

AGREEMENT TO SELL

This AGREEMENT TO SELL is made on this th day of year
BETWEEN:

“ALLIANCE INFRASTRUCTURE” through its partner **MR. MOTILAL JIYALAL CHAUDHARI** aged about 43 yrs. Occ. Business, off. Shop No. 112, Fortune Empire, Rajeshwar Park, Nagpur. 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 & assigns of the **ONE PART**.

Cont...

AND

MR......aged about Years, Occupation –, R/o Hereinafter called the PURCHASER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as it's legal representatives, executors, administrators, successors & assigns of the OTHER PART.

That the purchaser desire to purchase **Plot No.** in project **Metro City IV** and the Vendor agreed to sell the above said plots. The purchaser after satisfied with the documents of property and after taking all enquiries decided to purchase the said plots.

That all piece and parcel of land having Project Name **Metro City IV At. Mouza- Welahari on Khasra No.163/3, P. H. No. 38, Plot No.** Admeasuring area = ... **Sq. Mtr. (..... Sq. Ft.)**. That the Vendor agreed to sell the above said plots/properties in the total Consideration For **Rs./- (Rupees Only)**. The terms and condition of payment are as under:- The Total amount received till date of this agreement against the total Consideration For **Rs./- (Rupees Only)**. The details of Payment made by the Purchaser are as follows:-

Rs./- (Rupees Only) paid by the purchaser to the Vendor by Cash dated

Total Rs./-	(Rupees Only)
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The Vendor hereby declare that he has received **Rs./- (Rupees Only)** till date of this agreement. The remaining amount **Rs./- (Rupees Only)**. Will be paid by the Purchaser to the vendor through EMI of Rs./- (Rupees Only) from the date to or Bank Finance.

The purchaser agreed that if he will unable to pay remaining amount towards the consideration i.e. **Rs./- (Rupees Only)**. Within twenty four months form the date of booking means on or before

The purchaser must pay EMI every month, If EMI not recovery up to three month that after Rs.100/- per. sq. ft. penalty been charged up to the next three months,

if failure of payment remain continue then the above said plot will automatically deemed cancelled.

The both the parties agreed that if the plot cancel due to fault of purchaser agreed than the amount will be refunded with 25% deduction of entire paid amount.

The Purchaser further agreed to bear expenses as may be incurred for the registration of the sale deed of the said plot.

The responsibility arising out of any change in Government policy will be of purchaser. The Purchaser will have no objection if on the final sanction of layout any modification or changes would occur in the area and the Plots Numbers.

The VENDORS have produced all the necessary documents (7/12 extract Sanction map, NA Copy, R.L Copy, RERA Certificate etc.) before the time of registration of Sale Deed.

The possession of the plot will be handed over to the purchaser at the time of execution of the sale deed after full payment of Plot cost.

The development of said layout will be done by the Firm. Firm will make the development agreement with the NMRDA which is required for the sanctioning of Layout.

NOW THEREFORE THIS AGREEMENT TO SALE WITNESSETH AS UNDER

All piece and parcel of **Plot No. Admeasuring area= Sq. Mtr. (..... Sq. Ft.). Mouza- Welahari, Metro City IV Project, Khasra No. 163/3, P. H. No. 38 Tahsil and District Nagpur**, Which are bounded as follows:-

Plot No.

EAST -

WEST -

NORTH -

SOUTH -

Cont....

IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this AGREEMENT TO SELL at NAGPUR in the presence of attesting witnesses on the day of th day of year

VENDOR

ALLIANCE INFRASTRUCTURE

(Through its Partner)

MR. MOTILAL JIYALAL CHAUDHARI

PURCHASER

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WITNESSES:-

(1) _____

(2) _____

