AGREEMENT TO SELL

OF

PLOT NO. .....

WITH RCC CONSTRUCTION.

Plot Area: ——Sq. Meters

RCC CONSTRUCTION AREA:.....Sq. Meter

Valued at Rs...../- (Rs. .....)

VALUE AS PER GOVT. RECKNOR: _____

This **Agreement to sale** is made and executed at Kampteeon this **.....** day of .....,.....:

BETWEEN;

1. **SHRI. PRAMOD S/O DEORAOJI GHARDE;**
   The Proprietor of Shree Taj Construction
   Aged about 42 years ; Occu. Business;
   (PAN NO. AIXPG 9718 Q) **Mob. No.** 9764093455

2. **SAU. RUPALI W/O PRAMOD GHARDE;**
   The Proprietress of M/S MatoshreePrabha Builders & Developers
   Aged about 27 Years, Occu. – Business;
   (PAN NO. BDKPG 1639 R)
   Both R/o at 119 & 120, Swaraj Nagar, Wathoda Layout , Nagpur -09

{Hereinafter called the **"VENDORS-DEVELOPERS or PARTY NO. 01"** which expression shall unless repugnant to the context or meaning thereof, always mean and includesthe said Party No. 01, as well as their Heirs, Legal representatives, executors, administrators, successors, and assign of the **FIRST PART.**

AND

1. **SMT.SHRI.....**
   Aged .....
   R/O-.....
   .....
   (PAN NO. .....) AADHAAR NO.....

(Hereinafter called the "**PURCHASERS or PARTY NO.02** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTY NO. 02 as well as his/her/their Legal Heirs, Legal Representative, Executors, Administrators, Successors and assignof the **SECOND PART.**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising SOUTHERN PORTION of entire land bearing survey No./Khasra/Gut No.191/3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.62 Hectares, RentalRs. 13.13 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. SudeshchandraBabulalji Gupta,
having purchased the same by him fromShri. PrafullaChandrakantItkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4573 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 733 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 191/3-B having an area of 0.81 Hectares, Rental Rs. 6.65 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land bearing survey No./Khasra/Gut No.191/4 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.21 Hectares, Rental Rs. 9.81 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. SudeshchandraBabulalji Gupta, having purchased the same from 1) Miss.ManjushaChandrakantItkelwar&2) Miss AparnaChandrakantItkelwar, by a Sale Deed dated 30/11/2011, which is duly registered at the of Joint Sub-Registrar, Kamptee at Sr. no. 4574 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 732 dated 10/02/2012. **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. SudeshchandraBabulalji Gupta, having purchased the same from 1) Shri.KunalNarendraItkelwar , 2) Mr. Sanjay Narendraltkelwar,3) Mrs. VasantiNarendraltkelwarby a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4572 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 735 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-2 having an area of 1.1 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing Survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18, yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. SudeshchandraBabulalji Gupta, having purchased the same from 1) Shri.KunalNarendraltkelwar , 2) Mr. Sanjay Narendraltkelwar, 3) Mrs. VasantiNarendraltkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4571 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 736 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-3 having an area of 1.01 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, by an agreement to sell dated 22/08/2012, aforesaid the then owner Shri. SudeshchandraBabulalji Gupta has agreed to sell his aforesaid properties comprising all those Pieces and Parcels of Agricultural land bearing survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other aesementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR to **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** for valuable consideration of Rs. 2,50,00,000/- only upon the several terms and conditions contained therein. The said agreement to sell dated 22/08/2012 is duly registered at the office of Joint sub-Registrar, Kamptee at Sr. No. 4235 on 23/08/2012 thereby said requisite stamp duty and registration fees payable thereon; **AND**

WHEREAS, in pursuance of agreement to sell dated 22/08/2012, aforesaid Shri. SudeshchandraBabulalji Gupta has later on transferred/sold his aforesaid properties comprising all those Piece and Parcels of Agricultural land bearing Survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other aesementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR in favour of**M/s. Gruhlaxmi Skyscraper Pvt. Ltd.**by a sale deed 21/04/2015, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. No. 2042 on 22/04/2015 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 932 dated 24/11/2015; **AND**

