

AGREEMENT FOR SALE OF FLAT

This agreement executed at Jhansi this th day of --- by and between;

1. M/s PASHUPATINATH REAL HOMES PVT LTD Add-87/2,Civil Line Jhansi through Director Mr Abhishek Bhargava S/o Shri Suresh Bhargava resident of 1127, Civil Lines Jhansi (here-in-after called the First Party)

And

2. Client Mr/Mrs-----S/o,W/o Mr ----- S/o Resident of ----- (here-in-after called the Second Party)

3.
.....Second party

(The expression 'party' include and mean his/her heir, successors, assignees, administrators and legal representatives).

Where as the first party has experience in Civil Construction, development of land, interior decoration, furnishing and is owner of land---^h Floor Flat NO- ---, Covered Area --- Sq Mtr situated in arazi no-248,249 in Pashupatinath Real Homes Pvt Ltd JDA approved colony situated at Civil Line Jhansi measuring 22016 Sq Fit.

The second party is desirous to purchase a flat sold by the first party and both the parties are with consent entering into contract for the same .The terms and condition of the contract are as under;

(a): The second party, if residing outside India, shall be solely responsible to comply with the necessary formalities laid down in the Foreign Exchange Management Act, 1999 and other applicable laws including that of remittance of payment(s) for acquisition of property and for submission of any documents/declaration etc., as may be prescribed.

(b): The construction of the flat will conform to the specifications as set out in schedule-1 attached hereto.

(c): Any tax/levies/cases etc. applicable in the future by any govt. body shall be to the account of second party.

(d) In addition the second party shall have to pay for "Services" (as per annexure A) at time of possession of the flat.

(e): Construction of the flat will commence only after the building plans have been approved and other related sanctions obtained/granted by the concerned authorities. The total construction area per plan supplied and agreed by the parties. The construction shall be completed within 18 months from date of agreement subject to force majeure and any construction beyond the control of the first party. In the event of delay on the completion of construction excluding completion certificate beyond 18 months for the reasons solely attributable to the first party, he shall be liable to pay penalty interest @ 1.50% per month on the amount paid by the second party till the completion of flat.

However, the time taken in grant of Completion Certificate of the flat and the connection of services like electricity etc. by the authorities shall be excluded from of the completion period of 18 months.

(f): The vendee shall to be a member of society or Association to be registered under the societies Act or any other analogous enactment or regulation that may be formed by all the flat owner of the building complex and the Vendee shall abide by the rules and laws of the said Society who shall be the administration of common services such as lift, transformer, corridors, passages, staircases, drainage, water supply, maintenance of bore wells, electricity and other properties of common enjoyment and maintenance of security staff and any such other welfare activities as the general body of Society may consider and resolve by a special resolution.

The total consideration which has to be paid by second party is Rs,-----/ In word (Rs --- only)

Payment: The booking amount of Rs ----/ (Rs -- only) has been paid as down payment by second party and second party shall pay Rs-----/ In words(----- Rs) balance amount only to the first party in 11 installment in following manner:

Installment at work completed up to	(%) Percentage of amount total
1 st Installment on completion of basement roof slab	9%
2 nd Installment on completion of basement roof slab	9%
3 th Installment on completion of lower ground floor slab	9%
4 th Installment on completion of ground floor slab	9%
5 th Installment on completion of first floor slab	9%
6 th Installment on completion of second floor slab	9%
7 th Installment on completion of third floor slab	9%
8 th Installment on completion of fourth floor slab	9%
9 th Installment on completion of wall & plaster	8%
10 th Installment on completion of flooring ,elect & sanitary	15%
11 th Installment on offer of possession	5%

(h): In cash of default in payment as discussed above the first party shall be entitles for interest on overdue payment @2.00% per month.

(i): In case of any dispute what so ever among the parties to the agreement in regard to this contract, the matter shall be referred to sole arbitrator to be appointed by first party and the arbitration shall be governed by the arbitration and reconciliation act as in force time and award of arbitrator shall be final and binding upon the parties to the agreement.

In witness where of the parties here to have signed this agreement on day and year first written above.

1)

Mr.Abhishek Bhargava

(Director)

M/s PASHUPATINATH REAL HOMES PVT LTD (First Party)

2)

Mr/Mrs

(Second Party)

Pashupati's
THE GRANDE
PAYMENT PLAN

STAGE	PAYMENT DUE ON	PAYMENT %
1	ON COMPLETION OF 2nd BASEMENT ROOF SLAB	9%
2	ON COMPLETION OF 1st BASEMENT ROOF SLAB	9%
3	ON COMPLETION OF LOWER GROUND FLOOR SLAB	9%
4	ON COMPLETION OF GROUND FLOOR SLAB	9%
5	ON COMPLETION OF FIRST FLOOR SLAB	9%
6	ON COMPLETION OF SECOND FLOOR SLAB	9%
7	ON COMPLETION OF THIRD FLOOR SLAB	9%
8	ON COMPLETION OF FOURTH FLOOR SLAB	9%
9	ON COMPLETION OF WALL & PLASTER	8%
10	ON COMPLETION OF FLOORING.ELEC.& SANITARY	15%
11	ON OFFER OF POSSESSION	5%

PASHUPATI'S THE GRANDE