**Stamp Duty Rs. _____/-**
**Reg. Fees Rs. _____/-**

**Model Form of Agreement to be entered into between Promoters and Allottees for Plotted development projects.**

**In respect of Plot No. _____ in the Sanctioned layout Known & Styled as "SHUBHALAXMI NAGARI", being a portion of entire land bearing Survey No. 113/4/B of Mouza – Isasani.**

**Sale Consideration Rs. _____/-**
**Market Value Rs. _____/-**

**@ Rate Rs. _____/- per Sq.Mtrs.**
**As per Item No. ___on Page No._____**

This AGREEMENT TO SELL is made & executed on this ____ day of **_____, 2023** at Hingna, Dist. Nagpur.

BETWEEN

1) **Mr. Balwant Pundlikrao Samarth**
Aged about 88 years, Occu. – Agriculturist
2) **Mr. Purushottam Pundlikrao Samarth**
Aged about 77 years, Occu. – Agriculturist
3) **Mr. Uday Balwant Samarth**
Aged about 58 Years, Occu. – Agriculturist
4) **Mr. Avinash Balwant Samarth**
Aged about 50 Years, Occu. – Agriculturist
5) **Sarita @ Savita Subhashrao Itankar**
Aged about 49 Years, Occu. – Household
6) **Manju Sanjayrao Harde**
Aged about 47 Years, Occu. – Household
7) **Mr. Vilas Purushottam Samarth**
Aged about 51 Years, Occu. – Agriculturist
8) **Indu @ Meera Purushottam Samarth**
Aged about 72 Years, Occu. – Household
9) **Anita @ Mina Purushottam Samarth**
Aged about 52 Years, Occu. – Household
All R/o. Shanti Niketan Colony, Pratap Nagar,
Nagpur – 440 022.

**No. 1 to 9 through their Power of Attorney Holder –**

1) **Mr. Gopalrao Pandurangji Dhawad**
Aged about 78 Years, Occu. – Business & Agriculturist
R/o. Shattarka Apartment, Surendra Nagar,

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Neeri Road, Nagpur – 440 015.
**(PAN – ABSPD 3491 K)**
**(UID No. 5592 4088 9682)**
**(Mobile No. 98 229 21232)**

**2) Mr. Namdeorao Bhaiyyaji Padole**
Aged about 54 Years, Occu. – Business & Agriculturist
R/o. 202, Vikram Apartment, 20, Near Nagoba
Mandir, Sambhaji Chowk, Trimurti Nagar,
Ring Road, Nagpur – 440 022.
**(PAN – AJJPP 8382 J)**
**(UID No. 6710 6382 0571)**
**(Mobile No. 98 229 21233)**

hereinafter jointly called as the **OWNERS/VENDORS/PARTY NO. 1**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNERS/VENDORS/PARTY NO. 1, as well as, their heirs, legal representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the **FIRST PART.**

**AND**

**M/s. Shubhlaxmi Developers**
*(Regd.No. N.G.P.-6221/1999)*
**(PAN – _____)**
*A Partnership Firm,*
*having its Office at* – _____
**Through its Partners –**

**1) Mr. Gopalrao Pandurangji Dhawad**
Aged about 78 Years, Occu. – Business & Agriculturist
R/o. Shattarka Apartment, Surendra Nagar,
Neeri Road, Nagpur – 440 015.
**(PAN – ABSPD 3491 K)**
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Ring Road, Nagpur – 440 022.
**(PAN – AJJPP 8382 J)**
**(UID No. 6710 6382 0571)**
**(Mobile No. 98 229 21233)**

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hereinafter called the **"DEVELOPER / PROMOTER / CONFIRMING PARTY / PARTY NO. 2",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **DEVELOPER / PROMOTER / CONFIRMING PARTY / PARTY NO. 2** and its **Partners** as well as, their respective legal heirs, legal representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the of the **SECOND PART. AND;**

