Stamp Rs. /-

SUB-REGISTRAR OFFICE, NAGPUR

AGREEMENT OF SALE

VALUED AT Rs. ----------/-
(Rupees ---------- Lac Only)

MARKET VALUE Rs. ----------/-

Item No.----------, Page No.----------, Rate Rs.----------/- Per Sq. Mtr.

Mouza- Ambazari, Sheet No.2153 City Survey No.94/88

THIS AGREEMENT OF SALE is made at Nagpur on this ----th **day of……, 2021**, **BETWEEN** :

SHRI. SHRIKANT MADHUKAR CHOUDHARY, Aged 53 about years, Occupation- Service, Resident of 13978, Autumn Court, Rosemount, MN USA 55068, Through authorized power of attorney **MESSRS SAMRUDDHI CONSTRUCTION a partnership Firm** registered under Indian Partneship Act bearing Registration No. 27151117936V having its registered office at A6 Swarmayee Society , Bhakti Marg, off Law College Raod, Erandwane, Pune- **(Pan No.:- ACTFS3013Q)**

through its Partners

(1) Nakul Narayan Boralkar,

Aged about 48 Years, Occupation – Business,

Resident of A6, Swarmayee Society, Bhakti Marg,

Off Law College Road, Erandwane, Pune-41104,

(2) Rajesh Dattatraya Pandit

Aged about 50 Years, Occupation – Business,

Resident of 9, Rajvaibhav, Lane No. 6,

Dahanukar Colony, Kothrud, Pune - 411004

hereinafter called and referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor, as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **FIRST PART. AND**

_____, Aged about: _____ Years, Occupation- _____, R/o _____ Adhar No. _____, Pan. No. _____, Mob. No. _____, hereinafter called & referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **SECOND PART AND**

MESSRS SAMRUDDHI CONSTRUCTION a partnership Firm registered under Indian Partneship Act bearing Registration No. 27151117936V having its registered office at A6 Swarmayee Society, Bhakti MARG, off Law College Raod, Erandwane, Pune- **(Pan No.:- ACTFS3013Q).**

through its Partners

(1) Nakul Narayan Boralkar,
Aged about 48 Years, Occupation – Business,
Resident of A6, Swarmayee Society, Bhakti Marg,
Off Law College Road, Erandwane, Pune-41104,

(2) Rajesh Dattatraya Pandit
Aged about 50 Years, Occupation – Business,
Resident of 9, Rajvaibhav, Lane No. 6,
Dahanukar Colony, Kothrud, Pune – 411004

hereinafter called & referred to as the **"COMFIRMING PARTY "** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **THIRD PART AND**

WHEREAS ALL All the peace and parcel of land bearing **Plot No. 1**, containing by admeasurement 4117.76 Sq. Ft. (382.55 Sq. Mtrs.) out of the approved lay-out bearing Corporation Housing No. 127/A, Ward No. 75, CTS. No. 2153, SHEET NO. 94/88, P.H.No. 9, Part of Khasra No. 115/6 of Bhumi Swami Right Situated at **Mouza- Ambazari**, Nagpur, situated at Buty Lay-out,

Rani Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tah & Dist- Nagpur. That originally belonged Land Development and Housing Company, having purchased the same by it from Smt Sarlabai Sadashivrao Buty and Shri. Prafulchandra Sadashivrao Buty by virtue of registered sale deed dated 28/1/1971 which is duly registered at the office of the Sub Registrar Nagpur in Add/ Book No. 1 Volume No. 90 on pages 78-81 at Sr. No. 73(p) on even date **AND**

WHEREAS, the said land bearing out of Kh. No. 115/6 of Mouza Ambazri, P.S.K 9 is converted for Non Agriculturral (Residential) Use by the Sub Divisional Offficer Nagpur Vide his Order dated 31/1/1967 Passed in Revenue Case No. 71/a2/1965-66 dated 21/1/1967 **AND**

