responsibility of maintenance will be of respective purchaser/society & annual maintenance charges will be borne by the purchaser from time to time.

15) 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 purchaser to the vendors and the vendors have been paid all the dues and charges and cesses related to this property. And all such charges and cesses related to this property after the execution and registration of this Sale Deed shall be payable by the purchaser.

16) That, it is agreed, understood and accepted by the Purchaser that Goods and Service Tax if applicable on the instant transaction of sale is specifically agreed to be borne and paid by the Purchaser and in no circumstances Vendor shall be held liable for payment of such charges.

17) That, All development & sanctions will be carried out as per NMRDA – Metro region specification. The layout is spread in 0.80 H.R. land. All the development like 9mtr & 12 mtr. 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. 45/3B**, P.H.No.42, Class-I, Tahsil – Nagpur(Gramin), District Nagpur, and same is bounded as under :-

Plot no. .....

North : .....

South : .....

East : .....

West : .....

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.

M/s. Tirupati Developers,
Through its partners,

Mr. Prashant M. Bongirwar

Scanned with CamScanner

Agreement to Sale for "Silverpark – 5" Plot No. .... admeasuring ..... Sq.Mt. (..... Sq.ft) of Mouza Shankarpur, out of Survey No. 45/3B

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

Mr. .....
(Purchaser/PARTY NO. 2)

Witness :-

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

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

Scanned with CamScanner