

AGREEMENT FOR SALE

This agreement for sale executed this the _____ day of _____, Year two thousand thirteen (____-____-2013) at Bangalore –

between

M/s Arun Shelters Pvt. Ltd,
a company incorporated under
the Companies Act, 1956,
having registered office
at No.100, 4th Main,
Amarjyothi Layout, R.T. Nagar,
Bangalore-560032,

represented by Sri Arun Kumar,
managing director,

hereinafter called the VENDOR

and

Sri/Smt. _____. _____,
son/daughter/wife of Sri _____. _____,
aged about ____ years,
residing at No.____, _____,
_____, _____,
_____, _____,
_____.

(if more than one person is buying, add the name/s
of the other buyer/buyers)

or

M/s _____ Ltd.,/Pvt. Ltd,
a company incorporated under
the Companies Act, 1956,
having registered office
at No.____, _____,
_____, _____,
_____.

represented by its _____,

(if the buyer is a company)

or

M/s _____,
a partnership firm registered under
the Indian Partnership Act, 1932,
having principal place of business
at No.____, ____ ____,
_____, _____,
_____, _____,

represented by its _____,

(if the buyer is a partnership firm)

hereinafter called the PURCHASER/collectively
the PURCHSERS,

WHEREAS the vendor is the absolute owner of the property bearing BBMP Property Nos. 944/33/2, 944/32/1, 944/33/5, 944/33/6, 944/32/2, Ward No.____, Shivanahalli, Yelahanka Hobli, Bangalore North Taluk (which property is more fully described in schedule A hereto and hereinafter referred to as schedule A property), the manner in which it acquired title being as shown in the legal opinion at annexure I;

AND WHEREAS the vendor has promoted a scheme for development of schedule A property into a residential villament complex consisting of a number of blocks of five residential units each and common areas and amenities in each block and common areas and facilities and amenities in the complex as a whole, named 'Arun Auroville' (which scheme is hereinafter referred to as the scheme and villament complex is more fully described in schedule B hereto and hereinafter referred to as schedule B villament complex);

AND WHEREAS according to the scheme, a villament shall comprise of a residential unit, undivided right, title, interest and share in the site on which the block of which such residential unit shall be a part and in the amenities in such block and the general right, in common with the owners of the other villaments, to access, use and enjoy the areas, spaces, amenities and facilities provided in schedule B villament complex, and a villament shall be transferable and heritable property;

AND WHEREAS the vendor, in pursuance of the scheme, has obtained permission to build and sanction of plans as well as the commencement certificate from the Bruhat Bangalore Mahanagara

Palike and has commenced the work of development of schedule A property into schedule B villament complex;

AND WHEREAS the vendor, again in pursuance of the scheme, has taken up the development of schedule A property and put up villament for sale on certain terms and conditions;

AND WHEREAS the purchaser/s, having come to know of the scheme and having verified its legality and feasibility and having been satisfied with the title of the vendor to schedule A property and its capabilities to implement and execute the scheme, offered to the vendor to purchase the villament bearing No. ____ in _ Block of schedule B villament complex (which villament is more fully described in schedule C hereto and hereinafter referred to as schedule C villament, the design and specifications of the residential unit of schedule C villament being as per annexure II), on the terms and conditions stipulated by the vendor;

AND WHEREAS the vendor accepted the said offer;

AND WHEREAS it is desirable and expedient that the parties do reduce to writing the agreement resulting from such offer and acceptance and the terms and conditions governing the same;

NOW THIS AGREEMENT FOR SALE SHALL WITNESSETH:

1. Subject to the terms and conditions herein, the vendor shall sell to the purchaser/purchasers, and the purchaser/purchasers shall purchase from the vendor, schedule C villament, absolutely and free from encumbrance, for a total consideration of Rs. _____ (Rupees _____ only), composed of -

(a) Rs. _____ being the price for the undivided right, title and interest in the site on which _ Block of schedule B villament complex shall be built,

(b) Rs. _____ being the cost of construction of the residential unit and the value of the undivided right, title, interest and share in the amenities in _ Block of schedule B villament complex as well as the general right, in common with the owners of the other villaments, to access, use and enjoy the areas, spaces, amenities and facilities

provided in schedule B villament complex.

