12) That, all expenses towards stamp duty, registration and mutation charges and incidental expenses in respect of these presents as well as for the sale-deed will be borne out by the purchaser.

13) That, all the required sanction including final sanction of layout map and release letter of the said land will be completed by the vendor before the execution of the sale deed.

14) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

15) That, All development & sanctions will be carried out as per NMRDA – Metro region specification. The layout is spread in 4.41 H.R. land. All the development like 9mtr & 12mtr 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.Mtr. (..... Sq.ft)of **Mouza Kotewada**, out of **Survey No.153/1, 161/1** P.H.No.72, Class-I, Tahsil Hingna(Gramin), District Nagpur, and same is bounded as under :-

Plot no. .....

North : .....
South : .....
East : .....
West : .....

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In witness, whereof parties hereto have set their respective hands and signed this Agreement on the date mentioned above and in the presence of the attesting witness.

Mr. .....
(Purchaser/PARTY NO. 2)
M/s. Tirupati Developers,
Through its partners,

Shri. Prashant M. Bongirwar

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

Witness

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

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

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