

1.a. i. The Purchaser/s hereby agrees to purchase from the Builders/Developers and the Builder/Developer hereby agree to sell flat bearing no. ____, on __ floor, for consideration of Rs. _____/- 10

ii. The Purchaser/s hereby agrees to purchase from the Builder/Developer and the Builder/Developer hereby agrees to sell to the Purchaser/s covered parking space bearing no. ____ on ____ floor and/or stilt and/or ____ podium being constructed in the layout for the consideration of Rs. _____/-.

1.b. The total aggregate consideration amount for the apartment including garages/covered parking spaces in thus Rs. _____/-

1.c. The Purchaser/s has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Builder/Developer the balance amount of Rs. _____/- (Rupees _____ Only) in the following manner that is to say:

i. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 30% of the total consideration) to be paid to the Builder/Developer after execution of agreement. ii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 45% of the total consideration) to be paid to the Builder/Developer on completion of the plinth of the building or wing in which said flat is located. 11

ii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 70% of the total consideration) to be paid to the Builder/Developer on completion of the slabs including podium and stilts of the building or wing in which said flat is located. iv. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 75% of the total consideration) to be paid to the Builder/Developer on completion of the wall, internal plaster, floorings, doors and windows of the said flat. v. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 80% of the total consideration) to be paid to the Builder/Developer on completion of the Sanitary fitting, staircase, lift, wells lobbies upto the floor level of the said flat. vi. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Builder/Developer on completion of the external plumbing and external plaster, elevation, terrace with waterproofing, of the building or wing in which the said flat is located. vii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 95% of the total consideration) to be paid to the Builder/Developer on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirement as may 12 Page 12 of 32 be prescribed in the agreement for sale of the building or wing in which the said flat is located. viii. Balance amount of Rs. _____/- (Rupees _____ Only) against and at the time of handing over of the possession of the apartment to the Purchaser/s on or after receipt of Occupancy certificate or Completion Certificate.