

**AGREEMENT TO SALE**

Zone No. :- 27.1

Row house rate :- Rs.13500per Sq. Mtr.

Stamp Duty :- Rs. 00   /-

G.R. No. \_\_\_\_\_

Plot Rate :- Rs. 2300 per Sq. Mtr.

Real Valuation :-Rs. 00/-

Registration Fee :- Rs. 00/-

G.R.NO. :- \_\_\_\_\_

This Agreement of Sale of Row House NO - ,2A ( as per permission) (2BHK) Admn. 74.97 Sq. Mtrs.Built up Area and 67.47Sq. M. Carpet Area.(Double storied) in Project 'SUKHAKARTA PRIME CITY' OF SUKHAKARTA BUILDERS AND DEVELOPERS situated on Gut No. 441 , Plot No. 2A. in Yelgaon , Chikhli Road, Buldana, is made and executed on 03 day of OCTOBER 2018at Buldana

BETWEEN

**SUKHAKARTA BUILDERS AND DEVELOPERS,**

(A registered Partnership Firm, registered under the Indian Partnership Act)

PAN NO.:- **ADEFS3607E**

Through its Partner's,

- 1) **Sau. Urmila Ashvin Satpute,**  
Aged 34 years, Occu: Housewife,  
R/o. Itape Layout, Chikhli Road, Buldana.  
PAN NO.:- **DAYPS9629J**
- 2) **Gopal Pandurang Pandit,**  
Aged 38 years, Occu: Business,  
R/o. Laxmi Nagar, Buldana.  
PAN NO.:- **AQUPP3117B**

Hereinafter called as **VENDOR / BUILDER / OWNER** (which expression shall mean, include all their heirs, successors, representatives, executors, administrators & assignees etc.)

**AND**

**Mr. XYZ**

Age: 30 Yrs, Occu: service

R/o. At Chitanya Wadi, near ankur stores, Buldana, Dist Buldana

PAN NO. - **AYBPC8929P**

Hereinafter called as the "**Purchaser/Vendee**", (which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assignees)

**WHEREAS,** as **Shri Snjay Uttamchand Bothara,** approached to the Grantor & Developer for sale of the above Plot. After negotiations between the **Shri Snjay Uttamchand Bothara** and Grantor & Developer, the said plot was decided to sell to Grantor & Developer. Thereafter the proposal was submitted to the Deputy Registrar, Taluka Buldana for permission to sell the above land. The Deputy Registrar Taluka Buldana, pleased to grant the permission

**AND WHEREAS**, after granting the permission, **Shri Snjay Uttamchand Bothara**, executed a Sale Deed in favour of Developers/Grantors, registered at Sr. No.2185/2018 in the Office of Sub- Registrar, Buldana on 21/04/2018

**AND WHEREAS**, on the basis of the above said registered sale deed, **SUKHAKARTA BUILDERS AND DEVELOPERS**, a Registered Partnership Firm, through its Partners **Sau. Urmila Ashvin Satpute**, applied to the Revenue Officer, Buldana, to carry out the Mutation of it's name in the 7/12 extract of the **Plot No. 2A**, **Gut No.441** of village **Yelgaon, Tq. Dis. Buldana** and accordingly, the name of Developers/Grantors, mutated vide **Mutation Entry No. 13563**

**AND WHEREAS**, the above said land is being within the limits of Yelgaon Grampanchayat, the Grantor & Developer have paid the Properly Taxes on 2018-19 and on 28.09.2018, taxes, City Development Charges, Land Development Charges, Staircase and other Premium, City Development charges for construction permission, etc. to the Yelgaon Grampanchayat. vide different receipts.

**AND WHEREAS** the Grantor has got approved the building Layout Plans from the Yelgaon Grampanchayat under Commencement Certificate No. **05/2018**, dated 28/09/2018 and offered to grant FSI rights to the extent of **74.97 Sq.Mtrs.** The Grantor reserves Right to obtain further revised construction permission as may be deemed fit by Grantor.

**AND WHEREAS** the Grantor has decided to construct over the land described above buildings known as **SUKHAKARTA PRIME CITY, Row house** for Residential Purpose and are all capable of individual utilization on account of having their own exit

to a common area. Each tenement/unit constituting a heritable and transferable rights in immovable property within the meaning of any law for the time being in force in the state .

AND WHEREAS , the vendor has registered the project under the provision of **MAHARERA ACT 2017, The project registration no**

**AND WHEREAS** the purchaser has gone through all after above referred documents, also other ownership title documents of the Owner/Builder and after being fully satisfied about the title and the plan approved by the Grampanchayat **Yelgaon** requested the vendor / builder to sell **Rowhouse No. 2A as per permission (2BHK) Admn. 74.97 Sq. Mtrs.Built up Area and 67.47Sq. M. Carpet Area. In , SUHKARTA PRIME CITY** which is specifically described in Schedule-"B" hereunder and the builder also agreed for the same on the following terms and conditions.

**NOW THIS DEED OF AGREEMENT TO SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. That the Vendor has agreed to sell the **Row house No. 2A as per permission (3BHK) Admn. 74.97 Sq. Mtrs.Built up Area and 67.47Sq. M. Carpet Area .(Double storied) In SUHKARTA PRIME CITY**, to the purchaser for the total consideration of **Rs. 000/- (Rupees only)** out of which the purchaser has paid the amount of **Rs. 000 /- (Rupees Only)** by Cash/ by Cheque to the Vendor as earnest money and the Vender hear by acknowledge the receipt of the same. The remaining amount of consideration will be paid by the purchaser to the Vendor as per the Schedule given herein below in this agreement. The payment schedule is:-