

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Jhansi, this ..... day of ..... 2018 ,

BETWEEN

M/s Sanskar Housing & Developer through its Partner Shri. **Ramesh Chandra Gupta** son of  
Lt. Shri Raja Ram Gupta R/O 1499, Janki Puram Civil Lines Jhansi, hereinafter referred to as  
the “**DEVELOPERS**” FIRST PARTY

AND

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

**WHEREAS:**

1. The Developers is developing " SANSKAR VALLEY" Behind Engineering College, Digara Bhagwantpura Bypass Road, Jhansi (U.P.) .in which it is developing Colony / Plot 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 Plot No.....(Plot area ..... Sq.Mt.(..... Sq.Ft.) ) according to term & condition given as below:
  - i. The Construction & the development of the colony shall be done as per the guidelines/bye-laws of Jhansi Development Authority and 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. Extra work if any shall be charged extra. Taxes as applicable will be levied.
  - iv. 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.
  - v. 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.
  - vi. **The purchaser shall pay/deposit prior to possession/ Registry the sum of Rs. 30,000/- (Rs. Thirty Thousand Only) in favour of the society as security deposit for maintenance.**
  - vii. In case if booking is cancelled, the developer shall have all liberty to forfeit 6% & GST Paid of the total consideration money of the Plot. The developers will refund after deducting 6% and GST paid of the total consideration money of the plot 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.
  - viii. Sales price includes current taxes.
3. Sale Price:- **Rs...../-** (Rupees- ..... only) excluding Society Maintenance.

4. Bounded by :

East - .....

West - .....

North - .....

South - .....

5. Second Party have paid booking amount of Rs...../- (via Chq No..... dated ..... of Rs. ....../- Drawn from .....

6. Payment will be made through **Bank Loan**.

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 ..... month or receiving the full payment before ..... months 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

(2) SIGNED SEALED AND DELIVERED

by the within named "SELLER"

by the within named "PURCHASER"

Witnesses

1. ....  
.....  
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2. ....  
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