

**AN INSTRUMENT FOR PURCHASE OF A FLAT IN RESALE
WHERE SOCIETY OR LIMITED COMPANY OR CONDOMINIUM
IS YET TO BE FORMED**

THIS DEED OF SALE made at _____ this _____ day of _____, 20____ **BETWEEN** (1) **ABC** and (2) **XYZ**, both of _____, Indian Inhabitants, having their common address at _____, hereinafter collectively called **“THE VENDORS”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors and administrators) of the **ONE PART; AND** (1) **DEF** and (2) **PQR**, both of _____, Indian Inhabitants, having their common address at _____, hereinafter collectively called **“THE PURCHASERS”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART:**

WHEREAS: -

- (a) By an Agreement for Sale dated _____ and made between M/s. Pinky Builders therein and hereinafter referred to as the **“The Developers”** of the One Part and the Vendors herein and therein referred to as the **“The Purchasers”** of the Other

Part, the Developers agreed to sell and the Vendors agreed to purchase Flat No. _____ of Built up area admeasuring _____ square feet on the _____ floor of the building known as “_____” situated at _____ (hereinafter referred to as **“the said Flat”**) on the terms and conditions recorded therein. The said Agreement for Sale is duly stamped and registered as required in law and the same is in possession of the Vendors. The said Agreement is valid and subsisting. The said Developers have at no point of time directly or indirectly terminated or sought to terminate the said Agreement. The land on which the said building is constructed is more particularly described in the **First Schedule** hereunder written. The said Flat is more particularly described in the **Second Schedule** hereunder written.

- (b) The Vendors have complied with all their obligations under the said Agreement for Sale dated _____ with the said Developers and have also made payment of entire consideration to the said Developers and the said Developers have also put the Vendors in vacant and peaceful possession of the said Flat as owners thereof.
- (c) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Flat.

**PAGES 3 TO 12
NOT AVAILABLE
FOR PREVIEW**

PREVIEW