

## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2024;

### BETWEEN

**M/s. TROIKA ESTATES PVT. LTD.** Pan No. AAACT5759N, having office at: Citi mall, 2<sup>nd</sup> Floor, Andheri New Link Road, Andheri (West), Mumbai – 400 053., through its Director/Authorized Signatory \_\_\_\_\_, hereinafter referred to as **“the PROMOTER”** (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) **OF THE FIRST PART;**

### AND

- 1) **MR.**\_\_\_\_\_, Age: \_\_\_\_ years, Pan No.:\_\_\_\_\_, and 2) **MR.**\_\_\_\_\_, Age: \_\_\_\_ years, Pan No.:\_\_\_\_\_, all residing at \_\_\_\_\_,

### OR

- 2) **M/s. [•]**, a partnership firm registered under the provisions of the Indian partnership Act, 1932 having its principal place of business at [•];

### OR

- 3) **[•] Limited**, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, holding CIN [•]; and having its registered office at [•];

### OR

- 4) **[•] LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP Identification No. [•], and having its registered office at [•];

### OR

- 5) **[•] HUF**, a Hindu Undivided Family, represented by its Karta and Manager Mr. [•], of Indian inhabitant having his address at [•];

hereinafter referred to as the **“ALLOTTEE/S”**, (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**

### WHEREAS:

- a) At all the relevant time City Survey No. 1606 to 1617, 1619(B), 1620 to 1624,1626(B), Plot No. 6(Pt) 7, 8, Section 7A, Sheet No. 92, 93 & 94 area totally admeasuring about **38358.99** Sq. Mtrs., lying, being and situated at Village-Ulhasnagar, Taluka-Ulhasnagar, District-Thane was owned, held, and possessed by B.R. Herman and Mohatta (India) Pvt. Ltd., a Company duly incorporated under the provisions of the Companies Act, 1956. (hereinafter referred to as the **“Said Larger Land”**)

- b) The Promoter i.e. **M/s. TROIKA ESTATES PVT. LTD.** made an Application in Company Petition No. **695** of **1997** connected with Company Application No. **248** of **1997**, then pending in the Hon'ble High Court, Bombay; in which the Hon'ble High Court, Bombay passed the Order Dated. **28/11/1997** approving the Scheme of Arrangement arrived at between the said Company and the Promoter i.e. Troika Estate Pvt. Ltd. under Sec.391 and Sec.394 of the Companies Act, 1956; whereby the Promoter i.e. Troika Estate Pvt Ltd. became the owner/holder and fully seized and possessed of and otherwise well and sufficiently entitled to the **Said Larger Land**. (hereinafter referred to as the “**Said Order**”)
- c) The City Survey Officer, Ulhasnagar carried out a Survey of the Said Larger Land vide M.R. No. 1/2011 and on the basis thereof the M.O. & Sub-Divisional Officer, Ulhasnagar Dvn., Ulhasnagar vide Letter No. SDO/Plot/C-1/ME. No. 17/2006 dated 25/5/2007 issued directions to delete name of the said Company from the Property Card Extracts pertaining to the said Larger Land and to record name of the Promoter i.e. Troika Estate Pvt. Ltd. with name of its Director Shri. Ramesh Amrutlal Mehta and accordingly name of Promoter with its Director came to be mutated in the Property Extracts pertaining to the said Larger Land vide Mutation Entry No. 175 and hence the Promoter i.e. Troika Estate Pvt. Ltd. became the absolute owner and fully seized and possessed of the Said Larger Land and to develop the same.
- d) As per the sanctioned Development Plan of UMC, part admeasuring **5870.90 Sq. Mtrs.** out of the said Larger Land was reserved as Development Plan Road and Truck Terminus (referred to as Reserved Area) and the same has been released, transferred and handed over by **Shri. Ramesh Amrutlal Mehta** being the Director of the Promoter **M/s. TROIKA ESTATES PVT. LTD** to UMC by executing and registering documents mentioned as under:-
- i. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN1/1656/2021 with respect to 3825 Sq. Mtrs as D.P. Road.
  - ii. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN1/1657/2021 with respect to 1713.90 Sq. Mtrs as Truck Terminus.
  - iii. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN1/1658/2021 with respect to 332 Sq. Mtrs as D.P. Road.
- e) Subsequently, the Promoter **M/s. TROIKA ESTATES PVT. LTD.** became the absolute owner and fully seized and possessed of the City Survey No. 1606 to 1617, 1619(B), 1620 to 1624,1626(B), Plot No. 6(Pt) 7, 8, Section 7A, Sheet No. 92, 93 & 94 area totally admeasuring about **32,478.09 Sq. Mts.** out of the **38358.99** Sq. Mtrs., lying, being and situated at Village-Ulhasnagar, Taluka-Ulhasnagar, District-Thane and to develop the same. (referred to as the said “**Project Land**”)
- f) The Promoter thereafter obtained approval to the plans for the development of the Project Land with Commencement Certificate vide No. उमपा / नरवी / बाप / 48/19/201 dtd.08/11/2023 from UMC permitting construction of Building No.T-1 (Ground Floor + Upper Ground Floor,

