AGREEMENT TO SELL FOR RS. ONLY

(RUPEES ONLY)

MARKET VALUE RS. ONLY

(Item No. 14,250,2/64, Page No. 0439 of Mouza : Borgaon Apartment Rs. 44,280 Per Sq. Mtrs, First Floor Shop Rs. 53,130 Per Sq. Mtrs and Ground Floor Shop Rs. 63,030 Per Sq. Mtrs.)

THIS DEED OF AGREEMENT TO SELL is made and executed at NAGPUR on this _____ Day of SEPTEMBER, 2022, BETWEEN : **SHRI. ROOPCHAND S/o UTTAMCHAND WASWANI,** Aged about 80 Years, Occupation - Business, (Income Tax Permanent Account No. AAKPV3785F & Aadhar Unique Identity No. 2476 6890 1859), Resident of Sadar Bazar, Nagpur, Pin Code - 440001, Tahsil and District – NAGPUR (Maharashtra State), acting through his duly Constituted Attorney **M/S. PRAYAG DEVELOPERS AND BUILDERS**, a Proprietary Concern, having its Office at 'Shree Sunder Apartments', Medical College Road, Wanjari Nagar, Nagpur and acting through its sole Proprietor **SHRI. SHASHANK S/o GOVINDPRASAD PANDE,** Aged about 51 Years, Occupation : Business, (Income Tax PAN No. AAZPP3252G, Aadhar Card No. 3230 8268 3787 & Mobile No. 9850311914), Resident of "Shree Sunder Apartments", Wanjari Nagar, Nagpur, Pin Code - 440009, Tahsil and District : NAGPUR (Maharashtra State), hereinafter called the **"VENDOR/LAND OWNER",** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"VENDOR/LAND OWNER"** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

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MRS./SMT./SHRI. _____ **W/o-Wd/o-S/o** _____, Aged about _____ Years, Occupation – _____, (Income Tax Permanent Account No. _____, Aadhar Unique Identity No. _____ & Mobile No. _____), Resident of Plot No. _____, _____ Nagar, Nagpur, Pin Code : 440___, Tahsil and District – Nagpur (Maharashtra State), hereinafter called the **"PURCHASER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PURCHASER",** as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART.**

AND

M/S. PRAYAG DEVELOPERS AND BUILDERS, a Proprietary Concern, having its Office at 'Shree Sunder Apartments', Medical College Road, Wanjari Nagar, Nagpur and acting through its sole Proprietor **SHRI. SHASHANK S/o GOVINDPRASAD PANDE,** Aged about 51 Years, Occupation : Business, (Income Tax PAN No. AAZPP3252G, Aadhar Card No. 3230 8268 3787 & Mobile No. 9850311914), Resident of "Shree Sunder Apartments", Wanjari Nagar, Nagpur, Pin Code - 440009, Tahsil and District : NAGPUR (Maharashtra State), hereinafter called the **"CONFIRMING PARTY/DEVELOPER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PROPRIETORY CONCERN** and its **PROPRIETOR",** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **THIRD PART.**

WHEREAS the Vendor hereinabove named owns and possess the property comprising ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the First Schedule hereunder written ***(hereinafter referred to as "the project land");*** AND

WHEREAS ALL THAT Piece and Parcel of land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55, having a total area of 30.12 Acres of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 544-536, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur, a Society duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. NGP/HSG/241 Dated 09/03/1967, having its Registered Office at C/o Shri.