2. The consideration stipulated in clause 1 (hereinafter referred to as the consideration) shall not be capable of division into its components for the purpose of payment or otherwise; the purchaser/s shall make, and the vendor shall appropriate, an instalment towards the consideration *pro rata* the two components.

3. The consideration shall be exclusive of shall service tax, value added tax, works contract tax, and any other statutory levy, and the deposits to be made to for provision of water supply and sewerage connection from the Bangalore Water Supply and Sewerage Board.

4. The consideration shall also be exclusive of the stamp duty, registration fee, legal charges and incidentals for the preparation, execution and registration of the deed of sale pertaining to schedule C villament. The purchaser/s shall bear and pay the said stamp duty, registration fee etc., as and when the vendor shall demand.

5. The consideration shall be exclusive of the purchaser's/s' contribution to the maintenance fund.

6. The taxes, levies and deposits referred to in clause 3, the stamp duty, registration fee, legal charges and incidentals referred to in clause 4 and the contribution referred to in clause 5, shall be to the account of the purchaser/s; he/she/they/it shall pay the said taxes etc., within fifteen days from the date of receipt of the demand in that regard from the vendor.

7. The purchaser/purchasers shall pay to the vendor the consideration in instalments as set out in annexure III hereto. He/she/they/it has/have paid the sum of Rs._____ as the first instalment to the vendor by cash or cheque/demand draft bearing No._____ dated _____, 2013, on _____ Bank, _____ Branch, Bangalore.

8. The payment of the consideration as per annexure III, and the payment of taxes etc., referred to in clauses 3 to 5 as per demand and as stipulated in clause 6, shall be of the essence of this agreement subject, however, to extension of time for payment of any instalment or the sum of money that may have been demanded on payment of interest as stipulated in clause 10 *infra*.

9. In the event the purchaser/purchasers shall obtain loan from any bank or financial institution for purchase of schedule C villament, he/she/they/it shall make arrangements for payment by such bank or

financial institution of the consideration in accordance with annexure I; notwithstanding any arrangement with such bank or financial institution, the purchaser/purchasers shall be liable to pay the instalments and any dispute or difference between him/her/them/it with such bank or financial institution shall not absolve him/her/them/it from the said responsibility.

10. In the event of delay in payment of any instalment of the consideration or in the payment of any other sum of money demanded under clause 6, the purchaser/purchasers shall pay interest at 1.5% per month or part thereof for the period of delay; in the event of such delay exceeding 45 days, the purchaser/purchasers shall pay additional interest of 1% per month or part thereof beyond the said period of 45 days; if the purchaser/purchasers shall fail to pay the relevant instalment or the relevant sum of money even after ninety days, the vendor may terminate this agreement. On such termination, the vendor shall refund ___% of the moneys that the purchaser/purchasers may have paid towards the consideration and/or any other sum of money demanded under clause 6, after 45 days of such termination; provided that, if the purchaser/purchasers shall, within fifteen days of such termination, pay all the moneys that may be in arrears towards the consideration and/or any other sum of money demanded under clause 6 and interest as applicable up to the date of payment and restoration fee of Rs. __,000-00, the vendor shall revoke such termination and restore this agreement.

11. The purchaser/purchasers shall not transfer/assign/make over this agreement in favour of any person without the permission in writing of the vendor. If the vendor shall give such permission, the purchaser/purchasers shall pay transfer fee of Rs. _____ and the transferee/assignee or the person in whose favour this agreement shall be made over, shall execute a new agreement for the sale of schedule C villament.

12. The vendor may engage any contractor, sub-contractor, service provider and the like for construction of the residential unit or any part or portion thereof or any work relating to its construction.

13. In the event the purchaser/s shall desire to change the specifications of any work inside the residential unit of schedule C villament and if such specifications shall be of a higher grade, he/she/they/it shall communicate the same in writing to the vendor not less than fifteen days before the commencement of such work and either provide the material of such higher grade or pay the difference between the cost of such material of higher grade and the material shown in annexure II; if the purchaser/s shall provide the material of higher grade, the vendor shall give credit for the difference in cost on

being satisfied with the cost of the material that may be provided by the purchaser/s. The decision of the vendor on the costs shall be final and binding on the purchaser/s.

14. The purchaser/s shall not demand inspection of the work of construction of the residential unit of schedule C villament, or enter upon schedule B villament complex or otherwise interfere with, or obstruct, the work of construction or other activity in schedule B villament complex; however, the vendor may, depending upon the progress in the implementation of the scheme, arrange periodical visit to schedule B villament complex by the purchaser/s.

