AGREEMENT TO SELL

VALUED AT RS. _____ONLY

MARKET VALUE OF RS. _____ONLY

THIS AGREEMENT TO SELL is made and executed at Nagpur on this ..... day of _____2023.

BETWEEN

M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED, A Company duly registered under the Companies Act,1956, bearing Incorporation Certificate No. U70102MH1998PTC1129681 of 1998, having its Registered Office at Plot No. 9, Abhyankar Nagar, Nagpur - 440010 (M.S.), **PAN - AABCB8624M**, and acting through its Authorized Director **SHRI. SHYAM S/o KASHIPRASAD BORELE**, Aged about 59 Years, Occupation - Business, R/o. Flat No. 102, Shree Mohini Raj Apartments, Behind Batukbhai Jewellers, Khare Town, Dharampeth, Nagpur -440010(M.S.), **AADHAAR No. 2816 8447 7191**& Mobile No. 9860112200.
hereinafter be called and referred to as the "**OWNER / PROMOTER /PARTYNo.1**",which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said **OWNER COMPANY** as well as, its Directors, Share-holders, his/her/their respective legal heirs, its legal representatives, executors, administrators, successors, nominees, assignees and agents etc.of the FIRST PART;

AND

SHRI _____, Aged about _____years, Occupation–Service/ Business, (PAN _____,UID), Resident of here -in-after known and referred to as the " ALLOTTEE/ PURCHASER/ S "which expression shall unless repugnant to the context and meaning there of, always mean and include the said "ALLOTTEE/ PURCHASER/S" as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the SECOND PART.

A. DESCRIPTION OF THE LAND & PROPERTY:-

THAT, SELLER/PROMOTER is the sole and exclusive owner of ALL THAT PIECE AND PARCEL OF LAND bearing Khasra No. 133/2

admeasuring 0.81 Hectares (8100 Sq.Mtrs) AND 8099 Sq. Mtrs as per Measurement Sheet P.H. No. 38, Land Revenue Rs. 2.61, TOGETHER WITH all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

1) THAT, Originally ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Old Khasra No. 98/3 and 38/4 admeasuring 3.87 Hectares was owned by Shri. Khushal Laxman Nagpure as per the partition between him and his brother Krushna, Chandrabhan and Ram Laxman Nagpure in the year 1975 as per records of Adhikar Abhilekh Panji prepared U/s 115 of Madhya Pradesh Land revenue Code, 1954; AND.

2) THAT, under the re-Khasra and re-measurement of the said land carried out by the Government in the year 1988-1989 under the Consolidation and Fragmentation, the said Old Khasra Number 98/3 and 38/4 of Mouza Pipla were re-numbered as New Khasra No. 133 admeasuring about 3.00 Hectares; AND

3) THAT, Shri. Khushal Laxman Nagpure expired in the year 1996 and on his deah the said land of Kh. No. 133 was inherited by his legal heirs widow Smt. Shantabai Khushal Nagpure and sons Dilip, Naresh, Suresh and Sanjay and married daughters Smt. Tarabai Anandrao Bobde and Smt. Sunita Anilrao Nimbalkar by way of intestate successions and their names were also accordingly mutated in the revenue records vide Ferfar No. 204 Dated 11-04-1996; AND.

4) THAT, Smt. Tarabai Anandrao Bobde and Smt. Sunita Anilrao Nimbalkar relinquished all their rights, interest and entitlements in the said land bearing Khasra No. 133 admeasuring 3.00 H.R in favor of their mother Smt. Shantabai Khushal Nagpure and brothers Dilip, Naresh, Suresh and Sanjay Khushalrao Nagpure by executing a Deed of Relinquishment dated 5-12-2006 which is duly registered in Book No. 1 at Serial No. 7007 in the office of the Sub Registrar, Nagpur-7 on 13-12-2006 and their names were subsequently deleted from the revenue records vide ferfar No. 854 dated 29-01-2007; AND.

