vii) That the Vendor will execute the possession deed in favour of purchaser in respect of Flat No. _____ as and when the full and final settlement of the total consideration amount will be arrived between Vendor and the purchaser and further more possession will be handed over to the purchaser accordingly.

viii) That, the Vendor will execute the Sale Deed in favour of purchaser as and when requisite permission will be sought from the competent authority i.e. Nagar Parishad Wanadongari.

ix) That, property hereby 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 be discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

x) That if the Purchaser is deprived of the whole or any part of property hereby sold by reason of any defect found in the title of the Vendor or any encumbrances or any charge on the same to which this Sale is not subject, the Vendor will pay the purchaser by way of damages the whole amount of sale price or such part of it as shall bear the same proportion to the whole property; as such part of the property shall bear to the whole property, as the case may be.

(3) THAT THE PURCHASER do hereby covenant with the VENDOR as follows :-

(I) That, the Purchaser shall from the date hereof always pay regularly her/his share of common expenses such as Non-agriculture Assessment and other outgoing etc whatsoever

conti.....

assessed on her/his _____share in the said plot of land.

ii) That, the purchaser shall hereafter individually pay the corporation taxes and cesses etc as may be levied by the Nagar Parishad upon the said Flat No. _____ on the _____Floor and shall also pay the Electricity and water charges as per Departmental Bills.

iii) That Purchaser shall always keep the said Apartment in good repairs and habitable conditions and shall always use ther same for residential purposes only.

iv) That the Vendor has delivered all Original documents relationg to Flat No._____ hereby sold to the purchaser at the time of registration and execution of Sale Deed.

v) That, all the expenses on account of preparation of Sale Deed including cost of the Stamp Duty and the Registration fees payable theron shall be borne and paid by purchaser.

SCHEDULE OF FLAT NO._____

All that _____% undivided share and interest in plot of land, bearing Flat No. _____ sq. mt. and Super built up area _____sq. mt. on _____Floor of the building known and styled as **''UMA APARTMENT",** constructed on Plot No. 22 & 23, total area admeasuring 268.32 sq. mt. out of Kh. No. 266 in the layout of The Popular Co-operative Society Ltd., Nagpur, of Mouza Wanadongari, within the limits of Nagar Parishad Wanadongari, in Tahsil Hingna, District Nagpur. The said Flat is bouonded as under :-

conti.....

Towards East	:	25 ft. wide Road
Towards West	:	Road
Towards North	:	Plot No 18 & 24
Towards South	:	Plot No 13 & 21

IN WITNESSES WHERE OF VENDOR and the PURCHASER here-in-above named have hereto set their respective hands and signed this ''DEED OF SALE" at Nagpur in presence of attesting witnesses signing as such on the day first above written.

WITNESSES : -

1)_____

(Umadevi Sureshkumar Saraf)
through power of attorney holder
Mr. Suresh Saraf
VENDOR

2)_____ _____

PURCHASER