

and binding upon the Purchaser and shall in no case be subjected to any challenge or dispute by him.

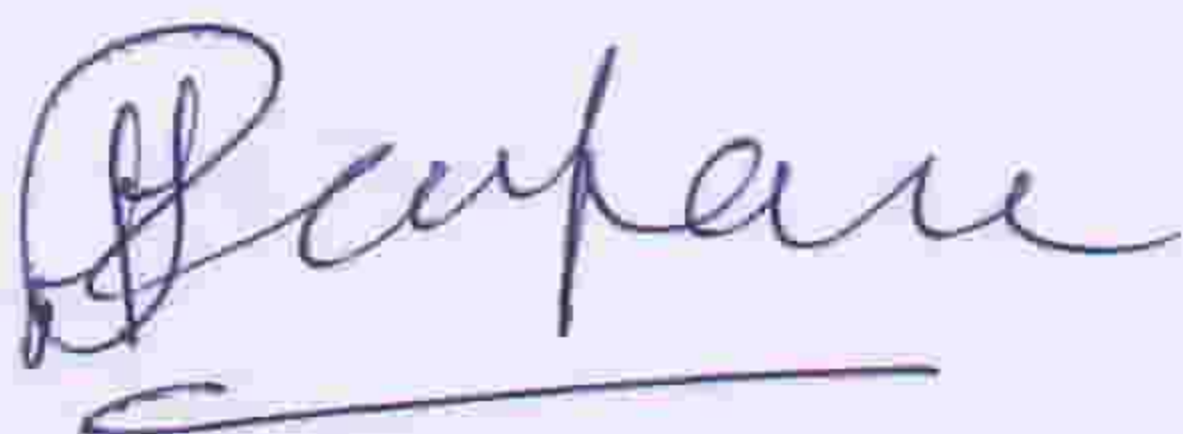
9] That, the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and sold subject to outgoing agreements, restrictions and rights of the Vendor on the said plot and built-up area in the proposed construction affecting the same and if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect thereof to the Purchaser but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

10] That, the Vendor shall erect and build the proposed Bungalow in accordance with the plan and the specifications mentioned thereto. Extra/Additional facilities shall, however, be provided by the Vendor at the request of the Purchaser subject to extra payment thereof to be made by him/her/them in advance.

11] That, the Vendor shall be exclusive in-charge of the construction without any let or interference by the Purchaser or any other contractor and under no circumstances the Purchaser shall not enter into any building contract in respect of his Bungalow with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by him shall be void and not at all binding upon the Vendor.

12] That, the Purchaser shall intimate to the Vendor in writing about the change of address for correspondence within one week of shifting over to the new address. In case of change in address and non-intimation thereof all the correspondence on the address given in this Agreement would be valid and binding on the Purchaser and shall be sufficient proof of the Purchaser having received them and shall effectually discharge the Purchaser of any obligation under this Agreement.

13] That all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the disputes shall be referred to the Arbitration of Two Arbitrators one to be appointed by each party. The decision of the Arbitrator shall be final and binding upon both the parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.



14] That this Agreement / Contract shall be subject to the jurisdiction of the competent Civil Court at Nagpur.

15] That, if Maharashtra State Electricity Board insists upon installation of an individual meter / power transformer for this layout then in such case the Purchaser agrees to provide and contribute the proportionate cost thereof. Similarly the Purchaser also agrees to pay separately for the water meter if needed. The above extra expenses shall be in addition to the cost of plot and construction herein above agreed to by her/him/them.

16] That the Purchaser hereby specifically agrees with the Vendor that ever after his taking over the actual possession of Bungalow chosen by him/her, he/she will not object or prevent or obstruct the Vendor in any way in carrying on and completing the work of other Bungalows/adjacent Bungalow in the said layout and keeping building materials on the available open land.

17] That the Purchaser shall individually pay all Gram Panchayat Taxes, Cesses etc. as may be levied on the said Bungalow chosen by him / her with effect from the date of Registration of the Sale Deed or from the date of his / her taking over actual possession thereof whichever may be earlier.