5) THAT, Smt. Shantabai Khushal Nagpure and her sons Dilip, Naresh, Suresh and Sanjay Khushalrao Nagpure became the Co-Owners of the said Land bearing Khasra No. 133 and vide order of the Sub Divisional Officer Nagpur U/s 29 If the Maharashtra Land Revenue Code, 1966 under Clause (c) of Sub Section (2) of Section 29 of the said Act, the said Officer included the owners as Occupant Class-1 with Bhumiswami rights in respect of the said Land in Rev. Case No. 319/LND-18/2006-2007 by order dated 24-01-2007; AND.

6) THAT, the said (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure executed a Power of Attorney in respect of the said Khasra No. 133 of Mouza Pipla in favor of Shri. Hemant Bhagwantrao Nilgirwar (Patil) which is duly registered Book No. 4, at Serial No. 2129/2007 in the Office of the Joint Sub Registrar-Nagpur-5 on 24-04-2007; AND.

7) THAT, lateron the said (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure through their aforesaid Power of Attorney Shri. Hemant Bhagwantrao Nilgirwar (Patil) sold and transferred the Eastern portion of entire Khasra No. 133 admeasuring 0.81 H.R out of total area admeasuring 3.00 H.R out of Mouza Pipla, Tahsil and Dist Nagpur in favor of M/s NETTLINX REALTY PVT LTD by way of a Sale Deed dated 6-11-2007 which is duly registered in Book No. 1 at Serial No. 6472/2007 in the Office of the Joint Sub Registrar-7 Nagpur on even date; AND.

8) THAT, after the aforesaid Sale Deed dated 6-11-2007 the Land of Khasra No. 133 has been renumbered as Khasra No. 133/2 admeasuring 0.81 H.R in the name of M/s NETTLINX REALTY PVT LTD and its name was accordingly mutated in the relevant 7/12 Extract and the remaining land bearing Khasra No. 133/1

admeasuring 2.19 remained in the ownership of Smt. Shantabai Khushal Nagpure and others; AND.

9) THAT, BHAIJI INFRA PROJECTS PRIVATE LIMITED, the Owner/ Promoter herein above named had instituted a Special Civil Suit bearing No. 203/2014 against the said M/s NETTLINX REALTY PVT LTD for specific performance of contract, declaration, possession and perpetual injunction in the court of Civil judge Senior Division, Nagpur and during the pendency of the said suit said Bhaiji Infra Projects Private Limited and m/s Nettlinx Realty Pvt Limited resolved to amicably settle the dispute as such they applied before the Hon'ble Court for passing a Compromise Decree Under Order 23 Rule 3 of Code of Civil Procedure on 23-12-2020. In terms of the said Compromise, the said M/s NETTLINX REALTY PVT LTD had agreed to execute and register the Sale Deed of Land bearing Khasra No. 133/2 of Mouza PIPLA in favor of BHAIJI INFRA PROJECTS PRIVATE LIMITED; AND

10) THAT, later on M/s NETTLINX REALTY PVT LTD sold and transferred ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR to **BHAIJI INFRA PROJECTS PRIVATE LIMITED** by way of a Sale Deed dated 31st December, 2020 which is duly registered in Book No. 1 at Serial No. 760/2021 in the Office of the Joint Sub Registrar, Nagpur Rural-7 on 12-01-2021.

11) THAT, the Owner / Promoter thus became the absolute and exclusive owner of ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at

Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR with transferable and heritable rights therein and its name is also accordingly mutated in the relevant revenue records vide Fer-far No. ___; AND

12) **THAT,** thereafter Tahsildar, Nagpur (Rural), converted the entire land as above said into a non-agricultural residential use in accordance with the order passed by him U/s 44(1) of the Maharashtra Land Revenue Code, 1966 in Revenue Case No. 185/N.A.P-34/2022-2023 dated 28-06-2023; AND.

13) THAT**,** Owner/Promoter decided to develop the property into a Layout with such intention the Owner/Promoter submitted the plan for sanction in the office of Nagar Panchayat, Besa- Pipla Nagpur- Rural and eventually said Layout plan has been tentatively sanctioned for demarcation vide letter bearing No. नपबेपि /नरवी/अभि.तात्पु. मंजु/272 dated 5-06-2023. This sanction has been specifically granted to the Owner/Promoter for development of Layout with total Plot area admeasuring about **8100.000 Sq. Mtrs**. (Approximately) AND ;

14) THAT, in the premise aforesaid, the Owner / Promoter has developed Layout to be known as "**SHYAM NAGRI 1**" in accordance with the Layout plans that have been sanctioned by the Planning Assistant, Nagar Panchayat Besa- Pipla and Administrator, Nagar Panchayat Besa- Pipla; AND.

