

AGREEMENT TO SELL**Consideration Rs. _____/-****(Rupees _____ Only)****Market Value Rs. _____/-**

As per Vibhag 9.2, Page No. _____, MOUZA BESA,

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this ____ Day of _____, 2021, BETWEEN:

SHRI KASHINATH MADHO JABALPURE, Aged about ____ Years, Occupation – Business/Agriculturist, R/o Besa, Nagpur-440009, hereinafter called the “**VENDOR/PROMOTER**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**VENDOR/PROMOTER**” and as well as, his legal heirs, liquidators, administrators, successors and assigns of the **ONE PART**.

AND

_____, Aged about ____ Years, Occupation - _____, (Income Tax Permanent Account No. _____), Aadhar No. _____ Resident of _____, hereinafter called the “**ALLOTTEE/PURCHASER**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “**ALLOTTEE/PURCHASER**”, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1)	Title History :						
	AND WHEREAS; the originally the said property of MOUZA BESA, KHASARA NO. 81/1, Total area 2.10 H.R. belonged to Madhavrao Shrawanji Jabalpure. AND WHEREAS; the said Madhavrao Shrawanji Jabalpure had died on 08/05/1972 at Nagpur and his wife died on 24/01/1990 at Nagpur leaving behind him following legal heirs. <table><tr><td>1.</td><td>Shri Kashinath Madho Jabalpure</td><td>Son</td></tr><tr><td>2.</td><td>Shri Khushal Madho Jabalpure</td><td>Son</td></tr></table> AND WHEREAS; the said Shri Kashinath Madho Jabalpure and Shri Khushal Madho Jabalpure had divided said land as per the order of Hon' Court Nayab Tahsildar, Nagpur (Gramin) vide its Order No. 02/SRV-	1.	Shri Kashinath Madho Jabalpure	Son	2.	Shri Khushal Madho Jabalpure	Son
1.	Shri Kashinath Madho Jabalpure	Son					
2.	Shri Khushal Madho Jabalpure	Son					

	43/2018-19, dated 11/03/2019 and said Shri Kashinath Madho Jabalpure become the absolute owner of Eastern Half Portion of Khasra No. 81/1, total land area 1.05 H. R. and said Shri Khushal Madho Jabalpure become the absolute owner of Western Half Portion of Khasra No. 81/1, total land area 1.05 H. R. as per the order dated 11/03/2019
	N.A. Permission:
	The aforesaid land bearing Kh. No. 81/1, total admeasuring about 1.05Hector R., situated at Mouza – BESA, P. H. No. 38-A is converted for Non-Agricultural Use vide Order passed by The Collector Nagpur, on _____, in Rev. Case No. _____
	Lay-out Sanction :
	For the purpose of development of said land the aforesaid Vendor/Promoter entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority upon several terms and conditions contained therein The Executive Engineer (Metro), Nagpur Metropolitan Region Development Authority Nagpur has recommended and approved the Layout Plan of the said land vide Agreement dt. _____
(2)	Real Estate project Name :
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “_____” (Hereinafter referred to and the “Project”)
	Address:
	Kh. No. 81/1, situated at Mouza – BESA, P. H. No. 38-A, within the limits of Tah. Nagpur (Gramin) and Dist Nagpur
	Architect:
	The Vendor/Promoter has appointed Architect _____ having it's Office at Nagpur
	Existing permissible Built-up area (F.S.I. area) for Plots:
	The Nagpur Metropolitan Region Development Authority has approved FSI of 1.10 to the said plot.
	Amenity Space/ Public Utility Plot :
	Open Space of _____ Sq. Mtrs.; Amenity Space of _____ Sq. Mtrs. is provided in the said Layout.
(3)	Compliance of Real Estate (Regulation & Development) Act, 2016 :
	The Real Estate (Regulation & Development) Act, 2016 has come in to force since 01/05/2017, “_____” is duly registered with the said Authority vide Registration No. _____
	Phasing of the Project :

