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CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT IS ENTERED INTO AT _____
ON THIS THE _____TH **DAY OF** _____ **201**____ :- BETWEEN:

M/S._____, represented by its Proprietor Mr._____,
(ID No. _____) (Mobile No. _____) Son of _____ aged about _____ Years,
residing at _____, hereinafter referred to as PARTY OF THE FIRST
PART;

AND

Mr._____, Son of Mr._____, aged about _____ Years,
residing at _____, hereinafter referred to as PARTY OF THE SECOND
PART;

The terms PARTY OF THE FIRST PART and SECOND PART shall mean
and include all their respective heirs, executors, administrators, legal representatives
and assigns:

WHEREAS Mr._____, who is the land owner of the Schedule "A"
mentioned Property vide Doct. No._____, has proposed to sell an
Undivided share of land to the extent of _____ Sq.ft / Sq.Mt. to the PARTY OF
THE SECOND PART herein.

THE PARTY OF THE SECOND PART intends to construct a Flat bearing
No._____ having built up area of __ Sq.Ft., in _____ FLOOR. The location of the
proposed Flat is described in the Schedule "C" hereunder and general specifications
are contained in Schedule "D" hereunder. Accordingly THE PARTY OF THE
SECOND PART approached the PARTY OF THE FIRST PART herein for
constructing the same;

AND WHEREAS the PARTY OF THE FIRST PART has agreed to construct
the said Flat on the Following terms and conditions;

AND now the party of the first Part agreed to construct about _____ **Sq.Ft.**, of
Flat (including all common areas) more fully described in the Schedule "C"
hereunder for the total construction, the sum of **RS.**_____**/- (RUPEES**
_____ **ONLY)** and the PARTY OF THE SECOND PART
herein has agreed to pay the said amount to the PARTY OF THE FIRST PART.

It is agreed between the parties that the above mentioned amount shall be payable in the following manner:-

1. **Rs._____/- (RUPEES _____ONLY)** by way of Cheque No._____, Drawn on _____ Bank, _____ Branch.
2. **Rs._____/- (RUPEES _____ONLY)** by way of Cheque No._____, Drawn on _____ Bank, _____ Branch.
3. Balance of **Rs._____/- (RUPEES _____ONLY)** will be paid within a Period of _____ (_____MONTHS) MONTHS from this date.

NOW THIS CONSTRUCTION AGREEMENT WITNESSETH AS FOLLOWS:-

1. The Party of the First Part shall construct and the Party of the Second Part shall agree to get constructed area of _____ **Sq.Ft.**, of superstructure including all common areas which has been more fully described in the Schedule "C" hereunder.
2. The Party of the Second Part shall make all payments due and payable by him under this Agreement to the party of First Part.
3. The Party of the Second Part shall not have right to hinder the progress of Construction of the building or any part thereof in any circumstances.
4. The Party of the First part shall be liable for electricity service deposit, cable charges and other expenses incidental to power supply.
5. The Party of the First part shall pay all deposits payable to the Tamil Nadu Electricity Board.
6. The Party of the First part has agreed to use good and quality materials for the construction.
7. The party of the Second part agrees to give full co-operation to the first part to get steel, cement, etc., permit for construction by signing the necessary applications, indemnity bonds etc., that may be necessary for the same.

8. The Party of the Second Part agrees to keep up the payment schedule as aforesaid so as to enable the first part to complete the construction of Flat as Contemplated in this agreement.
9. The First Part makes it clear that in all probabilities they will complete the construction within a period of _____. In case of any reason beyond their control like floods, riot, civil commotion, prohibitory order from Government, etc., the construction if delayed, the second part agrees to extend the time frame for completion of construction of the flat.
10. The First Part will permit the Second part to have periodical inspections of the construction.
11. Any additional work desired by the Second Part, but not forming part of this agreement, if agreeable to the first part can be carried out, upon payment of additional cost.
12. Any Sales Tax, GST etc., leviable by statutory authorities relating to this construction shall be paid by the party of the first part out of the consideration amount payable under this agreement,

or

Any sales Tax, GST etc., leviable by statutory authorities relating to this construction shall be paid by the party of the second part apart from the consideration payable to the first part. The amount payable towards such tax components shall not exceed Rs. _____ / _.

13. The cost of proposed construction and the value of construction is same as the consideration amount specified in this document.

SCHEDULE “A” PROPERTY

(TOTAL PROPERTY)

SCHEDULE “B” PROPERTY

(Proposed Undivided Share of land to be purchased)

_____ **Sq.Ft.**, of Undivided share of land out of _____ Sq.ft. of land described in Schedule – A.

SCHEDULE “C” PROPERTY

(Super structure to be constructed)

FLAT, bearing **FLAT No.** _____, in _____ **FLOOR**, having _____ **Sq.Ft.**, Built up area inclusive of Common areas.

SCHEDULE – D

(SPECIFICATIONS FOR FLAT)

- | | | |
|--------------|---|---|
| 1) STRUCTURE | : | R.C.C. Framed Structure, outer Wall _____
inner Wall _____ brick works |
| 2) JOINERY | : | |
| 3) FLOORING | : | |
| 4) KITCHEN | : | |
| 5) LOFT | : | |

BATHROOM

TOILETS :

FINISHING :

ELECTRICAL :

COMMON TO ALL FLATS:

Road side front Grill gate

Common light ____ lights

Common Over head tank

Terrance Common to all

Staircase & amp; railing

Common area taps.

Rainwater harvesting.

IN WITNESS WHEREOF THE PARTIES OF FIRST AND SECOND PART
HEREIN HAVE SET THEIR RESPECTIVE SIGNATURE ON THE AGREEMENT ON
THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES

1.

FIRST PART

2.

SECOND PART



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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