15. Subject to clause 16, the completion of the sale of schedule C villament shall be after the completion of the construction of the all the buildings and provision of the amenities comprised in schedule B complex as stipulated in the scheme; notwithstanding any delay in such completion for any reason whatever, the purchaser/purchasers shall pay the consideration and every other sum of money referred to in clauses 3 to 5 in accordance with of clauses 6 to 8 *supra*.

16. The vendor shall intimate the purchaser/s in writing as to schedule B villament complex being complete and call upon the purchaser/s to pay all and every sum of money that the purchaser/s may be under this agreement and obtain sale and conveyance of schedule C villament within ___ from the date of receipt of the intimation; in the event the purchaser/s shall fail to take steps for completion of the sale, within the stipulated time, the vendor shall not be liable to maintain the residential unit of schedule C villament.

17. Notwithstanding the provisions of clause 16, the vendor may refuse to complete the sale of schedule C villament, if the purchaser/s shall be due or in arrears of any sum of money that he/she/they/it shall be liable to pay under this agreement.

18. The vendor shall execute the deed of sale pertaining to schedule C villament in favour of the purchaser/purchasers, admit execution of the said deed before the registering authority, and deliver physical possession of the residential unit of schedule C villament and symbolic and constructive possession of the undivided right, title and interest in the site on which _ Block of schedule B villament complex shall be built and the undivided right, title, interest and share in the amenities in _ Block of schedule B villament complex, along with true copies of the documents of title to schedule A property at the time of registration of the said deed, to the purchaser/s.

19. The purchaser/purchasers shall adhere to the scheme and shall have rights as stipulated in schedule D and shall perform the

obligations as stipulated in schedule E both before and after the sale of schedule C villament.

20. There shall be a 'defects liability period' of six months from the date of delivery of possession of schedule C villament; during the said period, if the purchaser/s shall discover any defect in the construction of the relevant villament or in the facilities and amenities, the vendor shall rectify such defect free of cost; provided that if the defect shall be on account of any misuse or abuse by the purchaser/s or because of a natural cause or shall have occurred after the period of warranty that may have been given by the manufacturer of any fitting or fixture or accessory, the vendor shall not be liable to rectify such defect; provided further that air cracks in plastering, any warpage in wooden fittings, leakages in taps, faucets and unconcealed traps and cisterns, malfunctioning of electrical switches, sockets, circuit breakers etc., shall not be defects within the meaning of this clause; without prejudice to the generality of the defects liability, the vendor shall warrantee the quality of the material and labour used in the residential unit of schedule C villament to the purchaser/s.

21. During the subsistence of this agreement, the vendor shall -

- (a) not enter into any agreement or other arrangement or transaction or create any right, title, interest or encumbrance in relation to schedule C villament in favour of any other person,
- (b) maintain its title to schedule C villament intact till sale and conveyance of schedule C villament to the purchaser/s in accordance with this agreement,
- (c) keep and maintain schedule A property without allowing the same to suffer in nature, value or dimension or quality;
- (d) complete construction of the residential unit of schedule C villament including providing the amenities of electricity and water supply and the sewerage connection in accordance with the sanctioned plan and the terms of the license and according to the design and specifications set out in annexure II;
- (d) pay the taxes and other outgoings in respect of the schedule A property and schedule C villament up to the date of the registration of the sale deed in respect of schedule C villament.

22. The vendor may assist the purchaser/s in obtaining khata of schedule C villament, but all and every expense in this behalf shall be to the account of the purchaser/s only.

23. Neither party shall commit willful default in performance of his/her/their/its part of this agreement; a party may seek specific performance of this agreement in the event of willful default of the other party.

24. The addresses of the parties for communication shall be as noted hereinabove; a party shall notify the other of any change in his/her/its address within seven days of such change; provided that all communication by or to the purchasers shall be by or to the ____ purchaser and by or to the vendor shall be by or to the managing director or other authorized officer. All such communication shall be in writing and shall be delivered by hand or by prepaid registered post or by courier, all against acknowledgement, or by facsimile transmission or by electronic mail.