_____
Aged about ___ Years, Occu. – _____
R/o. _____

_____
**(PAN – _____)**
**(UID No. _____)**
**(Mobile No. _____)**

hereinafter called as the **PURCHASER/S / PARTY NO. 3**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PURCHASER/S / PARTY NO. 3** as well as, his/her/their respective legal heirs, legal representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the **THIRD PART.**

***Where the context so require words & expression referring to the Parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.***

WHEREAS, the Vendors are the joint, full & an absolute owners of ALL THAT piece and parcel of retainable land bearing **Survey / Khasra No. 113/4-B,** Containing by total admeasuring **1.35 H.R.** *(as per 7/12 Extract, Measurement Sheet & Site)*, situated within the limits of **Village/Mouza – Isasani**, P.H. No. 46, in Teh. Hingna, Dist. Nagpur and the said land bounded as under : **On the East - Part of Survey / Khasra No. 113, On the West - Part of Survey / Khasra No. 113, On the North - Part of Survey / Khasra No. 113 and On the South - Survey / Khasra No. 111**.

(hereinafter called as **"THE SAID PREMISES/PROJECT LAND"**).

**BRIEF HISTORY OF THE SAID PROPERTY**

Whereas –

ALL THAT Piece and Parcel of the Agricultural land bearing Kh. No. 113/4 having an area of 4.41 Hectares, Originally belonged to Mr. Balwant Pundlikrao Samarth (Vendor No. 1) and Mr. Purushottam Pundlikrao

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Samarth (Vendor No. 2) jointly, being their ancestral property, each of them having the undivided half or 50 percent share and interest therein and the sane is also accordingly mutated in their name in the relevant records of Government.

Lateron, the said Mr. Balwant Pundlikrao Samarth (Vendor No. 1) and others applied for exemption to the aforesaid surplus vacant land under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or construction of Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/ 5(3977)/D-III dated 15-01-1992.

Lateron, considering the application of the aforesaid Mr. Balwant Pundlikrao Samarth (Vendor No. 1) and others/ their POA Holder, the Additional Collector and Competent Authority, U.L.C., Nagpur sanctioned the residential layout scheme vide Case No. ATP/ULC/TD(651)/Isasani/2006/257, dated 08/02/2006.

Lateron, the said Mr. Balwant Pundlikrao Samarth (Vendor No. 1) and Mr. Purushottam Pundlikrao Samarth (Vendor No. 2) and their legal heirs namely – Mr. Uday Balwant Samarth (Vendor No. 3), Mr. Avinash Balwant Samarth (Vendor No. 4), Sarita @ Savita Subhashrao Itankar (Vendor No. 5), Manju Sanjayrao Harde (Vendor No. 6), Mr. Vilas Purushottam Samarth (Vendor No. 7), Indubai @ Meera Purushottam Samarth (Vendor No. 8), Anita @ Mina Purushottam Samarth (Vendor No. 9) and Consenters – Mr. Sanjay P. Bhonde, Mr. Dilip N. Sonkusre, Mr. Shalik L. Kadu, Mr. Deorao S. Parise, Mrs. Mala D. Parise and Mrs. Shalini L. Deshmukh had executed and registered an Agreement of Development and Sale in favour of Developer / Promoter / Confirming Party / Party No. 2 – M/s. Shubhlaxmi Developers through it's Partner Mr. Gopalrao Pandurangji Dhawad & Mr. Namdeorao Bhaiyyaji Padole on 04/09/2006, which is duly registered in the office of the Sub-Registrar, Hingna at Sr. No. 4735/2006 and it is seen that, the proper Stamp Duty and Registration Fees paid thereon.

Lateron, the abovenamed Vendors / Party No. 1 had also executed and registered a General Power of Attorney in favour of Mr. Gopalrao Pandurangji Dhawad & Mr. Namdeorao Bhaiyyaji Padole on 04/09/2006, which is duly registered in the office of the Sub-Registrar, Hingna at Sr. No. 4736/2006

Lateron, the abovenamed Vendors / Party No. 1 have applied to the Competent Authority for convert the said property from Agriculture to Non- agriculture use.

