

AGREEMENT TO SALE

VALUED AT Rs _____
(Rs. _____ **ONLY**)

THIS AGREEMENT TO SALE is made and executed at
Nagpur on this _____ day of _____ BETWEEN

Umadevi Sureshkumar Saraf, Aged about 64 years,
Occupation - Household, R/o Saraf Bhawan, Near Panchsheel,
Dhantoli, Nagpur, Tahsil & District Nagpur, PIN Code 440012
Mobile No. 9403590214

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hereinafter called the **VENDOR**, which expression shall unless Repugnant to the context or meaning thereof always mean and include the said Vendor, as well as her heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**

AND

Mr/Mrs _____ aged about _____ years, Occupation _____, R/o _____ hereinafter called the **PURCHASER**, with expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, as well as his/her heirs, legal representatives, executors, administrators, successors & assigns of the **OTHER PART**

WHEREAS the vendor is the absolute owner of All that piece and parcel of land bearing Plot No. 22 & 23, total area admeasuring 268.32 Sq. Mt. out of Kh No 266 in the layout of The Popular Co-operative Housing Society Ltd., Nagpur, of Mouza Wanadongari, within the limits of Nagar Parishad Wanadongari, in Tahsil Hingna, District Nagpur and the same is more particularly described in schedule given hereunder written and acquired the same vide Regd Sale deed dated 24.4.1994 vide it's Doc. Sr. No. 12(P), regd with Sub-registrar Nagpur Rural-10;

AND WHEREAS, Vendor devoloped the said amalgamated plot No 22 & 23 by constructing thereon a multistoreyed residential complex and has decided to use the available assets and land as per the building plan and the same has been duly approved by Nagar Parishad Wanadongari;

AND WHEREAS, that the Nagar Parishad Wanadongari amalgamated above mentioned Plot No. 22 & 23 vide it's Amalgamation Order Letter No 153 on dated 30.04.2019 and

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regularised net area amalgamated 268.32 sq. mt. for residential use in the name of Umadevi Sureshkumar Saraf;

AND WHEREAS, the Nagar Parishad Wanadongari issued Gunthewari Development Certificate vide it's Ref. No. MCW/PWD/2505/2018 & Ref No . MCW/PWD.2498.2018 on 12.12.2018 in the name of Umadevi Sureshkumar Saraf by imposing certain terms and conditions.

AND WHEREAS, the Tahsildar Hingna also passed an order for conversion of agricultural land into non-agriculture for residential use vide it's Rev. Case No. 38/NAA-48/19-20 on 13.02.2020 in respect of abnove mentioned property;

AND WHEREAS, the Nagar Parishad Wanadongari sanctioned and issued building permission and commencement certificate vide approval No CCWAN/B/2019 PL/00035 on date 29.08.2019;

AND WHEREAS, Vendor appointed Mr. Suresh Saraf as her constituted power of attorney to do all acts, deeds and things on her behalf as her lawful attorney vide Notarized Document Entry No, 15997 on 6.05.2019 entry in the Register of Brijesh Prasad, Advocate and Notary;

WHEREAS, the vendor here-in-above-named being desirous of owning an Apartment in the said building "**Uma Apartment**" for his/her residential use with heritable and transferable rights therein later on approached to the Vendor and expressed his/her desire and willingness to purchase the undivided _____% percent share and interest in the said plot of land together with the entire RCC Super structure comprising Flat No _____ covering super built up area of _____ sq. mt AND super built up area _____ sq.mt on _____ floor of the building known and styled as "**Uma Apartment**"

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