	The Project is to be developed in a Single Phase
	Inspection of all documents by Allottee/ Purchaser :
	On demand from the Allottee/ Purchaser, the Vendor/Promoter has given inspection to the Allottee/ Purchaser of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other documents as specified under The Real Estate (Regulatory & Development) Act and Rules and Regulations made there under.
	Disclosure regarding litigation:
	The Vendor/Promoter hereby declares that there are no civil/ criminal case is pending respect to the said land.
	Disclosure regarding reservation in said land :
	The Vendor/Promoter hereby declares that based on the sanctioned layout Plan obtained from the local authority, area under road widening, Internal Roads & Open Space are to be handed over to the local authority. Apart from this the Vendor/Promoter declares that there is no reservation or acquisition on any part of the said land.
	Disclosure regarding legal entity for plot Owners :
	The Vendor/Promoter hereby declares that the independent plots are to be sold on ownership basis by executing the Sale Deed and therefore the buyers of such plots will become absolute owner of such plots with heritable and transferable rights therein. Thus a separate legal entity (Association/ Co-operative society) of plot owners will be formed, which will be responsible for maintenance of the said layout Project.
(4)	Interest shown by the Allottee/ Purchaser :
	Allottee/ Purchaser was in search of residential plot in vicinity of Village – BESA and that when She/ He came to know about the said project of the Vendor/Promoter. The Vendor/Promoter have disclosed entire information along with all sectioned documents to the complete satisfaction of the Allottee/ Purchaser and thereafter the Allottee/ Purchaser has conveyed her / is readiness and willingness to purchase the Plot No. _____, out of the Project known as “_____” which is more particularly described in the Schedule B and location of which is shown on authenticated copy of sanctioned layout Plan annexed herewith as “Annexure C”.
(5)	Offer and acceptance :
	In accordance with terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Vendor/Promoter hereby agrees to sell and Allottee/ Purchaser hereby agreed to purchase the said Plot.
	Willingness to enter into Agreement :
	The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this

	Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter
	Registration of Agreement :
	As per Section 13 of the Real Estate Regulation Act, the Vendor/Promoter is required to execute a written Agreement with Allottee/ Purchaser for sale in respect of said Plot and therefore, Vendor/Promoter and Allottee/ Purchaser are executing present Agreement as a compliance thereof and they shall also registered the said Agreement under the Registration Act, 1908, with the concerned Sub-Registrar Office, as and when called upon by the Allottee/ Purchaser.
	Entire Agreement :
	This Agreement along with it's schedules and annexure constitutes entire Agreement between the parties with respect to the Subject matter and supersedes any and all understandings, any other agreement, allotment letter, correspondences whether written or oral between the parties in regards to the said Plot.
	<u>NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY</u> <u>AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -</u>
I	Obligation of the Vendor/Promoter :
	(1) Said Plot
	As per the interest shown by the Allottee/ Purchaser in above mentioned clause, the Vendor/Promoter has agreed to sell the Plot more particularly described in Schedule B, subject to the consideration amount and payment schedule as detailed herein under.
	(2) Development Work :
	The Vendor/Promoter hereby assures to provide the Development Works in the Project more particularly described in Schedule C
	(3) Adherence to Sanctioned Plan & other permissions :
	The Vendor/Promoter hereby assures that the Project will be developed and completed in accordance with sanctioned layout plans as approved and revised by the local authority from time to time and shall follow the conditions mentioned in the various permissions as mentioned above
	(4) Variation in Plot Area :
	If there is any reduction in plot area beyond the above mentioned variations limit, then the Vendor/Promoter shall compensate the Allottee/ Purchaser by issuing a refund of any such excess amount paid. If there is any increase in plot area beyond the above mentioned variations then the Allottee/ Purchaser shall pay the excess amount to the Vendor/Promoter

