AGREEMENT FOR SALE

Plot No.00,Area000.00Sq.Mtrs. (0000.00Sq. Ft.) In "**OZENGLORY" KH. NO. 108/2 B MOUZA-SHIRUL, TAL-HINGANA, DIST- NAGPUR.**

SALE VALUE RS.00,00,000/- ONLY
(Rupees Only)

THIS AGREEMENT FOR SALE is made on this __nd day of -------, 2020.

BETWEEN

SHRI ----------, aged about 00 years, Occupation – Business, R/o ---------- ---------- hereinafter called as the 'PARTY NO. 1' (which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 1, its legal representatives, successors, executors, administrators and assignees etc.) of the **FIRST PART**;

AND

MR.----------, Aged ------ YEARS, Occupation----------, Pan----------, C/o. ---------- ---------- hereinafter called as the **PURCHASERS,** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASERS,** his legal heirs, successors, executors, administrators and assignees etc.) of the **SECOND PART**;

WHEREAS ALL THAT the piece and parcel of Agricultural land, admeasuring 2.02 Hectors bearing Khasra No. 108/2B, P.H. No. 71 of Mouza – Shirul held in Occupancy class-1 rights, together with all crops, trees, shrubs, passage, rights of pathways and all other easements rights appurtenant and belonging thereto, situated within the village limits of Shirul in Tahsil- Hingana and District-Nagpur belonged to Suresh Agrawal and Rajiv Agrawal the Vendor.

AND WHEREAS the Vendor is thus seized and possessed of and otherwise well and sufficiently entitled to with all heritable, and transferable rights therein of ALL THAT the piece and parcel of land, admeasuring 2.02 Hectors bearing Khasra No. 108/2B, of Mouza – Shirul held in Occupant class-1 rights, having Revenue Rate –Rs……..paisa, together with all crops, trees, shrubs, passage, rights of pathways and all other easements rights appurtenant and belonging thereto, situated within the village limits of Shirul in Tahsil- Hingana and District-Nagpur.

AND WHEREAS the Vendor prepared a Layout on the said land bearing Khasra No. 108/2 B, by carving out various Residential Plots of different sizes therein and had applied to the NAGPUR METRO REGIONAL DEVELOPMENT AUTHORITY , Nagpur being the competent authority, for Conversion of the aforesaid land bearing Khasara No.108/2 B admeasuring 2.02 Hectors, Mouza-Shirul for Non-Agricultural Use i.e. for Residential purpose and for approval of the layout of the said land, admeasuring 2.02 Hectors and accordingly the Executive Engineer (Metro) Nagpur Improvement Trust, Nagpur has vide his Letter bearing **KH. No. 108/2 B , P. H. NO . 71, Mouza – Shirul, Tahsil – Hingna, District - Nagpur** grantedfinal permission to use the said land for Non Agricultural Purpose i.e. for residential purpose and recommended for laying a layout in the said land on the terms and conditions contained in the said Letter.

AND WHEREAS the Vendors have developed a layout scheme known and styled as **“OZEN GLORY”** on the said land and is desirous of disposing of

the layout plots and the Purchasers hereinabove being desirous of owning an independent Plot out of the said proposed sanctioned layout known and styled as **"OZEN GLORY"** for their residential use with heritable and transferable rights therein have approached the Vendor and expressed their desire and willingness to purchase Plot in the said layout.

WHEREAS the Purchasers hereinabove named have satisfied themselves in respect of the Vendor's title to the said property as good, valid and marketable and further inspected and satisfied as regards development provided to the said layout and also the specific terms and condition for allotment.

WHEREAS the Purchasers have accepted the terms and conditions stipulated for occupation of the plot and finally chosen to purchase **Plot No. 00**containing by admeasurement **000.00 Sq. Mtrs.** equivalent to **0000.00 Sq. Ft.** in the said **s**anctioned Lay-out.

