ARJUN EMPIRE "MEERA"

AGREEMENT TO SALE OF FLAT NO. 202.

MOUJE TARKHEDA-5.135/71

GOVERNMENT RATE RS._____ PER SQ.MTR.

As per Government Valuation at Rs. _____/-

Agreement of sale for Flat valued at Rs. _____/-

Total stamp duty paid Rs._____/- including L.B.T.

THIS REGISTERED AGREEMENT OF SALE is made and executed on this ____ day of _____, 2018, between **M/S. OM BUILDERS AND DEVELOPERS,** a proprietorship firm and having Registered Office at J-19, Khatri Complex, Walcut Compound, Amravati, through its Proprietor Shankar Arjundas Bhateja, aged about ___ yrs., Occ. Business, for himself and on behalf of Sau. Usha w/o.Shankar Bhateja, aged about ____ years, Occ. Business, R/o. Rampuri Camp, Amravati, Tq. & Dist. Amravati, ***(Deed of Declaration registered at Sr. No. /2018/Dt. , Amravati City Zone No. 2 and Registration of Certificate of Project Form-C as per rule 6 (a) vide its registration No.)***, hereinafter referred to as the **VENDORS/PRMOTORS** (Which expression unless repugnant to the context and meaning thereof, shall always mean and include his legal heirs, successors, executors and assigns) being the party of **FIRST PART;**

AND

_____, ***PAN NO.*** _____, ***aged about ____ years, R/o.*** _____, ***Tq.*** _____, ***Dist.*** _____, herein after referred to as the **PURCHASER/ALLOTTEE** (Which expression unless repugnant to the context, and meaning thereof, shall always mean and include her legal heirs, successors, executors and assigns) being the party of **SECOND PART;**

WHEREAS the promoters/vendors jointly purchased the following described property and by virtue of registered sale deed registered at Sr. No. 2094/14 on dated 01.09.2014 and Sr. No. 659/16 dated 14.03.2016 of plot Nos. 64 and 65 respectively and as such they are sole and absolute owners of the said property described in the schedule A annexed hereto, (Which is hereinafter referred to as SAID PLOT), and has develop the said plot as per map sanctioned by the Municipal Corporation, Amravati.

WHEREAS the Vendors/Promoters have started project of constructing the building on the said plot and the said building called "Arjun Empire-Meera" in pursuance of map sanctioned by the Municipal Corporation of City Amravati vide Building permit No. 0793 for Plot No. 64 and 65 of dated 31.10.2017, consisting of Five storied building respectively, and it consists 22 flats out of that two flats on the ground floor and remaining portion of basement/ground floor is to be used as Parking Place.

WHEREAS the postal address of the said apartment is Arjun Empire-Meera, Manipur Layout, at Mouje - Tarkheda, Pragane Badnera, Amravati, Tq. & Dist. Amravati and the vendors/promoters have submitted the said plot and apartments constructed thereon as to the provisions of the Maharashtra Apartment Ownership Act, 1970. The promoters have submitted an application for registration of project under the provisions of Real Estate (Regulation and Development) Act., 2016 with the Maharashtra Real Estate Regulatory Authority and by that application the promoters have all the required disclosures.

WHEREAS the promoter is entitled and enjoined upon to construct building on the project land as described in the schedule-A.

WHEREAS the promoter/vendor is in possession of the project land as described in the schedule-A.

WHEREAS the promoter has proposed to construct the five storied building on the said land as described in schedule-A and having total 22 flats out of that 2 flats on the ground floor and remaining portion on the ground floor is to be used for parking place.

WHEREAS the allottee is offered an apartment No. 202 on the second floor (here-in-after referred as to the said apartment) in the building called "Arjun Empire-Meera" being constructed by the promoter/vendor.

WHEREAS the promoter has engaged an Architect who is registered with the counsel of Architect.

WHEREAS the promoter has registered the project under the provisions of The Real Estate (Regulation and Development) Act, 2016, (here-in-after referred to