15) THAT, the Owner/ Promoter has registered the project under the provisions of The Real Estate (Regulation & Development) Act, 2016 with the Maharashtra Real Estate Registration Authority at Mumbai bearing No. _____ on _____AND;
THAT, the PROMOTER/ SELLER has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer, NMRDA;

A. THAT, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-

out, approached the SELLER/PROMOTER herein and visited the office of the SELLER/PROMOTER and also satisfied himself/herself/themselves in respect of the title of the said entire property and SELLER/PROMOTER'S authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers;

THAT, the ALLOTTEE/PURCHASER/S here -in-above approached to the SELLER/PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as "**SHYAM NAGRI 1**" and has agreed to pay the cost of developed plot to the SELLER/PROMOTER;

B. TITLE CERTIFICATE: The title of the Owner/ Promoter is duly verified through their Advocate ***Pravin G Patil***, Nagpur and has certified that the title of the present owner/promoter is clean, clear and free from all encumbrance, with ample right of development of the said property, construction thereon , and sale of the constructed Plots, as well as the entire subject matter property or any part thereof. The said title Certificate is filed herewith as Annexure- "A";

C. EXCLUSIVE RIGHT TO SELL AND DEVELOP: In the circumstances, the Owner/Promoter has the exclusive right of plotting of the said land or to develop the said Land by plotting of the said land into various plots and other permitted structures thereon, as per the approved layout of plots and to enter into Agreements for Sale of such plots etc. with prospective purchasers thereof under the provisions of the Transfer of Property Act. The Owner / Promoter has applied for, and is granted due registration under the provisions of the Real Estate (Regulation and Development) Act, 2017, bearing No. _____; and the same is attached hereto as Annexure-F.

D. PURCHASER AGREES TO ACQUIRE: The Purchaser, after satisfying herself/ himself as regards the title of

the Owner/Promoter to the said property, and after inspection of the entire documents of title as specified in the above Title opinion Annexure-“A” and the approved layout of plots, and after inspecting the site and satisfying himself/herself as to the completion of the various phases of work, and has now agreed to purchase the open Plot No. _____as specified in Schedule written hereinafter (hereinafter for the sake of brevity referred to as the “said Plot”). The Purchaser/s has / have agreed to acquire Plot No.___ admeasuring about Sq. Mtrs. (OR_____Sq. Ft) at or for the consideration and on the terms and conditions set out hereinafter, the said Plot No. ___is hereinafter referred to for the sake of convenience and brevity as “the said Plot” and is more particularly described in the SCHEDULE hereunder written and marked in Red on the Plan Scheme “B”.

E. INSPECTIONOFTITLEDOCUMENTS/PLANS/LAYOUTS: The Purchaser/s has/have demanded from the Owner / Promoter and the Owner / Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Land, N.A. Assessment or the approved layouts, in respect of the said Plot and the common areas, amenities and the specific rights therein, as hereby agreed to be sold.

F. INDEPENDENT VERIFICATION OF TITLE BY PURCHASER: The Purchaser/s has/have before the execution hereof, had the title of the Owner/Promoter thereto independently verified through the Legal Counsel/Advocate of the Purchaser/sand the Purchaser/s has/have satisfied himself/ herself/ themselves that the same is free from all encumbrances and is clear and marketable.

