1) Rs. ...../- **(Rs. ..... only)** paid by the purchaser to the vendor/consenter by .....I, drawn on .... Bank on dated ..... as down payment part of the plot.

3) That it is agreed between the parties that the balance payment shall be made on or before ..... at the time of the execution and registration of Sale Deed and the said Sale Deed will be executed "Time is the essence of Contract" and the purchaser will be strictly adhere to it in respect of the balance payment and pay installment regularly.

4) That the Vendors assure unto the purchaser that they are absolute owners of the said property and they have right and authority to sell the same.

5) That the Vendors hereby assure unto the purchasers that the said property is neither a subject-matter of any acquisition or requisition, nor they have received any notice to that effect till today. That the said property is not a subject-matter of any dispute or pending litigation. That the Vendors hereby assure unto the purchase that the said property is free from encumbrances.

6) That the Vendors hereby assure unto the purchaser that their title to the said property is clean, clear and marketable. And also the purchaser has checked the ownership documents of this property.

7) That the vendors agree to apply for, obtain and furnish unto the purchaser all such permissions as may be necessary under the prevalent laws for registration of sale-deed.

8) That if the vendor refuses neglects or avoid getting such sale-deed executed then purchaser shall be entitled to terminate this agreement and vendors has to given the Sale amount.

9) That it is agreed by the purchaser that the entire layout shall be named and styled as ***"Vrindavan Park-2"***.

10) That, the property hereby agreed to be 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 not annul this Agreement, but all the same such mis-statement error or omission will always be subject to correction by the parties hereto.

11) That, if any change made by the NMRDA In respect of the area of the said plots/ construction the same will be binding on the purchaser.

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

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13) 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.

14) That the vendors agree to apply for, obtain and furnish to the purchaser all such permissions as may be necessary under the relevant laws for registration of sale-deed and mutation will be done by the vendor after execution of sale deed in favor of purchaser.

15) That, All development & sanctions will be carried out as per NMRDA – Metro region specification. The layout is spread in 1.04 H.R. lands. All the development like 9mtr 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.

16) **THAT**, the Purchaser has agreed to pay the Maintenance charges as determined by the vendors from the date of final sanction of layout plan 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.

SCHEDULE OF PROPERTY.

All that piece and parcel of land of **Plot No. .....** admeasuring **(..... Sq.Mtr.) (..... Sq.ft)** of **Mouza Khadka**, out of **Survey No. 44** P.H.No.45, Class-I, Tahsil Hingna, District Nagpur, and same is bounded as under :-

Plot no. .....

North : .....

South : .....

East : .....

West : .....

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.

Mrs. .....

(Purchaser/PARTY NO. 2)

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