

MODEL AGREEMENT BETWEEN PROMOTERS AND FLAT PURCHASERS (UNDER THE PROVISIONS OF MOFA)

THIS AGREEMENT made at _____ on this ____ day of _____ 20__.

BETWEEN

ABC VENTURES ESTATE AND DEVELOPMENT PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956/2013, having its registered office at _____, hereinafter referred to as **“THE PROMOTERS”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) **OF THE ONE PART;**

AND

- 1.
- 2.

hereinafter collectively referred to as **“THE PURCHASERS”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of individuals his/her/their heirs and legal representatives, in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives, in the

case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) **OF THE OTHER PART;**

WHEREAS:-

- (a) The Promoters are seized and possessed of or otherwise well and sufficiently entitled to all the pieces or parcels of land or ground situated, lying and being at _____ containing by admeasurement _____ sq. yards or thereabouts equivalent to _____sq. mts. bearing Survey No. _____ Hissa No._____, C.T.S. No._____, (hereinafter referred to as **“the said plot”**) and more particularly described in the **FIRST SCHEDULE** hereunder written. The said plot stands in the name of the Promoters in the revenue records.
- (b) The Promoters are fully entitled to develop the said plot and construct building/s thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai (**“MCGM”**). The Promoters have received approvals and sanctions for the plans, the specifications, elevations, sections and details of the said building/s to be constructed on the said plot from the concerned local authorities. The Promoters have also obtained Commencement Certificate (CC) from Brihanmumbai Mahanagarpalika.

**PAGES 3 TO 31
NOT AVAILABLE
FOR PREVIEW**

PREVIEW