

: AGREEMENT TO SALE :

"EARTH HIGHT-I" - FLAT NO.-----ON----- FLOOR MOUZA CHIKHLI
KHURD, Kh. No. 26/1, 27/2, P. H. No. 39, BEARING CITY SERVERY No.
54, SHEET No. 531/33 AND 530/34 HAVING BUILT UP AREA-----
SQUARE METERS (SUPER BUILTUP AREA_____ SQ. MTRS.) TAH. &
DIST. NAGPUR.

**THIS AGREEMENT TO SALE is executed on this 15TH day
of MARCH 2018 at Nagpur**

BETWEEN

EARTH INFRA PAN No. ABFFM 2182 B

A PARTNERSHIP FIRM

having Office at Manewada road, Nagpur.

Through its PARTNERS

1) SHRI. GOPAL S/o RAMDAS KUMBHARE,

aged 34 years Occ. Business,

R/o Juni Mangalwari Nagpur. (PAN No.AMFPK 2043 N)

2) SHRI. SHYAM S/o DEORAO NIMBALKAR,

aged 44 years Occ. Business,

R/o Swami Nagar, Thakkar Gram,

Panchpaoli Nagpur. (PAN No. ACPPN 3274 Q)

3) SHRI. PRAVEEN S/o NARAYAN KHARBIKAR,

aged 35 years Occ. Business,

R/o Swami Nagar, Thakkar Gram,

Panchpaoli Nagpur. (PAN No. COVPK 8929 M)

4) SHRI. DILIP S/o VINAYAKRAO AHIRRAO,

aged 49 years Occ. Business,

R/o 24, Doye Layout, Zingabai

Takli, Nagpur. (PAN No. AEQPA 2140 D)

**hereinafter called the "VENDER" which term shall unless
repugnant context and meaning thereof always mean &**

include theirs heirs, successors legal representative and assignees on the FIRST PART.

AND

SHRI -----, aged --- about years; Occ. --
-----, R/o ----- (Pan
No. -----) hereinafter called the
"PURCHASER" which expression shall unless repugnant
to the context and meaning thereof always mean and
include the said Purchaser, his respective legal heirs,
successor, executors & administrators and assigns on
SECOND PART

WHEREAS the subject matter of the instant agreement
to sale is all that piece & parcel of the land bearing Plot
No. 13 AND 14 total admeasuring 1672.80 Sq.Mtrs. out
of the layout of being a portion of entire land bearing
Khasra No. 26/1, 27/2 of Mouza -Chikhli Khurd, P. H.
No. 39, and Corporation House No. 4824/13, 14, Ward
No. 20 Sheet No. 531/33 & 530/34 City Survey No. 54,
situated at Nagrik Suvichar Gruh Nirman Sahkari
Sanstha, Chikhli (Khu), Nagpur, within the limit of
Nagpur Municipal corporation Nagpur and Nagpur
Improvement Trust Nagpur Tah. and Dist. Nagpur.
Originally owned by Shri. Vishal S/o Babulal Nayak and
others AND they transferred by way of sale to Nagrik
Suvichar Gruh Nirman Sahakari Sanstha, Chikhli Khurd,
Nagpur and Society transferred by way of sale to Shri.
Vishal S/o Babulal Nayak on 28.06.2011 registered
before Sub - registered Nagpur-2, vide document No.
3726/2011.

WHEREAS Shri. Vishal Babulal Nayak R/o Behind Asha
Bhavan, Vakilpeth, reshimbag, Nagpur. transferred by
way of sale to Shri. Naval S/o Laxminarayan Kakani &
others on 28.06.2011 registered before Sub registered
Nagpur 2 vide document No. 3727/2011. The property
mentioned below to the Shri. Naval S/o Laxminarayan
Kakani and others & for that purpose he has collect and

obtained necessary document i.e. No Objection Certificate from Nagrik Suvichar Gruh Nirman Sahakari Sanstha Maryadit Nagpur on dated 27.06.2011.

WHEREAS Shri. Naval S/o Laxminarayan Kakani and others transferred the below mentioned property by way of sale to the VENDORS/BUILDERS named EARTH INFRA a partnership firm through Partners Shri. Gopal S/o Ramdas Kumbhare & others on 09.11.2017 registered before Sub registered Nagpur 1, vide document No. 7184/2017 & for that purpose they are collect and obtained necessary document i.e. they paid the development charges to N.I.T. and obtained Regularization letter from N.I.T. on 17.07.2017.

WHEREAS, thereafter, they are applied for conversion of the said Plot in to Non-Agricultural for Residential use, accordingly The Uppar Tahsildar, Nagpur allowed and permitted conversion of the said land/plot into Non - Agricultural for Residential Use, as per Order in Rev. Case No. 207/NAP-34/2016-17; on 04.08.2017. As a result therefore the Vendors named hereinabove are become an exclusive, absolute and full Owner of the property mentioned below with all heritable and transferable rights therein & the same is also mutated in their names in all relevant Government and Semi Government records;

AND WHEREAS the Vendor later on had decided to develop the above said Plot No. 13 and 14, containing by total admeasuring 17206.75 Sq. Ft. (1598.54 Sq. Mtrs.) into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments thereon & accordingly, the VENDOR started the construction work on the property mentioned below and to be Building Known & styled "EARTH INFRA" and the same as sanctioned by the Building Engineer of the Improvement Trust, Nagpur, vide its Building Permit No. BE(North) Case No.

IN WITNESS WHEREOF the aforesaid Vendor and the Purchaser have to put their respective hands after understanding the contents of the Deed Of sale & admitting to be correct at Nagpur on the day, month and year first mentioned hereinabove.

Drafted by

Adv. D.V. AHIRRAO.

**EARTH INFRA
through its PARTNERS**

1) SHRI. GOPAL S/o RAMDAS KUMBHARE

2) SHRI. SHYAM S/o DEORAO NIMBALKAR

3) SHRI. PRAVIN S/o NARAYAN KHARBIKAR

**4) SHRI. DILIP S/o VINAYAKRAO AHIRRAO
(VENDORS)**

SHRI.
(PURCHASER)

WITNESSES

1) _____

2) _____