Mezzanine Floor +02 Floors/03 Podium + 1<sup>st</sup> Floor), Building No. T-2 (Ground Floor + 03 Podium + 28 Floors), Building No. T-3 (Ground Floor + 03 Podium + 20 Floors), Building No. T-4A (Ground Floor + 03 Podium + 01 Floor), Building No.T-4B (Ground Floor + 03 Podium + 1 Floor) & Club House, Ground Floor + 1st Floor which is referred to as Approved Plans & Commencement Certificate.

- g) Promoter is in possession of the project land;
- h) The promoter has started construction of the Building No. T-3 as per the Approved Plan and the Commencement Certificate issued by the UMC (Hereinafter referred as the Building). The Building being so constructed on the project land is given name by the Promoter **“CROSTOWN II C WING”**.
- i) The Allottee is offered an Apartment bearing number \_\_\_\_\_ on the \_\_\_\_\_ floor, admeasuring about \_\_\_\_\_ Sq. mtrs./sq. fts. Carpet Area (herein after referred to as the said “Apartment”) in the \_\_\_\_\_ wing of the Building called **CROSTOWN II C WING**;
- j) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- k) Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- l) Shri. R. D. Rashinkar, Advocate of the Promoter, by and under his Title Report dated \_\_\_\_\_ has certified that the title of the said project land is clear and marketable and free from all encumbrances.
- m) By virtue of the Said Order the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- n) On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. \_\_\_\_\_ and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- o) The authenticated copies of Certificate of Title dated 13/02/2024 issued by the Shri. R. D. Rashinkar, Advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title

of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;

- p) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1;
- q) The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2;
- r) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D;
- s) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;
- t) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- u) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- v) The carpet area of the said Apartment is \_\_\_\_\_ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.
- w) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- x) Before the execution of these presents the Allottee has paid to the Promoter not less than 9.9% of Agreement value being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and

receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

- y) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra bearing no. \_\_\_\_\_, authenticated copy is attached in Annexure "E";
- z) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- aa) By the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Said Apartment and the garage/covered parking (if applicable).

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1. The Promoter shall construct the Building No.T-1, Building No. T-2 (Ground Floor + 03 Podium + 28 Floors), Building No. T-3 (Ground Floor + 03 Podium + 28 Floors), Building No. T-4A, Building No.T-4B & Club House, Ground Floor + 1st Floor on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
2. The Promoter has started construction of the said Building on the Project Land in accordance with the approved plans, designs and specifications as approved by the Concerned Authority from time to time.

Provided that the Promoter, if required, may obtain prior consent in writing of the Allottee in respect of variations or modifications subject to any alteration or addition required by any Government Authorities or due to change in law.

3. The Allottee/s hereby agrees to purchase from the promoter and the Promoter hereby agrees to sell to the Allottee/s the Flat No. \_\_\_\_\_, on \_\_\_\_\_ Floor, admeasuring about \_\_\_\_\_ Sq. mtrs./sq. fts. Carpet area (which is inclusive of the area of Balconies) Balcony Part to be included or excluded alongwith the open terrace of \_\_\_\_\_ Sq. mtrs./Sq. fts. In wing \_\_\_\_\_, in the Building known as "**CROSSTOWN II – C WING**" as shown in the floor plan thereof. Hereto annexed and marked as Annexure \_\_\_\_ (Hereinafter referred as "the said premises") for the Consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) inclusive of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) of Stamp Duty together with all rights of and incidental thereto and together with the right to use and enjoy the common

area and facilities the nature, extent and description of the common area and facilities which are more particularly described in the Second Schedule hereunder written.

