4) That the Vendors assure unto the purchaser that they are absolute owners of the said property and they have right and authority to sell the same.

5) That the Vendors hereby assure unto the purchasers that the said property is neither a subject-matter of any acquisition or requisition, nor they have received any notice to that effect till today. That the said property is not a subject-matter of any dispute or pending litigation. That the Vendors hereby assure unto the purchase that the said property is free from all encumbrances.

7) That the vendors agree to apply for, obtain and furnish unto the purchaser all such permissions as may be necessary under the prevalent laws for registration of sale-deed.

8) That if the vendor refuse, neglect or avoid to get such sale-deed executed then purchaser shall be entitled to terminate this agreement and vendor has to refund the given amount.

9) That it is agreed by the purchaser that the entire layout shall be named and styled as ***"Silver Park"***.

10) That, the property hereby agreed to be sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall annul this Agreement, and all the same such mis-statement error or omission will always be subject to correction by the parties hereto.

11) That, if any changes in area statement of the layout plan made by the sanctioning authority it will be not acceptable by purchaser it is agreed by the vendor that only changes in area statement will be acceptable by the purchaser and location of the plot will be the same.

12) That, all expenses towards stamp duty, registration charges and incidental expenses in respect of these presents as well as for the sale-deed will be borne out by the purchaser.

13) That, all the formalities regarding R.L. letter from NMRDA sanctioned Map of the purchaser will be completed by the vendor before execution of sale deed and also mutation will be done by the vendor after execution of sale deed in favor of purchaser.

14) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendors from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of

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that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

14) That, All development & sanctions will be carried out as per NMRDA – Metro region specification. The layout is spread in 5.82 H.R. land. All the development like 9mtr & 12mtr wide cement roads, Storm water drainage system, Sewage network system, Water pipeline network throughout the layout, Electrification with Street lights, Avenue Plantation, All around compound wall for OPEN SPACE AS PER NMRDA specification.

SCHEDULE OF PROPERTY.

All that piece and parcel of land of Plot No. --------- admeasuring ---------- Sq.Mt. (---------- Sq.ft) of **Mouza Shankarpur**, out of **Survey No. 30/1/क** P.H.No.38, Class-I, Tahsil – Nagpur(Gramin), District Nagpur, and same is bounded as under :-

Plot no. ---------

East : ----------

West : ----------

North : ----------

South: ----------

In witness, whereof parties hereto have set there respective hands and signed this Agreement on the date mentioned above and in the presence of the attesting witness.

Mr. .....
(Purchaser/PARTY NO. 2)
M/s. Tirupati Developers,
Through its partners,

Shri. Prashant M. Bongirwar

Shri. Rahul A. Upganlawar
(Vendors/ PARTY NO. 1)

Shri .....
(Consenter/ PARTY NO. 3)

Witness

1) ----------

2).....

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