

ANNEXURE-III

**Model Form of Agreement to Promoter and be entered in to
between Promoter**

and Allottee(s) for Plotted Development Project.

Model Form of Agreement

This Agreement made and executed this.....day of in
the year 2023 at Nagpur, Taluka – Nagpur (Rural), District- Nagpur.

BY AND BETWEEN

M/S SAHAYOG PROPERTIES, A Partnership Firm, having its
Office at Plot No. 25, LIC Colony, Deo Nagar, Ajni Nagpur-440015 (**PAN**
No. AEYFS1540K) acting through its partners 1) **Shri. SANTUKRAO**
MAROTRAO HAMBARARDE Age about 53Yrs. Occupation- Farmer,
R/o Vishnupur Nanded-431601 **PAN No. AAEPH9502L**, AADHAR UID
724251357612, 2) **Shri. SACHIN SUBHASHRAO CHADAWAR**, Aged
about 47 Yrs. Occupation- Business, PAN No. AFFPC3556D, AADHAR
No. 9195249486962, R/o plot No.25 LIC Colony Deo Nagar, Ajni,
Nagpur-440015, 3) **Shri. PAWAN PRADEEP CHADAWAR** Age about 37
Yrs. Occupation- Farmer, R/o Taroda, Budrak Nanded-431605, **PAN**
No. AGAPC9526B, AADHAR UID 260530716066, Hereinafter referred to
as the "**OWNERS/ DEVELOPERS/PROMOTERS**", (Which expression
shall unless it be repugnant to the context or meaning thereof shall
mean and include the said PARTENRSHIP FIRM and its Partners as well
as their legal heirs, legal representative, executors, administrators,
business assigns, trustees, transferees etc.) Of the **FIRST PART**

AND

SAHAYOG PROPERTIES
x 
Partner

Name:

SMT./SHRI. _____

Age about _____ years, occupation: _____

Residing at _____

PAN No. _____, Aadhar No. _____

[Hereinafter for the sake of brevity referred to as the **PURCHASER/S, OR ALLOTTEE/S** which expression shall, unless repugnant to the context be deemed to include his/ her heirs, executors, administrators and assignees.] of the **SECOND PART**.

A. DESCRIPTION OF THE LAND & PROPERTY:

WHEREAS, the owner /Promoter/Developer is the absolute Owner of the All that piece and piece and parcel of Agricultural land bearing Survey.No.14 Mouza-Borkhedi.P.S.K.No.74, containing with entire total land admeasuring about 1.94 H.R. and said land sanction plotable area out of entire land admeasuring 12389.33 Sq.Mts held in class-1right, with land revenue of Rs. 7.50 yearly, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto ,situated at village, Gram panchayat Borkhedi with in the limit of Nagpur Metropolitan Region in Tah- Nagpur (Rural), Dist.- Nagpur; AND

WHEREAS Originally that Promoter M/S Sahayog Properties is absolute Owner of the All that piece and piece and parcel of Agricultural land bearing kh.14 Mouza - Borkhedi, P.S.K. No.74, containing with entire land admeasuring about 1.94 H.R. and said land sanction plotable area out of entire land admeasuring 12389.33 Sq.Mts with land revenue of Rs.7.50 Yearly, held in class-1right, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto, ,situated in Area within the limit of village & Gram panchayat Borkhedi at Tah- Nagpur (Rural). Dist.- Nagpur; AND

WHEREAS The above said Property Originally belonged to Late Shri. Vithobaji Khemaji Kale, during the course of time of a Family

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Settlement dated 04/10/1979 effected by Shri. Vithobaji Khemaji Kale ,in terms of which the said property was allowed to the exclusive share of Shri. Dilip Vithobaji Kale;

AND WHEREAS Shri. Dilip Vithobaji Kale left for heavenly abode leaving behind him,his widow smt.Maya Dilip Kale and only daughter Miss Virshri Dilip Kale and Mother smt.Kamalabai Vithobaji Kale as the only legal heirs, who inherited the property of shri. Dilip Vithobaji Kale ,by way of inestate succession;AND

WHEREAS According to Decree dated 09/07/2008 of the civil suit bearing no.R.C.S. 1781/95 4th Civil Judge, Sn. Dn. Nagpur, smt.Maya Dilip Kale,daughter Miss Virshri Dilip Kale alongwith legal heirs of Late smt.Kamalabai Vithobaji Kale are entitled to receive their share in the said peoperty ;AND

WHEREAS as a result Late smt.Kamalabai Vithobaji Kale her son shri. Dinesh S/o vithobaji kale, shri. Yashwant S/o vithobaji kale, shri. Shantaram S/o vithobaji kale, shri. Ashok S/o vithobaji kale and only daughter Miss Rajni are legal heirs are received their share in the said peoperty; AND