25. In this agreement -

- (a) 'vendor' shall mean and include the successors in interest, successors in office, reconstructed company in case of reconstruction, amalgamated company in case of amalgamation, and the liquidator in case of winding up, of, of the vendor,
- (b) 'purchaser' shall mean and include, if individual, his/her heirs, legal representatives, executors, administrators and assigns, successors in interest and successors in title, and if a company, the successors in interest, successors in office, reconstructed company in case of reconstruction, amalgamated company in case of amalgamation, and the liquidator in case of winding up, of such company, and if a firm, the successors in interest, the partners for the time being and their heirs, legal representatives, executors, administrators and assigns, successors in interest and successors in title, if such heirs etc., shall have an interest in such firm and the partner or partners entitled to the business and/or assets of such firm in the event of dissolution of such firm,
- (c) 'parties' shall mean the vendor and the purchaser or purchasers as a group, and party shall mean the vendor or the purchaser or the purchasers as a group.

26. The annexures shall be part of this agreement.

27. This agreement being in duplicate, the vendor shall have one copy and the purchaser/___ purchaser shall have one copy; each copy shall be original for all legal and practical purposes.

SCHEDULE A

All that piece and parcel of the property bearing BBMP Property Nos. 944/33/2, 944/32/1, 944/33/5, 944/33/6, 944/32/2, Ward No.____, Shivanahalli, Yelahanka Hobli, Bangalore North Taluk (formerly the lands bearing Sy. Nos.33/2, 32/1, 33/5, 33/6 and 32/2, Shivanahalli, Yelahanka Hobli, Bangalore North Taluk), measuring in all 1,37,214 square feet and bounded on the –

East by	:	the property bearing Sy. No.32 and private property,
West by	:	the properties bearing Sy. Nos.34, 36, 33/1, and 33/2,
North by	:	Road and
South by	:	the properties bearing Sy. Nos.32/3 and 33/3.

SCHEDULE B

Property compendiously named 'Arun Auroville' comprising schedule A property and A to S blocks of residential units, each block consisting of five residential units, roads, street lighting, pathways, gardens, sports areas, children play area, club house, swimming pool, gymnasium, ++++++, with amenities of supply of protected water, electricity with stand by generators, sewage connections.

SCHEDULE C

Residential unit bearing No.____ in ____ floor of _ Block, having ____ square feet of super built up area (with exclusive and private ____ square feet of garden area/terrace area), built as per the design and specifications in annexure II, with ____% of undivided right, title, interest and share in the site on which _ Block shall be standing and in the amenities in _ Block and the general right, in common with the owners of the other villaments, to access, use and enjoy the areas, spaces, amenities and facilities provided in schedule B villament complex, the said _ Block being bounded on the –

East by	:	_____ ,
West by	:	_____ ,
North by	:	_____ and
South by	:	_____ .

SCHEDULE D

Rights of the purchaser/purchasers:

1. Right to subjacent and lateral support and shelter and protection to the residential unit in schedule C villament from other parts of _ Block.
2. Right and liberty to the purchaser/purchasers and persons duly authorized and permitted by him/her/them/it in common with other persons entitled, permitted or authorized to similar right at all times of the day and the night to enter and remain in schedule A property, schedule B villament complex and _ Block, use passages, stair cases, common areas in connection with the affairs of the purchaser/purchasers and/or in relation to schedule C villament.
3. Right to free and un-interrupted passage of water, electricity to, and sewage from, schedule A property and schedule B villament complex and schedule C villament through sewers, drains, water courses, cables, pipes, wires, etc., which may now or at any time in future be in, under or passing through schedule A property, schedule B villament complex, _ Block and schedule C villament.
4. Right of passage to the purchaser/purchasers, his/her/their/its men, agents, workmen etc., to other parts of schedule A property, schedule B villament complex, _ Block and schedule C villament and also to the sump and the overhead tank for cleaning and maintaining the same at all reasonable times with due permission from the association of the owners of the villaments in schedule B villament complex (hereinafter referred to as the association) or the person authorized by majority of owners of the villaments in schedule B villament complex.
5. Right to obtain services/amenities of telephone, computer network, broadband services, lay cables or wires through common walls or passages for radio, television, air conditioner, telephone and such other installations, howsoever having due regard to similar rights or other owners of the villaments in schedule B villament complex.
6. Subject to payment for common services, amenities, facilities and utilities, the right to enjoy the said common services etc., provided in schedule B villament complex.

7. Right to use schedule C villament for his/her/their/its residence without interference from the association and the owners/occupiers of the other villaments in schedule B villament complex.