WHEREAS the said Land Development and Housing Company through its partner Mrs. Sushma Krishna Bhonsale lateron in it turn transferred the aforesaid property by way of sale to Shri. Madhukar Vithalrao Choudhary by virtue of registered sale deed dated 1/11/1975 which is duly registered at the office of the Sub Registrar Nagpur-1 Add/ Book No. 1 Volume No. 206 On pages 184 TO 186 at Sr. No. 1138(P) on 14/11/1975 **AND**

WHEREAS that as per property card entry said Shri. Madhukar Vithalrao Choudhary expired on 15/3/2004 and his wife namely Mrs. Nirmala Mahukar Choudhary expired (intested) on 1/6/2011 therefore their three legal heirs i.e. Married daughters Mrs. Manjusha Sharad Diwan, Mrs. Sujal Pankaj Kulkarni and son Shri. Shrikant Madhukar Choudhry have acquired right title and interst in the said plot and become the joint /Co Owners of said plot as per Hindu succession act. **AND**

WHEREAS that later on by way of the registered Release Deed dated 15/5/2012 the said married daughters Mrs. Manjusha w/o Sharad Diwan and Mrs. Sujala Pankaj Kulkarni have relinquished their right, title and interest regarding the said plot in favour of their brother namely Shri. Shrikant Madhukar Choudhary the said Released Deed registered before sub registrar Nagpur 4 at Sr. No 2491 on even date, thus the vendor become owner of aforesaid property with the heritable and transferable rights therein and the Vendor have mutated his names in Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur, City Survey and all other relevant government and Semi-Government records and the property

is lying under his physical possession from the date of execution and registration of Release Deed; **AND**

WHEREAS, the **Owner** hereinabove named have decided to develop the said Plot into Residential estate by constructing a multistoried building thereon consisting of various self contained separate Apartments therein but due to lack of expertise and sufficient fund the **Owner** are not able to carry out the work of development on his own. Hence the **Owner** have decided to entrust the said plot for development therefore he made agreement of development with **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 21 dated 3/1/2020 as well as made registered Power of attorney in the name of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 22 dated 3/1/2020

WHEREAS Thereafter due to new D C Rules **Shri. Shrikant Madhukar Choudhary** through power of attorney Mrs. Sujala Pankaj Kulkarni made supplementary agreement of development with **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur- 5 at Sr. No. 4455 dated 16 /11/2021. Accordingly **Shri. Shrikant Madhukar Choudhary** through power of attorney **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** executed **Deed of Declaration** on **17/11/2021** which is duly registered in Sub Registrar Nagpur-5 at Sr. No. 4489 dated 17/11/2021.

WHEREAS, the Vendors/Confirming Party/developer accordingly prepared a plan of the multistoried building to be known & styled as **"MADHURANJANI "** constructed on the said Plot No.1 and the same is duly sanctioned by Assistant Director, Town Planning , Nagpur Muncipal Corporation , Nagpur vide building Permit No. 683/BP/AMBAZARI/TP/NMC/642, dated 18/3/2020.; and due to the change in respect of the DC rules and other norms of NMC and such as increasing FSI, the Developers have revised said plan and same is duly sanctioned by

Assistant Director, Town Planning , Nagpur Municipal Corporation , Nagpur vide building Permit No. 478/BP/Ambazari/TP/NMC/441 dated 26.10.2021.

WHEREAS, the property has been submitted to the provisions of the Maharashatra Apartment Ownership Act, 1970 by executing and registering "Deed Of Declaration" under section 2 of the Form "A" of the said Act and the same is registered in the office of the Sub-Register, Nagpur-5 at Sr. No. 4489 dated 17/11/2021.

WHEREAS, the Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Registered Serial No. _____ Dated _____; authenticated copy is attached herewith;

WHEREAS, the purchasers hereinabove named has seen & approved the plan of the building and also the specifications according to which the construction is made **AND**

WHEREAS the Purchaser has finally chosen to own & possess and **APARTMENT No. _____ on the _____ Floor** of the said building known as **"MADHURANJANI "** agreeing interalia to contribute, provide and pay the entire cost of construction thereof.