G. CONSIDERATION : After being satisfied with the Title as above, the Purchaser herein made an offer to the Owner / Promoter herein to purchase the said Plot in accordance with the approved layout of plots, and with the said intention deposited a sum of Rs. _____(Rupees. _____) Only vide Cheque No._____ Dated drawn on Bank, Branch, being the part payment out of the lump sum tot al Sale-price of Rs._____ (Rupees_____) Only

against and in consideration of the said Plot agreed to be sold by the Owner/Promoter to the Purchaser, as an advance payment, the payment and receipt of which advance amount the Owner/Promoter hereby admit and acknowledge. The Purchaserhas agreed to pay to the Owner/Promoter, in such name and as per their directions, the entire balance of the sale-price in the manner as mentioned in the Schedule E hereunder written and which payment is deemed to be the essence of these presents;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY ANDBETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. PURCHASE AND SALE OF THE PLOT:-

1.1 The Purchaser/s has/have agreed to acquire and Owner/Promoter have agreed to sell the said Open Plot No. _____admeasuring _____Sq. Mtrs., and the right to construct thereon, as per sanction plans to the Purchaser, for the lump sum consideration and on the terms and conditions set out hereinafter, and which Plot is more particularly described in the Schedule A and specified in Plan Schedule B hereunder written;

1.2 The said Plot agreed to be acquired by the Purchaser/s herein shall be provided only and only with the common amenities and facilities as per the specifications, which are set out in the Annexure ..... hereunder written;

2. CONSIDERATION:-

2.1 LUMP SUM CONSIDERATION AND EXCLUSIONS:

As mentioned above, the Owner/Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner/Promoter for the mutually agreed lump sum consideration of Rs._____ (Rupees_____) Only and the Purchaser shall make the payment of the same in the name of "___" or such other name as may be specified from time to time by the Owner/Purchaser and the said consideration amount is excluding expenses for stamp duty and registration fees, GST and ALL other

taxes, expenses, etc. and also all the other outgoings as mentioned herein below which will be paid by the Purchaser/s separately as agreed and specified.

2.2 TIME PERIOD FOR POSSESSION:

The possession of the said Plot agreed to be purchased by the Purchaser/s shall be handed over to the Purchaser/s by the Owner/Promoter before on receipt of the entire amount of the purchase price of the said Plot and other charges as agreed. The Purchaser/s shall take possession of the said open Plot within 15 (Fifteen Days) two months {(u/s 19(10)} of the Owner/Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities and effect in necessary payment as per agreed schedule.

2.3 DELAY IN HANDING OVERPOSSESSION BY OWNER/PROMOTER : It is agreed between the parties hereto that if the Owner/Promoter fails to give possession of the said Plot in accordance with the terms of this Agreement within the stipulated period as mentioned in clause 2.2 hereinabove or within further mutually agreed period [and a period of three months thereafter.] or if, the Owner/Promoter and/or its Agents for reasons beyond its control, are unable to give possession of the said Plot by the said date and after a period of two months if those reasons still exist, then in such case, Owner/Promoter shall, without prejudice to its rights reserved here under, be liable on demand of the Purchaser/s to refund the amounts already received by it in respect of the said Plot from the Purchaser/s with simple interest thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017, and the Rules made there under, per annum, from the date it received the same till the date the amounts and interest thereon is refunded to the Purchaser/s.

3. MAINTENANCE OF THE PLOT/ LAYOUT: Commencing the week after Notice in writing is given by the Owner/Promoter to the Purchaser/s that the said Plot is ready for use and occupation and intimation of the same is received by the Purchaser/s from the

Owner/Promoter the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the Owner/Promoter changes for common service if any.

4. FORMATION OF FINAL BODY OF PURCHASERS:

The Owner/Promoter shall on execution of registered agreement for sale by 51% purchasers from within the period of 3 months from handing over possession of the last unsold Plot to the concerned Purchaser, in of the said Complex, shall form an Association or a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other body as may be deemed fit by the Owners/promoters and Owner/promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

5. NO RIGHT TO DEMAND SUB-DIVISION:

The Purchaser/s of the Plot/Plots agreed to be sold hereunder and all the other purchasers of Plots in the said land shall not have any right to make sub-division of the Plot and always subject to the applicable rules, regulations and bye-laws. Purchasers shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the right of the Purchaser/s are confined only to the Plot/Plot hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye -laws.

6. UNSOLD PLOTS:

In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Promoter of all the plots on the said Land, then in such case the Owner/Promoter shall join in the Ultimate Body as members holding such unsold plots and as and when such Plots are sold to third party at the discretion of the Owner/Promoter the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium, transfer free, or any other extra payment.

