

AGREEMENT TO SELL

CONSIDERATION AMOUNT Rs./-

(RUPEE.....ONLY)

STAMP DUTY PAID RS./-

REG. FEES. 12,200/-

MARKET VALUE RS./-

Mouza – Waroda, Tah and Dist. Nagpur-(Gramin).

This Agreement to Sell is made on the -----Day of ----- 2022

:-BETWEEN:-

MR., Aged about Years, Occupation –, PAN No., Aadhaar No., Mobile No. R/o. Hereinafter called the “**PURCHASER/S**”, which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors and administrators of the **FIRST PART**.

AND

MY ASSETS INFRAVENTURE, PAN No. ABQFM4598N, Off. At- Block No. 112 & 113, Fortune Empire, Opp. Tajshree Honda Showroom, Beltarodi Road, Besa, Nagpur. Through partners 1) **MR. MOTILAL JIYALAL CHAUDHARI**, Aged about 43 years, Occupation – Business, And 2) **MRS. RUBY MOTILAL CHAUDHARI**, Aged about 39 years, Occupation – Business. Hereinafter called the “**VENDOR**”, which expression shall unless it is repugnant to

the context or meaning thereof include their heirs, executors and administrators, agent, attorney of the **SECOND PART**.

WHEREAS the “**VENDOR**” owns and possess all that piece and parcel of land admeasuring area **About 2.00 Hector, Khasra No. 131, Class - 1, Jama Rs. 7.31, Khate No. 1227, P. H. No. 42, Mouza – Panjari (Bujurg), Tah. Nagpur (Gramin) Dist. Nagpur** by virtue of Regd. Sale deed bearing **Registration No. 10991-2021, dated 20/08/2021 with the sub registrar No. 7, Nagpur (Gramin)** from the previous owner **1) MR. PAWAN S/O OMPRAKASH CHOKHANI 2) MR. PANKAJ S/O OMPRAKASH CHOKHANI AND 3) MRS. KUSUMLATA W/O OMPRAKASH CHOKHANI.**

WHEREAS, the vendor has got muted his/ its name in the land record that is 7/12 as per ferfar kramank 3628 dated 29/10/2021. Through which the title of (vendor) the My Assets Infraventure partnership concern became the absolute owner.

AND WHEREAS, the Vendor has curved out layout on the said property / above said land and prepared a plan of the layout having various plots of the different sizes which is under sanction. The above said land has been also put for conversion of land from agriculture to non-agriculture use before the concern authority by the vendor.

AND WHEREAS the “**VENDOR**” desired to sell **ALL THAT** piece and parcel of plot bearing **Plot No. Admeasuring area Length Mtr. X Width Mtr. = ... Sq. Mtr., (..... Sq. Ft)** in the layout named as **MAI CITY PHASE – VI** particularly situated in the land bearing Survey/Khasra No. 131 of Mouza Panjari (Bujurg), P. H. No. 42, Tahsil Nagpur (Gramin) District Nagpur, fully described in schedule of property forming part and parcel of this deed and herein after called the said property. More particularly described in the Schedule hereto and hereinafter called the said plot. The Vendor and the Purchaser mutually agreed to sell the “said plot” to Purchaser with a consideration of **Rs./- (Rupees Only)** which is more particularly mentioned in the schedule hereunder written to the Purchaser for a total sale consideration of Rs./- **(Rupees Only).**

NOW THEREFORE THIS AGREEMENT WITNESS AS FOLLOWS

1) That the Party No. 2, the Vendor do hereby covenants that they are having good, valid, clear and Marketable, Title and absolute right and full authority to convey, to assigns and transfer the **aforsaid plot** by way of Sale to the Purchaser absolutely and forever.

2) That Party No. 1 Purchaser have paid the Consideration amount to the Vendor in following manner as under:-

THE MODE OF PAYMENT MADE BY PURCHASER TO VENDORS AS FOLLOWS:-

Rs./- (Rupees Only) Paid by the Purchaser to the vendor by Cheque No. dated drawn on The receipt of which the “VENDOR” do hereby acknowledged.

Total Rs./- (RUPEE ONLY)

3) That the sale Deed in respect of above said plot shall be executed and registered on or before That the time limit of execution of Sale Deed shall be extended by mutual consent for further period,

4) That the sale of the said property will be free from all encumbrances, Mortgage ,sale, transfer or lien, charge, liability, taxes or dues, bill or all other outgoings whatsoever on the property hereby agreed to be sold and payable by the vendor up to the date of registration of sale deed. If any amount is found due, subsequently and payable by the purchaser, in such a case the vendor hereby undertake to pay the same immediately to the proper authorities and keep purchaser always indemnified from such liabilities.

5) The purchaser shall get the sale deed executed in her/his favor subject to completion of full payment of consideration amount.

6) That the Venders shall provide all the required documents and NOC from the concern department etc. necessary for execution of sale deed within stipulated period.

7) That 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 flat cost.

8) That all taxes, other cesses etc. charges incurred on the above said plot no. 06 shall be paid by VENDOR before the execution of the Sale deed and after the registered sale deed cesses and other charges shall be payable by the Purchaser.

9) THAT, the VENDOR shall execute the Sale Deed in favour of the Purchaser or their Nominees or in favour of any one to whom the Purchaser directs without any objection or hindrance.

10) THAT, if at any time it is found that the right title and interest of the PURCHASER is challenged in respect of the aforesaid property which is the subject matter of this agreement, then the VENDOR undertake to indemnify the PURCHASER in respect of the right title and interest, so created under this Agreement.

11) THAT, the VENDOR have produced all the necessary documents (7/12 extract Sanction map etc.) before the time of registration of Sale Deed.

12) THAT, all expenses in respect of Stamp Duty, Fees have agreed to be paid and borne by the Purchaser Only.

13) That both the parties agreed that this contract of sale shall not be frustrate from the side of both parties and Vendor having complied and perform his part of Contract of Sale.

14) That the said property shall be taken to the correctly described in the Schedule annexed hereto and if any misstatement, error or omission is discovered later on the same shall not annul this agreement nor shall any compensation be allowed in respect thereof, but such misstatement, error or omission will be subjected to correction by the parties.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of plot bearing **Plot No. Admeasuring area Length** **Mtr. X Width** **Mtr. =** **Sq. Mtr., (..... Sq. Ft)** in the layout named as **MAI CITY PHASE - VI** particularly situated in the land bearing Survey/Khasra No. 131 of Mouza Panjari (Bujurg), P. H. No. 42, Tahsil Nagpur (Gramin) District Nagpur **and bounded respectively as follows:-**

PLOT NO. BOUNDED AS UNDER :-

TOWARDS EAST :

TOWARDS WEST :

TOWARDS NORTH :

TOWARDS SOUTH :

IN WITNESS WHEREOF both the parties hereunto have placed their hands / and signed their names of their free consent on day and date first above mentioned in presence of the following witnesses at Nagpur.

(PURCHASER)

MR.

(VENDOR)

**MY ASSETS INFRAVENTURE
Through its partners**

1) MR. MOTILAL JIYALAL CHAUDHARI

2) MR. RUBY MOTILAL CHAUDHARI

WITNESSES

1).....

2).....