

AGREEMENT FOR SALE

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

BETWEEN

M/s C.P.Developers through its Proprietor Shri.**Azad Ahmad Khan** son of Shri Hazi Dildar Khan  
R/O 315, Chaman Ganj, Sipri Bazar, 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 "Central Park Apartments" at Near Mount Litera Zee School, Tubewell Road Khati Baba Jhansi (U.P.) in which it is constructing a .....BHK in Block No. ...., 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 .....BHK in Block No....., at Floor No....., Flat no..... (Flat 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 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. 3,00,000/- (Rs. Three 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 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 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 only.

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

4. Payment Plan :- **Construction Link Plan**

SCHEDULE OF PAYMENT	per%	OTHER CHARGES
Booking Installment	10%	
Booking 2nd Installment ( within 30 days)	10%	
On Completion of Foundation	8%	
On Completion of Basement	8%	
On Completion of stilt Floor Slab	8%	
On Completion of 1st Floor Slab	8%	
On Completion of 2nd Floor Slab	7%	
On Completion of 3rd Floor Slab	7%	
On Completion of 4th Floor Slab	6%	
On Completion of 5th Floor Slab	6%	
On Completion of 6th Floor Slab	4%	
On Completion of 7th Floor Slab	4%	
On Completion of 8th Floor Slab	2%	
On Completion of 9th Floor Slab	2%	
On Completion of 10th Floor Slab	2%	
On Completion of 11th Floor Slab	2%	
On Completion of 12th Floor Slab	2%	
On Completion of Plaster + Brick work + Plumbing + Finishing	2%	
At the time of possession	2%	100% OF SECURITY DEPOSIT FOR MAINTENANCE

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

6. The balance payment will be made according to CLP 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 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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