V.P. -2.

AGREEMENT TO SELL

Plot No. ..... Survey No.44 Mouza Khadka,
Tah Hingna, District-Nagpur.

Agreement for sale made at Nagpur on .....th day of ....., 2020.

Between

M/s. Tirupati Developers, (PAN NO. AAEFT 2905 K) a Partnership firm having its office NKY Tower, Ajni Square, Wardha Road, Nagpur through its Partners,

1. **Shri. Prashant Manoharrao Bongirwar**,
   Aged about 50 years, Occ. : Business,
   R/o 11- A, Khare Town, Dharampeth,
   Nagpur-440010.

2. **Shri. Rahul Arunrao Upganlawar**,
   Aged about 45 years, Occ. : Business,
   R/o Akshay Heights, Cement Road,
   Shivaji Nagar, Nagpur-440010.

(Hereinafter called the Vendors)

Which term and expression, shall unless repugnant to the context or meaning thereof shall mean and includes the said Partnership firm as its partners as well as their legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 1.

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And

Mrs. .....,
Aged ..... about years, Occ: .....
R/o. .....
(PAN No. .....)
Adhar No. ....., (Mob. No. .....)

Hereinafter referred to as the "**Purchaser",** (which expression shall, unless repugnant to the context, mean and include his heirs, executors, administrators and assigns) **The party No.2**.

AND

WHEREAS the land at Kh. 44, Comprising of, respectively total area admeasuring 1.04 HR, Mouza- Khadka, Tahasil Hingna, District Nagpur is owned & Possessed by the above named Vendors M/S. Tirupati Developers through its authorizes partners Shri Prashant Manoharrao Bongirwar along with Shri Rahul Arunrao Upganlawar and they reacquired the same by way of registered Sale Deed of Kh. No. 44 via sale deed no. 3626-2009, dt. 13/08/2009 there by the above named Vendor becomes the absolute owner of the Scheduled Property, having absolute right & authority to dispose it off to the above named Purchaser.

That vendor is the absolute owner of the **Plot No.** ..... out of Survey.No.44, Mouza Khadka, P.H.No.45, Tah. Hingna, District-Nagpur. That the vendor hereinafter have decided to sale, transfer and convey the said property to the prospective purchasers i.e. Party No.2.

That the Assistant Engineer, NMRDA Nagpur has issued proposed demarcated sanction layout map on dated 26/02/2020.

And whereas, the parties hereto have due deliberations and discussions and as consequences thereof they have arrived at an understanding which they have decided to reduce into writing, being these presents.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AND THIS AGREEMENT WITNESSES AS UNDER :-

1) That, the purchaser agrees to purchase and vendor agree to sell the property which is more particularly described in the schedule of Property herein after referred i.e. **Plot No.** ..... admeasuring **(..... Sq.Mtr.) (..... Sq.ft)** by this Agreement for full and final consideration of **Rs...../-(Rupees ..... only)**

2) The purchaser has been agreed to be paid the below mentioned amount to vendor in the following manner:-

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