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After considering their request, the Hon'ble Tehsildar Saheb, Hingna, Dist. Nagpur has converted the said property into Residential / Non-agriculture use under Section 42-A of The Maharashtra Land Revenue Act, 1966, vide his Order Revenue Case No. 29/NAP-34/**izLrq&**1/2022-2023 on 09/03/2023 & the said N.A.Order enclosed herewith.

Lateron, the Executive Engineer-1, Nagpur Mahanagar Pradesh Vikash Pradhikaran, Nagpur issued a Permission Letter to the Said Owners on 03/02/2023 vide Letter No. E.E /NMRDA /8086 in relation to the use of abovesaid Agricultural Land / Project Land for Residential Purpose and layout.

**WHEREAS**, the Layout Plan of the said Survey duly approved by the _____, Nagpur Metropolitan Region Development Authority, Nagpur on _____ & the said Layout plan enclosed herewith.

That, the abovenamed Vendors / Party No. 1 through their POA Holder and Developer/ Party No. 2 - M/s. Shubhlaxmi Developers through it's Partner Mr. Gopalrao Pandurangji Dhawad and Mr. Namdeorao Bhaiyyaji Padole have carved a residential layout in the said retainable land bearing Survey / Khasra No. 113/4-B of Mouza – Isasani and the said layout consist total 53 Plot and the said Prospective Purchasers being intending to purchase the Plot No. _____

**WHEREAS**, the present Vendors/Party No.1 & Party No. 2 have obtained a Regularization Letter from Competent Authority, Vide Letter No. _____, dtd. _____

**WHEREAS**, the Vendors and Developer / Promoter / Confirming Party do hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Vendors have clear possession of the said Project Land. The said Project Land is an ancestral property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority; AND

**WHEREAS** the Vendors/Owners are in possession of the project land and the Developer/ Promoter / Confirming Party is entitled and enjoined upon to develop Lay-out on the project land in accordance with the recitals hereinabove; AND

**WHEREAS**, the Developer / Promoter / Confirming Party has got the said Project registered under the provisions of the Act with the Real Estate Regulatory Authority bears Registration No. _____; AND

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**WHEREAS**, by virtue of the Development Agreement and General Power of Attorney, the Developer / Promoter / Confirming Party has sole and exclusive right to sell the Plot/s in the said sanctioned Layout to be developed by the Developer / Promoter / Confirming Party on the Project Land and to enter into Agreement/s /sale deed with the prospective Purchaser(s)/s of the Plot/s to receive the sale consideration in respect thereof; AND

**WHEREAS,** on demand from the Purchaser/s, the Developer / Promoter / Confirming Party has given inspection to the Purchaser/s of all the documents of title relating to the project land and the plan, map and specifications prepared by the Developer / Promoter / Confirming Party's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder. The Purchaser/s has/have prior to the execution hereof perused the Title documents, Sanctioned Layout Plan/Map and Specifications of the said Project and the other documents and papers disclosed by the Developer / Promoter / Confirming Party and satisfied herself/himself/themselves about the title of the Vendor to the said premises/project land and/or right of the Developer / Promoter / Confirming Party to sell the same on ownership basis. The Purchaser hereby confirm that the Developer / Promoter / Confirming Party has produced for inspection to the Purchaser, all information and documents and has made full and true disclosure as demanded by the Purchaser and the Purchaser are satisfied with the same and have no further or other information nor disclosure to be required from the Developer / Promoter / Confirming Party;

**WHEREAS**, the authenticated copies of Certificate of Title issued by the advocate of the Developer / Promoter / Confirming Party have been supplied to the Purchaser, the receipt of which is hereby confirmed by the Purchaser. The authenticated copies of 7/12 extract showing the nature of the title of the Vendors/Owners to the Project Land on which the layout developed / sanctioned.