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P.S. Deshmukh, Plot No. 412-B, Hanuman Nagar, Nagpur, Pin Code : 440009, being its separate and self acquire property and its name was also accordingly mutated in all relevant records as also in the Property Card of City Survey and it was the recorded owner thereof; AND

WHEREAS the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron prepared a layout on the said Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8 by carving out various Plots of different sizes therein for the allotment to its Share Holder Members and the said layout is also duly sanctioned and approved by the Competent Authority empowered in this behalf. In the like manner the aforesaid entire land is also converted for Non Agricultural (Residential) Use by the Competent Authority empowered in this behalf; AND

WHEREAS the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron transferred/sold various Plots of different sizes out of its aforesaid sanctioned layout to various Share Holder Members by executing various duly registered Sale Deeds; AND

WHEREAS a Piece of land admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 towards South side, out of its aforesaid sanctioned layout, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR was belonged to the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur; AND

WHEREAS the said Associated Friends Sahakari Griha Nirman Sanstha Limited, Nagpur further decided to transfer the said Piece of land to any interested buyer. And accordingly it has passed a Resolution in this behalf on 17/09/1984 in its General Body Meeting; AND

WHEREAS in pursuance of the Resolution passed on 17/09/1984, the said Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron in its turn through its Hon. President Shri. Damodhar S/o Jagobaji Belekar transferred/sold the aforesaid Piece/Plot of land comprising ALL THAT Piece and Parcel of land admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Roopchand S/o Uttamchand Waswani, the Vendor hereinabovenamed, Resident of Sadar Bazar, Nagpur, Tahsil and District – Nagpur (Maharashtra State) by a Sale Deed Dated 29/11/1989, which is duly registered in the

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Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1511 on Pages 1 to 19 at Sr. No. 13895(P) on 02/12/1989. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full owner of the said Piece/Plot of land with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 1616 on dated 08/04/1998; AND

WHEREAS the Vendor abovenamed lateron constructed a Commercial/Residential House the then standing on the said Piece/Plot of land consisting of various Shops and Residential Blocks therein covering a total Built-up area of 264.60 Sq. Mtrs., bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, in accordance with the Plan duly sanctioned and approved by the Assistant Engineer (Building), Nagpur Municipal Corporation vide his Building Permit No. 330/PMW/62 Dated 04/02/1984 in Case No. 274/EPR/62; AND

WHEREAS the Vendor lateron obtained a Loan from UCO Bank, Mount Road Extension Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan. During the course of time the Vendor has now repaid the entire loan amount togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank and got his property freed and discharged from its mortgage. As a result therefore the said property is now absolutely free from encumbrances of all kinds whatsoever and the Vendor holds a good, valid and marketable title in respect of the said property; AND

WHEREAS the Vendor lateron further demolished all the then existing Structure standing on the said Piece/Plot of land and thus the aforesaid Piece/Plot of land is in Vacant condition at present and there is no structure or any construction standing on the said Plot of land; AND

WHEREAS the Vendor hereinabovnamed lateron decided to develop the said property comprising Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR into a "COMMERCIAL CUM RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various Shops, Show Room and self contained separate Apartments therein; AND

WHEREAS accordingly by an Agreement of Development Dated 30/06/2022 the Vendor has entrusted the entire work of Development of the said property to M/s. Prayag Developers and Builders, the Confirming Party/Developer hereinabovenamed, upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 2966 on

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even date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

WHEREAS the said Agreement of Development dated 30/06/2022 made by and between the Vendor and the Confirming Party hereto was also adjudicated and thus the same is adjudication by the Collector of Stamps & Joint District Registrar, Nagpur vide Adj. Case No. 79/2022 on dated 24/05/2022 and Full Stamp Duty of Rs. 24,24,800/-, which is paid vide Challan No. MH004070644202223M dated 29/06/2022; AND

WHEREAS for completion of the said scheme the Vendor has also executed a General Power of Attorney in this behalf on 30/06/2022 and thereby he has authorized, empowered and appointed M/s. Prayag Developers and Builders, the Confirming Party hereto as his Attorney and thereby allow and permit it and its proprietor to develop and deal with the said property and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 4 at Sr. No. 2968 on even date; AND

WHEREAS in pursuance of the said Agreement the Confirming Party has accordingly prepared the Plan of a Multistoreyed Building proposed to be constructed on the said Piece/Plot of land and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 791/BP/Borgaon/TP/NMC/510 Dated 23/02/2022; AND