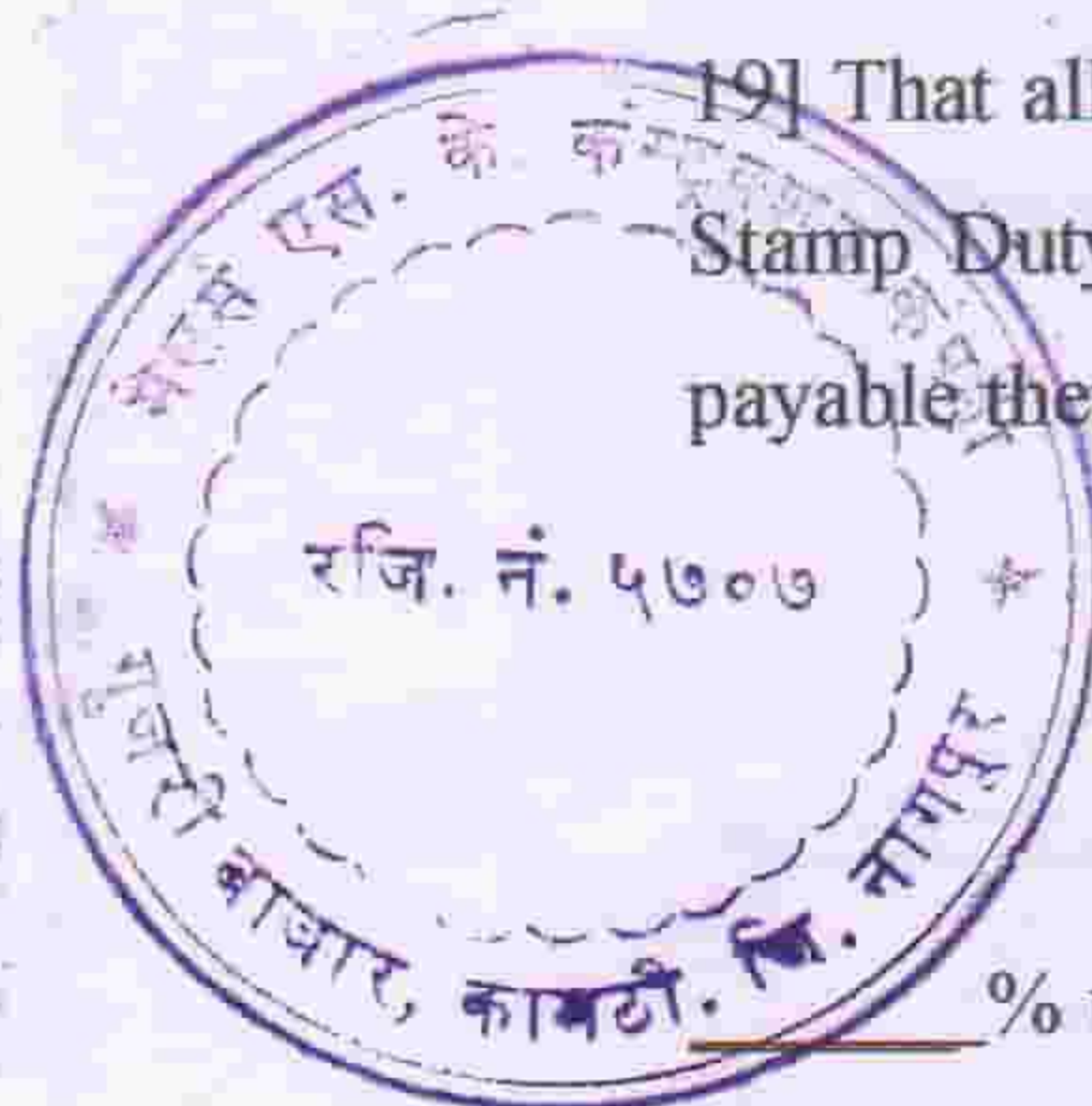
18] That the Vendor hereby agree with the Purchaser that on receipt of the balance sale price and also upon the payment of Electricity and Water Meter deposits, payments of legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other taxes and cesses that may be levied and payable at the time of Registration from him / her, they will execute a proper Sale Deed relating to the Bungalow along with plot in favor of the purchaser for his nominee(s) and get the same duly registered at his/her costs in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Bungalow chosen by him / her.

19] That all expenses on account of preparation of all kinds of documents including the cost of Stamp Duty, Registration Fees, Advocates fees and other Miscellaneous / ancillary Expenses payable thereon shall be borne by the Purchasers.

SCHEDULE - A

(Description of Plot / land to be developed)

% undivided share, right, title and interest in the piece and parcel of Non Agricultural land bearing Plot No. _____ admeasuring _____ Sq. ft. / Sq. mtrs. Out of total land



[Signature]

admeasuring 1 H 68 R, Land, bearing Kh. No. 72/2(Gat No: 17 New) P.H. No. 16, of Mouza – Yerkheda, Tahsil – Kamptee, District – Nagpur.

