

## AGREEMENT FOR TRANSFER OF DEVELOPMENT RIGHTS (TDR)

THIS AGREEMENT made at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_ in the Christian Year Two Thousand \_\_\_\_\_ BETWEEN **XYZ** of \_\_\_\_\_, Indian Inhabitant, having address at \_\_\_\_\_, hereinafter referred to as **“THE TRANSFEROR”** (*which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors and administrators*) of the **One Part; AND M/s. ABC & CO.**, a registered partnership firm, having its office at \_\_\_\_\_, hereinafter referred to as **“THE TRANSFEREES”** (*which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said Firm, its partners or partner for the time being, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and assigns*) of the **Other Part;**

### WHEREAS: -

- (a) The Transferor was the owner of the immovable property being land bearing C.T.S. Nos. \_\_\_\_\_ situated at \_\_\_\_\_ and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as **“the said Property”**).

- (b) Under the Development Plan, the said Property has been reserved for a Recreation Ground. Under the relevant provisions of The Development Control and Promotion Regulations For Greater Mumbai, 2034 (**"the said Regulations"**), on surrender of the said Property to the Municipal Corporation the Transferor became entitled to be awarded Transferable Development Rights (**"TDR"**) in respect of Floor Space Index (**"FSI"**) of the said Property for being utilized on other properties as per the said Regulations.
- (c) Accordingly, the Transferor has handed over possession of the said Property to the Municipal Corporation of Greater Mumbai and the said Municipal Corporation has issued Development Rights Certificate No. \_\_\_\_\_ dated \_\_\_\_\_ favouring the Transferor to the extent of \_\_\_\_\_ sq. mts. i.e. \_\_\_\_\_ sq. ft. (hereinafter referred to as **"the said DRC"**). A true copy of the said DRC issued by the Municipal Corporation in favour of the Transferor is hereto annexed and marked as **Annexture "A"** and which is also more particularly set out in the **Second Schedule** hereunder written. The Transferor has represented to the Transferees that the said DRC is valid and transferable.
- (d) Out of the total FSI available to the Transferor under the said DRC, the Transferor has agreed to transfer the benefit of utilisation of TDR of the FSI to the extent of \_\_\_\_\_ sq. mts.

**PAGES 3 TO 10  
NOT AVAILABLE  
FOR PREVIEW**

PREVIEW