

Builder- Broker Agreement

THIS AGREEMENT made at 13/10/2021 on this Wednesday day of October, 202 2021, between Shiv Builder ., a company incorporated under the Companies Act, 1956 and having its registered office at 102 Corporate Park, sector 142, Noida 201301 hereinafter called 'the Builder' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

And

Shiv son of Shri Bhagirath Singh resident of Dholpur Rajasthan hereinafter called "the Broker" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, legal representatives, executors and administrators) of the OTHER PART. WHEREAS THE builder is constructing residential flats at Noida sector 142 more particularly described in the Schedule hereunder written; and wants to sell those flats and for the said purpose the services of the brokers are required. AND WHEREAS the broker has approached the builder and expressed his consent to act as broker for the sale of the flats on the terms and conditions mutually agreed upon.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The builder appoints the broker for selling the flats being constructed by him, more particularly described in the Schedule hereunder written at the price and on the terms and conditions laid down in Annexure 1 to this agreement
2. The broker will be entitled to the commission at the rate of 8% per cent on the cost of the flats booked by him.
3. The builder hereby represents and warrants that he is having clear and marketable title to the flats, free from any encumbrance, charge, lien, mortgage or attachment.

The builder also represents and warrants that the material used in the flats is of best quality.

4. The builder hereby gives the period of nine- months hereof for the sale of the flats described in the Schedule hereunder written and he shall not be authorized to sell the flats after the period of nine months.

IN WITNESS WHEREOF the parties have set their respective hands to these presents on the date, month and year hereinabove written.

Schedule

Annexure 1

Signed and delivered by

Signed and delivered by

Name: Shiv

Designation: Broker

Name: Pawan

Designation: Builder

In the presence of Witnesses:

1) Abdus

2) Nishit