AND WHEREAS the Purchaser being desirous of owning an _____ **floor** Apartment for his/her residential use in the said Multistoried Building with heritable and transferable rights therein has approached the Vendor & expressed his/her desire and willingness to purchase the Undivided **____.00%** share and interest in the said Plot together with the entire R.C.C. superstructure comprising **Apartment` No.- _____** covering carpet area _____ Sq. Mtr. on the _____ **Floor** of a building known and styled as **"MADHURANJANI "** proposed to be constructed thereon and after detailed negotiations the Vendor has agreed to sale the same to the Purchaser and the Purchaser has specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of APARTMENT to the Developers **AND**

WHEREAS the Vendor has agreed to sell to the Purchaser the Undivided **____% share** and interest in the said plot for a total consideration of **Rs.----------/-(Rs. --------- Lac Only)** upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEND THE PARTIES HERETO AS FOLLOWS:-

1. That the **Vendor** will sale and the Purchaser will buy the Undivided 20% share and interest in piece and parcel of land bearing **Plot No. 1**, containing by admeasurements 4117.76 Sq. Ft. (382.55 Sq. Mtrs.) out of the approved lay-out bearing Corporation Housing No. 127/A, Ward No. 75, CTS. No. 2153, SHEET NO. 94/88. P.H.No. 9, Part of Khasra No. 115/6 of Bhumi Swami Right Situated at **Mouza- Ambazari**, Nagpur, situated at Buty Lay-out, Rani Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tah & Dist- Nagpur. Tah & Distt- Nagpur together with the entire R.C.C. Superstructure comprising **Apartment No. ____ on the ____ Floor** covering Carpet area _____Sq. Mtrs. more particularly described in the Schedule "A" & "B" hereunder written.

2. **THAT** the total price agreed is **Rs.----------/-(Rs. -------- Lac Only)** which the purchaser has specifically agreed to pay the Vendor in the following manner. The cost so agreed is fixed and not subject to any increases in spite of rise in prices of various building material.

MANNER OF PAYMENT

Rs. ----,00,000/- (Rs. _____ Lac only) paid by the Purchaser to the Confirming Party by Cheque bearing No. ……. dated …/../2020 Drawn on ……. Branch ……. Nagpur at the time of booking

Rs. ….,00,000/- (Rs. ---------- lac only) paid by the Purchaser to the Confirming Party by Cheque bearing No. …… dated ../../2020 Drawn on ……. Branch ……, Nagpur on …….

Rs. --,00,000/- (Rs. ------Lac Only) to be paid after the completion of 1st Floor slab

Rs. ----,00,000/- (Rs. ------- Lac Only) to be paid after the completion of 2nd , Floor Slab.

Rs. -- -,00,000/- (Rs. Five Lac Only) to be paid after the completion of 3st, Floor Slab

Rs. -,00,000/- (Rs. ------Lac Only) to be paid after the completion of 4th t, Floor Slab

Rs. -,00,000/- (Rs. ------Lac Only) to be paid after the completion of 5th t, Floor Slab

Rs. ---,00,000/- (Rs ------ Lac Only) to be paid after Completion of Brick work of said flat.

Rs. ---,00,000/- (Rs ------- Lac Only) to be paid after Completion of plaster work of said flat.

Rs. --- ,00,000/- (Rs. ------ Lac Only) to be paid after Completion of Plumbing & Tiles work of said Flat .

Rs. ----,00,000/- (Rs.---------- Only) to be paid after Completion of Finishing work of said Flat .

Rs. -----,00,000/- (Rs. --------- Only) to be paid at the time of possession and execution of sale deed of said Flat.