WHEREAS, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. later on prepared a revised layout on the same lands comprising Survey/Khasra/Gut No. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR by carving out various plots of different sizes therein and the aid layout is also duly sanctioned and approved by the Executive

Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter Ex. Engineer (Metro)E.A. 2/1171, Nagpur, dated 12/01/2015; **AND**

WHEREAS, the aforesaid land comprising Survey/Khasra/Gut Nos. 188/1-A-2, 191/3-B,191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR having total area of 3.03 Hectares (OR 3,03,900 Sq. Mtrs) is converted by Non-Agricultural (Residential) use by the collector, Nagpur, vide its Revised **Order No. Prastutkar/Jillhadhikari/Kavi-152/2015 dated 21/02/2015 passed in Revenue Case No. 28/NAP-34/2012-2013 dated 05/09/2012; AND**

WHEREAS, out of aforesaid Layout, 39 plot bearing No. **1 to 26 and 28 to 35, 37 to 42** are released by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter No. **E.E.(Metro)/AE(M-2)/3696 dated27/11/2015**. As per the said release letter 27/11/2015 the net area of said 39 plots are shown and declared as 4087.954Sq. Mtrs; **AND**

WHEREAS, **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** later in its turn transferred/sold the property comprising ALL THOSE Pieces and Parcel and land bearing Released Plot Nos**. 1 to 26, 28 to 35, 37 to 42** (total 39 Plots) out of Sanctioned layout contained by total Admeasurements 4087.954 Sq. Meters being a portion of entire land bearing Survey/Khasra/Gut No.191/3-B, 191/4 of MOUZA : PAWANGAON, P.S.K.18, including all that easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR by way of sale to M/s. J.L.A. Construction & Builders by a Sale Deed dated 02/04/2016 which is duly registered at the Office of Joint Sub-Registrar, Kamptee in Book No. 1 at **Sr. No. 1372** on even date for a valuable consideration of Rs. 3,74,13,700/- (Rupees Three Crore Seventy Four Lacs Thirteen Thousand and Seven Hundred only) on payment of requisite stamp duty and Registration fees payable thereon. As a result therefore said M/s. J.L.A. Construction & Builders named in the said sale deed has now became an Exclusive, absolute full owner of the said property comprising Plot Nos**.** 1 to 26, 28 to 35, 37 to 42 (total 39 Plots) containing by the total admeasurements 4087.954 Sq. Mtrs. with heritable and transferrable rights therein in the like manner M/s. Gruhlaxmi Skyscraper Pvt. Ltd. named in the sale deed has become the exclusive, absolute full owner of the remaining portion of the land fallen under two Amenity Spaces and area under roads out of land admeasuring 8100 Sq. Mtrs. bearing Survey/Khasra/Gut Nos.191/3-B and 191/4; **AND**

WHEREAS, in pursuance of aforesaid Sale Deed dated 02/04/2016, M/s. J.L.A. Construction & Builders has issued various Post Dated Cheques towards agreed sale Consideration payable to the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. at the time of Registration of the Sale Deed. However, M/s. J.L.A. Construction & Builders could not arrange finance in due course of time period as per the terms and conditions of the Sale Deed dated 02/04/2016; **AND**

WHEREAS, in the aforesaid Circumstances the said M/s. J.L.A. Construction & Builders, has in consultation with M/s. Gruhlaxmi Skyscraper Pvt. Ltd. have decided to transfer/assign/sell its rights, title ad interest perspective purchaser/buyer so that it shall make the Payment of balance Sale consideration to the M/s. Gruhlaxmi Skyscraper Pvt. Ltd.

regardingPost Dated Cheques for setting the Accounts from the sale proceeds received by it from perspective purchaser/buyer; **AND**

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders, have jointly decided to sell/transfer their respective property jointly to any interested buyer and to utilize the sale proceeds thereof in its best interests; **AND**

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders, being thus desirous of selling the said entire property on as is where does basis comprising Non-Agricultural land containing by admeasurements 0.32 Hectare out of Survey No. 191/3-B and 0.49 Hectare of Survey No. 191/4, thus totaling 0.81 HR (i.e. 8100 Sq. Mtrs.) comprising Western portion of entire lands bearing Survey No. 191/3-B and 191/4, out of Area 0.81 Hectares and 1.21 Hectares respectively and the vendors herein above named having expressed their desire and willingness to purchase the same for fairy good price, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders (as a vendor No. 01 & 02) respectively after detail negotiations have now jointly agreed to sell the aforesaid entire property to present vendor therein.