WHEREAS the Vendor/Confirming Party hereby specifically state and declare that there are no any Tenants or illegal encroachment on the said Project Land and the Vendor has acquired a clear possession of the said Project Land. The said land is freehold land and for establishing title no separate permission is required to be obtained from Government or any other Authority and therefore the Vendor is in possession of the project land and the Vendor if fully entitled to develop and utilize said land and the Confirming Party is fully entitled to construct a Multistoried Building on the said project land in accordance with the sanctioned Building Plan as mentioned hereinabove; AND

WHEREAS the Confirming Party has now proposed to construct a Multistoried Building on the said land consisting of 1 (One) Multistoried Building thereon consisting of Ground Floor and Seven Upper Floors thereon. The Ground Floor is meant for Covered Parking Area. There are 7 (SEVEN) Shops and 1 (ONE) Show Room on Ground Floor. There are 7 (Seven) Shops and 1 (One) Apartment each on FIRST and SECOND FLOORS and there are 4 (FOUR) Apartments each on THIRD and FOURTH FLOORS. Thus there are in all 21 (TWENTY ONE) Shops, 1 (ONE) Show Room and 10 (TEN) independent and self contained separate Apartments in the said proposed Multistoreyed Building; AND

WHEREAS the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project known and styled as "PRAYAG PARADISE" is an ongoing project and therefore it has become necessary by the Confirming Party to register the said proposed project with the RERA Authority within the stipulated period of time. The Confirming Party hereby assures the Purchaser that it shall get the aforesaid entire project registered with Real Estate Regulatory Authority (i.e.

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RERA) within the stipulated period and shall always indemnify the Purchaser against any loss or damages; AND

WHEREAS in terms of Real Estate (Regulation and Development) Act, 2016 and came into force w.e.f. Dated 01/05/2017 the Confirming Party has appointed the following persons for their respective jobs in the said entire project viz;

Architect – Shri. Vikas Padole, having its Office at Shivaji Nagar, Nagpur.

Structural Engineer – Aaj Engineers & Consultants Pvt. Ltd., having its Office at Nagpur.

Chartered Accountant – Shri. Ram Bonde, having its Office at Bhivapurkar Chamber Dhantoli, Nagpur.

Legal Advisor – Shri. Paritosh Pathak, having its Office at Plot No. 441, Hanuman Nagar, Nagpur.; AND

WHEREAS the Vendor/Confirming Party has provide to the Purchaser all the title deeds/documents/papers relating to the said Plot/Piece of land and also provide Building Plans, Designs and Specifications prepared by the Confirming Party and all such other documents as specified under the said Act as per the Rules and Regulations made there under for inspection. Subsequently the Purchaser has, prior to the execution this Agreement inspect the Title Documents, Building Plans and Specifications of the said Project and the other documents and papers supplied by the Vendor/Confirming Party and has satisfied herself/himself/themselves about the title of the Vendor and entitlement of the Confirming Party to the said Property as good, valid and marketable and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Vendor/Confirming Party; AND

WHEREAS the Purchaser hereinabovenamed has examined and verified all the documents relating to the said property and has fully satisfied in respect of the Vendor's title to the said property as good, valid and marketable; AND

WHEREAS the Purchaser has also seen and approved the Plan of the proposed Multistoried building sanctioned and approved by the Nagpur Municipal Corporation, Nagpur as mentioned hereinabove and the Purchaser has accepted and also accord consent to the same; AND

WHEREAS the Purchaser being desirous of owning a/an Show Room/Shop/Apartment in the said Multistoried building for her/his Commercial/Residential use with heritable and transferable rights therein has approached the Confirming Party and expressed her/his desire and willingness to purchase the Undivided proportionate share and interest in the said Plot of land TOGETHERWITH the entire R.C.C. Superstructure comprising Show Room/Shop/Apartment No. _____ Situated on the _____ FLOOR of a building proposed to be constructed thereon and to be known and styled as "PRAYAG PARADISE" and after detailed negotiations the Confirming Party has agreed to sell 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 construction thereof to the Confirming Party hereto; AND

