpet area.

4. The Allottee/s/Purchaser/s shall pay the aforesaid consideration price mentioned in clause 3 hereinabove to the Promoter / Owner / Developer in the following manner as under:-

a) By payment of Rs. 14,84,550/- (Rupees Fourteen Lakhs Eighty Four Thousand Five Hundred Fifty Only) paid as earnest money.

b) By making the following part payments towards the balance of the purchase price, which part payments shall be made in the manner and by the installments specified below:

Sr. No.	Particulars	Percentage (%)	Amount (INR)
1	On allotment of flat	—	—

2	On signing of agreement or after registration		1,29,55,950/-
3	Plinth		
4	On 1 st Slab /On or before _____		
5	On 3 rd slab/On or before _____		
6	On 5 th Slab/On or before _____		
7	On 7 th slab/On or before _____		
8	On 9 th slab/On or before _____		
9	On 11 th slab/On or before _____		
10	On 13 th slab/On or before _____		
11	On 15 th slab/On or before _____		
12	On 17 th slab/On or before _____		
13	On 19 th slab/On or before _____		
14	Overhead Tank and Lift Room		8,02,250/-
15	Colour work		
16	Tiling		
18	Lift		
19	Possession		8,02,250/-
	Total		1,60,45,000/-

4(b) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other taxes, indirect taxes such as stamp duty and registration charges which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat and/or this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become

(Signature)

SIGNED AND DELIVERED BY THE WITHIN NAMED
Promoter / Owner / Developer:

PARAM ANAND BUILDERS LLP

through its Partners

(1) Shri. Amrishchandra Agarwal,



in the presence of.....)

(1) Sahil)

(2).....)

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee / Purchaser: (including joint buyers)

Shri/Smt./Kum./Messers)

(1) Vikram Singh Jeetmal Jain)



(2).....)

(3).....)

RECEIVED of and from the within named)

Purchaser/s the sum of Rs. 14,84,550/-)

(Rupees Fourteen Lakhs Eighty Four)

Thousand Five Hundred Fifty only)

As and by way of earnest money to be)

Paid by him/her/them to us by cash/)

Cheque No _____ dated _____)

Drawn on _____)

As within mentioned)

Rs. 14,84,550/-

WE SAY RECEIVED

For PARAM ANAND BUILDERS LLP,

PARTNER

WITNESSES

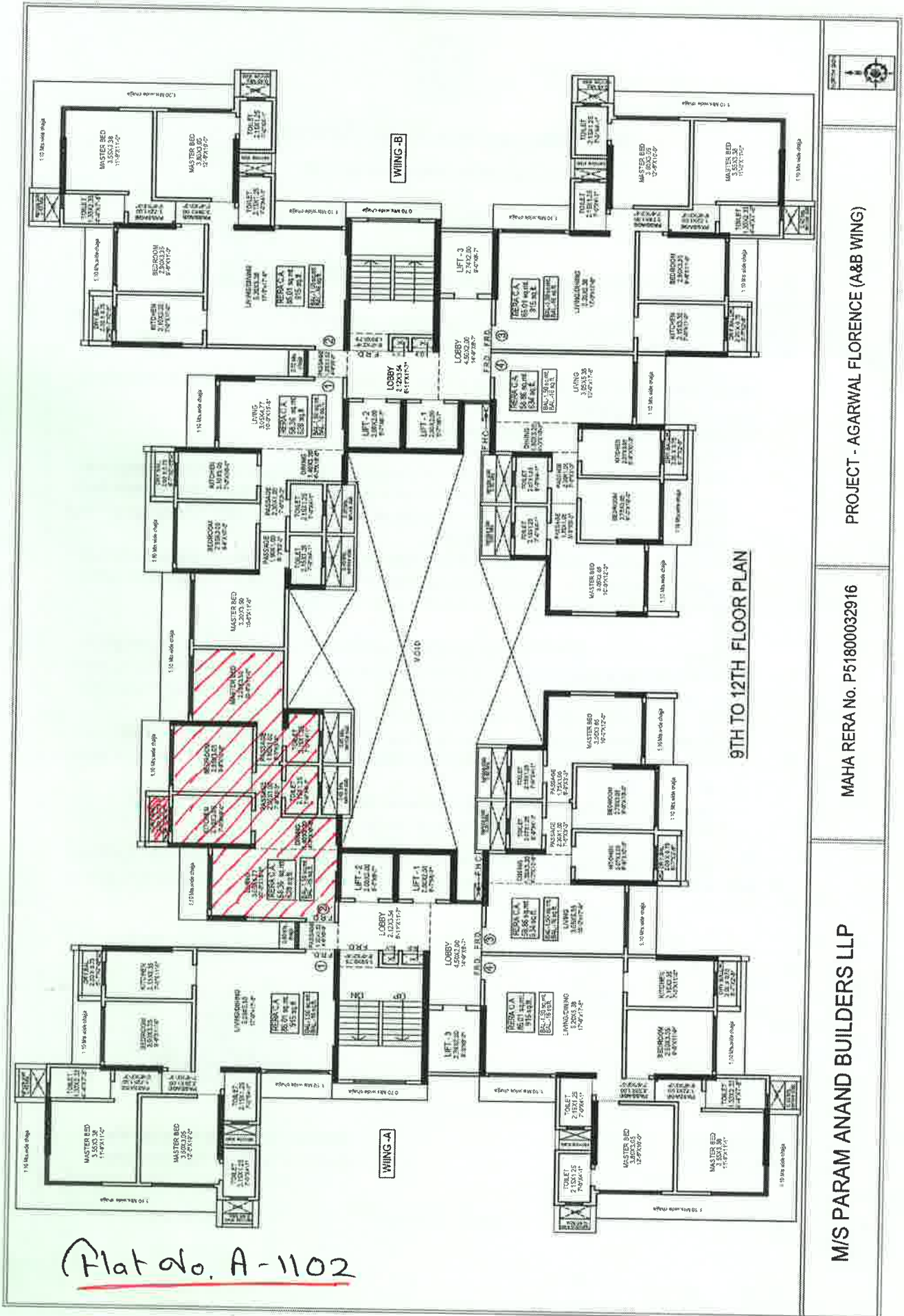
1.

2.

PAN of the Builder is :

PAN of the Purchaser is :

ANNEXURE G
FLOOR PLAN



Flat No. A-1102

Signature

9TH TO 12TH FLOOR PLAN

M/S PARAM ANAND BUILDERS LLP

MAHA RERA No. P51800032916

PROJECT - AGARWAL FLORENCE (A&B WING)