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders later in its turn transferred/sold the property comprising all that piece and parcel Non-Agricultural land containing by admeasurements 0.81 Hectors (i.e. 8100 Sq. Mtrs.)(0.32 Hectors out of Survey No. 191/3-B and 0.49 Hectors out of Survey No. 191/4)(Consisting of Plot No. 1,2,6 to 26 and 27 to 32, 35 to 43, Amenity Spaces, Roads, etc) comprising Western portion of entire lands bearing Survey/Khasra/Gut No. 191/3-B and 191/4, having an Area of 0.81 Hectors and 1.21 Hectors respectively, rental Rs. 405 &Rs. 605 respectively of MOUZA : PAWANGAON, P.S.K.18, held in occupancy class 1 Rights, Khate No. 600, 757 and 753 including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, excluding therefrom land admeasuring 374.88 Sq. Meters(i.e. Plot No. 3,4,5,33 & 34 each contained by admeasurements 93.72 Sq. Meters) situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur by way of sale toShri. PramodDeoraojiGharde& Smt. RupaliPramodGharde,Vendors herein by a Sale Deed dated 21/10/2016 which is duly registered at the Office of Joint Sub-Registrar, Kamptee in Book No. 1 at **Sr. No. 4164/16** on even date for a valuable consideration of Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lacs only) on payment of requisite stamp duty and Registration fees payable thereon.

As a result therefore by virtue of the said registered sale deed the Shri. PramodDeoraojiGharde& Smt. RupaliPramodGharde,Vendors herein have now become an exclusive absolute full owner of the said property comprising all that piece and parcel of non-agricultural land containing by admeasurements 0.81 Hectors (i.e. 8100 Sq. Meters) (0.32 Hectors out of survey No. 191/3-B & 0.49 Hectors out of survey No. 191/4) (consisting of plot No. 1,2, 6 to 26 and 27 to 32, 35 to 43, Amenity Space, Road, etc.) comprising Western portion of lands bearing Survey/Khasra/Gut No. 191/3-B and 191/4, having an Area of 0.81 Hectors and 1.21 Hectors respectively, rental Rs. 405 &Rs. 605 respectively of MOUZA : PAWANGAON, P.S.K.18, held in occupancy class 1 Rights, Khate No. 600, 757 and 753, at

village- Pawangaon, Tah. Kamptee, Dist. - Nagpur; with heritable and transferrable rights therein; **AND**

WHEREAS, the vendors herein have decided to develop the said Plots of Land in to the residential Scheme/Complex/Row Houses/Apartments/Bungalows by constructing the buildings thereon consisting of various self-contained separate Apartment/Flat/Unit/Row Houses/Duplex therein; **AND**

WHEREAS, the construction plan of the building to be constructed on the said **Plot No.....** and same is duly sanctioned by the Building engineer (Metro), Nagpur Improvement Trust Nagpurvide its Building Permit No. **BE (Metro)/East/KampteeTahsil/ Case No. MB- -..... plan enclosed herewith; AND**

WHEREAS in pursuance of THE SAME the vendors have undertaken the entire work of development of the said property to under the name of 'AARNA CITY' in accordance with the plan sanctioned and approved by **the Building Engineer (Metro), Nagpur Improvement Trust Nagpur**.

WHEREAS, the Vendors- Developers have further specifically agreed to execute various agreement to sale and sale deeds each relating to the undivided proportionate and interest in the said plots of the land in favor of each such individual Buyers as may be nominated by them;

ANDWHEREAS, the Vendors are now in the physical possession of the said plots property for constructing and developing the Residential Houses to be known as **"AARNA CITY".**

WHEREAS, the purchaser herein above named has/have satisfied her/him in respect of the vendors-developers titled to the said property as good, valid and marketable;

ANDWHEREAS, purchaser shave also seen and approved the plan of the proposed multistoried building in the **"AARNA CITY";**

ANDWHEREAS, the purchasers being desirous of purchasing a building/House for their/his/her residential use in the said 'AARNA CITY" with heritable and transferrable rights therein has approached to the developers and expresses her/his desire and willingness to purchase THE SAID Plot along with RCC Superstructure to be constructed thereon and after detailed negotiations the vendors-developers have agreed to sale the same to the purchaser and the purchaser has also specifically agreed to purchase the sale the same agreeing interalia to pay, provide and contribute the entire agreed cost of construction & land in respect of Property specified in Schedule herein under chosen by her/him to vendors-developers.

