

AGREEMENT TO SELL

MOUZA – Bhokara

GOVERNMENT VALUE: Rs/-

VALUED AT: Rs...../-

(RS.....)

THIS **AGREEMENT FOR SALE** is executed at **NAGPUR** on this the ____ day of **2022**

B E T W E E N

(A) Shri Ashish Ramraog Bobade (PAN: AMEPB7976Q), Age 35 Years, Khasra No. 76 Part , P.H.No. 12-A, Gram Panchayat Bhokara admeasuring 1.61 H.R., Mouza - Bhokara, Tah. Nagpur (Gramin) Dist. Nagpur, hereinafter called as the 'VENDORS / SELLERS' (which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their respective legal heirs, successors, executors, administrators, directors and assignees etc.) of the **ONE PART**

A N D

35, age ____ years, **(PAN:)(AADHAR:)** R/o. _____

hereinafter called as the **PURCHASER / BUYER**, (which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as his / her / their heirs, legal representatives, executors, administrators, successors & assigns) of the **SECOND PART**

WHEREAS the VENDOR (A) No. 76 Part, P.H.No. 12-A, Gram Panchayat Bhokara admeasuring 1.61 H.R. Reneve Rs. 8.75, class right - 01, Book No 73, Mouza - Bhokara, Tah. Nagpur (Gramin) Dist. Nagpur.

WHEREAS, the PURCHASER being interested in purchasing the said Plot No. _____ Admeasuring Sq. Mtrs., has approached the VENDORS and verified all title deeds and other documents and also inspected the property and after getting himself/herself/themselves satisfied about the title & possession of the VENDORS, shown his/her/their willingness and desire to purchase the same for valuable consideration; AND

WHEREAS, the VENDORS herein being interested in selling the said property and the PURCHASER herein being interested in purchasing the same, had discussion & negotiation among themselves; AND

WHEREAS, the PURCHASER has assured to make payment of entire consideration strictly in time mutually agreed between the parties; AND

WHEREAS, accordingly, the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property and has shown his/her/their willingness to purchase the same and offered an amount of Rs. _____/- (_____only) towards the purchase price of the said property and the VENDORS having found the said price as reasonable, the VENDORS and the PURCHASER have entered into this agreement for sale on the terms and conditions mentioned hereunder:

:: NOW THIS AGREEMENT WITNESSETH AS UNDER ::

The VENDORS shall sell and the PURCHASER shall purchase the "ALL THAT Piece and Parcel of land admeasuring.....Sq. Mtrs. identified as Plot No. __, from and out of the sanctioned layout carved in the land admeasuring 4508.97 Sq. Mtrs. comprising Bhokara" No. 76 Part, P.H.No. 12-A, Gram Panchayat Bhokara admeasuring 1.61 H.R. Reneve Rs. 8.75, class right - 01, Book No. 73, Mouza - Bhokara, Tah. Nagpur (Gramin) Dist. Nagpur .,

1) for a total consideration of Rs...../- (Rupees _____only).

2) That, the PURCHASER has agreed to pay total consideration of Rs./- (Rupees _____only) to the VENDORS in the following manner.

MANNER OF PAYMENT:

Rs. _____ (Rs. _____ only)

The VENDORS do hereby acknowledge to have received Rs._____-/-
(Rupees_____only) as stated above, as part-consideration for entering into this Agreement to Sale with the PURCHASER towards the sale of the immovable property mentioned in the Schedule of Property, mentioned herein under.

3) That, it is mutually agreed between the parties that the time for making payment of balance consideration as mentioned above is an essence of this contract. The PURCHASER hereby undertakes to make the payment of balance consideration on time as stipulated above. If the Purchaser fails to make the payment as agreed above, the VENDORS shall have right to cancel/terminate the said Agreement to Sale by refunding amount so received by them without interest, to the Purchasers within 2 (Two) Months from the date of cancellation/termination. In case of cancellation / termination of Agreement to Sale, the VENDORS shall have right to sell the said Property to any third party, without any objection or obstruction from the PURCHASER. The non-sanction of loan or delay in getting sanction of loan shall not be excuse for non-payment or delay in making payment of balance consideration.

4) That, the VENDORS have provided all deeds / documents relating to said Property to the PURCHASER which are required to complete the formalities for execution and registration of Sale Deed. The PURCHASER shall complete all formalities essential for execution of Sale Deed and get the sale transaction completed within a period of Three (03) months from

the date of this Agreement, by getting the Sale Deed executed and registered in his/her/their favour.

5) That, it is specifically agreed by and between the VENDORS and the PURCHASER that, the time period of three (03) months for completion of the transaction is also an essence of contract, and after lapse of the same, this Agreement / Contract shall come to an end and in that event, the VENDORS shall not be binding by this Agreement and they will return the entire amount (without any interest) received from the PURCHASER towards this transaction to the PURCHASER and the PURCHASER shall not be entitled for enforcement thereof.

6) That, the VENDORS agree to hand over actual possession of the property agreed to be sold to the PURCHASER on the date of execution and registration of the Sale Deed.

7) The VENDORS assure the PURCHASER that the VENDORS have good, valid and marketable title to the property hereby agreed to sell and the VENDORS have not done any act, deed or thing whereby the property hereby sold is affected or impeached in estate, title or otherwise.

8) That, after execution and registration of Sale-Deed, the PURCHASER shall get his/her their name mutated as owner in the relevant records. The VENDORS shall extend all their co-operation for same.

9) That, the property agreed to be sold hereunder shall be taken to be described in the schedule written hereunder and if any mis-statement, error or omission is discovered the same shall not annul this agreement but the same shall always be subject to correction by and in between the parties.

10) It is agreed between the parties that all the expenses in respect of Stamp Duty and Incidental Charges required for execution and registration of Agreement of Sale & Sale-Deed shall be borne by the PURCHASERS.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land admeasuring.....Sq. Mtrs.identified as Plot No.____, from and out of the sanctioned layoutcarved in the land admeasuring Sq. Mtrs. comprising Bhokara No. 76 Part, P.H.No. 12-A, Gram Panchayat Bhokara admeasuring 1.61 H.R., Mouza - Bhokara, Tah. Nagpur (Gramin) Dist. Nagpur and the said plot of land is bounded as under:

On the East - _____
On the West - _____
On the North - _____

On the South - _____

IN WITNESS WHEREOF, we the parties hereto have signed, Agreement to Sale, after the contents, there import, effect and implications, have been read and explained to us, in presence of witnesses signing below and we hereby state that we have fully understood the contents, their import, effect and implications, and have signed these presents, on this the day of _____, at Nagpur.

WITNESSES

We the witnesses below name state that the 'Executants' have been read the contents of this Agreement for Sale, the contents, their import, effect and implications, have been explained to the 'Parties', and they admit to have understood the contents, their import, effect and implications, in our presence and state that they are correct and binding on them.

Shri Ashish R. Bobade
(VENDORS)

Sign _____

(PURCHASER)

Sign _____