9. THAT, the purchaser having paid the consideration as aforesaid and the Vendor does hereby sell, transfer and convey the said property in favour of the purchaser to have and to hold the same absolutely and for ever as true owner thereof without any obstruction, claim, hindrance from Vendor or any person claiming through or under them.

10. THAT, the purchaser have became absolute owner of the said property, now purchasers shall get his name mutated in the records of rights, and the Vendors undertakes to extend necessary cooperation in that behalf.

11. THAT, the purchasers will abide himself with terms and conditions mentioned in the orders passed under u/Section 44(1) and 123 of the Maharashtra Land Revenue Code, 1966 and other Competent Authority, which are in force and take all necessary steps of it own for their effective execution.

12. THAT, all the development charges, taxes, cesses, works contract tax, and any other charges payable in respect of the said property have been paid by the Vendor till this date and all such charges and cesses as may become payable here after shall be paid by the purchaser.

13. THAT, it is specifically agreed and accepted between the above named Purchaser and the Vendor that Purchaser shall pay the Development Cost as made applicable/demanded by Nagpur Metropolitan Region Development Authority (NMRDA) or by any other regulatory authority/ Government Department at any time and shall always indemnify the Vendor from the same which is agreed and accepted by the Purchaser and hence the Vendor is executing this sale deed in favour of the Purchaser.

14. THAT, the purchaser shall construct the house on the said plot as per the sanction from the competent authority only. That if any change made by the NMRDA In respect of the area of the said plots the same will be binding on the purchaser.

15. THAT, the property sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, subsequently the same such misstatement, error or omission will always be subject to correction by the parties hereto.

16. That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor 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

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amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

17. THAT, all the expenses towards stamp duty, registration charges, scanning and incidental expenses hereto are borne and paid by the purchaser.

**SCHEDULE OF PROPERTY.**

All that piece and parcel of **Plot No. .....**, admeasuring **.....** Sq.Mtrs. (..... Sq.Ft.), out of **Survey No. 85/1, 85/2**, of Mouza **Dongargaon**, Total admeasuring 1.62 HR. (Khate No.....), P.H.No.73, Class-I, Tah. Nagpur (Gramin), District Nagpur. The said plot is bounded as under:-

North :
South :
East :
West :

In witness whereof the parties to this deed of Sale have signed on the date, month and year mention hereinabove in the presence of witness. That as per the instructions/information and the documents provided by the parties hereto, Mrs. Swati Ambule has drafted the present Sale Deed.

Mr. .....
**(Purchaser/PARTY NO. 1)**

M/s. Tirupati Developers, through its authorized partners

Shri. Prashant Manoharrao Bongirwar,

Shri. Rahul Arunrao Upganlawar.
**(Vendors/ PARTY NO. 2)**

**WITNESSES :-**

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

2) ----------

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