SUB-REGISTRAR OFFICE NAGPUR (RURAL)

AGREEMENT TO SELL

FOR RS. ONLY .

(RUPEES ONLY)

MARKET VALUE / VALUATION AS PER ASR RS. ONLY.

(Item No. Page No. of Mouza : Shankarpur @ Rs. /- Per Sq. Mtrs.)

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this -------- Day of MARCH, 2020 BETWEEN :- **M/S. DEVIKAR LAND DEVELOPER,** a Partnership Firm, bearing Registration No. NG 000001243, having its Office at Opp. Janki Motors, 340C, New Subhedar Layout, Hudkeshwar, Nagpur-440 0214 (INCOME TAX PAN NO. AAKFD8629E) and acting through its Authorised Partner : **SHRI PANDIT S/o SHANKARRAO DEVIKAR,** Aged about 57 Years, Occupation : Business and Agriculturist, (INCOME TAX PAN NO. ABPPD3176L, (INCOME TAX PAN NO. **M/S. DEVIKAR LAND DEVELOPER** AAKFD8629E), AADHAR CARD No. 503119423097 & MOBILE NO. 9822239175), Resident of Plot No. 67-B, Dubey Nagar, Hudkeshwar Road, Nagpur-440 024, Tahsil and District : NAGPUR (Maharashtra State), hereinafter called the **VENDOR/DEVELOPER,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

MRS./SHRI. _____ W/o - S/o _____, Aged about ____ Years, Occupation : _____, (INCOME TAX PAN NO. _____, AADHAR CARD NO. ---------- & MOBILE NO. ----------), Resident of _____ Nagar, Nagpur, Tahsil and District : NAGPUR (Maharashtra State), 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.**

Title History of the Property;

WHEREAS the Vendor Firm hereinabove named is an exclusive, absolute and full Owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectare (i.e. 6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 42, Khate No. 37, including all other easementary rights appurtenant and belonging thereto, situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the First Schedule hereunder written ***(hereinafter referred to as "the project land")*** and the same is attached herewith as **Annexure-"A";** AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra No. 8, having an area of 0.64 Hectare (i.e. 6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 42, Khate No. 37, including all other easementary rights appurtenant and belonging thereto, situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR, Originally belonged to Smt. Subhadrabai W/o Bala alias Balaji Kamble, being her ancestral property and she was the recorded owner thereof; AND

WHEREAS the aforesaid Smt. Subhadrabai Bala alias Balaji Kamble left for heavenly abode on 17/01/2017 and consequent upon her death/demise, her aforesaid property devolved upon her legal heirs namely (1) Shri. Bala alias Balaji Jagan Kamble, (2) Shri. Jagdish Balaji Kamble, (3) Shri. Harish Balaji Kamble, (4) Shri. Rajesh Balaji Kamble, (5) Smt. Shashikala Pandurang Selkar, (6) Smt. Vijaya Fulchand Selkar, (7) Shri. Vishal Bhanudas Kamble, (8) Shri. Vijay Bhanudas Kamble, (9) Shri. Dinesh Bhanudas Kamble, (10) Mrs. Varsha Jaywant Chauhan, (11) Mrs. Usha Mangesh Wankhede and (12) Smt. Girija Bhanudas Kamble jointly by way of intestate succession, being the legal heirs of the deceased; AND

WHEREAS the aforesaid Shri. Bala alias Balaji Jagan Kamble left for heavenly abode on --------- and consequent upon his death/demise, his share in the aforesaid property devolved upon his legal heirs namely (1) Shri. Jagdish Balaji Kamble, (2) Shri. Harish Balaji Kamble, (3) Shri. Rajesh Balaji Kamble, (4) Smt. Shashikala Pandurang

Selkar, (5) Smt. Vijaya Fulchand Selkar, (6) Shri. Vishal Bhanudas Kamble, (7) Shri. Vijay Bhanudas Kamble, (8) Shri. Dinesh Bhanudas Kamble, (9) Mrs. Varsha Jaywant Chauhan, (10) Mrs. Usha Mangesh Wankhede and (11) Smt. Girija Bhanudas Kamble jointly by way of intestate succession, being the legal heirs of the deceased; AND