	This monetary adjustment shall be made at a rate equal to the consideration amount divided by the total area of plot as mentioned in the Schedule B
	(5) Possession date of the Plot :
	The Vendor/Promoter hereby assures that they shall give possession of the said Plot to the Allottee/ Purchaser at the time of registration of Sale Deed. If there is any delay in possession due to reasons other than those mentioned in clause hereunder then the Vendor/Promoter hereby agreed to pay to Allottee/ Purchaser, who does not intend to withdraw from the project interest as specified in the Rules on all amounts (excluding government taxes and duties) paid by the Allottee/ Purchaser for every month delay till handing over of possession. Provided further that the Vendor/Promoter shall not deliver the actual physical possession of the said Plot to the Allottee/ Purchaser until the entire consideration including the charges for Legal Expenses, Stamp Duty and Registration Fees and other dues are paid by the Allottee/ Purchaser in full to the Vendor/Promoter hereto Provided further that the Vendor/Promoter shall be entitled to reasonable extension of time for delivery of Plot on the aforesaid date, if the same is delayed on account of - war, civil commotion or act of GOD; - any notice, order, rule, notification of the Government and / or other public or competent authority/ Court. - Delay in obtaining Government Statutory permissions and compliances therefore including Release Letter.
	(6) Plot Release Certificate :
	The Vendor/Promoter hereby assures to obtain Release letter for Plots from Nagpur Metropolitan Region Development Authority, Nagpur on or before Registration of Sale Deed.
	(7) Common Amenities and Facilities :
	It is clearly made known to the Allottee/ Purchaser that the Common Amenities in form of Open space shall be available in the layout. The said open space shall be separately developed as per the terms and conditions laid down by the Planning Authority/ Grampanchayat and entitled/ usage of the same, shall always be subject to such terms and condition imposed by the Planning Authority / Grampanchayat.
	(8) Formation of Legal entity :
	The Vendor/Promoter hereby assures that it will form Association / Co-operative Society for the Plot owners of the said Layout within Three months from the date on which Fifty One Percent of the total number of the Allottee/ Purchaser in layout have booked their plots. However, any delay towards affixing signature of Allottee/

	Purchaser's on such association/ Society formation documents and procedural delays on account of Co-Operative department will not be to the account of the Vendor/Promoter
	(9) Conveyance/ Sale Deed
	The Vendor/Promoter hereby assures to convey the independent plot to the Allottee/ Purchaser with in a period of _____ month after Release Letter of the said Plot or after obtaining full and final consideration from the Allottee/ Purchaser, whichever is later.
II	Obligation of the Allottee/ Purchaser :
	(1) Specific consent (along with this agreement)
	In accordance with sub rule (4) of rule 4 of Real Estate Regulation Rules, 2017, the Allottee/ Purchaser hereby given specific consent to the local authority and also to the Vendor/Promoter and has No Objection against the Vendor/Promoter for the Following • To develop project as per potential layout annexed herewith as Annexure C. • Change in layout plans due to instructions received by the authority • Amalgamation of adjoining land and preparation of new layout (if needed) as long as area of existing plot is not changed • Change of plans of Amenity Plot/ Open Space of the Layout • Minor additions or alteration
	(2) Specific consent (when required later)
	The Allottee/ Purchaser hereby assures that in the event there is any consent that is required to be obtained under Real Estate Regulation Act, 2016 then in such event he accepts the procedure as mentioned or detailed hereunder. The Vendor/Promoter shall send the proposed changes in the plan/ specifications to the respective Allottee/ Purchaser on their registered email address as mentioned in this Agreement. Thereafter, the Allottee/ Purchaser shall give it's reply in writing to the said proposed changes within 7 days from the date of the successful delivery of the said email to the Allottee/ Purchaser and in case non reply/ failure of Allottee/ Purchaser to reply/ respond to the said email within 7 days as aforesaid then it shall be treated that the Allottee/ Purchaser have given informed specific consent for the said change and thereafter Allottee/ Purchaser shall not raise any dispute about the same in future. Notwithstanding anything contained hereinabove, Allottee/ Purchaser agrees and accepts that unless and until proposed revision of the sanctioned layout plans at not against the express provisions of the act they shall not withhold the consent.
	(3) Possession of the Plot :
	The Allottee/ Purchaser hereby assures that they shall take possession of the Plot within 15 days upon receiving written notice/email regarding the same by making the balance

