

Developer herein, the Purchaser has agreed to purchase ~~one Residential~~ **Bungalow** (containing 2 Cottah Land) more or less being no. **A-81**, hereinafter referred to as the "said unit" together with the undivided impartible proportionate share of land underneath thereto including all other common service areas, amenities and facilities to be appended in the said Building and the Owner / Developer herein has agreed to sale the said **unit**. On the terms and conditions hereinafter appearing.

AND WHEREAS to avoid any future litigations both the Parties herein jointly have agreed to enter into this Memorandum of Understanding mutually by and between them.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS:-

1. That the Owner/ Developer herein has agreed to sale and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of one **Residential Bungalow** (containing 2 Cottah Land) more or less being no. **A-81**, together with the undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities to be appended thereto in the said Building at or for the total consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lacs)** only (Basic Sale Price Rs 33,00,000 + Amenities Charges Rs. 3,00,000).
2. That the Purchaser herein has paid the sum of **Rs. 2,05,000/- (Rupees Two Lacs Five Thousand)** only as an advance money out of the said total consideration money of **Rs. 36,00,000/- (Rupees Thirty Six Lacs)** only at the time of execution of this Memorandum of Understanding and the receipt whereof the Owner/Developer both hereby admit and acknowledge as per Memo of Consideration given hereunder and the balance amount of the total consideration money will be paid by the Purchaser to the Owner / Developer as on called for.
3. That the said Unit will be completed by the Developer within **42 (Forty Two) months** from the date of signing of this Memorandum of Understanding and it is mentioned herewith that the possession of the said Unit will be handed over to the Purchaser within the said stipulated period upon payment of full and final consideration money mentioned here above