WHEREAS the aforesaid (1) Shri. Jagdish Balaji Kamble, (2) Shri. Harish Balaji Kamble, (3) Shri. Rajesh Balaji Kamble, (4) Smt. Shashikala Pandurang Selkar, (5) Smt. Vijaya Fulchand Selkar, (6) Shri. Vishal Bhanudas Kamble, (7) Shri. Vijay Bhanudas Kamble, (8) Shri. Dinesh Bhanudas Kamble, (9) Mrs. Varsha Jaywant Chauhan, (10) Mrs. Usha Mangesh Wankhede and (11) Smt. Girija Bhanudas Kamble lateron in their turn jointly transferred/sold the aforesaid property comprising Khasra/Survey No. 8 having an area of 6400 Sq. Mtrs. of Mouza : Shankarpur in Tahsil : Nagpur (Rural) and District : Nagpur by way of sale to M/s. Devikar Land Developers, the Vendor/Developer hereinabovenamed by a Sale Deed Dated 31/03/2017, which is duly registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 3450 on 25/04/2017. As a result therefore the Vendor/Developer hereinabovenamed has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in the 7/12 Extract; AND

WHEREAS the Vendor/Developer lateron decided to develop the aforesaid Project Land bearing Khasra/Survey No. 8, situated at Village : Shankarpur in Tahsil : Nagpur (Rural) and District : Nagpur into a Residential Layout by carving out various Plots of different sizes therein for the allotment to various prospective buyers/purchasers; AND

WHEREAS the Vendor/Developer lateron applied for conversion of the said land bearing Khasra/Survey No. 8 of Mouza : Shankarpur from Agricultural Use to Non Agricultural (Residential) Use and after considering its request the Collector, Nagpur converted the aforesaid entire land comprising Khasra/Survey No. 8 for Non Agricultural (Residential) Use vide his Order Dated 16-08-2019 passed in Revenue Case No. 21/NAP-34/Mouza-Shankarpur/2019-20; AND

WHEREAS As per Order passed by the Collector, Nagpur an Area of 4349.850 Sq. Mtrs. is under Layout Plots, 1222.963 Sq. Mtrs. under Internal Road, 640.787 Sq. Mtrs. under Open Space and the same is attached herewith as **Annexure-"-B"**; AND

WHEREAS the Vendor abovenamed are in possession of the said Project Land and therefore it lateron prepared a layout on the said Khasra/Survey No. 8 by carving out total 21 (Twenty One) Plots of different sizes therein and known and styled as "----------" and the said layout is also duly sanctioned and approved by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur under an Development Agreement Dated 31/10/2019 made between The Nagpur Metropolitan Region Development Authority and the Vendor/Developer hereinabovenamed and the said authority issued a Letter in this behalf vide its Letter No. E.E.1/NMRDA/Agg./195 Dated 31/10/2019 of Mouza : Chicholi and the same is attached herewith as **Annexure-"C"**; AND

WHEREAS as per the sanctioned layout Plan the following features of the said land and the same are as under :

(a) Total Residential Plots in the said entire Layout are 21 (Twenty One) Plots.
(b) Public Utility Land is 640.787 Sq. Mtrs.
(c) Internal Roads on 1222.963 Sq. Mtrs. of land.

; AND

WHEREAS the Vendor/Developer has appointed the following persons for completion of the said Layout Project successfully and within the time frame work as per Rera Act (a) Architect : Shri ----------, R/o----------, (b) Chartered Accountant : Shri ----------, R/o---------- and (c) Legal Advisor : Adv. Sandeep Sontakke, R/o----------; AND

WHEREAS out of the aforesaid entire layout, Plot Nos. 13, 14, 16 & 17 are Released by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority in favour of Vendor/Developer vide its Letter No. E.E.1(NMRDA)/DPC/R4/351 Dated 01/01/2020; AND

WHEREAS the Vendor/Developer 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/Developer 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; AND

WHEREAS the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project known and styled as "_____" is an ongoing project and therefore it has become necessary by the Vendor to register the said project with the RERA Authority within the stipulated period of time. The Vendor/Developer hereby assures the Purchaser that it shall get the aforesaid entire project registered with Real Estate Regulatory Authority (i.e. RERA) within the stipulated period and shall always indemnify the Purchaser against any loss or damages; AND

WHEREAS the Vendor has supplied all the relevant documents/papers/certified copies in respect of the aforesaid project land and project to the Purchaser and she/he has examined the same and has fully satisfied with these documents; AND

WHEREAS the Purchaser hereinabovenamed has satisfied herself/himself in respect of the Vendor's title to the said property as good, valid and marketable. The Purchaser has also seen and approved the Layout Plan of the said proposed Layout attached herewith as **Annexure-"C"**; AND

WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations

contained in this Agreement to Sell and all applicable laws, are now willing to enter into this Sale Deed on the terms and conditions appearing hereinafter; AND

WHEREAS under section 13 of the said Act the Vendor/Developer is required to execute Deed of Sale relating to said Plot with the Purchaser, being in fact these presents and also to register the said Sale Deed under the Registration Act, 1908; AND

WHEREAS the Purchaser hereinabovenamed being desirous of owning an Open Plot for her/his Residential use in the said sanctioned Layout with heritable and transferable rights therein has approached the Vendor/Developer and expressed her/his desire and willingness to purchase Plot No. ------- (----------) out of the said sanctioned Layout and after detailed negotiations the Purchaser has also agreed to pay, provide and contribute the entire cost of the said Plot of land to the Vendor/Developer hereinabovenamed; AND

WHEREAS the Purchaser hereinabovenamed has also applied to the Vendor/Dedveloper and thereby requested it to allot/sell the aforesaid Plot No. ------- (----------) to her/him for her/his Residential Use; AND

WHEREAS considering the request of the Purchaser and after detailed negotiations the Vendor/Developer has now agreed to sell the property comprising Plot No. ------- (----------), situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR out of its aforesaid sanctioned layout to the Purchaser for a total consideration of Rs. ----------/- (Rupees ----------) Only upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the aforesaid entire project is consists of 21 (TWENTY ONE) Residential Plots, Public Utility Land, Internal Road, Common Land to be carved out by the Vendor/Developer on the said Project Land in accordance with the plans and specification approved and sanctioned by the Competent Authority empowered in this behalf.

(2) THAT the VENDOR/DEVELOPER has agreed to SELL and the PURCHASER has agreed to BUY ALL THAT Piece and Parcel of land bearing Plot No. ------- (----------), out of the sanctioned layout known and styled as "----------", admeasuring Length East-West ------- Mtrs. and Breadth North-South ------- Mtrs. equal to --------- Sq. Mtrs., being a portion of the entire land bearing Survey/Khasra No. 8 of Mouza : SHANKARPUR, P.S.K. 42, Khate No. 37, including all other easementary rights appurtenant and belonging thereto, situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Second Schedule hereunder written.

(3) THAT the total aggregate consideration for the said Plot of land is hereby agreed at Rs. ----------/- (Rupees ----------) Only, which the Purchaser has specifically agreed to pay to the Vendor/Developer in the following manner :-

MANNER OF PAYMENT :-

Rs. ----------	(Rupees ----------) Only paid by the Purchaser to the Vendor/Developer by Cheque No. ---------- Dated ---------- Drawn on ---------- Bank, ---------- Branch, Nagpur at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendor/Developer.
Rs. ----------	(Rupees ----------) Only agreed to be paid by the Purchaser to the Vendor/Developer on or before ----------.
Rs. ----------	(Rupees ----------) Only agreed to be paid by the Purchaser to the Vendor/Developer on or before ----------.
Rs. ----------	(Rupees ----------) Only agreed to be paid by the Purchaser to the Vendor/Developer on or before ----------.
Rs. ----------	(Rupees ----------) Only agreed to be paid by the Purchaser to the Vendor/Developer at the time of registration of the Sale Deed & taking actual physical possession of the Plot hereby sold, subject to deduction of TDS as applicable.
_____	
Rs. _____	**(TOTAL RUPEES ---------- ONLY).**
==========	

(4) THAT the above mentioned total price/consideration excludes of all Taxes. In the event of implementation of GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Purchaser. It shall be obligatory on the part of Purchaser to pay the amount of VAT, GST as may be applicable etc. simultaneously with the payment of each installment.

(5) THAT the Vendor/Developer assures the Purchaser that the property hereby agreed to be sold is its self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(6) THAT the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Grampanchayat Taxes, Cesses

and all other outgoings etc. levied on the property hereby agreed to be sold and payable by the Vendor/Developer only upto the date of Registration of the Sale Deed and thereafter all such dues shall be borne and paid by the Purchaser as applicable and shall always indemnify the Vendor/Developer against such payments.

(7) THAT the Vendor/Developer shall answer all the reasonable requisitions on the title to be made by the Purchaser and shall establish good, valid and marketable title to the property hereby agreed to be sold.