The Allottee/s has already paid the Promoters a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) in part payment of the Purchase Price on or before execution of this Agreement and hereby agree to pay to the Promoters the balance amount of the Purchase Price in the Following manner:

BOOKING TOKEN		Rs. _____
APPLICATION MONEY	9.9%	Rs. _____
ON OR BEFORE EXECUTION OF AGREEMENT	15.10%	RS. _____
ON OR BEFORE STARTING OF PLINTH	15.00%	RS. _____
ON OR BEFORE CASTING OF PODIUM SLAB P3	5%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 3	5%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 6	4%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 9	4%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 12	4%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 15	3%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 18	1%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 21	1%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 24	1%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 29	1%	RS. _____
ON OR BEFORE CASTING OF Residential SLAB 3	1%	RS. _____
ON Starting of Masonry and Brick work of respective Floor & Unit	7.5%	RS. _____
ON Starting of Tiling and painting of respective Floor & Unit	7.5%	RS. _____
ON Starting of Plumbing, Electrical work	5%	RS. _____
Ground Development & Finishing Work	5%	RS. _____
ON Final Possession	5%	RS. _____
<b>TOTAL</b>	<b>100%</b>	

4. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing No. \_\_\_\_\_ being constructed in the layout as per requirement of Allottee/s or availability of parking at the time of possession.
5. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, Swachh Bharat Cess, any other Cess or any other similar taxes which may be levied any time, hereinafter in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. As the promoter is collecting the same to be paid to the Government and / or other concerned Authorities and as such the Allottee shall pay all such taxes as his share to be in proportion to the price paid or payable by the Allottee as and when demanded by the Promoter.

6. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
7. The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments as per the rate of RERA for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
8. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
9. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
10. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
11. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee

shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 3 herein above. ("Payment Plan").

12. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is \_\_\_\_\_ square meters only and Promoter has planned to utilize Floor Space Index of \_\_\_\_\_ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of \_\_\_\_\_ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only till conveyance/assignment of leasehold rights.

13. If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

14. Without prejudice to the right of promoter to charge interest in terms of sub clause 13 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of liquidated damages and or any

other amount which may be payable to Promoter) only after the sale of the said premises to other party.

15. It is further clarified that the Internal Fixtures are not manufactured or produced by the Promoter and that the same are sourced from third party vendors/suppliers. Some of the Internal Fixtures may be acquired under warranties and others may not have any warranties and the Promoter shall not be responsible to repair and/or replace the same. Accordingly, once possession of the said premises with the Internal Fixtures is handed over by the Promoter to the Allottee/s, thereafter in case of any operational issues or malfunctioning of the Internal Fixtures, the Allottee/s shall not hold the Promoter responsible and/or liable for repairs or replacement thereof; and the Allottee/s shall make appropriate claims only against the supplier/manufacturer thereof, as per the terms of the respective warranties of the respective Internal Fixtures (if applicable). Accordingly, the defect liability obligation of the Promoter shall not be applicable to the Internal Fixtures and the same shall pertain only to the construction of the Proposed Building.

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'F', annexed hereto.

The Residential Building shall consist of separate common amenities. It is important to note that there is clear demarcation, ensuring that Residential building does not have access to the amenities of the Commercial building. The Allottee/s have been made aware that the project is being developed in multiple phases and Allottee/s hereby agree that they shall not be entitled to use the amenities of other phases and similarly, the Allottee/s of other phases shall not be entitled to use the amenities of present phase.

16. The Promoter shall give possession of the Apartment to the Allottee on or before \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

(i) war, civil commotion or act of God.

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- 17.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
- 17.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.
- 17.3 **Failure of Allottee to take Possession of Apartment/:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 17.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 17.4. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act, provided that if such defects are minor nature and/or if the same have occurred due to any internal changes or alterations made by the Allottee in the said Apartment and/or any other allottee in the said Building, the promoter shall not be responsible for or liable to rectify the same and it shall be the liability and responsibility if the Allottee to carryout the same at his own cost and expenses.
18. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He/she/they shall use the garage or parking space only for purpose of keeping or parking vehicle.
19. The Allottee along with other allottee(s)s of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and

documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- 19.1. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, initiate the transfer to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.
  - 19.2. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, initiate the transfer to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
  - 19.3. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs. \_\_\_\_\_/- for the first period of 2 years towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
20. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
    - a) The Allottee/s shall, at the time of taking possession of the said Unit or within a

period of 7 (Seven) days from being offered possession the said Unit (whether or not the Allottee/s has/have taken possession of the said premises or not), whichever is earlier, shall pay the following amounts to the Promoter:

