

AGREEMENT OF SALE

FOR RS. _____

(RUPEES

_____) _____

PLOT NO. _____, SHRI HARIRAM NAGAR

(Kh. No.48 Mouza – SINDHI(RAILWAY) Tah-Selu & Dist. Wardha)

THIS AGREEMENT OF SALE is made & executed On this
th day of _____, at Nagpur :

BETWEEN

M/S. SAIPARTH GROUP, a Partnership Firm, having its office at Plot No.18,19,
Mitra Vihar Nagar, Kharbi Ring Road, Nagpur acting through its Partners, Shri.
Chandrashekhar Krishnaji Rewatkar, Mr. Ramesh Deoraoji Ghode, Mr.
Ritesh Sheshraoji Fuke

(Hereinafter called the DEVELOPERS & VENDERS which expression shall
unless repugnant to the contents or meaning thereof always mean and include

1

Sai Parth Group


Partner

Sai Parth Group


Partner

Sai Parth Group


Partner

the said **BUILDER**, as well as its legal representatives, executors, administrators, successors and assigns)

AND

1)MR./MRS. _____.

Aged ____ years, Occupation-

R/o _____

(Hereinafter called the **PURCHASER**, which expression shall, unless, repugnant to the context or meaning thereof always mean and include the said **PURCHASER**, as well as his heirs, legal representatives, executors, administrators, successors and assigns) of the **THIRD PART**.

WHEREAS the **VENDORS** are the owner and in possession of All that piece and parcel of land and bearing Kh.No. 48, containing by admeasurements 6705.12 Sq. Mtr of Mouza – Sindhi(Railway), Tah- Selu.& Dist.- Wardha,, and the same is more particularly described in **SCHEDULE-A**, in the schedule of Property. **AND**

WHEREAS the **VENDORS** have decided to develop the above said land into a Residential Plots in the name and style as **SHREE HARIRAM NAGAR** **AND**

WHEREAS the **VENDORS** has prepared a Layout plan of said land and to be known and styled as **SHREE HARIRAM NAGAR** and the same is sanctioned by Chief Executive Officer Nagarparishand Sindhi (Railway) dt. 14/04/2017. **AND**.

WHEREAS the purchaser have seen, gone through and inspected all the relevant document of title and satisfied themselves with respect to the Vendors title to the said property as good, valid and marketable and the purchaser has

also seen and approved the proposed plan of the said multi-storied building :
AND

WHEREAS the Purchaser being desirous of owning the plot in the said layout for their Residential use with heritable and transferable rights therein, have now approached the Confirming Party and expressed their desire and willingness to purchase the undivided proportionate share and interest in the said land comprising **PLOT No. ____** to be known and styled as "**SHREE HARIRAM NAGAR** " which is specifically described in **SCHEDULE-B**, in the schedule of Property. He has further specifically agreed to pay, provide and contribute the entire agreed cost of plot chosen by them to the Vender & Developers : **AND**

WHEREAS the considering the request and after detailed negotiations, the Vendor has now agreed to sell the aforesaid property to the purchaser for a total consideration of Rs. _____/- (Rupees _____ only) upon following terms and conditions :

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. **THAT** the **VENDOR** will **SELL** and the **PURCHASERS** will **BUY** The Plot No. ____ in All that piece and parcel of land bearing Kh.No. 48, containing by admeasurements 6705.12 Sq. Mtr of Mouza – Sindhi(Railway), Tah- Selu.& Dist.- Wardha, , within the limits of Metro Region Nagpur and Layout Name "**SHREE HARIRAM NAGAR** " which is more particularly described in the **SCHEDULE-B**, hereunder written. That the total price agreed is Rs. _____/- (Rupees _____), which the purchasers

have specifically agreed to pay the Vendor/Confirming Party in the following manner.

MANNER OF PAYMENT

Rs. _____ (Rs. _____) Chaque .

_____ dt _____

Rs. _____ will be pay on or before 3 month from the date of agreement or at time sale-deed which ever is earlier

Rs. _____

TOTAL

(_____)

SCHEDULE OF PROPERTY

SCHEDULE "A"

ALL THAT piece and parcel of land bearing Kh.No. 48, containing by admeasurements 6705.12 Sq. Mtr of Mouza – Sindhi(Railway), Tah- Selu.& Dist.- Wardha, within the limits of Metro Region Nagpur and the same is bounded as under :

On the East	:	Kh. No.60
On the West	:	Kh.No. 52
On the North	:	Kh. No.60
On the South	:	Kh.No. 46

SCHEDULE "B"

(DESCRIPTION OF PLOT)

ALL THAT Plot No.____, to Plot Area (_____ Sq. Mtrs) situated in Layout to be known and styled as "**SHREE HARIRAM NAGAR** " and standing on the Kh. No. 81/1(Part), land described above in Schedule-A.The said Plot is bounded as under

On the East :
On the West :
On the North :
On the South :

IN WITNESS WHEREOF the **VENDOR, BUILDER** and the **PURCHASERS** hereinabove named have hereto set their respective hands and signed this **AGREEMENT TO SELL AT SINDHI RAILWAY** in presence of the attesting witnesses signing as such on the day First above written.

WITNESSES: 1.

PURCHASER

MR _____ I

✓  **SELLER**

Shri. Chandrashekhar Krishnaji Rewatkar,

✓  **Mr. Ramesh Deoraoji Ghode,**

✓  **Mr. Ritesh Sheshraoji Fuke**

M/S SAIPARTH GROUP

PLOT NO. 18,19.MITRAVIAHAR NAGAR, KHARBI RING ROAD NAGEUR-9

Date

Allotment Letter

We allotted the Plot No. _____ to

Mr. _____ in SHREE HARIRAM

NAGAR on K. No.48, Mauza-Sindhi (Railway), Tah-Selu, Dist- Wardha . This
allotment will confirmed through this letter .

The Plot Size is _____ Sq. Mtrs. Total sale price is Rs.
_____/-

Sai Parth Group


Partner

Sai Parth Group


Partner

Sai Parth Group


Partner