	payment of Sale Consideration. Upon receipt of the entire Sale Consideration, the Sale Deed of said plot shall be executed. If the Allottee/ Purchaser fails to take the possession of the Plot within such period then the Allottee/ Purchaser shall be liable to pay interest charges for any such balance delayed amount at a rate equal to the rate as mentioned in the rules and the same shall not construe as delay of handing over of Possession by the Vendor/Promoter
	(4) Consideration Amount :
	After due discussions, diligence and negotiations between the Vendor/Promoter and the Allottee/ Purchaser, the Allottee/ Purchaser hereby agreed to purchase from the Vendor/Promoter and the Vendor/Promoter agreed to sell to the Allottee/ Purchaser, the said Plot for a lump sum consideration of Rs. _____/- (Rupees _____ Only) to be paid by the Allottee/ Purchaser to the Vendor/Promoter towards the said Plot, hereinafter referred to as the 'Consideration Amount'. The Present Agreement shall supersede and prevail over all other prior communications, writing and/or cost sheets, agreed and/or executed by and between the parties.
	(5) Payment Schedule :
	The Allottee/ Purchaser hereby agrees and accepts to pay the consideration amount to the Vendor/Promoter as per the payment Schedule more particularly described in Schedule D.
	(6) Early Payment
	If the Vendor/Promoter obtains the Release Letter of the Plot before time, then the Allottee/ Purchaser hereby agrees and accepts to pay the consideration amount payable for early completed stage as per payment linked to said stage immediately on demand. No early payment discount will be offered in such case where state has been completed before the agreed timeline.
	(7) Taxes & Duties :
	The Allottee/ Purchaser hereby agreed and accept that the consideration Amount excludes expenses for Stamp Duty, registration fees or any other taxes applicable and in force today or those that may become enforceable and payable at any time in future. If in future, Goods & Service Tax (G.S.T.) is levied on the said agreement then all outgoings pertaining to this shall be paid by the Allottee/ Purchaser separately.
	(8) Maintenance of the Project :
	After registration of the Sale Deed the said Layout will be maintained by the Association/ Society of the plot owners by collecting Maintenance Fund/ Deposit as well as Monthly Maintenance Charges. The amount of such maintenance charge/ deposit will be decided by the Association/ Society. In no circumstances the

	Vendor/Promoter will be liable for maintenance of the said Layout after formation of Associations/ Society.
	(9) Incidental Payments :
	In Addition to the consideration amount, the Allottee/ Purchaser shall pay maintenance amount, taxes and duties as mentioned above, to the Vendor/Promoter, before the delivery of possession of the said plot
	(10) Payment period
	The Allottee/ Purchaser hereby assure to pay all the amount of installments within 15 days from the date of receipt of the demand letter/ email of installment by the Vendor/Promoter. In case of any delay beyond a period of 15 days, the interest charges as per Rules will be applicable
	(11) Payment of water charges, electricity, taxes etc.
	The Allottee/ Purchaser hereby assures to pay necessary water charges, electricity charges and Grampanchayat/ local authority municipal tax as applicable
	(12) Sub-let, transfer of rights :
	The Allottee/ Purchaser shall not let, Sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the Possession of the Plot until all the dues payable by the Allottee/ Purchaser to the Vendor/Promoter under this Agreement are fully paid up and only if the Allottee/ Purchaser has not been guilty of breach of or non observance of any of the terms and conditions of this Agreement and until the Allottee/ Purchaser has intimated in writing to the Vendor/Promoter.
	(13) provisions of this Agreement applicable to Purchaser/ Subsequent Purchasers
	It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any Subsequent Purchasers of the Agreement, in case of a transfer, as the said obligations go along with the Plot for all intents and purposes.
	(14) Abiding by Association/ Society byelaws or regulations :
	The Allottee/ Purchaser shall observe and perform all the rules and regulations which the Association/ Co-operative Society may adopt at it's inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said layout and for the observance and performance of Rules, Regulations and Bye-laws for the time being of the concerned local authority and of government and other public bodies.
III.	General/ Miscellaneous Stipulations :
	(1) Time Extension :
	The Vendor/Promoter shall be entitled to get reasonable extension of time for giving