(8) 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 not annul this Agreement/Contract, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(9) THAT the Vendor/Developer shall obtain all the necessary Papers/Documents/No Objection Certificates required for completion of the said proposed transaction of sale in all respects from various Government Departments/Offices/Local Authorities exclusively from and out of it own costs and expenses and shall deliver the same to the Purchaser immediately on its receipt and/or produced the same at the time of Registration of the sale Deed.

(10) THAT the Purchaser shall become the Member/Nominal Member of the Society formed under RERA Act by the Members of the aforesaid Layout and the Vendor/Developer shall extend all the necessary and reasonable co-operation in this behalf to the Purchaser.

(11) THAT the Vendor/Developer shall deliver the actual physical possession of the property hereby agreed to be sold to the Purchaser or her/his nominee(s) in vacant condition either on receipt of the entire agreed sale consideration or at the time of Registration of the Sale Deed, whichever is earlier. It is obligatory on the part of the Purchaser to take possession of the said Plot of land from the Vendor/Developer within a period of 15 (Fifteen) days from the receipt of letter by her/him from the Vendor/Developer.

(12) THAT the sale will be completed within a period of ------ (----------) Months from the date hereof, by the Vendor/Developer executing a proper Sale Deed relating to the said property i.e. Plot No. -------- (----------) in favour of the Purchaser or her/his nominee(s) and the Purchaser paying the balance sale consideration/price to the Vendor/Developer in the manner stipulated in Clause 2 above.

(13) THAT if the Vendor/Developer fails or neglects to fulfill and observe the obligations on its part as contained hereinabove or otherwise required by law and to execute a proper Sale Deed relating to the aforesaid property in favour of the Purchaser or in favour of her/his nominee(s) within the time stipulated hereinabove, then in such event the Purchaser shall be entitled to enforce specific performance of this Contract/Agreement by instituting legal proceedings against the Vendor/Developer and in such event it will be liable to pay all costs and damages to the Purchaser.

(14) THAT if the Purchaser fails or neglects to pay the balance sale consideration/price to the Vendor/Developer strictly within the time stipulated in Clause 2 above, then in such event the Vendor/Developer shall be entitled to claim and receive an interest @ 12% (TWELVE PERCENT) Per Annum or as per provision made in the RERA Act, as the case may be on the unpaid balance sale price from the date of default till the date of actual payment thereof from the Purchaser. However such grace period with interest shall not exceed more than 30 (Thirty) days and thereafter this Agreement shall automatically stand terminated/cancelled absolutely forever and the Vendor/Developer shall absolutely free to deal in respect of the said property with any other prospective buyers/purchaser without obtaining any permission from the Purchaser. Upon termination/cancellation of this Agreement the Vendor/Developer shall be entitled to refund the amount of sale consideration as they received from the Purchaser to the Purchaser after deducting a fixed amount of Rs. --------- (Rupees ----------) Only towards liquidated damages and the remaining amount shall be refunded by the Vendor/Developer to the Purchaser as mutually decided by them.

(15) THAT the Electric Poles, Swear Line, Water Line connections and fittings to be provided by the Vendor/Developer to the said Layout as per rules and regulations of the concerned departments/authorities and RERA Act.

(16) THAT the Real Estate (Regulation and Development) Act, 2016 having came into force with effect from 01/05/2017 is applicable to the said entire ongoing project as the said project is registered with RERA and thus all the Terms, Rules, conditions and Regulations for implementation of the said Act shall always remain binding upon both the parties hereto and their respective successors-in-title. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire project; AND

(17) THAT all Notices to be served on the Purchaser and the Vendor/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Vendor/Developer by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below :

Name of Purchaser : _____

Address of Purchaser : _____
_____
_____

Mobile No. _____.

Name of Vendor : **M/S. DEVIKAR LAND DEVELOPERS**,

Address of Vendor : Opp. Janki Motors, 340C,
New Subhedar Layout, Hudkeshwar, Nagpur-440 0214,
(INCOME TAX PAN NO. AAKFD8629E)
Mobile No. _____.

It shall be the duty of the Purchaser and the Vendor/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above

address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor/Developer and the Purchaser, as the case may be.

(18) THAT the Vendor/Developer shall deliver all the Relevant/Copies of Original documents relating to the property hereby agreed to be sold to the Purchaser at the time of Registration of the Sale Deed.

(19) THAT the Purchaser shall use the Plot or any part thereof or permit the same to be used only for purpose of Residential Purposes Only and not for any other purposes and as per sanctioned Layout Plan.