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WHEREAS considering the request of the Purchaser and the Purchaser being one of the nominee(s) of the Confirming Party, the Vendor and the Confirming Party after detailed negotiations with the Purchaser have now jointly agreed to sell the property comprising the Undivided _____ Percent share and interest in the said Plot of land Togetherwith the entire R.C.C. Superstructure comprising Show Room/Shop/Apartment No. _____ covering an Built-up area of _____ Sq. Mtrs. and Super Built-up Area of _____ Sq. Mtrs. Situated on the _____ FLOOR of a Building proposed to be constructed thereon and to be known and styled as "PRAYAG PARADISE" to the Purchaser for a total consideration of Rs. _____/- (Rupees _____) Only upon the following terms and conditions.

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

(1) THAT the VENDOR/CONFIRMING PARTY have agreed to SELL, and the PURCHASER has agreed to BUY THE UNDIVIDED _____ PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. + 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, TOGETHERWITH the entire R.C.C. Superstructure comprising Show Room/Shop/Apartment No. _____ covering an Built-up Area of _____ Sq. Mtrs. and Super Built-up Area of _____ Sq. Mtrs. Situated on the _____ FLOOR of a Building proposed to be constructed thereon and to be known and styled as "PRAYAG PARADISE", bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the FIRST and SECOND Schedules hereunder written and which property is hereinafter referred to as **"the said Property".**

(2) THAT the total price of the aforesaid property is hereby agreed at Rs. _____/- (Rupees _____) Only, which the Purchaser has specifically agreed to pay to the Confirming Party in the following manner. The cost so agreed is fixed and not subject to any increase inspite of rise in prices of various building materials.

MANNER OF PAYMENT :-

Rs. _____ (Rupees _____) Only paid by the Purchaser to the Confirming Party by Cheque No. _____ dated _____ Drawn on _____ Bank, Branch _____, Nagpur, at the time of Booking/Execution of this

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Agreement, the receipt whereof is hereby acknowledged by the Confirming Party.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after Completion of Plinth Level.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after casting of First Floor Slab.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after casting of Second Floor Slab.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after casting of Third Floor Slab.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after casting of Fourth Floor Slab.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after completion of Brick work, lintel, Chajja, loft, doorframes, windows etc.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after completion of Plastering.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party after completion of finishing work.

Rs. _____ (Rupees _____) Only agreed to be paid by the Purchaser to the Confirming Party on or before taking over the actual physical possession of the chosen Shop/Apartment.

Rs _____ (TOTAL RUPEES _____ ONLY).

(a) The above mentioned total price/consideration excludes Taxes (consisting of tax paid or payable by the Confirming Party/Developer by way of Value added Tax, Service Tax and GST, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Confirming Party/Developer up to the date of handing over the possession of the said Show Room/Shop/Apartment. The Purchaser specifically agrees to pay to the Confirming Party/Developer all such Taxes & Insurance Premium as and when demanded and shall always keep the Vendor and

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Confirming Party/Developer indemnified against the same. In the event of implementation of GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Purchaser. It shall be obligatory on the part of Purchaser to pay the amount of VAT, Service Tax (GST as may be applicable) etc. simultaneously with the payment of each installment.

(b) THAT the Purchaser shall pay the respective installments as stipulated hereinabove strictly on the stages/dates mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for payment of each installment(s) is of the "ESSENCE OF CONTRACT" and consequentially therefore this Agreement shall automatically stand terminated and cancelled immediately on the Purchaser's failure to pay any of the above installments on due stages/dates. It is specifically understood by the Purchaser that no extension of time for payment of any of the installment(s) shall be granted to the Purchaser by the Confirming Party. In the event of such termination/cancellation of this Agreement, the Confirming Party shall be at full liberty to resell the said Show Room/Shop/Apartment Togetherwith the Undivided proportionate share and interest in the said Plot of land to any other intending buyer without any further intimation or notice to the Purchaser and in such event the 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 accrued thereon and also after deducting there from a fixed sum of Rs. 1,00,000/- (Rupees One Lakh) Only by way of liquidated damages. It is also specifically understood by the Purchaser that the delay in securing sanction to the Housing Loan, if any, applied for by the Purchaser, shall not be a ground for non payment of any of the installments on due stages/dated.