Rs. --------,00,000/- (Forty ------ Only)

THAT the Purchasers shall pay the respective installments as stipulated hereinabove strictly on the stages mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for payment of each installments is the ESSENCE OF CONTRACT and consequentially therefore this Agreement shall automatically stand terminated and cancelled immediately on the purchaser's failure to pay the above installments on due stages. It is specifically

understood by the Purchaser that no extension of time for payment of any of the installment shall granted to him/her by the Confirming Party shall be at full liberty to resell the said Apartment together with the Undivided proportionate share and interest in the said plot of land to any other intending buyer without any further intimation or reference/notice to the Purchaser and in such event the Vendors/Confirming Party shall within 3(Three) Months from the date of such cancellation return back the amounts till then received by it to the Purchaser free of any interest thereon and also after deducting 30% agreed amount therefrom by way of liquidated damages. It is also specifically understood by the Purchaser that delay in securing sanction to the Housing Loan, if any applied for him/her, shall not be a ground for non payment of the installments on due stages.

3. **THAT** the **Undivided ------ % share** and interest in the said plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

4. **THAT** the Purchaser has satisfied himself/herself with respect to the Vendors/Confirming Party title to the said property as good, valid and marketable and he/she has accepted the same without any further investigation. He/She has satisfied himself/herself about the Vendors/Confirming Party right to enter into this Agreement with the Purchaser.

5. **THAT** the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to be the outgoing agreements, restrictions and rights of the Vendors/Confirming Party and the other co-owners of the remaining undivided share in the said plot of land and the Owners of other built-up spaces in the proposed building affecting the same and if any miss-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such miss-statement, error or omission will always be subject to correction by the parties hereto.

6. **THAT** the Vendors/Confirming Party shall erect & build the proposed Multistoried building consisting of various self contained separate Apartments therein in accordance with the plan sanctioned by the building Engineer of the

Nagpur Improvement Trust, Nagpur and the specifications mentioned in ANNEXURE-A appended hereto. No deviations shall be made in the sanctioned plan. Extra/Additional facilities shall however be provided by the Vendors/Confirming Party at the request of the Purchaser subject to extra payment thereof to be made by him/her in advance.

7. **THAT** the Vendor have reserved their right to revise the Sanction Plan subject to approval of the Nagpur Improvement Trust, Nagpur.

8. **THAT** the Vendor shall complete the said building and make the Apartment chosen by the Purchaser available for his/her occupation within the period of 18 (Eighteen) months from the date of this Agreement.

9. **THAT** the Vendor shall not deliver the actual possession of the said apartment to the Purchaser until the entire cost of construction including also the charges for installment of electric and water meters, legal expenses including stamp duty and registration fees and Sales Tax,Turn Over Tax, service tax, local body tax, Vat, etc. are paid by him/her in full to the Vendors/Confirming Party.

10. **THAT** the Vendor Shall be exclusive in charge of the construction without any let or hindrance or interference by the Purchaser or any other contractor and under no circumstances the Purchaser shall enter into any building contractor in respect of his/her Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by him/her shall be void and not at all binding upon the vendor.

11. **THAT** during the period of building Construction the Purchaser with two day's advance intimation to the Vendor may enter upon the said Plot of land to inspect the plans, specifications and the Building materials, if available at site.

12. **THAT** the Purchaser agrees to incorporate such terms, conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein but which may be deemed necessary .

13. **THAT** the open space available in the said plot of land and the common areas and facilities as may be provided in the said Building shall be of common use of all the Apartment Owners in the said building and shall always remain Undivided and no partition or division of any part thereof will be effected or carried out the Purchaser severally or jointly with any other Apartment Owners or Owners.

14. **THAT** in the event of the Purchaser committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the Purchaser towards the cost of construction of the Apartment chosen by him/her shall be refunded to him/her free of any interest thereon and also after deducting 30% /- agreed amount therefrom by way of liquidated damages within 3 (Three) months from the date of this Agreement stands terminated/cancelled and in such event his/her right to Purchaser the Undivided 25.00% share and interest in the said Plot of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Vendors/Confirming Party shall be at full liberty to sale the said Undivided Share and interest in the said Plot of land and also the said apartment to any prospective/intending buyer as may approved by the Vendors/Confirming Party without any further notice or reference to the Purchaser.

