

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Jhansi, this day of 2018 (Two thousand and eighteen),

BETWEEN

M/s Akhilesh Chandra Gupta Vinod Kumar Gupta through its partner Shri Akhilesh Chnadra Gupta son of Lt.Shri Harish Chandra Gupta R/O 91/2 Civil Lines Near Allahabad Bank Crossing Jhansi, hereinafter referred to as the **“DEVELOPERS”** FIRST PARTY

AND

.....S/O R/OJhansi, hereinafter referred to as the **“PURCHASER”** SECOND PARTY

WHEREAS:

1. The Developers is developing "Salasar City " Near Karguan Ji Temple, Opposite Medical College Gate No.2, Jhansi (U.P.) .in which they are constructing a Duplex No..... and they hereby agree to sell it to Second party according to term & condition given in application form.
2. That Second party hereby agree for purchase of said Duplex No..... (Covered areaSqm (.....sqft)) according to term & condition given as below:
 - i. The Construction of Duplex shall be done as per the guidelines/bye-laws of Jhansi Development Authority and Flat layout plan provided in the brochure .(enclosed as annexure "A")
 - ii. Purchasers have seen the approved layout plan by Jhansi Development Authority and after being completely satisfied have done the booking.
 - iii. There can be variation in the layout plan if deemed fit at any stage though the variation (Plus or minus) in built up area would not be more than 5% for which no change in sale price would be done.
 - iv. No deduction of amount will be applicable for any removal of partition wall, windows, grills and bathroom/s.
 - v. Extra work if any shall be charged extra. Taxes as applicable will be levied.
 - vi. If in future any State or Central Government Tax is imposed or any increment done on current taxation policy of the Indian government then the same will be borne by the purchaser.
 - vii. Registry to be made in the name of the applicant or in the blood relation or in the name of any other person with the consent of the developer.
 - viii. **The purchaser shall pay/deposit prior to possession the sum of Rs. 1,00,000/- (Rs. One Lac Only) in favor of the society as security deposit for maintenance.**
 - ix. In case if booking is cancelled, the developer shall have all liberty to forfeit 3% & GST Paid of the total consideration money of the Duplex and amount payable to bank or financial institution with interest which has been financed for the said Duplex. The developers shall refund finance amount with interest to bank or financial institution first and the balance amount shall be refunded

to the applicant within 90 days without any interest. The developer shall be fully entitled to enter into fresh booking with any intending buyer/purchaser after cancellation of applicant's booking.

x. Sales price includes GST.

3. Sale Price:- Rs...../(Rupees- Only) excluding Society Maintenance.

4. Payment Plan – **Construction Link Plan**

SCHEDULE OF PAYMENT	per%
Booking Installment	10%
Plinth Level	15%
1 st Slab Level	20%
2 nd Slab Level	15%
Brick Work Level	15%
Plastering & Flooring	15%
Sanitary & Painting	3%
Possession	2%
Security deposit for Maintenance	Rs.100000/-

5. Second Party have paid booking amount Rs...../- (via Chq No..... Dated Drawn from Bank, Jhansi

6. The balance payment will be made by bank one time as the duplex is completed.

7. The Stamp Duty, Registration charges, Property Transfer charges of all kind & Legal Charges, of this Agreement shall be paid by the Second Party.

8. The first party will execute registered sale deed in favour of second party within 24 month or possession (whichever is earlier) execute date of this agreement subject to receiving the full payment.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Jhansi, on the day of and the year 201K hereinabove written

Parties

(1) SIGNED SEALED AND DELIVERED

by the within named "SELLER"

(2) SIGNED SEALED AND DELIVERED

by the within named "PURCHASER"

Witnesses

1.
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2.
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