	possession of the Plot beyond date as mentioned above, if the completion of works in the layout is delayed on account of a. War, civil commotion or act of God; b. Any notice, order, rule, notification of the Government and/or public or competent authority c. Delay in issuance of Release Letter due to reasons not attributable to the non compliance of the Vendor/Promoter
	(2) Name in which payment is to be drawn for Consideration Amount :
	Vendor/Promoter specifically communicates to the Allottee/ Purchaser that the Allottee/ Purchaser shall make the payments for Consideration Amount to the Vendor/Promoter by Demand Draft or by local Cheques drawn in the name of M/S KASHINATH BUILDERS AND LAND DEVELOPERS Or by electronic mode of transfer NEFT/RTGS details are as under : i. Account Holder Name : ii. Bank Name : iii. Branch : iv. Account Number : v. ISFC Code : vi. Account Type :
	(3) Change in consultants :
	The Vendor/Promoter shall have every right to change and appoint any new consultant as per his discretion & choice
	(4) Termination of Agreement of Vendor/Promoter
	Without prejudice to the right of the Vendor/Promoter to charge interest on delayed payment, if the Allottee/ Purchaser commits three defaults on making payment as per the stages mentioned in Schedule D then the Vendor/Promoter shall serve a notice of 15 days in writing/ email to the Allottee/ Purchaser informing it's intention to terminate this Agreement and if the Allottee/ Purchaser fails to rectify the breach as mentioned by the Vendor/Promoter with in a period of 15 days, then the Vendor/Promoter shall be entitled to terminate this Agreement and deduct upto 20% of the consideration amount towards liquidated damages and other administrative expenses. Balance amount (if any) shall be refunded within 45 days of termination. In the event of termination Vendor/Promoter is not responsible to refund and taxes and duties such as Stamp Duty and Registration Charges which were paid to the Government and the Allottee/ Purchaser shall apply for refund at their own effort and cost.

	(5) Cancellation of Agreement by Allottee/ Purchaser
	If the Allottee/ Purchaser wishes to cancel the Agreement due to reasons not attributable to the default of the Vendor/Promoter, then the Vendor/Promoter shall deduct 20% of the Consideration amount towards liquidated damages and other administrative expenses and balance amount (if any) shall be refunded after the plot has been booked by other Allottee/ Purchaser. In the event of cancellation of Allottee/ Purchaser, the Vendor/Promoter is not responsible to refund any taxes and duties such as Stamp Duty and Registration Charges which was paid to the Government and the Allottee/ Purchaser shall apply for refund at their own effort and cost.
	(6) Notices :
	That all notices to be served on the Allottee/ Purchaser and the Vendor/Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/ Purchaser or the Vendor/Promoter by Registered Post at their respective addresses specified below: Name of Vendor/Promoter : M/S _____, Address : - Nagpur - 440037 Email ID: Name of Allottee/ Purchaser : Address : - It shall be the duty of the Allottee/ Purchaser and the Vendor/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post / email, failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor/Promoter or the Allottee/ Purchaser, as the case may be
	(7) Advertisement/ Prospectus :
	It is specifically understood and agreed by the Allottee/ Purchaser that the prospectus other advertising material published by the Vendor/Promoter from time to time in respect of the project contain various features such as plantation, colors, vehicles etc. And the same shall not be considered in any manner as agreements between the Vendor/Promoter and Allottee/ Purchaser. The details mentioned in Schedule C hereunder are considered as final, definitive duly negotiated and binding between the parties and supersedes all earlier communications.
	(8) Entry of Vendor/Promoters staff in the Layout :
	The Allottee/ Purchaser shall permit the Vendor/Promoters and their surveyors contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into an upon the said land/ layout or any part thereof to view, examine