(3) THAT the Undivided _____ Percent share and interest in the said Plot of land as mentioned hereinabove hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

(4) THAT the Purchaser has satisfied with respect to the Vendor's title to the said property as good, valid and marketable and also fully satisfied for the Confirming Party's right to develop the said property and the Purchaser has accepted the same without any further investigation.

(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 the outgoing agreements, restrictions and rights of the other co-owners of the remaining Undivided share in the said Plot of land and shall not annul this contract/Agreement, nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement, error omission will always be subject to correction by the parties hereto.

(6) THAT it is understood and accepted by the Purchaser that the Confirming Party shall remain exclusively in-charge of the entire construction of the proposed Multistoried Building in all respects without any let, hindrance or interference by the Purchaser.

(7) THAT the Confirming Party shall erect and build the proposed Multistoried Building consisting of various Show Room/Shops and self contained separate Apartments therein strictly in accordance with the Plan duly sanctioned and approved by the Assistant

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Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur as mentioned above and the specifications mentioned in Brochure. No deviations shall be made in the sanctioned Plan. Extra/Additional facilities shall however be provided by the Confirming Party at the request of the Purchaser subject to extra payment thereof to be made by Purchaser to the Confirming Party in advance.

(8) THAT the Vendor/Confirming Party have/has reserved his/it right(s) to revise the sanctioned Building Plan subject to approval of the Nagpur Municipal Corporation/Nagpur Improvement Trust or the Competent Authority empowered in this behalf.

(9) THAT the Purchaser has finally chosen to own and possess the aforesaid Show Room/Shop/Apartment No. _____ Situated on the _____ Floor out of the proposed Multistoried building more particularly described in the SECOND SCHEDULE hereunder written for Commercial/Residential Use only and not any other purposes.

(10) THAT the Vendor/Confirming Party shall not deliver the actual physical possession of the said Show Room/Shop/Apartment No. _____ Situated on the _____ Floor to the Purchaser until the entire cost of construction including also the charges for installation of Electric and Water Meters, Legal Expenses, Stamp Duty and Registration Fees and Sales Tax/Turn Over Tax, Service Tax, VAT Tax, GST etc. are paid by the Purchaser in full to the Confirming Party hereto.

(11) THAT the Confirming Party 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 contract in respect of Show Room/Shop/Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by the Purchaser shall be void and not at all binding upon the Vendor/Confirming Party.

(12) THAT during the period of building construction the Purchaser with Two days advance intimation to the Confirming Party, may enter upon the said Plot of land to inspect the Plans, specifications, Building materials if available at site and also the workmanship undertaken on the site.

(13) THAT for the purpose of giving clear title over the Show Room/Shop/Apartment chosen by the Purchaser and each of the other buyer(s) in the said Multistoried building, the Vendor has executed a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Book No.1 at Sr. No. 4029 on 29-08-2022. The terms, conditions and provisions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his successors in title of the Purchaser.

(14) THAT the Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Show Room/Shop/Apartment Owners interse, in accordance with the provisions of The Maharashtra Apartment Ownership Act, 1970 and the rules made there under.

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(15) THAT the available open space (excluding the Restricted Area mentioned in the Deed of Declaration), the common areas and common facilities as may be provided in the said Multistoried Building shall be of common use of all the Show Room/Shop/Apartment Owners in the said building and shall always remain undivided and no partition or division or any part thereof will be effected or carried out by the Purchaser severally or jointly with any other Show Room/Shop/Apartment Owner or Owners.