(20) THAT all or any disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon all the Parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(21) THAT the Vendor/Developer does hereby assures/confirms to the Purchaser that it has not created any mortgage, lien, charge or interest over the said property hereby agreed to be sold and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same. The Vendor/Developer has further assures the Purchaser that it has full lawful right to enter in this agreement with the Purchaser and there is no encumbrances of any kind whatsoever in respect of the said Project Land. There is no litigation is pending in any court and not any part is acquired or under acquisition of Government under its any scheme.

(22) THAT it is understood by the Purchaser that the Vendor/Developer shall display any type of Board, signs, banners etc. on the said Layout and the Purchaser will neither object/disturb it, nor obstruct it's visibility in any way. The Vendor/Developer shall not pay, nor the Purchaser shall demand any rent etc. for any signs displayed by the Vendor/Developer. In the like manner the common areas and common facilities as may be provided in the said Layout shall be of common use of all the Plot Owners in the said sanctioned layout.

(23) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur and this Agreement may only be amended through written consent of the Parties hereto as per the provisions mentioned in RERA Act.

(24) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer’s Fees have been agreed to be borne and paid by the Purchaser.

SCHEDULE 'A'

(DESCRIPTION OF THE ENTIRE PROJECT LAND)

ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectare (i.e. 6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 42, Khate No. 37, including all other easementary rights appurtenant and belonging thereto, situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR and bounded as under :

ON THE EAST	**:**	**KHASRA/SURVEY NO. 9.**
ON THE WEST	**:**	**KHASRA/SURVEY NO. 7.**
ON THE NORTH	**:**	**PANDHAN RASTA.**
ON THE SOUTH	**:**	**KHASRA/SURVEY NO. 10.**

SCHEDULE 'B'

(DESCRIPTION OF PROPERTY HEREBY TRANSFERRED/SOLD UNDER THIS DEED)

ALL THAT Piece and Parcel of land bearing Plot No. ------- (----------), out of the sanctioned layout known and styled as "----------", admeasuring Length East-West ------- Mtrs. and Breadth North-South ------- Mtrs. equal to --------- Sq. Mtrs., being a portion of the entire land bearing Survey/Khasra No. 8 of Mouza : SHANKARPUR, P.S.K. 42, Khate No. 37, including all other easementary rights appurtenant and belonging thereto, situated at Village : Shankarpur, within the limits of Grampanchayat : Shankarpur in Tahsil : NAGPUR (RURAL) and District : NAGPUR and bounded as under :

ON THE EAST	**:**	_____**.**
ON THE WEST	**:**	_____**.**
ON THE NORTH	**:**	_____**.**
ON THE SOUTH	**:**	_____**.**

ANNEXURE – "A"

Title Report.

ANNEXURE –"B"

(Authenticated copies of Non Agricultural Order as approved by the concerned Local Authority).

ANNEXURE –"C"

(Authenticated copy of the sanctioned Layout Plan as approved by the concerned Local Authority).

ANNEXURE –"D"

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

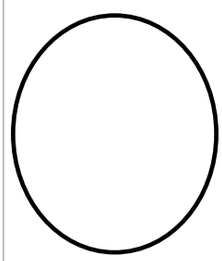
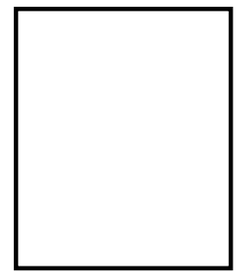
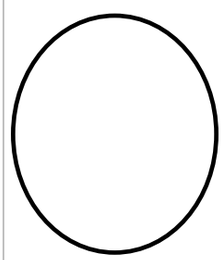
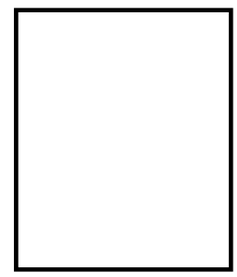
RECEIPT

Received of and from the Purchaser above named the entire sale consideration of Rs. _____ (Rupees _____) Only on execution of this Sale Deed.

I say received.

The Vendor / Developer

IN WITNESS WHEREOF the VENDOR/DEVELOPER and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT TO SELL at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			**FOR M/S. DEVIKAR LAND DEVELOPERS** **(PANDIT SHANKARRAO DEVIKAR)** **Authorised Partner** **VENDOR/DEVELOPER**
02			**(_____)** **PURCHASER**

WITNESSES :

(1) _____

(2) _____