

and mortgages and no litigation is pending before any Court of Law. The Vendors indemnifies the Purchaser with reference to any claim that may be raised by anyone else over the said property. The Vendors also assures that they will obtain computerized 7/12, 8A, Talathi Map, Part Plan only for the execution of the Sale Deed at their cost.

3. THAT, the Town Planner NMRDA Nagpur vide its Letter No. क्रमांक - नर/भान/नामप्रविप्रा/१२७५०, दि.०३/०१/२०२२ have certified that the scheduled property is coming under Residential, 18.00 M. Road Widening.
4. THAT, if any defects are found in the title of the Vendors, thereby enabling them to transfer the said property or after the transfer of said property, under the circumstances Vendors indemnifies the Purchaser from any such liability arising out of such defect and shall repay the entire amount paid by Purchaser to the Vendors immediately, along with the damages and losses.
5. THAT, the Vendors has no objection, if the Purchaser through his Advocate, published a Public Notice in Local Daily News Paper, inviting objections if any from the Public at large and if any such objection is received, it shall be the responsibility of the Vendor to remove any such objection at their cost and make the scheduled property as absolutely clear, transferrable and marketable and free from any encumbrance, lien, and mortgages if any.
6. THAT, Vendor shall deliver the relevant original title deeds / papers relating to the said property in its possession, for inspection thereof by the purchaser and shall be deliver to the Purchaser at the time of registration of Sale Deed.
7. THAT, the Vendor shall deliver the Vacant & Peaceful possession of the property to the Purchaser/s on the day of registration of Sale Deed and on receipt of entire sale consideration. On execution & registration of the Sale Deed with the Purchaser or their nominee the Vendor shall also hand over the peaceful & vacant possession of the respective property to the Purchaser or their nominee.
8. THAT, it is also agreed that the Vendor shall transfer this property in favour of the Purchaser or their nominee as suggested by the Purchaser.
9. THAT, the registered Sale Deed shall content the terms & conditions and other clauses as per the statutory requirement and accordingly the Sale Deed will be made.
10. THAT, it is specifically understood and agreed by the Purchaser that all the terms, conditions, covenants and undertakings as may be imposed by the Vendor, the Hon'ble Collector, Nagpur, Competent Local Authority, Town Planning Department and other Government/Semi Government Departments shall always remain binding upon Purchaser & their successors in title.



11. **THAT**, the terms and conditions as required by the statute shall be incorporated in the Sale Deed to be registered between the Vendor & the Purchaser.
12. **THAT**, this agreement is subject to the Jurisdiction of Competent Civil Court at Nagpur and any dispute arising out of this agreement will be initially tried to be settled by negotiations and if no settlement is arrived at, then the dispute will be referred to Competent Civil Court at Nagpur.
13. **THAT**, all the expenses on account of preparation of Agreement and Sale Deed together with the cost of stamp duty and registration fees payable thereon, and Legal fees, have been agreed to be borne and paid by the Purchaser/s.

SCHEDULE OF PROPERTY

All that piece and parcel of agriculture land at Kh. No. 24, total area admeasuring 3.99 HR is divided by east west wise & northern first portion, area admeasuring 1.13 HR, Land Revenue Rs. 4.99/- yearly with Occupant Class I rights at Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur and the scheduled property is bounded as under:-

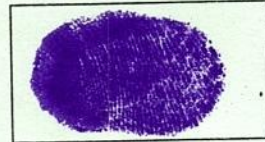
On the East	- Kh. No. 22
On the West	- Pandhan Road
On the North	- Kh. No. 23
On the South	- Remaining Portion of Kh. No. 24

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** here in above named has here to set their respective hands and signed this **AGREEMENT TO SELL** at **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.



VENDOR

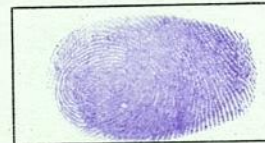
[Handwritten signature of Shri Ketan S/O. Dinesh Suchak]



1. SHRI KETAN S/O. DINESH SUCHAK



[Handwritten signature of SAU. Shalini W/O. Dinesh Tayade]



2. SAU. SHALINI W/O. DINESH TAYADE