(16) 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 amount till then subscribed by the Purchaser towards the cost of construction of the Show Room/Shop/Apartment chosen by the Purchaser shall be refunded to Purchaser free of any interest thereon and also after deducting there from a fixed sum of Rs. 1,00,000/- (Rupees One Lakh) Only by way of liquidated damages within a period of 3 (THREE) Months from the date, this Agreement stands terminated/cancelled and in such event right to purchase the Undivided Percent share and interest in the said Plot of land as mentioned above of the Purchaser shall also be extinguished and come to an end simultaneously as a matter of Course. In such event the Vendor/Confirming Party shall be at full liberty to sell the said Undivided share and interest in the said Plot of land and also the said Show Room/Shop/Apartment No. _____ Situated on the _____ Floor to any prospective/intending buyer without any further notice or reference to the Purchaser.

(17) THAT the Purchaser hereby specifically agrees with the Confirming Party that even after taking over the actual possession of the Show Room/Shop/Apartment chosen by Purchaser, the Purchaser will not object or prevent or obstruct the Vendor/Confirming Party in any way in carrying on and completing the work of other Show Room/Shop/Apartment in the said building and keeping building materials on the available open land.

(18) THAT the Purchaser further agrees to pay to the Confirming Party the Sales Tax or Turn Over Tax, if any, levied by Government of Maharashtra or Union of India on the cost of construction of the said Show Room/Shop/Apartment or on the cost of Building materials used or the cost of land as the case may be and shall always keep the Vendor/Confirming Party indemnified against the same.

(19) THAT the Purchaser shall individually pay all Corporation Taxes and Cesses etc. as may be levied on the Show Room/Shop/Apartment chosen by the Purchaser with effect from the date of Registration of the Sale Deed or from the date of taking over actual possession thereof, whichever may be earlier.

(20) THAT the Vendor shall deliver the actual physical possession of the undivided share and interest in the said Plot of land Togetherwith Show Room/Shop/Apartment No. _____ Situated on the _____ Floor hereby agreed to be sold to the Purchaser or nominee(s) of the Purchaser through the Confirming Party 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 Show Room/Shop/Apartment Owners alongwith Show Room/Shop/Apartment chosen by

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the Purchaser absolutely forever with heritable and transferable rights therein.

(21) THAT the Purchaser hereby agrees not to occupy the said Show Room/Shop/Apartment without prior written permission of the Confirming Party else Purchaser shall be treated as a tress passer.

(22) THAT the Vendor/Confirming Party do/does hereby agree with the Purchaser that on receipt of the balance sale price and also upon the payment of Electricity and Water Meter deposits, payment of Legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other Taxes and Cesses that may be levied and payable at the time of Registration from Purchaser, the Vendor/Confirming Party 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 Show Room/Shop/Apartment No. _____ Situated on the _____ Floor hereby agreed to be sold in favour of the Purchaser or the nominee(s) appointed by the Purchaser and get the same duly registered at the costs of Purchaser in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Show Room/Shop/Apartment chosen by the Purchaser to the Confirming Party.

(23) THAT on obtaining the 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. However the Show Room/Shop/Apartment chosen by Purchaser in the proposed multistoried building shall be owned and possessed by the Purchaser exclusively with heritable and transferable rights therein.

(24) THAT the Purchaser shall pay proportionate share of Non-Agricultural Assessment and all other dues whatsoever accruing payable in respect of Undivided share in the said Plot of land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of possession, whichever is earlier onwards and shall always keep the Vendor/Confirming Party indemnified against such payments.

(25) THAT it is understood by the Purchaser that the Confirming Party shall display any type of Board, signs, banners etc. on any exterior part of building proposed to be constructed on the said Plot of land and the Purchaser will neither object/disturb it, nor obstruct it's visibility in any way. The Confirming Party shall not pay, nor the Purchaser shall demand any rent etc. for any signs displayed by the Confirming Party.

(26) THAT it is understood by the Purchaser that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork and particularly described in Brochure. It is understood by the Purchaser that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur and will not be treated as defect. Further it is agreed by the Purchaser that on account of practical constraints there will be an allowance of plus or minus 5 percent variation in dimensions shown in sanctioned Building Plan or mentioned in this Agreement and no compensation shall be given to the Purchaser for such variations.