SCHEDULE E

Obligations of the purchaser/purchasers:

1. The purchaser/purchasers shall become a member of the association and shall abide by the memorandum, the rules and regulations, the bye-laws, and by the decisions of the majority of the members, of the association.
2. The purchaser/purchasers shall not raise or cause to be raised any construction in schedule C villament; he/she/they/it may, however, carry out any interior decoration without damaging the walls or without structurally altering schedule C villament.
3. The purchaser/purchasers shall not use or permit the use of schedule C villament in a manner that may diminish the value, strength, safety and security of schedule A property, schedule B villament complex and _ Block.
4. The purchaser/purchasers shall use open spaces and common areas and the common amenities and facilities in schedule A property and schedule B villament complex in accordance with the instructions of the vendor until the formation of the association and thereafter in accordance with the rules and regulations and the bye-laws of the association and shall not use the said open spaces and common areas for storage the for storage of goods, parking of vehicles etc., or in a manner so as to cause annoyance, hindrance, inconvenience or obstruction to the owners of other villaments in _ Block and in schedule B villament complex or for their ingress to, and egress from, schedule A property, schedule B villament complex and _ Block.
5. The purchaser/purchasers shall not store any flammable, obnoxious, dangerous and/or hazardous goods and material in schedule C villament or any part of _ Block, schedule B villament complex and schedule A property and shall observe all safety and security precautions that may be prudent or demanded by the association.

6. The purchaser/purchasers shall not default in the payment of any taxes or levies or common expenses to be shared with the owners of the other villaments in schedule B villament complex.
7. The purchaser/purchasers shall not decorate or alter the exterior of schedule C villament including architectural features/embellishments, windows, cornices, projections, decks, balconies, grills, façade, or of _ block otherwise than in a manner agreed to by the majority of the owners of the villaments in schedule B villament complex or the association.
8. The purchaser/purchasers shall not use schedule C villament for a purpose that may be unlawful or opposed to public policy.
9. The purchaser/purchasers shall bear and pay his/her/their/its share, which shall be calculated *pro rata*, of the maintenance and other charges as may be determined by the vendor until the management of schedule B villament complex shall be taken over by the association and, after such take over, as may be determined by the association from time to time or by a maintenance contractor, if the association shall entrust such maintenance to such contractor.
10. The purchaser/purchasers shall exercise his/her/their/its rights in relation to schedule C villament in consonance with the spirit of harmonious and peaceful co-existence in schedule B villament complex.
11. In the event the purchaser/purchasers shall fail to pay his/her/their/its share of the common expenses, the services, amenities, facilities and utilities shall be liable to be withdrawn.
12. The purchaser/purchasers shall not seek partition of schedule C villament or the undivided interest in the site on which _ Block shall be standing or in schedule A property, or demand renaming, or changing the name, of schedule B villament complex.

In witness whereof the parties have executed this agreement for sale on the day, month and year first above written in the presence of witnesses at Bangalore.

Witnesses:

1. VENDOR
2. PURCHASER/PURCHASERS

Annexure I

Design and specifications of residential unit in schedule C villament

STRUCTURE

Seismic Zone II complaint structure and Solid Cement Concrete block masonry.

PLASTERING

Internal walls are smoothly plastered with Birla Putty

External wall: Waterproof cement plaster with sponge finish

PAINTING/POLISHING

Interior: Plastic emulsion for walls and Oil bound distemper for ceiling

Exterior: weather proof paint

Enamel paint for MS grill/ door shutters

Teak surface provided with polish and melamine coat

FLOORING/CLADDING

Italian Marble for Foyer, living, dining & family

Vitrified tiles flooring in kitchen

Vitrified tile flooring for bedrooms

Laminate wooden flooring in Master bedroom

Ceramic tiles/cement based tile flooring for verandah, balconies & sit out

Ceramic tiles for utility & servant room

Marble/granite flooring for external staircase

Marble/granite flooring with wooden risers for internal staircase

Cement paver blocks for walk way

Grano cement for parking area

Ceramic tile dado for utility and servant room

External cladding with natural stone

TOILETS

Antiskid vitrified tile flooring

Vitrified tile dado at 7 feet height for all other toilets

Wall mounted EWC in toilets

Granite counters top wash basin with hot & cold mixer for all toilets

Shower single lever diverter with rain shower

One toilet solar provision

MAIN DOOR

Teak wood doors, finished with polish & melamine coat on both sides

Brass/ Brushed Steel hardware with Door Stopper and magic eye

OTHER DOORS

Hardwood door frame with commercial flush shutters/Ready doors for bedrooms, toilets, Servant room, servant toilets and utility

