READY RECKNER CHART NO. 4.3
RATE FOR FLAT RS. 30,700/- PER SQ. MTRS.
RATE FOR SHOP RS. 40,550/- PER SQ. MTRS.
CARPET AREA OF FLAT _____ SQ. MTRS. and area of exclusive ownership in the Balconies+ utility + cov. area of _____ Sq. Mtrs.
AREA OF TERRACE _____ SQ. MTRS.
AREA OF PARKING _____ SQ. MTRS.
CONSIDERATION RS. _____
MARKET VALUE RS. _____
STAMP RS. _____/- + 1% SURCHARGE RS. _____-
= TOTAL RS. _____

AGREEMENT FOR SALE

This Agreement for Sale is made & executed at Nashik on this _____ day of JULY 2017

Between

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 ONE PART

AND

M/s. GEETA DEVELOPERS, PAN AAIFG 7330 G, A Partnership firm through its PARTNER MR. BHAVESH RAVJIBHAI PATEL, Age 34 Years, Occupation Business, R/o. Old Agra Road, At Post Ghoti, Taluka Igatpuri, Dist. Nashik.
Hereinafter referred to as the **VENDOR/PROMOTER** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **OTHER 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 Ambad Khurd, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter refereed to as the SAID PROPERTY/ Project Land.

AND WHEREAS the vendor /promoter purchased the said property from the previous owners Mr. Kunal Krishnadeo Desale by a sale deed dated 7-10-2016 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 6003 on 7-10-2016 and name of the vendor/promoter is mutated in the owners column of the record of rights and as such the vendor/promoter is competent to develop the said property by constructing building thereon and sell the super structure as the vendor/promoter may deem fit and proper.

AND WHEREAS the promoters have accrued a title of absolute ownership to the said property and well seized and possessed of the same.

AND WHEREAS the said property is free from all or any encumbrances and the title of the vendor is clear, negotiable and marketable. The said property

Scanned by CamScanner

is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachment or there is no lis pendance in respect of the said property, the property is also not subjected to any road widening nor acquisition or requisition by any Govt. or local authorities.

AND WHEREAS the said property is from and out of the approved layout which is duly approved by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag/Antim/B-4/15 Dated 21-4-2004 and the said property duly converted to Non Agri. Use under order of Collector, Nashik under No. Maha/Kaksha/3/Bi.She. Pa. Kra. /4/65/2003 Dated 15-3-2004.

AND WHEREAS the vendor/promoter purchased TDR of _____ Sq. Mtrs. from DRC No. _____ Dated _____ from Mr. _____ by a sale deed dated _____ which is duly registered at the office of Sub Registrar, Nashik at Sr. No. _____ on _____.

AND WHEREAS the vendor/promoter has prepared a building plan by using the said TDR which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/B2/468/5408 Dated 5-1-2017 and as per the building plan the vendor/promoter has commenced the constructions on the said property and proposes to construct a building consisting of One wing consisting of commercial and residential units.

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land One Building consisting of Ground for Commercial use and Stilt for Parking and _____ upper floors or as may be approved by the local authority as and when revised.

AND WHEREAS the Allottee is offered an Apartment bearing number _____ **on the _____ floor, (herein after referred to as the said "Apartment") in the said Building called _____ APARTMENT (herein after referred to as the said "Building") being constructed on** the said property, by the Promoter, the said apartment is more particularly described in the second schedule written hereunder.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect **Mr. Yogesh Gaikwad** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the RERA with the **Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik on _____ under Registration /Application No. _____ on _____ have been annexed and marked Annexure F.**

AND WHEREAS the Promoter has appointed a structural Engineer Mr. Sunil Patel for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/ buildings.

AND WHEREAS by virtue of the Sale Deed the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

Scanned by CamScanner

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Mr. Yogesh Gaikwad** and of such other documents as are specified under the Real Estate **(Regulation and Development) Act 2016, hereinafter referred to as "the said Act"** and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the construction as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C.**

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D.**

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the vendor/promoter has informed the purchasers / allottees that though the building plan is initially approved by Nashik Municipal Corporation on the basis of the area of the said property consisting of **Ground Floor for commercial use and Stilt as parking, First Floor, Second Floor, Third Floor and Fourth Floor** by using the TDR available on the said property, the vendor /promoter intends to obtain TDR and take all the benefits as may be made available on the said property for additional construction in view of the new DC rules to be applicable and as such the vendor /promoter shall be entitled to revise and amend the building plan by using and utilising the TDR and in such case additional floors shall be sanctioned by Nashik Municipal Corporation and as such all the benifts of the said additional floors or construction as may be made available on the said property to the vendor /promoter and the vendor/promoter shall have rights to construct such additional floors as may be sanctioned by NMC and the vendor shall be entitled to sell, alienate or dispose off the same. Provided always that the promoter shall take prior consent from the purchaser /allottees for amendment of the building plan of the area, location and size of the apartment of the purchaser/allottes is adversely affected.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plans.

Scanned by CamScanner