

Model Form of Agreement for Sale

This Agreement made at Mumbai this 21st day of November in the year Two Thousand and Twenty-Four, between

ABC Builders Pvt. Ltd., having its registered office at 123 Builder Avenue, Andheri, Mumbai - 400058,

hereinafter referred to as "the Promoter" of the One Part, and John Doe, having an address at 456 Buyer Lane,

Bandra, Mumbai - 400050, hereinafter referred to as "the Allottee" of the Other Part.

WHEREAS the Promoter has the right to develop the property bearing Survey No. 78, located at Powai, Mumbai,

admeasuring 2000 sq. meters, hereinafter referred to as "the Project Land".

AND WHEREAS the Promoter has agreed to sell, and the Allottee has agreed to purchase Apartment No. 301

on the 3rd floor, Wing A of the Building "Sunshine Residency", with a carpet area of 75 sq. meters, for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only).

Payment Plan:

1. Rs. 10,00,000/- (10%) as advance payment, already paid by the Allottee.
2. Rs. 30,00,000/- (30%) upon completion of the plinth.
3. Rs. 45,00,000/- (45%) upon completion of the structure.
4. Rs. 10,00,000/- (10%) upon completion of the finishing work.
5. Rs. 5,00,000/- (5%) at the time of possession.

The Promoter agrees to hand over possession of the Apartment by 31st December 2025, subject to

receipt of

the Occupancy Certificate from the concerned authority.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

SIGNED AND DELIVERED BY:

Promoter: ABC Builders Pvt. Ltd.

Authorized Signatory: _____

Allottee: John Doe

Signature: _____