

AGREEMENT DEED

This deed of agreement is made on _____ between

BASERA HOUSING through having its reg. Office at Opp Allahabad Bank, near JayPee Hotel Fatehabad road Agra , through its partners Shri Sanjay Kumar Gupta, s/o Subhash Chandra Gupta, Vinod Agrawal s/o Tularam Agarwal, Radha Kishan Gupta & Rajesh Kumar Gupta s/o Ram Sevak Gupta herein after shall be called as—1st party.

And

MR. _____ S/O MR. _____ R/O _____ (Buyer) herein after shall be called as—2nd party.

This deed of agreement is regarding to the sale of flat no _____ situated at _____ floor of Tower__ in Basera Heights, Opp Allahabad Bank Near Jay_Pee Hotel Fatehabad Road Agra, which the 2nd party intends to purchase, 1st parties are ready to dispose off that flat subjected in this agreement.

The total cost of the flat is Rs _____ (Rupees _____ Only) that amount will be payable to M/s Basera housing.

THE FLAT IS BEING SOLD HAVING FOLLOWING DETAILS:

1. Flat No _____ Situated at _____ Floor of Tower C.
2. Super build up area— shown in the brochure which is supplied to 2nd party by the 1st party.
3. Boundaries- East: _____ West: _____
North: _____ South: _____

THE CONSTRUCTION WILL BE DONE ACCORDING TO FOLLOWING SPECIFICATION :

RCC frame structure with 1st class brick work in cement sand mortar , R.C.C roof slab, wooden chauhats and flush doors, concealed electric fittings with copper wiring and power points in bathrooms, G.I./ppr/cpvc sanitary pipe fittings with C.P. Bathroom fittings and standard sanitary ware, marble/floor tiles flooring, Granite top kitchen working top platform, Glazed tiles in bathroom up to door height, Niches for cupboard in bedrooms, oil bound distemper on the interior surface with snowcen on the surfaces.

MODE OF PAYMENTS:~

According to the Norms as Construction Link Payment Plan of the firm OR decided between Bulider and the Buyer.

The miscellaneous expenditure as to say registration of Sale Deed, stamps, mapping, service tax, Photostat and other expenditure whatsoever will be charged by the 2nd party, (the buyer).

THE OTHER TERMS AND CONDITIONS OF THE AGREEMENT ARE AS FOLLOWS:

1. That 2nd party will be satisfy himself/herself with the plan, the 1st party is having.
2. The 1st party is ready to furnish relevant documents and written statement as required by the 2nd party has to bear the cost of that formalities.
3. The sanction of the layout plan of this Flat [in detail] may be supplied by the 1st party on demand but with the cost.
4. The 2nd party will maintain all decency and decorum while dealing with 1st party and no violation of any terms and conditions is expected.
5. If there comes any disputes the matter will be solved at the office of the 1st party with the mediation or arbitration and if 1st party suffers any loss the 2nd party has to cover it.
6. In case of delay in payments the 2nd party has to pay an interest 18% per annum to the 1st party with penalty.
7. That the 2nd party [buyer] take loan from any financial institution/bank, party no. 1st will have no objection.
8. 1st party will issue a receipt of payment to 2nd party after receiving above mentioned payments.

Hence this agreement is executed with full mutual understanding and all the expressed and implied conditions and terms will be carried out by the parties themselves. If there is any violation of any type from any side by any party law is there to deal with.

Documents drafted according to the instructions and willingness of the 2nd party.

1st party

[Basera housing opp Allahabad Bank, near Jaypee Hotel, Fatehabad road Agra]

2nd party

[Mr. _____ S/O Mr. _____ R/O _____]