

AGREEMENT TO SALE

This deed of agreement made on today dated _____ between O.P. infra estate private limited

Through its Director Shri _____ s/o Shri _____ a hereinafter called first party or seller

Mr. _____ S/o Shri _____ R/o _____.

Hereafter called second party or purchaser .

Both the parties agreed on the following terms and condition :-

1. O.P Infra estate Private Limited (First party) is developing a multi story called Grand Fort At Shastri Puram in Agra .
2. Mr. Mr. _____ S/o Shri _____ R/o _____ . (Second Party) has proposed to Purchase a Flat No. _____ (__BHK) measuring super Area _____ Sqft .
3. Total cost of property will be Rs. _____/- (Rupees _____ only)
4. The second party has paid Rs. _____/- (Rupees _____ only) The remaining Balance of Rs. _____/- + Taxes & Registration Charges will be paid .
5. The boundaries of flat are as under :
 - East –
 - West –
 - North –
 - South –

S.No.	INDEX	RATE	TOTAL
1	Basic Price	Rs /sq.ft	Rs
2	Preferred Location Charges Park	Rs /sq.ft.	Rs
3	Preferred Floor Charges Ist/IInd	Rs /sq.ft.	Rs
4	Interest Free Maintenance Charges	Rs /sq.ft.	Rs
5	Club Membership	Rs /sq.ft.	Rs
6	Power Back up/ External Electrification Charges	Rs /sq.ft.	Rs
7	Covered Parking	Nos. /sq.ft.	Rs
8	Other charge/s (if any)	Rs	Rs
	Total	Rs	Rs

(Total in words)

The first party has agreed to sale the above property on the rates proposed on the agreed

Terms of payment schedule . The entire payment will be paid in installments as per following

Details:

6. The possession of the said flat is expected to be delivered to you within a period of 30 months from the date of allotment letter . In case of delay in possession within stipulated time the first party is liable to pay intrest @ of 12% p.a for delayed period to the second party .
7. The cost of stamp paper & registry expenses will be borne by the second party .
8. If second party fails to pay the due payments to the first party in time , the first party will be at Its liberty to cancel the allotment and resale this property to any other person (S) whom so ever at their liberty.
9. In case of payment cheque bounces & returned un paid due to any reasons whatever it may be , a collection charge of rs.500.00 per cheque will be charges on every presentation for payment on the payee s bank .
10. Any duty levied by Government in future by any act or notifications will be borne by the second party .
11. All the disputes will subject to the judiciary of agra district .

Signed by both the parties as a token of acceptance on today dated_____.

For O.P INFRA ESTATE PRIVATE LIMITED

Mr._____

S/o Mr._____

R/o _____

(First Party)

(Second Party)

SCHEDULE - I		
GRAND FORT – PASCHIM PURI ROAD, OPP. ST FRANSIS SCHOOL, SIKANDRA, AGRA.		
PAYAMENT PLAN		
CONSTRUCTION LINKED PLAN		
S.NO	LINKED STAGE	PAYAMENT
1	ON BOOKING	25% OF BSF
2	ON CASTING OF STILT PARKING	15% OF BSF
3	ON CASTING OF IIND SLAB	15% OF BSF
4	ON CASTING OF IVTH SLAB	15% OF BSF
5	ON CASTING OF VITH SLAB	15% OF BSF
6	ON COMPLETION OF FLOORING & PAING IN THE UNIT/FLAT	10% OF BSF + CMRC + PLC
7	ONNOTICE OF POSSESSION	5% OF BSP + OTHER CHARGES
PRICE LIST		
	BASIC SALE PRICE (BSP)	RS _____/- PER SQ.FT.
	PREFERENTIAL LOCATION CHARGE (PLC)	
	FIRST FLOOR	50/-PER SQ.FT.
	SECOND FLOOR	30/-PER SQ.FT.
	FRONT FACING	5%-BSP
	INTREST FREE MAINTINANCE SECURITY DEPOSIT	50/- PER SQ.FT.
	ELECTRIC SUB STATION & POWERBACKUP CHARGE	30/- PER SQ.FT.
	CAR PARKING	1,00,000/-
	CLUB MEMBERSHIP REGISTRATION CHARGE	50,000/-
	REGISTRY	AS PER GOVT.NORMS
	VAT & SERVICE TAX & GST	AS APPLICABLE

ALLOTMENT LETTER

Purchaser

Name:- _____

Address:- _____

We are pleased to allot you a (___ BHK) Flat no _____ having super Build up area _____ sq.ft. in our project Grand Fort being developed at Paschimpuri road Opp. St Fransics school Sikandra, Agra.

Total consideration amount Is Rs. _____/- (_____ only) and we have received an amount of Rs. _____

As advance wide Cheque no.....of bank.....br...../Cash.

Remaining / balance amount is to be paid as terms & condition detailed in agreement to sale.

The boundaries of the above said flat area as vendor.

East :-

West :-

North:-

South:

For O.P. INFRAESTATE PRIVATE LIMITED

(AUTHORISED SIGNATORY)