**WHEREAS**, the authenticated copies of the sanctioned and approved Layout by the competent authority, ownership papers, NA Order, Regularization Letter etc. have been annexed hereto.

**WHEREAS,** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter; AND

**WHEREAS**, prior to the execution of these presents the Purchaser have paid to the Developer / Promoter / Confirming Party as per manner of payment hereinunder being part payment of the sale consideration

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of the Plot agreed to be sold by the Vendor & Developer / Promoter / Confirming Party to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Vendor and Developer / Promoter / Confirming Party both hereby admit and acknowledge) at the time of booking & the subsequent payments are made thereafter and the Purchaser have agreed to pay to the Vendor & Developer / Promoter / Confirming Party, the balance of the sale consideration in the manner hereinafter appearing; AND

**WHEREAS**, under section 13 of the said Act the Developer / Promoter / Confirming Partyis required to execute a written Agreement for sale of said Plot of land with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908; AND

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor & Developer / Promoter / Confirming Party hereby agrees to sell and the Purchaser hereby agree to purchase the said **Plot No. _____.** (hereinafter called as the **"said Plot of Land"**)

WHEREAS, the Purchaser has satisfied himself/herself /themselves that the Title, Documents, Area of the said property as mentioned in the Agreement as well as the actual physical area of the said property and the Purchaser does not have any objection in respect thereof.

WHEREAS, for the cogent reasons and good causes the Vendor & Developer / Promoter / Confirming Party has/have now decided to sell the said plot of land to any interested buyer and to utilize the sale proceeds thereof in his/her/their best interest and for the benefits of his/her/their respective family members: AND;

WHEREAS, the Vendor & Developer / Promoter / Confirming Party being thus desirous of selling the said plot of land and the Purchaser/s hereinabove named having expressed his/her/their desire and willingness to purchase the same for a fairly good price, the Vendor & Developer / Promoter / Confirming Party after detailed negotiations agreed to sell the same to the Purchaser for a valuable consideration of **Rs. _____/- (Rupees _____ Only)** on the following terms and conditions.

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

1. **PURCHASE AND SALE OF THE PLOT:**

1.1. The Purchaser/s has / have agreed to acquire and Owner / Developer / Promoter has agreed to sell the said Open Plot No. _____, admeasuring _____ sq. mtr, and the right to construct there on, as per sanction plans to the Purchaser, for

AFFIX STAMP HERE :

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 here under 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_____, here under written;

## 2. CONSIDERATION:

### 2.1. LUMP SUM CONSIDERATION AND EXCLUSIONS:

As mentioned above, the Owner / Developer / Promoter here in agreed to sell to the Purchaser/s and the Purchaser/s has / have agreed to purchase from the Owner / Developer / Promoter the said open Plot inclusive the specifications mentioned in the Annexure _____ at or for the mutually agreed lump sum consideration of Rs. _____ (only) and the Purchaser shall make the payment of the same in the name of "**SHUBHLAXMI NAGRI**" or such other name as may be specified from time to time by the Owners / Developers / Purchaser; and the said consideration amount is excluding expenses for stamp duty and registration fees, GST and ALL other taxes, expenses, etc., are also all the other outgoing as mentioned here in 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 / Developer / 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 [fifteen days] two months [u/s 19(10)] of the Owner / Developer / Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities, and electing necessary payment as per agreed schedule.

### 2.3. DELAYS IN HANDING OVER POSSESSION BY OWNER / DEVELOPER / PROMOTER / CONSENTING PART V:

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It is agreed between the parties hereto that if the Owner / Developer / 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 / Developer / 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 / Developer / Promoter shall, without prejudice to its rights reserved hereunder, 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 there on 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 / Developer / 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 Owners / Developers / Promoters, the Purchaser/s hereby agree/s and bind/s himself / herself / themselves to pay to the Owners / Developers / Promoters, charges for common service if any.