BOUNDED AS:

ON EAST : _____

ON WEST : _____

ON NORTH : _____

ON SOUTH : _____

SCHEDULE – B

ALL THAT R.C.C. Superstructure / _____ Floor of Bungalow/Building No. _____

having built up area _____ Sq. Mtrs. (Rs. _____ Sq. Ft.) with common wall in the

scheme unknown and styled “SUPARE NAGAR TOWNSHIP” proposed to be constructed on

Plot No. _____ admeasuring _____ Sq. Mtrs (_____ Sq. Ft.) proposed to

be constructed on the land described in Schedule – A and proposed Bungalow is bounded as

under:

BOUNDED AS:

ON EAST : _____

ON WEST :

ON NORTH :

ON SOUTH : _____

IN WITNESSES WHEREOF the parties to the Deed have set their hands and signed this

AGREEMENT OF SALE AND CONSTRUCTION in presence of the following witnesses at

Kamptee on the _____ day of _____ /2017.

WITNESSES:

1. _____

S.K. CONSTRUCTION CO.

As a Proprietor

Dr.Hukumchand Rodbaji Supare
VENDOR

2. को. कां. कां.

(_____)

PURCHASER

Offence

ANNEXURE – 'A'

(Specifications, Amenities and details of Civil Work)

1. All constructions of Bungalow shall be done in accordance with the plan, detailed drawing and specifications herein recorded and the instruction issued by the Architect from time to time.
2. Structure : RCC frame structure
3. Flooring : Ceramic tiles in all rooms and balconies
4. Door Frames : RCC frames with flush door panels
5. Kitchen Otta : Kadappa top with steel and with 2 dado
6. Window : M.S. glazed with glass panes
7. Bathroom : M.S. glazed with glass panes
8. Bathroom : Floor shall be of Kota/tiles and dado of about 4' of glazed tiles
9. W.C. : Indian style with 3ft. dado of glazed tiles.
10. Plumbing : Concealed plumbing with one basin on each floor.
11. Electricity : Concealed wiring with in P.V.C. fittings Each room will have 4 points and power point in Kitchen
12. T.V. : 1 T.V. point in drawing room
13. Water Tank : 500 Ltr. Over head tank
14. External Paint : Snow same on external walls
15. Internal Paint : White snow same in all rooms

Dated :

PURCHASER



[Handwritten Signature]

(रजि. नं. ५७०७)

☎ नं. : ८२५७४



S. K. C.

मे. एस. कै. कंस्ट्रक्शन कंपनी

प्रमोटर्स अॅण्ड बिल्डर्स

गुजरी बाजार, कामठी. जिल्हा नागपूर



संदर्भ क्रमांक _____

दिनांक _____

ALLOTMENT LETTER

Date- _____

TO,
Mr./Ms./Mrs. _____

Dear Sir/Madam,

This is to confirm that, you have been allotted Flat No. _____ (Building No. _____) On _____ floor in our scheme called "Supare Nagar Township" Situated at Kh. No. 17, Plot no. _____, Mauza Yerkheda, Tahesil Kamptee, Distt. Nagpur - 441002

This letter confirms the allotment of Row House/ Flat No. _____ (Building No. _____) in "Supare Nagar Township".

Yours truly,

For M/s S.K. Constructions Co.

Proprietor



एस.के. कंस्ट्रक्शन् कम्पनी

* प्रमोटर्स अॅण्ड बिल्डर्स *

(रजि. नं. ५७०७)

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दि.....

विवरण	रकम
व्यवस्थापन खर्च.....	
दान.....	
प्लॉट/बंगला नं. / आग्रीम.....	
अन्य.....	

एकदा मिलेली रक्कम कोणत्याही परिस्थितीत वापस मिळणार नाही.

तर्फे मे.एस.के. कंस्ट्रक्शन कं.

एस.के. कंस्ट्रक्शन् कम्पनी

* प्रमोटर्स अॅण्ड बिल्डर्स *

(रजि. नं. ५७०७)

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र.नं.

दिनांक.....

अ.नं.	विवरण	रकम	पैसे
१	व्यवस्थापन खर्च.....		
२	दान.....		
३	प्लॉट/बंगला नं. / आग्रीम.....		
४	अन्य.....		

टीप : एकदा दिलेली रक्कम कोणत्याही परिस्थितीत वापस मिळणार नाही.

तर्फे मे.एस.के. कंस्ट्रक्शन कं.