

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Lalitpur, this.....

BETWEEN

M/s Vardhmanvilla Infra Estate Pvt. Ltd through its Authorized Signatory Sanjay Kumar Choudha S/o Shri Gopi Chandra Choudha resident of Sharda Hill Colony Near Atia Talab Jhansi U.P., hereinafter referred to as the “OWNER/DEVELOPERS” FIRST PARTY A N D Shereinafter referred to as the “PURCHASER” SECOND PARTY

W H E R E A S:

1. The Developers is developing “Ambrosia Enclave” (Project Name)” Talabpura , Lalitpur (U.P.) (Address),in which it is constructing a Duplex No and they hereby agree to sell it to Second party.
2. That Second party hereby agree for purchase of said PlotPlot Area S Ft.) according to term & condition given as under :-
3. The Plot shall be done as per the guidelines/bye-laws of SDM Lalitpur.

- i. Purchasers have seen the approved layout plan by SDM Lalitpur and after being completely satisfied have done the booking.
- ii. 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.
- iii. No deduction of amount will be applicable for any removal of partition wall, windows, grills and bathroom/s.
- iv. Extra work if any shall be charged extra. Taxes as applicable will be levied.
- v. Registry to be made in the name of the applicant only.
- vi. In case if booking is cancelled ,the developer shall have all liberty to forfeit 5% of the total consideration money of the plot and amount payable to bank or financial institution with interest which has been financed for the said plot . 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 45 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.

vii. Bounded By:-

East –
 West –
 North-
 South-

4. Sale Price:-.....(Rupees-only)

5. Payment Plan: Down Payment Plan

Booking Amt		/-
With in 60 days		/-
Total		/-

6. Second Party have paid amount of Rs./- vide Cheque No -..... dated the balance payment will be paid with in 60 days..

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 two month from 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 Lalitpur, on the day of and the year 2022 herein above written

SIGNED SEALED AND DELIVERED

by the within named "SELLER"

In the presence of.....

1)

SIGNED SEALED AND DELIVERED

By the within named "PURCHASER"

.....

in the presence of.....