**4. FORMATION OF FINAL BODY OFPURCHASER:**

The Owner / Developer / Promoter shall on execution of registered agreement for sale by 51% of purchasers from within the period of 3 months from handing over possession of the last un sold plot to the concerned purchaser, in the said complex shall form 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 / Developer / 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 here under 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,

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claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the rights of the Purchaser/s are confined only to the Plot / Plot here by agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and by-laws.

## 6. UNSOLD PLOTS:

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

## 7. REPRESENTATION AND WARRANTIES OF THE OWNERS / DEVELOPERS / PROMOTERS

The Promoters hereby represents and warrants to the Allottees / Purchaser as follows:

a. The Promoters has clear and marketable title with respect to the project land / Plot; as declared in the title report annexed to this agreement and has the requisite right 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 Promoters has also obtained the necessary N.A. permission from competent authority;
b. The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and 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 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 are no prohibitory orders for transfer at 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 / ring shall be obtained by following due process of law and the

AFFIX STAMP HERE :

Promoters 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 Promoters has the right to enter in to this Agreement and has not committed or omitted to perform any act or thing, where by the right, title and interest of the Allottees created herein, may prejudicially be affected;

g. The Promoters 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 Allottees under this Agreement;

h. The Promoters confirms that the Promoters is not restricted in any manner what so ever from selling the said Plot to the Allottees in the manner contemplated in this Agreement;

i. The Promoters has duly paid and shall continue to pay and discharge undisputed government dues, rates, charges and taxes and other monies, levies, 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 authority or any quality enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and / or the Project except those disclosed in the title report.

k. The Promoters 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 / REGISTRATIOH 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 / Developer / Promoter pursuant here to 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 / Developer / Promoter or Consenting Party in favour of the Association / condominium / society of all Plot purchasers in the said project.

## 9. ENTIRE AGREEMENT:

AFFIX STAMP HERE :

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter here of 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 Plot, as the case may be.

**10. FURTHER ASSURANCES:**

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 rebuked in order to effectuate the provisions of this Agreement or of any transaction contemplated here in or to confirm or perfect any right to be created or transferred here under or pursuant to any such transaction.

**11. ADDRESS FOR SERVICE:**

That all notices to be served on the Allottees / Purchaser and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoters by Registered Post A.D. and notified Email ID / Under Certificate of Posting at the irrespective addressee specified below:

Name of Allottees / Purchaser: _____
(Allottees Address)
Notified Email ID: _____

Name of Promoters & Address

Name: **M/S. SHUBHLAXMI DEVELOPERS**,

Resident of **Plot No. 20, Flat no. 202, Vikram Apartment, Ranapratap Nagar, Nagpur - 440022**

**Mobile : +91-9822921232**

Notified **E-MAIL: smpardhi2308@gmail.com**

It shall be the duty of the Allottees and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement w.r.t. the above address by Registered Post failing which all communications and letters postal at the above address shall be deemed to have been received by the Promoters or the Allottees, as the case maybe.

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**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, Rules and Regulations, there under.

**13. GOVERNING LAW:**

That the rights 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 Nagpur courts within whose local limits the property is situated will have the jurisdiction of this Agreement.

**LIST OF ANNEXES**

Annexure "A" : Title Certificate.
Annexure "B" : 7/12 Extracts.
Annexure "C" : Approved Layout of Plots.
Annexure "D" : Authenticated Copy of the approved layout showing the specific plot, subject matter of these presents.
Annexure "E" : List of Common Areas, and Amenities to the provided under these presents.
Annexure "F" : Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

IN WITNESS WHEREOF THE VENDOR and the PURCHASER(S) hereinabove named have hereto set their respective hands and signed this AGREEMENT TO SELL at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

**WITNESSES :-**

**(1) _____**

AFFIX STAMP HERE :

**M/S. SHUBHLAXMI DEVELOPERS**

**OWNER / DEVELOPER / PROMOTER**

**(2) _____**

**(_____)**

**PURCHASER(S)/ ALLOTTEE/S**

AFFIX STAMP HERE :