15. **THAT** the Purchaser hereby specifically agrees with the Vendors/Confirming Party that even after his/her taking over possession of the Apartment chosen by him/her (on receipt of possession letter from Vendors/Confirming Party) he/she will not object or prevent or obstruct the Vendors/Confirming Party Party in way in carrying on and completing the work of the other Apartments in the said building and keeping building material on the available open land.

16. **THAT** the Vendors/Confirming Party reserves it's right to erect any additional construction on the available open space or on the top or terrace of the building if the F.S.I. in relation to the said plot of land is increased at any future date and in such event the Purchaser shall not prevent or obstruct the

Vendors/Confirming Party in so utilizing and dealing with such additional F.S.I. and in the event the prospective buyer of such additional Apartment shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc. as may be provided to the said building. It is specifically agreed by the Purchaser that the percentage and proportion of undivided share in the said plot of land shall always be subject to proportionate reduction if some additional Apartments are constructed thereon by the Vendors/Confirming Party and in such case the Purchaser shall not any claim any proportionate refund of the cost price of land. The Purchaser also further agreed that he/she will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building.

17. **THAT** the Purchaser further agreed to pay the Vendors/Confirming Party GST, if any levied by Government of Maharashtra or Union of India on the cost of construction of the said Apartment and shall always keep the Developers indemnified against the same.

18. **THAT** the purchaser shall individually pay all corporation taxes etc. as may be levied on the Apartment chosen by him/her with effect form the date of Registration of the Sale Deed or from the date of her/his taking over possession thereof whichever may be earlier.

19. **THAT** the Vendors/Confirming Party shall deliver the actual possession of the said Undivided Share and interest in the said plot of land and Apartment hereby agreed to be sold to the Purchaser or his/her nominees at the time of Registration of the Sale Deed which will be done after the entire building proposed to be constructed thereon is completed in all respects and made available for occupation. On registration of the Sale Deed pursuant hereto the Purchaser shall hold the said plot of land jointly with the other Co-owners thereof including the Vendors/Confirming Party and the Apartment chosen by him/her absolutely with heritable and transferable rights therein.

20. **THAT** the Purchaser hereby agreed not to occupy the said Apartment without prior written permission of the Vendors/Confirming Party else he/she shall treated as a trespasser.

21. **THAT** the Vendors/Confirming Party does hereby agreed with the Purchaser that on receipt of the balance sale price and also upon the payment of electricity and legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other taxes and cases etc. that may be levied and payable at the time of Registration from him/her, she/it will execute a proper Sale Deed relating to the Undivided Share and interest in the said plot of land and also the entire R.C.C. Superstructure comprising Apartment in favor of the Purchaser or his/her nominee(s) and get the same duly registered at his/her costs in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Apartment chosen by him/her to the Vendors/Confirming Party.

22. **THAT** the Vendors/Confirming Party shall produce a Declaration under Section 27 of the Urban (Ceiling and Regulation) Act, 1976 in duplicate along with a Sworn Affidavit in the prescribed form at the time of Registration of Sale Deed.

23. **THAT** on obtaining a proper Sale Deed relating to the Undivided Share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchaser jointly with the other co-owners thereof including the Vendors/Confirming Party. However, the Apartment chosen by him/her in the proposed building shall owned and possessed by him/her exclusively with heritable and transferable rights therein.

24. **THAT** the Purchaser shall pay proportionate share of ground rent and all other dues whatsoever accruing payable in respect of his/her Undivided Share in the said land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of Possession of whichever is earlier onwards and shall always keep the Vendor indemnified against such payment.