AND WHEREAS considering their request and after detailed negotiations the Vendor has now agreed to sell **purchase Plot No. 00**containing by admeasurement **000.00Sq. Mtrs.** equivalent to**0000.00 Sq. Ft.** to the Purchaser for a total Consideration of **Rs. 00,00,000/- (Rupees ---------- Only)** agreeing interiliac that he will execute the sale deed relating to the said property in favor of the Purchaser or their nominee as may be decided and requested by the Purchasers.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the **VENDOR** has agreed to sell and **PURCHASER** have agreed to purchase All THAT Piece and Parcel of Land bearingpurchase **Plot No. 00**containing by admeasurement **000.00 Sq. Mtrs.** equivalent to**0000.00 Sq. Ft.** out of the sanctioned layout known and styled as **" OZENGLORY",** being a portion of the entire land bearing **Kh. No. 108/2 B**, admeasuring about 2.02 Hectors, situated at **Mouza – Shirul,** situated in **Tahsil- Hingana** and **Dist. Nagpu**r (hereinafter called "the said property"more particularly described in the Schedule hereunder written for a total consideration of **Rs. 00,00,000/- (Rupees ---------- Only).**

2. That the total consideration shall be of **Rs. 00,00,000/- (Rupees ---------- Only).** out of which the Purchasers has paid to the Vendor a sum of Rs 00,000/- (Rupees ---------- only) by way of Earnest Money in the following manner till the date of executionof this Agreement. The Vendor hereby acknowledges to have received the

said sum from the Purchasers towards this Agreement for sell of the said property however subject to realization of the cheque.

Manner of payment

1) 00,000/-(Rs.only) paid by the purchaser to the vendor by Cheque No.-------- dated ----------Drawn on Bank ,Nagpur.

2) 000,000/-(Rs. only) paid by the purchaser to the vendor by Cheque No.---------- dated ---------- Drawn on Bank, Nagpur

3) 0,00,000/-(Rs. only) paid by the purchaser to the vendor by Cheque No.---------- dated ---------- Drawn on Bank of, Nagpur

That the Purchasers shall pay Rs 0,00,000/- (Rs ----------only) at the time of Registration of sale deed.

3. That the Vendor do hereby declare that the property hereby agreed to be sold is his self-acquired and separate property and that none except than the Vendor has any manner of right, title or interest in the said property, and Vendor hereby agree to all reasonable requisition on the title and to establish good and marketable title to the said property.

4. That the Vendor has done no act whereby the property hereby agreed to be sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the Purchasers absolutely forever.

5. That the Vendor assures the Purchasers that he has not transferred the said property by way or lease, gift, sale, Mortgage or in any other manner whatsoever to anybody else so far and that it is also free from any charge, claim, demand or dispute etc. of any kind whatsoever.

6. That the Vendor shall handover the possession of the said property to the Purchasers on execution and registration of the Sale deed

7. THAT the Vendor shall pay the Gram panchayat taxes, ceases, NA Taxes as may be levied upon the said property from time to time from till the date of the sale deed, thereafter the same shall be paid by the Purchasers .

8. THAT all expenses on account of preparation of this Agreement for sale including the cost of stamp duty and Lawyer's charges are born by the Purchasers. The further expenses for sale deed shall also be payable by the Purchasers.

9. THAT the sale deed will be executed by the Vendor in favor of the Purchasers or any other person directed or nominated by him after full and final payment of sale consideration to be made by the Purchasers to the Vendor.

SCHEDULE REFERRED TO ABOVE

(DESCRIPTION OF THE PROPERTY HEREBY SOLD)

All THAT Piece and Parcel of Land bearing **Plot No. 00**containing by admeasurement **000.00 Sq. Mtrs.** equivalent to**0000.00 Sq. Ft.** out of the sanctioned layout known and styled as **" OZEN -GLORY ",** being a portion of the entire land bearing **Kh. No. 108/2 B**, admeasuring about 0.00 Hectors, situated at **Mouza – Shirul ,Tahsil- Hingana** and **Dist. Nagpu**r and bounded as under :-

On East by - Plot no.
On West by - Plot no.
On North by - ----------
On South by - Plot no

IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this AGREEMENT FOR SALE on the date first above written and in the presence of the attesting witness.

MR. SURESH AGRAWAL,

Mr. RAJIV AGRAWAL

PURCHASERS

WITNESSES:

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