- i. A sum of Rs. 500/- (Rupees Five Hundred Only) towards acquiring 5 (Five) shares of Rs. 100/- (Rupees One Hundred Only) each and entrance fee of Rs. 100/- (Rupees One Hundred Only) within a period of 7 (Seven) days from the date of notice and in any event before possession of the said Unit is handed over to the Allottee/s;  
\_\_\_\_\_
  - ii. Deposit a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) towards provisional estimated maintenance charges for 12 (Twelve) months in advance.
  - iii. Sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) towards other charges with 18% GST.
21. The Allottee shall pay to the Promoter a sum of Rs. \_\_\_\_\_ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.
22. The Allottee shall on or before delivery of the Possession of the said Apartment pay to the promoter Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) being his proportionate share towards the development charges, betterment charges, municipal charges, charges/taxes for land under development, balcony premium etc. in proportion to the area of the said Apartment as are presently applicable and in the event of any increase or enhancement in respect thereof in future till handing possession of the said Apartment. The proportionate share to be paid by the Allottee of such enhancement or increase shall be decided by the Promoter and the same shall not be disputed by the Allottee anytime thereof.
23. The Allottee shall on or before delivery of possession of the said Apartment pay to the Promoter Service Tax, VAT, LBT, GST any other future levies/taxes as applicable from time to time with respect to sale and allotment of the said Apartment to the Allottee and also with respect to payments mentioned in the clause No. 19 to 22 written above.
24. It is specifically agreed and understood that aforesaid amounts shall be paid by the Allottee to the promoter to defray the costs, expenses, charges etc. made and/or may be required to be incurred by the Promoter from time to time and hence if there is any additional cost, expenses, charges etc. required to be paid in these regards, the Allottee shall be liable to pay the same when demanded. It is made clear and specific that the promoter shall not be under obligation to maintain separate account in these regards, nor liable to give account thereof to the Allottee hereto, nor the Allottee shall be entitled to demand the same.
25. The Promoter shall only after completing the construction of the said Building in which the said Apartment is situated as per the said Approved Plans and /or as per the revised/amended plans with the use and utilization of floating FSI/TDR which are got

approved by the Promoter from the Concerned Authority from time to time as stated hereinabove and after obtaining Occupation Certificate or completion certificate in respect of said Building cause to be transferred to the society, Company or Association of the Allottees of the Apartment in the said Building all the right, title, claim and interest in the Project Land on which said Building is situate and said Building (excluding the stilt, basement and podium meant for parking) by obtaining or by executing necessary deed of Conveyance or any other deed/document. Time for execution of such Deed of Conveyance or any other deed/document of transfer in the manner as aforesaid shall arrive only after the entire development of the Project Land in the manner stated herein is completed by the Promoter in all respect. The Allottee shall also not be entitled to demand such Conveyance until such time.

26. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building / wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

#### 27. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report, if any;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report, if any;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the

Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
  - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
  - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
28. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows: -
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if

required.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. The Purchaser/s shall neither alter, amend, modify etc., the elevation of the said Unit or the Sale Building, whether on side, front or rear nor shall the Purchaser/s alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace, internal or external walls, etc. of the Sale Building and shall keep and maintain the above in the same form as the Developer constructs the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Sale Building, including fixing or changing or altering grills, ledges, windows, air conditioners, chajjas etc. The Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only after the written permission of the Developer and at such places as may be earmarked by the Developer for the same. The Developer's decision in this regard would be final and binding on the Purchaser/s. The Purchaser/s hereby covenant/s with the Developer that the Purchaser shall not hang clothes for drying or otherwise on the façade of the Sale Building or anywhere outside the said Unit on any ground whatsoever and howsoever arising. All washing and/or drying equipment required to be installed by the Purchaser/s shall be installed within the said Unit and nowhere else in the Sale Building. The Purchaser/s shall not carry out any changes/amendments, which may affect the outside elevation of the Sale Building on the ground that the same are not visible from outside the Sale Building. The

Purchaser/s hereby agree/s that the Purchaser/s shall not do and/or carry out any act, deed, matter or thing whereby the said elevation of the Sale Building is affected in any manner (whether adversely or not) and/or whereby the look and feel of the elevation is modified or appears to be modified.