WHEREAS, considering their/his/her request and after detailed negotiations the vendors-developers have now jointly agreed to sale the aforesaid property to the purchaser to a total consideration of **Rs. ...../-** (Rs. .....) **NOW THEREFORE THISAGREEMENT OF SALE WITNESSES AS FOLLOWS:**

1. That, the vendor shall sell and purchaser will buy the said **Plot No. .....** along with RCC Construction which is specified in Schedule Hereunder which being the subject matter of this deed and for the sake of brevity hereinafter, referred to and called as the said property.

2. That in construction of the free encumbrances and vacant condition sale of the aforesaid property the purchaser shall pay to the vendors-developers a total of **Rs. ...../- (Rs.....)**which the purchaser has specifically agreed to pay to the vendors-developers in the following manner:

Manner of Payment Received

1) **A. Rs. ...../- (Rs. .....)** paid vide Cheque, No.....

Rs...../-(Rs. .....)

The purchaser has paid an amount of **Rs...../-(Rs. .....)**
as above mentioned. The Seller/Vender/Owner hereby acknowledges the receipt of the above payment subject to realization of the said cheques if any. That in case any of the said cheques are dishonored for any reasonsthen the instant agreement of sale shall stand cancelled IPSO-FACTO. The purchaser shall pay the balance amount of **Rs. ...../- (.....)**in Following manner :-

35% at the completion of Plinth Level
15% at the completion of Ground Floor Level
15% at the completion of First Floor Level
20% at the time of Brick Work
10% at the completion of Internal, External Plaster And Floor Finishing Level
5% before Possession/at the time of sale deed

WHEREAS, the purchaser shall pay the charges for the separate electric & water meter at the time of Installation it.

2) That the purchaser shall pay the remaining amount as stipulated hereinabove strictly as mentioned above. It is understood by the purchaser that the timely payment of the installments as above is of the essence of contract. On failure of the purchaser to make the payment as above, the agreement shall automatically stand terminated and cancelled.

3) In the event of cancellation, vendor-developer shall be entitled to resell the said apartment to any other intending buyer without giving any further notice to the purchaser herein. The purchaser shall only be entitled to refund of the amount paid by him/her/them, without any interest and after deduction of fixed sum of Rs. 50,000/- from amount so paid, as & by way of charges, expenses incurred & liquidated damages.

4) That the Purchaser shall be entitled to receive the vacant possession of the said property from the vendor-developer on payment of consideration as referred to in above para and hold the same till the execution/registration of the sale deed in his favour by the vendor-developer

in trust for the vendor-developer. However the purchaser shall not be entitled to occupy the said property till the execution of the sale deed, or on payment of the balance amount of sale consideration to the vendor-developer whichever is earlier. The vendor-developer will hand over the possession of above said property and execute the sale deed within 9-month from today.

5) That, the vendor-developer will be provided all necessary documents, which will be necessary requires for registration of sale deed.

6) That, the sale deed will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural, Ground Rent, Corporation/Grampanchayat Taxes, Cesses, Electricity, Water Charges and all other outgoing etc. levied on property hereby agreed to be sold and payable by the vendors up to the date of registration of the sale deed.

7) That, the property hereby agreed to be sold is believed and shall be taken to be correctly described in the scheduled herein under written and if any misstatement, error or omissions will always be subject to correction by the parties hereto.

8) The vendor-developer shall be at liberty to sell and/or allot the said property in the said complex Known as "AARNA CITY" and also entitled to enter in to the agreements with the prospective buyers or allottees, individually or collectively on such terms and conditions as it might think fit and proper.

9) That, the vendor-developer hall delivers the actual physical possession of the property hereby agreed to be sold to the purchaser or his nominees in vacant condition after receipt of the full amount of sale consideration or at the time of the registration of the sale deed.