WHEREAS after the demise of shri. Dinesh S/o vithobaji kale,his legal heirs Smt. Kanta W/o Dineshrao Kale and 3 daughters namely shri. Miss.Neha D/o Dinesh Kale, Mrs.Vidya W/o Naresh Bawankar(Nee Miss Vidya Dineshrao Kale), . Mrs.Shital W/o Nilesh Thakare duly muted her name on records And after the demise of shri. Yashwant S/o vithobaji kale, his 2 sons namely Shri. Nilay S/o Yashwantrao Kale, Smt.Jayashri Wd/o Yashwantrao Kale, Shri. Rajesh S/oYashwantrao Kale, and married daughter Mrs. Pranjali W/o Dhiraj Sawai, legal heirs name duly muted on records;AND

WHEREAS as a result the said property are joint/Co-owner property of Smt. 1.Mrs. Pranjali W/o Dhiraj Sawai 2.Smt. Pushpabai W/o Ajabrao Thakre (Mrs.Rajani Ajabrao Thakre 3. Miss.Neha D/o Dinesh Kale 4. Shri. Nilay S/o Yashwantrao Kale 5. Smt.Jayashri Wd/o Yashwantrao Kale 6. Smt. Kanta W/oDineshrao Kale7. Mrs. Maya W/o Rajkumar

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Kale (Smt.Maya Dilip Kale) 8. Shri. Ashok S/o Vithoba alias Vithalrao Kale 9.Shri. Rajesh S/oYashwantrao Kale10. Mrs.Vidya W/o Naresh Bawankar(Nee Miss Vidya Dinesh Kale) 11.Miss.Virshree D/o Dilip Kale 12.Shri. Santaram S/o Vithoba alias Vithalrao Kale 13. Mrs.Shital W/o Nilesh Thakare become the joint/Co-owners of the said property with heritable and transferable rights therein;AND

WHEREAS during the course of time the said property is converted from Occupancy Class -2 Rights to class -1 Rights under section 29 Sub Section 2(K) of the Maharashtra Land Revenue Case No. 124/LND-18/2017-18 dated27/07/2018 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No.3615 dated 27/8/2018;AND

WHEREAS The said Property Purchased M/s Sahayog Properties by way of sale deed duly executed between above said all joint/co-owner and M/s Sahayog Properties dated 16/03/2023 in the office of Sub-Registrar, Class-7 Nagpur Rural, Nagpur vide document Serial no. 2427/2023;

AND WHEREAS M/s Sahayog Properties becomes the Owner of the said property, and same mutated entry on record 7/12 extract vide Ferfar Entry No.5803 dated 09/05/2023.

That as per Zone certificate issued by N.M.R.D.A. Nagpur, the said property zone reserved for residential zone with 18 mtr. Wide proposed road on south.

THAT, the urban development department in accordance with the Maharashtra Metropolitan Region Development Authority Act 2016, Published a Notification dated 04.03.2017 bearing No.NMRDA-3316/C.R.55/UD-7 where in Planning Authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development No. TPS/2413/451/CR231/UD-9 dated 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the MRTTP Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

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THAT, The Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay-out carved on the said entire land of survey No. 14 admeasuring 1.94 Hectares and said land sanction plotable area out of entire land admeasuring 12389.33 Sq.Mts consisting of various residential plots vide letter bearing no.EE/NMRDA/_____ dated _____. and further the layout on the said land also recommended for final approval by the Executive Engineer, NMRDA Nagpur vide Letter No. EE/NMRDA/----- dated------. The said residential sanctioned lay-out is known and styled as **"SAHAYOG GOLD"**.

B. TITLE CERTIFICATE: The title of the Owner /Promotor/Developer is duly verified through their advocate ----- and has certified that the title of the present owner/developer/promoter is clean clear and free from all encumbrance, with sample 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 lifted herewith as Annexure.....

C. EXCLUSIVE RIGHT TO SELL AND DEVELOP: In the circumstances, the Owner/Developer/ Promoter has the exclusive right of plotting of the said and 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/ Developer Promoter has applied for, and is granted due registration under the provisions of the Real Estate Regulation and Development Act, 2017, and the same is attached hereto as Annexure

D. PURCHASER AGREES TO ACQUIRE: The Purchaser, after satisfying himself as regards the title of the Owner/Developer/Promoter to the said property, and after inspection of the entire documents of title as specified in the above referred 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

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Schedule "B" written hereinafter [hereinafter for the sake of brevity referred to as the "said Plot. the Purchaser/s may 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 herein after: 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 "B"** hereunder written and marked in Red on the Plan **Annexure "D"**.

