

AGREEMENT

THIS AGREEMENT made on the day of—..... between **M/S N P Infratech PVT. LTD. GH-8 Rukmani Vihar, Vrindaban, Tehseel & District - Mathura (U.P.)** a registered company carrying on the business of developing land, construction of building and apartments for residential purpose and to do all other relative business of real estates, (hereinafter called the company) of the one part.

AND

.....
..... (hereinafter called the second party) of the other part.

WHEREAS company has been allotted and possessed of leasehold interest in Group Housing Plot No GH-8 Rukmani Vihar Vrindaban measuring 15929.70sqm. , from Mathura Vrindavan Development Authority (MVDA) and is duly empowered to develop/build flats and allot, enter into agreement for sale/transfer the flats in Sanskar City.

WHEREAS the second party wants to purchase a residential flat at the above mentioned site, being developed by the company.

AND WHEREAS the said second party has shown his willingness to purchase the flat at the above mentioned site, being developed by the company.

AND WHEREAS the company has accepted the offer of the second party to purchase the flat at the above mentioned site, being developed by the company.

AND WHEREAS both the parties to this deed are desirous to have written indenture of agreement in cooperating therein the various terms & conditions of agreement as settled between them so as to avoid any possible confusion/dispute in future.

AND WHEREAS this Agreement represents the entire agreement between the parties and supersedes and renders null and void all prior agreements , arrangements or communications between the parties covering the same or similar subject matter, whether oral or written.

AND WHEREAS the second party has agreed to the terms and conditions as set out in the Application form for provisional allotment of a Residential Flat details of which are given as under: -

UNIT DETAILS

Unit No:- Type :-Sale Price (A) Rs.(Rs.
.....) Taxes as per govt. norms etc.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

That the second party booked above mentioned residential flat at **SANSKAR CITY** Plot No GH-8 Rukmani Vihar Vrindavan, Tehseel & District - Mathura (U.P.) @ Rs.(Rs.
.....only) Taxes as per govt. norms etc.

- 1- That the total purchase consideration shall be made as follows:—
- 2- Purchase consideration at the time of booking on advance Rs. (Rs.) by Cheque No. dt.-, and balance consideration of Rs.(Rs.) Taxes as per govt. norms etc. will be paid as per Installment Linked Payment Plan opted by the second party in Booking application form dated
- 3- It is agreed both the parties that sale/transfer deed will be executed after made all payments & charges.
- 4- **The company will deliver absolute and physical possession of the vacant flat** and executing the sale deed and registering the same in the Mathura Sub-Registrar's office.
- 5- That the company is developing the residential project **SANSKAR CITY** Apartments as per the norms of Mathura Vrindavan Development Authority
- 6- That the company shall have the right to alter/change in site plan according to the norms of development authority as & when required.
- 7- That the jurisdiction of the court for any dispute arises in future will be at Mathura.
- 8- Service tax, Vat & other applicable Charges Extra as per Gov. Rules.
- 9- Stamp duty & Registry charges as per government Rules will be charged extra.

IN WITNESS WHEREOFF, the parties hereto have signed this agreement on the day and year first written above.

For **N P Infratech PVT. LTD.**

Signature (Second party)

DIRECTOR