10) That, the purchasers has satisfied herself/himself/themselves with respect to the vendor-developer title to the said property as good, valid and marketable and he/she/them has accepted the same without any further investigation. They/she/he has also satisfied with himself/herself/themselves about the developer's right to enter in to this agreement with purchasers.

11) That the purchaser has finally chosen to own and posses Plot cum RCC Construction, in the proposed Scheme more particularly described in the schedule hereunder written.

12) That, the vendor-developer shall not deliver the actual possession of the said PROPERTY to the purchaser until the entire cost of construction including also the charges for installation of electric and water meters, legal expenses stamp duty, registration fees, VAT, Sales Tax/Turn-over Tax/Service tax or other any tax, are paid by her/him in full to the VENDORS/DEVELOPERS.

13) That, the available open space, the common areas and common facilities as may be provided in the said premises AARNA CITY shall be common use of all the PLOT/HOUSE owners in the said premises and shall always remain undivided and no partition or division of any part thereof will be affected or carried out by purchaser severally or jointly with any other owner/owners.

14) That the purchaser shall individually pay all Grampanchayat/corporation Taxes and cesses etc. as may be levied on the SAID PREMISES chose by him/her with effect from the date of registration of the sale deed or from the date of her/him taking over actual possession thereof which ever may be earlier.

15) That, the purchaser hereby agreed not to occupy the said Premises without prior written permission of the developers else she/he be treated as a trespasser.

16) That, the purchaser shall pay the proportionate share of the ground rent/nonagricultural assessment and all dues whatsoever accruing payable in respect of her/his undivided share in

the said land to the concerned authorities with effect of the date of registration of the sale deed or from the date of possession whichever is earlier onwards and shall always keep the vendor-developer indemnified against such payments.

17) That, the vendor-developer shall not be liable to pay any compensation or make good any defect in the proprietary item used in the construction of the said RCC House and proper claim regarding shall directly be made by the purchaser to the Manufacturer of such items keeping the Developer indemnified against the same. However the Developer shall use and install standard proprietary items in the said RCC STRUCTURE and it shall also that they property working at the time installation.

18) That, this agreement is subjected to the jurisdiction of the competent Civil Court at Nagpur.

19) That, all expenses on preparation of this agreement and the sale deed including the cost of stamp duty and registration Fees payable thereon hall borne and paid by the Purchaser.

SCHEDULE OF PROPERTY AGREED TO BE SOLD

All that piece & parcel of the Land bearing **Plot No. ....., admeasuring about .....Sq Meters** together with the Ground Floor & First Floor RCC Superstructure construction thereon admeasuring about **.....Sq. Meter** in Scheme/Layout known as "**AARNA CITY**" being a portion of entire land bearing Survey/Khasra No. 191/3-B & 191/4, total area admeasuring about 0.81 Hectors & 1.21 Hectors respectively of Mouza- Pawangaon, P.H. No. 18, Tah.-Kamptee, Dist. - Nagpur.

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The said plot property which are bounded as under:

ON THE EAST: .....

ON THE WEST: .....

ON THE NORTH: .....

ON THE SOUTH: .....

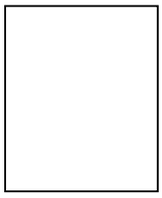
IN WITNESS WHEREOF THE VENDORS-DEVELOPERS AND THE PURCHASERS HEREINABOVE NAMED HAVE HERETO SET THEIR RESPECTIVE HANDS AND SIGNED THIS SALE DEED AT NAGPUR IN THE PRESENCE OF ATTESTING WITNESSES SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN:

FOR M/S SHREE TAJ CONSTRUCTION

1) SHRI. PRAMOD S/O DEORAOJI GHARDE
Proprietor,

FOR M/S MATOSHREE PRABHA BUILDERS & DEVELOPERS

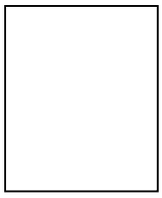
2) SMT. RUPALI W/O PRAMODGHARDE
Proprietress,
(VENDORS-DEVELOPERS)



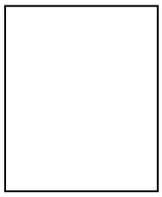
1) .....

(PURCHASER)

WITNESSES:



1)



2)