E. INSPECTION OF TITLE DOCUMENTS/PLANS/LAYOUTS: The Purchaser/s has/ have demanded from the owner/Developer/Promoter and the owner/Developer/Promoter have 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/Developer/Promoter thereto independently verified through the Legal Counsel/ Advocate of the Purchase/s and 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 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 total Sale-price of Rs. [Rupees Only] against and in consideration of the said Plot agreed to be sold by the Owner/Developer/Promoter to the Purchaser, as an advance payment, the payment and receipt of which advance

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amount the Owner/Developer/Promoter hereby admit and acknowledge. The Purchaser has agreed to pay to the Owner/Developer/Promoter, in such name and as per their directions, the entire balance of the sale-price in the manner as mentioned in the **SCHEDULE "D"** hereunder written, and which payment is deemed to be the essence of these presents;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY 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.mtrs, and the right to construct thereon, as per sanction plans to the Purchaser, for the lumpsum consideration and on the terms and conditions set out hereinafter, and which Plot is more particularly described in the **Schedule "B"** and specified in Plan **Annexure "D"** 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 "E"** hereunder written;

2. CONSIDERATION:

2.1. **LUMP SUM CONSIDERATION AND EXCLUSIONS:** As mentioned above. the Owner/Developer/Promoter herein 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 (Rs..... only) and the Purchaser shall make the payment of the same in the name of **"SAHAYOG PROPERTIES"** or such other name as may be specified from time to time by the Owner/Developer/Purchaser: and the said consideration amount is excluding expenses for stamp duty.

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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.

2.1.1: The balance Sale Consideration is specifically agreed to be paid by the Allotee/Purchaser/s to the Seller /Promoters in the manner stipulated in the Schedule-D. That, the Seller/Promoters shall procure all necessary documents, Release Letter, Papers required for registration of the Sale Deed.

2.1.2: It is agreed between the parties that if the Allotee/Purchaser/s fails to make payment of consideration at stated herein-in the interest may be charge for the period of default but in no case any such default shall be delayed for one months from due date.

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 after Appropriate authority issued Release letter of the said plot and the Owner/Developer/Promoter by executed sale deed in favour of the purchaser/s after on receipt of the entire amount of the purchase price of the said Plot with other charges as agreed. the Owner/Developer/ Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities, and effecting necessary payment as per agreed schedule. OR

The possession of the said Plot agreed to be purchased by the Purchaser/s shall be handed over to the Purchaser/s after on receipt of the entire amount of the purchase price of the said Plot with other charges as agreed. The Purchaser/s shall take possession of the said open Plot within [fifteen days] two months [u/s 19(10)] can be further extended on both mutual understanding, the Owner/Developer/ Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities, and effecting necessary payment as per agreed schedule.

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2.3 DELAY IN HANDING OVER POSSESSION BY OWNER/DEVELOPER /CONSENTING PARTY: 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 of three months thereafter or if, the Owner/Developer/Promoter and/or if Agents for reasons beyond its contra, 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 thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017, and the Rules made thereunder, 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 alter 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 Owner/Developer/Promoter, the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the owner/Developer/Promoter, charges for common service if any.

4. FORMATION OF FINAL BODY OF PURCHASER : The Owner /Developer/Promoter shall on execution of registered agreement or sale by 51% purchasers form within the period of 3 months from handling over possession of the last unsold plot to the conceded Purchaser,in of the said complex ,shall form a Co-Operative Housing Society governed by the provision the Maharashtra Co-operative Society Act ,1960 or such other body as may be deemed fit by the Owner/Promoter and Owner /Developer/Promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

5. NO RIGHTS TO DEMAND SUB-DIVISION: This Purchaser/s of the 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-

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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 rights 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. REPRESENTATIONS AND WARRANTIES OF THE OWNER/DEVELOPER/PROMOTER:

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

- a) The Promoter 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 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 Promoter 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 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 are 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/wing shall be obtained by following due process of law and the Promoter has been and shall, at all time, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas;
- (f) The 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 attested;

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- (g) The 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 land the said Plot which will in any manner, affect the rights of Allottee under this Agreement;
- (h) The 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 Promoter has duly paid and shall continue to pay and discharge undisputed governmental 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 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 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.

6. 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/Developer/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/Developer/Promoter or Consenting Party in favour of the Association/ condominium/ society all Plot purchasers in the said project.

SAHAYOG PROPERTIES
G. M. I.
Partner

7. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, 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.

8. **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 tor herein' as may be reasonably required n order to effectuate the provisions of this Agreement or if any transaction contemplated herein or to confirm or perfect any right to be created or conferred hereunder or pursuant to any such transaction.