7. REPRESENTATIONS AND WARRANTIES OF THE OWNER / PROMOTER:

The Promoter hereby represents and warrants to the Allottee /Purchaser as follows:-

(a) The Owner/ Promoter has clear and marketable title with respect to the project land/Plot; as declared in the title report annexure to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project; The promoter has also obtained the necessary N.A. permission from competent authority;

(b) The Owner / Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project land shall obtain requisite approvals from time to time to complete the development of the project.

(c) There are no encumbrances upon the project land or the Project except those disclosed in the title report;

(d) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report; there is no prohibitory order for transfer of the Plot.

(e) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/ wings shall be obtained by following dues process of law and the Promoter has been and shall, at all times, remain to be incompliance with all applicable laws in relation to the Project, project land, Building/s and common areas;

(f) The Owner / Promoter has the right to enter into this Agreement and has not committed or omitted to perform any

act or thing whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(g) The Owner / Promoter has not entered into any Agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee under this Agreement;

(h) The Owner / Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement.

(i) The Owner / Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levied, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

(j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

(k) The Owner / Promoter shall obtain all such insurance as may be notified by the Government of Maharashtra;

(l) Title of land as a part of real estate project.

8. PAYMENT OF STAMP DUTY/ REGISTRATION FEES/ EXPENSES:

It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Promoter/ pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Promoter in favour of the

Association/Condominium/Society of all Plot purchasers in the said project.

9. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

10. FURTHEREASSURANCES:

Both Parties agree that they shall execute acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

11. ADDRESS FOR SERVICE:

That all notices to be served on the Allottee /Purchaser and the Promoter/Confirming Party as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter /Confirming Party by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below;

Allottee/Purchaser

Notified Email ID:

Name of (Allottee's Address)

Name of Sellers/ Promoter

M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED,

Through its Authorized Director **SHRI. SHYAM S/o KASHIPRASAD BORELE,** Plot No. 9, Abhyankar Nagar, Nagpur-440010 (M.S.) (Promoter's Address)

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

12. DISPUTE RESOLUTION :

Any dispute between parties shall be settled amicably by following conciliation proceedings. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate(Regulation and Development) Act, 2016, Ru les and Regulations, there under.

13. GOVERNING LAW:

That the right and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil courts within whose local limits the property is situated will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(said land)

ALL THAT PIECE AND PARCEL OF LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares (8100 Sq.Mtrs) AND 8099 Sq. Mtrs as per Measurement Sheet P.H. No. 38, Land Revenue Rs. 2.61, TOGETHER WITH all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR and bounded as Under:-

ON THEEAST:-. BY LAND OF KHASRA NO. 133/3.

ON THE WEST:- BY LAND OF KHASRA No. 133/1.

ON THE NORTH:-. BY LAND OF KHASRA No. 134 & 135.

ON THE SOUTH:- BY NALLAH.

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAIDPLOT NO. _____)

ALL THAT Piece and Parcel of Plot No. _____, area admeasuring about _____ sq. mtrs., on “as is where is basis” in the Layout known as **“SHYAM NAGRI 1”**. Said property as more particularly described in the First Schedule hereinabove written & the plot is bounded as under:

ON THEEAST:

ON THE WEST:

ON THE NORTH:

ON THE SOUTH:

IN WITNESSES WHEREOF, the parties hereto have signed this **AGREEMENT TO SALE** on the date, month, & year first written in the presence of following attesting witnesses.

WITNESSES:-

1._____ ----------

M/s. BHAIJI INFRA PROJECTS PRIVATE

Through its Authorized Director

SHRI. SHYAM KASHIPRASAD BORELE

(SELLER/ PROMOTER)

2._____ ----------

(SHRI/ MRS._____)

(ALLOTTEE/ PURCHASER)

SCHEDULE – "E"

MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
	AMOUNT RECEIVED		

It is agreed that the ALLOTTEE/PURCHASER/S shall make the payment of balance consideration of Rs. _____/-(Rupees _____Only) in the following manner :

Amount Rs.	Payable on or before
	TOTAL AMOUNT