	and/or execute and changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.
	(9) Movement of men and material :
	The Allottee/ Purchaser is well aware that the Vendor/Promoter will complete development works of the said layout as mentioned in Schedule C . The Allottee/ Purchaser assures that after possession of the said Plot she/he shall not cause and hindrance/ obstruction/ objection to the movement of men and machinery required for the future works.
	(10) Water Connection and Charges :
	The Allottee/ Purchaser is fully aware that water connection for said scheme is not yet obtained either from the Nagpur Improvement Trust (NIT)/ Nagpur Metropolitan Region Development Authority (NMRDA)/ Grampanchayat and that the demand for water will be fulfilled either through bore-well or Well. The Vendor/Promoter will only create suitable infrastructure for supply of raw water
	(11) Dispute Resolution :
	That this agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur. All or any dispute arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the term thereof and the respective rights and obligations of the parties, shall be settled amicable by mutual discussion, failing which the same shall be settled through the adjudication officer appointed under The Real Estate (Regulation & Development) Act, 2016.
	(12) Registration :
	The Allottee/ Purchaser and/or Vendor/Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Vendor/Promoter will attend such office and admit execution thereof.
	SCHEDULE – A (SAID ENTIRE PROJECT LAND)
	SCHEDULE – B (SAID PLOT)
	All that piece and parcel of the land bearing Plot No. ____, admeasuring about _____ Sq. Mtrs. (_____ Sq. Ft.), out of the sanctioned layout carved on the land described in Schedule – A and known and styled as “_____”, and the said plot is bounded as under: -

	East : West : North : South :
	SCHEDULE – C DEVELOPMENT WORKS OF THE PROJECT 1. BM + SDBC Tar Road 2. Sewage Line 3. Storm Drainage Line 4. Water Pipe Line 5. Open Space Compound Wall 6. Sewerage Treatment Plant 7. Rain Water harvesting Chamber 8. Electric network with Transformer 9. Street Light
	SCHEDULE – D (PAYMENT SCHEDULE)
Rs. _____/-	(Rupees _____ Only) paid by the Allottee/Purchaser to the Vendor/Promoter vide Cheque dt. _____, bearing No. _____, Drawn on _____. The Receipt of which is acknowledged by Vendor/Promoter.
Rs. _____/-	(Rupees _____ Only) paid by the Allottee/Purchaser to the Vendor/Promoter vide Cheque dt. _____, bearing No. _____, Drawn on _____. The Receipt of which is acknowledged by Vendor/Promoter.
Rs. _____/-	(Rupees _____ Only) paid by the Allottee/Purchaser to the Vendor/Promoter vide Cheque dt. _____, bearing No. _____, Drawn on _____. The Receipt of which is acknowledged by Vendor/Promoter.
Rs. _____/-	(Rupees _____ Only) paid by the Allottee/Purchaser to the Vendor/Promoter vide Cheque dt. _____, bearing No. _____, Drawn on _____. The Receipt of which is acknowledged by Vendor/Promoter.
Rs. _____/-	(Rupees _____ Only) agreed to be paid by the Allottee/Purchaser to the Vendor/Promoter at the time or before registration

		of Sale Deed or possession whichever is earlier.
	Rs. _____/-	Total Rupees _____ Only

That the Sale Deed will be executed and registered after realization of aforesaid Post dated cheques, and if the aforesaid Post dated cheques are dishonored or if the amount of the said dishonored cheques is not received then in that case this Agreement will be null and void and be treated as cancelled.

In Witness whereof the VENDOR/PROMOTER and the ALLOTTEE/ PURCHASER herein above named have fully examined and read over this AGREEMENT TO SELL before the execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

.....
SHRI KASHINATH MADHO JABALPURE
 VENDOR/PROMOTER

.....
 ALLOTTEE/ PURCHASER

WITNESSES :

1. _____

2. _____



M. : 9860274345, 8999122473

Office Add. : P. H No. 38-a, Mouza - Besa,
Kh. No.81/1(part) Before Jayanti Nagari-7, Nagpur.

Ref.:

Date :

Date : _____

ALLOTMENT LETTER

To, _____

Mr./Mrs. _____

Residing at _____

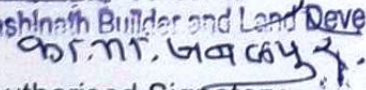
_____ is hereby

allotted a Plot No. _____ in the scheme known as "BAPU NAGARI" situated
at Land bearing survey no. 81/1, Mauza Besa, Tahsil : Nagpur(Rural), District :
Nagpur. Having Plot area of _____ Sq. Mtrs.

Sale Deed/Agreement value at Rs. _____.

Yours Faithfully

For _____

Kashinath Builder and Land Developer

Authorised Signatory
Proprietor