UPVC sliding doors with 5mm thick plain glass for balconies

WINDOWS & VENTILATORS

3-Track UPVC windows & ventilators with 5mm thick clear glass

KITCHEN

2feet Vitrified tiles dado above the kitchen platform
Thick Granite platform with stainless steel double bowl and single drain board sink with hot and cold mixer
Aquaguard point provisions
Utility area washing machine provision
Reticulated gas piping with gas bank

GRILLS

10mm MS Brite bars for window grills
Wooden hand railing with MS Balustrade for Internal staircase
MS railing with MS Balustrade for External staircase
MS railing with motif for balconies

ELECTRICAL

One TV point in the living and all the bedrooms
FRLS Copper wires
Elegant designer modular switches & sockets
For safety one ELCB and MCB's in every apartment
7KW 3phase power for each apartment
Telephone point in living room and each bedroom
Provision for AC points in all bedrooms
Provision for Aqua-guard, washing machine and ironing point in utility/ kitchen
Provision for fixing video intercom from each apartment to security room

CABLE TV/SECURITY SYSTEMS /HOME AUTOMATION

An exclusive network of cable TV at a convenient location Video door phone with camera installed at the security room
Conduit provision for Wi-Fi

BACKUP GENERATOR

100% D.G. power backup for common areas and utility loads
3.5KW D.G. power for every apartment Telephone with Intercom facility
A Group EPABX/Centrax facility, with cabling to every apartment
Intercom facility from each apartment to security room
Wi-Fi provision

PLUMBING

Water supply concealed pipe - CPVC pipe from reputed make
Water supply external pipe - CPVC pipe from reputed make
Sewage system - UPVC pipes.
Organic convertor.
Sewage Treatment Plant.
Rain water harvesting system.
Water treatment plant.

LIFTS

One lift of a 6 passenger capacity of OTIS make or equivalent for each building.

Annexure II

Design and Amenities/ Facilities of residential unit in schedule C Villament

- Internationally styled Ultra-modern Club house with state- of- the art amenities.
- Fully equipped gym with cardio and weight training equipment
- Professionally designed club house
- Indoor multi-purpose community hall for yoga, aerobics & Meditation
- Table tennis
- Indoor games like cards, carom & chess etc.
- Squash court
- Billiards/ pool table
- Jogging track
- Landscaped Garden
- Internationally styled swimming pool along with kids pool
- Water body with infinity edge
- Gathering spaces
- Amphitheatre
- Reflexology path
- Pergola seating
- Grand entry main gate with water feature& landscaped garden
- Senior citizen court
- Children play area
- Multiple party area
- Wi-Fi digital gaming zone in the club home for child

SERVICES/ FEATURES

- 100% Power back
- Individual mail boxes
- Residents name directory
- Security intercom
- C.C.T.V
- Video door phones
- Car wash area
- Basement car parking
- Wi-Fi connectivity
- Motion sensor based lighting for exteriors
- Villament is a unique combination of villas and apartments
- Private garden up to 700 Sq.ft for lower duplex Villament
- Private garden up to 1600 Sq.ft for penthouse unit
- Every 5 units will have one lift and staircase

- Only 85 units on 3 acres of land
- 60% of the land is left open for landscape garden
- 3 and 4 bedroom houses from 3300 Sq.ft onwards
- 2 car parking slots per unit
- All homes with servant quarters
- Choose from lower duplex, upper duplex or pent homes based on your lifestyle needs

Annexure III

Mode of payment of the consideration

Instalment	Stage of payment of the instalment	Amount Rs.
First	At the time of execution of the agreement	
Second	At the commencement of _____	

Third etc.,

The purchaser/purchasers shall pay the instalment within fifteen days from the date of receipt of communication from the vendor in that regard; non-receipt of communication shall not absolve the purchaser/purchasers of the liability to pay the instalment within the time stipulated.

Witnesses:

1

VENDOR

2.

PURCHASER/PURCHASERS

WITNESSES:

1.

OWNER

2.

DEVELOPER