AGREEMENT TO SELL FOR RS. /- ONLY

(RUPEES ONLY)

MARKET VALUE RS. /- ONLY

THIS AGREEMENT TO SELL is made on this ___ Day of _____, _____ BETWEEN **MRS. SMITA W/o MUKUND VAIDYA, (PAN - ABPPV0469G)**, Aged 58 Years, Occupation – Housewife, Resident of Plot No. 87, Opposite Ramkrishna Math, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR, hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR**, as well as, her heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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SHRI. _____, **(PAN –** _____**)**, Aged _____ Years, Occupation – _____, Resident of _____, Tahsil and District – _____, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER**, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THOSE Piece and Parcel of land bearing Plot Nos. 34 and 35 out of the Layout of SHRI SURAJ GRUHA SAMASYA NIWARAN SANSHTA, containing by total admeasurement 4800 Sq.Ft. (OR 445.93 Sq. Mtrs.) (i.e. 2400 Sq.Ft. each) being a portion of the entire land bearing Kh. No. 24/1 of Mouza – CHINCHBHUWAN, P.S.K. 43, situate at Shri Suraj Society, Chichbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Asha W/o Motilal Agrawal having purchased the same by her from Shri. Suraj Gruha Samasya Niwaran Sanstha, Nagpur by a Sale Deed Dated 29-3-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Add Book No. 1, Volume No. 1304 on Pages 150 to 151 at Sr. No. 4429(P) on even date; AND

WHEREAS aforesaid Plot No. 34 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 34 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE (W) 1900/(U/L)/10935/1476, Dated 22-12-2008, Case No. 200304153104 and Layout No. 1900/CHICH/1830. As per the said Regularization Letter, the area of the said Plot No. 34 is shown and declared as 222.96 Sq. Mtrs. Thus the area of the said Plot No. 34 is at present 222.96 Sq. Mtrs; AND

WHEREAS aforesaid Plot No. 35 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 35 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE (W) 1900/(U/L)/10946/1558, Dated 22-12-2008, Case No. 200304153105 and Layout No. 1900/CHICH/1830. As per the said Regularization Letter, the area of the said Plot No. 35 is shown and declared as 222.95 Sq. Mtrs. Thus the area of the said Plot No. 35 is at present 222.95 Sq. Mtrs; AND

WHEREAS the aforesaid Smt. Asha W/o Motilal Agrawal lateron transferred the aforesaid Plot No. 34 containing by admeasurement 222.96 by way of sale to 1) Shri. Dhananjay S/o Nemichand Jain 2) Mrs. Smita W/o Dhananjay Jain 3) Mrs. Manorama W/o Satendra Jain and 4) Mrs. Nirja W/o Nemichand Jain, by a Sale Deed Dated 12-5-2015 , which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3643 on even date; AND

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WHEREAS the aforesaid Smt. Asha W/o Motilal Agrawal lateron transferred the aforesaid Plot No. 35 containing by admeasurement 222.95 by way of sale to 1) Shri. Ajay S/o Tormalji Mohta 2) Shri. Nemchand S/o Dulichand Jain 3) Shri. Dhananjay S/o Nemichand Jain and 4) Mrs. Smita W/o Dhananjay Jain, by a Sale Deed Dated 12-5-2015 , which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3644 on even date; AND

WHEREAS the said 1) Shri. Dhananjay S/o Nemichand Jain 2) Mrs. Smita W/o Dhananjay Jain 3) Mrs. Manorama W/o Satendra Jain and 4) Mrs. Nirja W/o Nemchand Jain lateron in his turn transferred the aforesaid Plot No. 34 and 35 by way of sale to Mrs. Smita W/o Mukund Vaidya, the Vendor hereinabovenaned, by a Sale Deed Dated 30-01-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1, in Book No. 1, at Serial No. 618 on even date. As a result therefore the said Mrs. Smita W/o Mukund Vaidya has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in all relevant records; AND

WHRES lateron the Vendor hereinabovenamed amalgamated the aforesaid Plot No. 34 and 35 and as per the amalgamation order passed by the Building Engineer(W), Nagpur Improvement Trust, Nagpur the amalgamated Area of the said Plot Nos. 34 and 35 is declared as **434.936 Sq. Mtrs.; AND**

WHEREAS the aforesaid Owner namely Mrs. Smita W/o Mukund Vaidya lateron decided to develop the aforesaid Plot Nos. 34 and 35 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein; AND

WHEREAS in pursuance the said Vendor has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot Nos. 34 and 35 and to be known and styled as "**BALAJI APARTMENTS**" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his **Building Permit No. B.E. (WEST)Case No. AB/3485/Tracking No. 2016120566/9400/570 Dated 19-01-2017.**

WHEREAS, the Vendor does 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 Vendor has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority;

WHEREAS, the Vendor has proposed to construct on the project land __(___) Buildings/Wings, each having Basement, Ground Floor for Parking and __(___) Upper Floors consisting of __(___) Shops / Chambers / Office Premises / Godowns and self contained separate Apartments therein

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MRS. SMITA MUKUND VAIDYA
ADD :- PLOT NO. 87, OPPOSITE RAMKRISHNA MATH,
DHANTOLI, NAGPUR.

Ref :

Date :

--ALLOTMENT LETTER—

---------- Date

This is to Certify that Shri/Smt. _____
R/o _____Nag
pur has been allotted the Flat/ No._____of_____
Situated at Plot No._____
__Kh.No_____.MOZA._____.Nagpur

This letter confirms the allotment of flat ✓ / plot / duplex no._____in your Name.

Yours truly,

Authorised Signnatory.

S. Vaidya
28/08/15