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

Name of Allottee/Purchase SMT./SHRI. _____

Allottee's Address _____

Notified Email ID: _____

Promoter Name: SAHAYOG PROPERTIES

Promoter Address: Plot No.25, LIC Colony, Deo Nagar, Ajni, Nagpur-440015.

Notified Email ID: Sachin.chadawar@gmail.com

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 tailing which all communications and letters posted the above address shall be deemed

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G. M. S.
Partner

to have been received by the promoter or the Allottee, as the case may be.

10. 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, thereunder.

11. GOVERNING LAW: That the rights and obligations of the parties under 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 courts within whose local limits the property is situated will have the jurisdiction for this Agreement.

SCHEDULE -A

(SAID ENTIRE PROJECT LAND DESCRIPTION)

All that piece and piece and parcel of Non-Agricultural land bearing Survey. No. 14, Mouza-Borkhedi, P.S.K.No.74, containing with entire total land admeasuring about 1.94 H.R. and said land sanction plotable area out of entire land admeasuring 12389.33 Sq.Mts held in Occupancy class-1 right with land revenue of Rs.7.50 yearly, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging thereto, situated at village, Grampanchayat Borkhedi with in the limit of Nagpur Metropolitan Region in Tah- Nagpur (Rural), Dist.- Nagpur and the same is bounded as under:

TOWARDS EAST	:	LAND OF KHASRA NO.15
TOWARDS WEST	:	ROAD.
TOWARDS NORTH	:	LAND OF KHASRA NO.13/1&13/2
SOUTH	:	18 Mtr D.P. ROAD

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SCHEDULE -B

(DESCRIPTION OF SALE PLOT)

All that piece and piece and parcel of Plot bearing no.....
admeasuring about..... Sq.Ft..... (Sq.Mtrs. ...) out of the NMRDA
Sanctioned/Approved layout carved on the land described in
SCHEDULE "A" known and styled as "**SAHAYOG GOLD**" and the said
sale plot is bounded as under:

TOWARDS EAST :

TOWARDS WEST :

TOWARDS NORTH :

TOWARDS SOUTH :

SCHEDULE- C

MANNER OF PAYMENT

DATE	CH.NO. /UTR NO.	BANK NAME/BRANCH	AMOUNT
TOTAL AMOUNT RECEIVED			

It is agreed that the Allotee/Purchaser/s shall make the payment of balance
consideration of Rs.....(Rupees..... Only) in the following manner
and at the time of registration of sale deed.

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SCHEDULE-D
BALANCE COSIDERATION OF PAYMENT

DATE	CH.NO. NO.	/UTR	BANK NAME/BRANCH	AMOUNT
TOTAL AMOUNT				

SCHEDULE -E
DEVELOPMENT OF THE PROJECT

- 1) Internal Cement Concrete Road
- 2) Open Space Compound Wall
- 3) Sewerage Line
- 4) palntation
- 5) Street light with Tranformer and Electrification
- 6) Sewage Treatment Plant (STP)
- 7) Storm water and Drainage Line

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IN WITNESS WHEREOF the Seller/Promoter and the Allottee/Purchaser Parties herein above name have fully examined and read over this Agreement to Sell before execution and the same is drafted as per their own say and instruction and the contents whereof are found to be true correct and without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind and the Parties are fully agreed of all the contents of this deed. And hereby Parties hereinabove named have set their respective hands and signed this Agreement for sale at Nagpur in the presence of attesting witnesses, signing as such on the day..... of ... first above written.

SAHAYOG PROPERTY

Partner

	Finger Print (Left Thumb)	Passport Size Photograph	Signature and Full Name
			M/S SAHAYOG PROERTIES 1. (SANTUKRAO HAMBARDE)
			2.(SACHIN CHADAWAR)
			3.(PAWAN CHADAWAR)

SAHAYOG PROPERTIES

 Partner

			ALLOTEE/PURCHASER
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WITNESS

	Finger Print (Left Thumb)	Passport Size Photograph	Signature and Full Name
1			WITNESSES NO.1
2			WITNESSES NO.2

SAHAYOG PROPERTIES

 Partner

LIST OF ANNEXURE

- Annexure "A" : Title Certificate.
- Annexure "B" : 7/12 Extract
- Annexure "C" : Approved Layout of Plots.
- Annexure "D" : Authenticated copy of the approved layout showing
Who specify plot, subject matter of these present
- Annexure "E" : List of Common Area and Amenities to the
provided under these present
- Annexure "F" : Registration certificate issued by MahaRERA.

Place - Nagpur

Date -

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Partner