25. **THAT** the Purchaser understands that the proposed construction is heterogeneous in nature comprising R.C.C. & Brickwork and particularly described in specification appended hereto an ANNEXURE-A it is understood by the Purchaser that short comings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion are likely to occur and will not be treated as defects. Further it is agreed by the Purchaser that on account of practical constraints there will be an allowance of plus or minus variations in dimension shown in the sanctioned plan or mentioned in this Agreement and no compensation shall be given to the Purchaser for such variations. That 3% variation in dimension in room sizes may occur due to RCC member and plaster of walls and it should be acceptable by purchaser.

26. **THAT** the Vendors/Confirming Party shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the Apartment and proper claim regarding this shall directly be made by the Purchaser to the manufacturer or such items considering the Developers shall install standard proprietary item and shall also see that are properly working at the time of installation and possession.

27. **THAT** all notices to be reserved on the Purchaser as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the Purchaser by registered post or Under Certificate of Posting at his/her address as described above or by email as provided by purchaser. The email address of purchaser as provided by him /her for this purpose is …….

28. **THAT** the Purchaser undertakes to notify in writing any change in his/her address to the Developers. The whatever internal modification as per requirement of purchaser will be done by developers as on risk of purchaser.

29. **THAT** it is agreed by and between the parties hereto that any dispute arising between the parties hereto shall be referred to the panel of Arbitrators one to be appointed by each of the parties hereto. The Arbitrators will have the authority and to (A) interpret the term of this Agreement. (B) to settle the dispute in respect of any aspect regarding the construction & sale of the Apartment. (C) To settle the complaints regarding construction etc. The parties hereto are also at

liberty to refer any other matter between them to the panel of Arbitrators and the panel of the Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding of the parties hereto. The parties specifically agree not to approach any court of law or Consumer Dispute Redressed Forum/Commission etc. without first availing the Arbitration proceedings.

30. **THAT** this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

31. **THAT** all expenses on account of preparation of all kinds of documents including the cost of stamp duty, registration fees and other miscellaneous expenses payable thereon have been agreed to be borne and paid by the Purchaser.

SCHEDULE OF PROPERTY
SCHEDULE "A"

THE UNDIVIDED _____ % share of Land and interest in **ALL THAT** piece and parcel of **Plot No. 1**, containing by admeasurements 4117.76 Sq. Ft. (382.55 Sq. Mtrs.) out of the approved lay-out bearing Corporation Housing No. 127/A, Ward No. 75, CTS. No. 2153, SHEET NO. 94/88. P.H.No. 9, Part of Khasra No. 115/6 of Bhumi Swami Right Situated at **Mouza- Ambazari**, Nagpur, situated at Buty Lay-out, Rani Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tah & Dist- Nagpur. Tah & Distt- Nagpur , and bounded as under :-

Towards East	:	Open Road
Towards West	:	Building
Towards North	:	Open Raod .
Towards South	:	Plot No. 2

SCHEDULE "B"

PROPERTY HEREBY AGREED TO BE SOLD

ALL THAT R.C.C. Superstructure comprising **Apartment No. _____ on the _____Floor** covering carpet area _____ Sq. Mtrs and having undivided share _____% , in the building more popularly known & styled as "**MADHURAJANI** " constructed on **Plot No.1** of **Mouza- Ambazari** within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tah. & Distt. Nagpur and bounded as above

IN WITNESESS WHEREOF the **VENDORS/CONFIRMING PARTY** and **PURCHASER** here in above named have set their respective hands and signed this **AGREEMENT OF SALE** at Nagpur in the presence of the attesting witnesses signing as such on the day, month and year first hereinabove written.

Drafted by:- Adv. Atul A.Pardhi

SHRI. SHRIKANT MADHUKAR CHOUDHARY
Through his power of attorney
(MESSRS SAMRUDDHI CONSTRUCTION)
Through its Partner

(1) Nakul Narayan Boralkar

(2) Rajesh Dattatraya Pandit

VENDOR

(MESSRS SAMRUDDHI CONSTRUCTION)
Through its Partner

(1) Nakul Narayan Boralkar

(2)Rajesh Dattatraya Pandit

CONESENTING PARTY

(_____)
PURCHASER

WITNESSES :-

1.

2.