READY RECKNER CHART NO. 1.3.22
RATE RS. 30,600/- PER SQ. MTRS.
CARPET AREA OF FLAT _____ SQ. MTRS. and usable area of Balconies+ utility + C/B of _____Sq. Mtrs.
AREA OF PARKING _____ SQ. MTRS.
CONSIDERATION RS. _____
MARKET VALUE RS. _____
STAMP RS. _____- + 1% SURCHARGE RS. _____- = TOTAL AMOUNTING TO RS. _____

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this _____ day of JULY 2017.

B E T W E E N

MR. _____,
Age _____ Years, Occupation _____, PAN _____
R/o. _____
hereinafter called the "**Allottee/s/Purchaser/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). OF THE FIRST PART

A N D

M/s. OM BUILDERS AND DEVELOPERS, PAN ALXPK 2521 L, A Partnership firm through its PARTNER MRS. SUNITA SHYAM KAPADANE, Age 45 Years, Occupation Business, R/o. 11, Raj Apartment, Takli Road, Opp. Shankar Nagar, Dwarka, Nashik 422 011.
Hereinafter referred to as the **VENDOR/PROMOTER** (Which expression shall unless it be repugnent to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) of the **SECOND PART.**

WHEREAS the vendor/promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated at Village Nashik, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter refereed to as the SAID PROPERTY.

AND WHEREAS the vendor/promoter purchased the said property from the previous owners Mr. Prassanna Avinash Parashare and Mrs. Nanda Avinash Parashare by a sale deed dated 14-9-2016 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 7551on 14-9-2016 and name of the vendor is mutated in the owners column of the record of rights and as such the vendor is competent to develop the said property by constructing building thereon and sell their share of super structure as the vendor may deem fit and proper.

AND WHEREAS the vendor has purchased TDR of 194.36 Sq. Mtrs. from DRC No. 733(A) Dated 17-12-2016 from Mr. Ritesh Dharampal Hanswani by sale deed dated 8-2-2017 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 694 on 8-2-2017.

AND WHEREAS the Vendor/ Promoter prepared a building plan which is duly sanctioned by the Nashik Municipal Corporation under commencement certificate N0. LND/BP/A1/08/607 Dated 29-4-2017 and as per the building plan the Vendor/ Promoter has commenced the construction on the said property and proposes to construct a building consisting of one building, hereinafter referred to as the SAID BUILDING.

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