- v. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- x. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- xi. Allottee is no more entitled to open or lease the Shop/Premises to any kind of business which is related to Wine/Bar/Alcohol/Beer Shop/Bar/Buch

House/Gambling/Spaculation or any business activity which promote the nuisance in society and degrade the standard of society.

- xii. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
  - xiii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof,
  - xiv. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
29. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

**31. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

The Promoter has informed the Allottee that the Promoter has availed Cash Credit Facility from \_\_\_\_\_ Bank and against the same has made equitable mortgage in favour of said Bank with respect to documents pertaining to the Project Land. Save and except the same, the Promoter agrees that after the Promoter executes this Agreement or shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge agreed to take such said Apartment. However, the Promoter shall be free and entitled to give to the Allottee, if so required, no objection/consent Letter for Allottee to obtain loans and finances with respect to the said Apartment and to create mortgage or charge in respect of the said Apartment.

**32. BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**33. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

**34. RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

**35. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

#### 36. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

#### 37. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

#### 38. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

#### 39. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

40. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the

Registration Act and the Promoter will attend such office and admit execution thereof.

41. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

\_\_\_\_\_ Name of Allottee  
\_\_\_\_\_ (Allottee's Address)  
Notified Email ID: \_\_\_\_\_

**M/s. TROIKA ESTATES PVT. LTD.**

Citi mall, 2<sup>nd</sup> Floor, Andheri New Link Road,  
Andheri(W), Mumbai -400053  
Notified Email ID: \_\_\_\_\_

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

42. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

43. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

44. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the \_\_\_\_\_ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

45. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the \_\_\_\_\_ courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at \_\_\_\_\_ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

**SCHEDULE - I**

THE SAID PROJECT LAND ABOVE REFERRED TO:

All that piece and parcels of lands and grounds comprising of City Survey No. 1606 to 1617, 1619(B), 1620 to 1624, 1626(B), Plot No. 6(Pt) 7, 8, Section 7A, Sheet No. 92, 93 & 94 area totally admeasuring about 32,478.09 Sq. Mts. out of the 38358.99 Sq. Mtrs lying, being and situated at Village-Ulhasnagar, Taluka-Ulhasnagar, District-Thane and bounded as under:

On or Towards the East : \_\_\_\_\_  
On or Towards the West : \_\_\_\_\_  
On or Towards North : \_\_\_\_\_  
On or Towards South : \_\_\_\_\_

**THE SECOND SCHEDULE**

SAID APARTMENT ABOVE REFERRED TO:

Residential Unit bearing No. \_\_\_\_\_, admeasuring about \_\_\_\_\_ Sq. Meters. of Carpet area alongwith appurtenant area admeasuring \_\_\_sq. meters (which includes Enclosed Balcony + Open Balcony + Service area) on the Floor of Wing \_\_\_\_ Together with Car Park In the said Proposed building known as "CROSS TOWN II C Wing" in the Layout Project "One Kalyan" which is constructed on the Project Land being portion of the said Land, which said premises is shown on the floor plan thereof as Annexure 'D',

**THIRD SCHEDULE REFERRED TO HEREINABOVE**

**COMMON AMENITIES AND FACILITIES**

1. Overhead Terrace
2. Common Passage
3. Water Tanks
4. Pump Room
5. Compounds
6. Staircase
7. Lifts
8. Lift Room

**FORTH SCHEDULE REFERRED TO HEREINABOVE**  
**(RESTRICTED AREA)**

1. Swimming Pool
2. Gymnasium
3. Club House
4. Indoor Games Zone

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2024 AT \_\_\_\_\_.

**THE COMMON SEAL OF THE WITHINNAMED “PROMOTER”**

**M/s. TROIKA ESTATES PVT. LTD.**

through its Partners,

1)



Sign



Photo



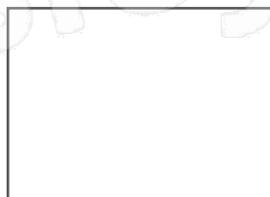
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**SIGNED & DELIVERED BY THE WITHINNAMED “ALLOTTEE/S”**

1)



Sign



Photo



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2)



Sign



Photo



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In the presence of

1)



Sign



Photo



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2)



Sign



Photo



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**RECEIPT**

Received an amount of Rs. \_\_\_\_\_/- from Allottee/s towards part payment of total consideration as mentioned above in following manner;

Date	Amount (Rs.)	Cheque No.	Name of the Bank

I say received

Housiey.com

**M/s. TROIKA ESTATES PVT. LTD.**

Through its Authorized Signatory