

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Jhansi, thisth day of 201K (Two thousand and),

BETWEEN

M/s Maa Pitambara Developers through its Partner Shri **Vinod Kumar Soni** son of Late Shri Babulal Soni R/O 37/1 Civil Line Jhansi, hereinafter referred to as the **"DEVELOPERS"** FIRST PARTY

AND

..... D/O R/O, Jhansi, hereinafter referred to as the **"PURCHASER"** SECOND PARTY

WHEREAS:

1. The Developers is developing "Om Shanti Heights" Near CIC Campus, Jhokan Bagh, Civil Lines, Jhansi (U.P.) .in which it is constructing a 3BHK & 4BHK in Block No., Type at Floor No....., Flat 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 3BHK & 4 BHK in Block No....., Type at Floor No., Flat no..... (Covered area Sqm (..... sqft)) according to term & condition given as below:
 - i. The Construction of Flat 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 being imposed 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 developers only.
 - viii. **The purchaser shall pay/deposit prior to possession the sum of Rs. 2,00,000/- (Rs. Two 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% and GST Paid of the total consideration money of the Flat and amount payable to bank or financial institution with interest which has been financed for the said Flat. 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 30 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 current taxes.

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

4. Payment Plan :-

CONSTRUCTION LINK PLAN –

S.NO.	SCHEDULE OF PAYMENT	PERCENTAGE (%)
1	AT THE TIME OF BOOKING	10%
2	ON COMPLETION OF FOUNDATION	5%
3	ON COMPLETION OF BASEMENT	6%
4	ON COMPLETION OF STILT	3%
5	ON COMPLETION OF 1st FLOOR SLAB	3%
6	ON COMPLETION OF 2nd FLOOR SLAB	3%
7	ON COMPLETION OF 3rd FLOOR SLAB	3%
8	ON COMPLETION OF 4th FLOOR SLAB	3%
9	ON COMPLETION OF 5th FLOOR SLAB	3%
10	ON COMPLETION OF 6th FLOOR SLAB	3%
11	ON COMPLETION OF 7th FLOOR SLAB	3%
12	ON COMPLETION OF 8th FLOOR SLAB	3%
13	ON COMPLETION OF 9th FLOOR SLAB	3%
14	ON COMPLETION OF 10th FLOOR SLAB	3%
15	ON COMPLETION OF 11th FLOOR SLAB	3%
16	ON COMPLETION OF 12th FLOOR SLAB	2%
17	ON COMPLETION OF 13th FLOOR SLAB	2%
18	ON COMPLETION OF 14th FLOOR SLAB	2%
19	ON COMPLETION OF 15th FLOOR SLAB	2%
20	ON COMPLETION OF 16th FLOOR SLAB	2%
21	ON COMPLETION OF 17th FLOOR SLAB	2%
22	ON COMPLETION OF 18th FLOOR SLAB	2%
23	BRICK WORK	15%
24	PLASTER / ELECTRICAL WORK	3%
25	TILES WORK	3%
26	DOORS	3%
27	SANITARY	3%
28	AT THE TIME OF POSSESSION / REGISTRY	2%
		100%

5. Second Party have paid booking amount Rs. (via Ch. No. dated DrawnJhansi.

6. The balance payment will be made according to **CLP Plan** given in **Point No.4**.

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 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 theth 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.
.....
.....

2.
.....
.....