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(27) THAT the Confirming Party shall complete the said Show Room/Shop/Apartment chosen by the Purchaser available for occupation on or before 31st December 2025. The Confirming Party shall hand over the possession of the said Built-up premises as stated hereinabove but subject however to the availability of steel, cement, and other building materials and grant of necessary electric and water connections or supply and other building material and also subject to any war, civil commotion, riots, or act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and / or enemy action, war, strike or any notice, order, rule, notification of the Government and / or other public or competent authority or any cause beyond the control of the Confirming Party any other reasonable cause and the Purchaser agree to ignore reasonable delay in getting possession due to any of the above mentioned reasons and / or for any reason beyond the control of the Confirming Party.

(28) THAT the Confirming Party shall not be liable to pay any compensation or make good any defect found in the proprietary items used in the construction of the said Show Room/Shop/Apartment and proper claim regarding this shall directly be made by the Purchaser to the manufacturer of such items keeping the Confirming Party indemnified against the same. However the Confirming Party shall use and install standard proprietary items in the said Show Room/Shop/Apartment and the Confirming Party shall also see that they are properly working at the time of installation.

(29) **REPRESENTATIONS AND WARRANTIES OF THE VENDOR & CONFIRMING PARTY / DEVELOPER :**

That the Confirming Party/Developer hereby represents and warrants to the Purchaser as follows :

i. The Vendor has clear and marketable title with respect to the project land, as declared in the title report annexed to this agreement and the Confirming Party/Developer has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Vendor and the Confirming Party/Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.

iii. The Confirming Party/Developer shall have every right to change and appoint any new consultant as per its discretion and choice.

iv. There upon the project land or the Project except those disclosed in the title report are no encumbrances.

v. There are no litigations pending before any Court of law with respect to the project land.

vi. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building is valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building shall

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be obtained by following due process of law and the and Confirming Party/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common/Restricted areas.

vii. It is specifically understood and agreed by the Purchaser that the prospectus other advertising material published by the and Confirming Party/Developer from time to time in respect of the project contain various features such as furniture's, plantation, colors, vehicles, etc. and the same shall not be considered in any manner as agreement between and Confirming Party/Developer and Purchaser.

viii. The Vendor and the Confirming Party/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.

ix. The Vendor and the Confirming Party/Developer has/have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchaser under this Agreement.

x. The Confirming Party/Developer confirms that the Confirming Party/Developer is not restricted in any manner whatsoever from selling the said Show Room/Shop/Apartment to the Purchaser in the manner contemplated in this Agreement.

xi. The Vendor and the Confirming Party/Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the date of completion of the said project.

xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor and/or the Confirming Party/Developer in respect of the project land and/or the Project except those disclosed in the title report.

(30) The Purchaser or herself/himself/themselves with intention to bring all persons into whosoever hands the Show Room/Shop/Apartment may come, hereby covenants with the Vendor and the Confirming Party/Developer as follows :-

i. To maintain the Show Room/Shop/Apartment at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Show Room/Shop/Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Show Room/Shop/Apartment is situated and the Show Room/Shop/Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Show Room/Shop/Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the

construction or structure of the building in which the Show Room/Shop/Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Show Room/Shop/Apartment is situated, including entrances of the building in which the Show Room/Shop/Apartment is situated and in case any damage is caused to the building in which the Show Room/Shop/Apartment is situated or the Show Room/Shop/Apartment on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

iii. To carry out at her/his own cost all internal repairs to the said Show Room/Shop/Apartment and maintain the Show Room/Shop/Apartment in the same condition, state and order in which it was delivered by the Confirming Party/Developer to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Show Room/Shop/Apartment is situated or the Show Room/Shop/Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Show Room/Shop/Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Show Room/Shop/Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Show Room/Shop/Apartment is situated and shall keep the portion, sewers, drains and pipes in the Show Room/Shop/Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Show Room/Shop/Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Show Room/Shop/Apartment without the prior written permission of the Confirming Party/Developer and/or the Association of the Show Room/Shop/Apartment Owners.

v. Not to do or perform any activity, which will result in damages to the said Show Room/Shop/Apartment and Common area of the Project. The Purchaser shall not be entitled to carry material in Lift, keeping the materials of repairs in open space, bring in any Carriage or transporting Vehicle beyond the sustainable limit of the Floor within the said Project.

vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Show Room/Shop/Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Show Room/Shop/Apartment in the compound or any portion of the project land and the building in which the Show Room/Shop/Apartment is situated. Pay to

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the Confirming Party/Developer within fifteen days of demand by the Confirming Party/Developer his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Show Room/Shop/Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Show Room/Shop/Apartment by the Purchaser for any purposes other than for purpose for which it is sold.

ix. The 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 Show Room/Shop/Apartment until all the dues payable by the Purchaser to the Confirming Party/Developer under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of or nonobservance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Confirming Party/Developer.

x. The Purchaser shall observe and perform all the rules and regulations which the Association of the Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Show Room/Shops/Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association of the Apartment Owners regarding the occupancy and use of the Show Room/Shop/Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till handing over the management of said Building maintenance to the Association of Apartment Owners, the Purchaser shall permit the Confirming Party/Developer and his/its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

xii. In case some of the Show Room/Shop/Apartment in the said Project remains unsold, even after completion of the same, then the Confirming Party/Developer shall bear and pay the 2% of regular Maintenance Charges payable for such unsold Show Room/Shop/Apartment.

xiii. That in case the Confirming Party/Developer desires to obtain Project Loan from any Financial Institution or any Private Body then in such event the Confirming Party/Developer has full right to obtain the said Loan and for which the Show Room/Shop/Apartment Owners of the said Scheme including the aforesaid Purchaser have no objection and they accord their consent to the said transaction. However the responsibility of repayment of the said loan togetherwith an interest accrued thereon shall be the Confirming Party/Developer alone.

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xiv. That if the F.S.I. in relation to the said Plot of land is increased any time in future then in such event such increased F.S.I. shall always belongs to the Confirming Party/Developer and he/it has full right to construct the additional Floors on the said Building and the remaining Show Room/Shop/Apartment Owner including the Purchaser has not acquired any right, title and/or interest of any kind whatsoever in respect of the same.

xv. That it is specifically agreed by Owner of the Show Room/Shop/Apartment that the Owner of the Apartment shall use and utilize the Parking on Basement Floor Area and the Show Room/Shop Owners shall use and utilize the Parking Area in front of their respective Shop/Show Room for paring of their vehicles.

(31) THAT all notices to be served on the Purchaser as contemplated by Agreement shall be deemed to have been delivered and served if sent to the Purchaser by Registered Post or Under Certificate of Posting at the address as described above.

(32) THAT the Purchaser undertakes to notify in writing any change the address to the Confirming Party for further communication.

(33) THAT all the provisions of The Maharashtra Apartment Ownership Act, 1970 shall be Applicable to this Agreement. In the like manner all the Rules, Regulation, Bye-laws of Real Estate (Regulation and Development) Act, 2016 and came into force w.e.f. Dated 01/05/2017 shall always remain binding upon all the Parties hereto and their respective successors-in-title.

(34) 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 power to - (A) Interpret the terms of this Agreement, (B) To settle the dispute in respect of any aspect regarding the construction and sale of Apartment, (C) to settle the Complaint 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 Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding on the parties hereto. In view of this Agreement regarding Arbitration, the Parties hereto specifically agree not to approach any court of law or Consumer Dispute Redressal Forum/Commission etc. without first availing the Arbitration Proceedings.

(35) THAT the Purchaser does hereby state and declares that it shall be the sole liability and responsibility of the Purchaser to pay the amount of Tax Deducted at Source (TDS) as applicable and undertaken to credit the same in the appropriate account of Income Tax Department, if applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the Purchaser from the Sale Consideration payable to the Vendor/Confirming Party and to credit the same in the appropriate account of Income Tax Department.

(36) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

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(37) THAT the said Agreement to Sell is drafted by me as per the instructions given by the parties hereto and the documents produced by them before me. In the like manner wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(38) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply. In the like manner wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(39) THAT all expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed, Transfer Deed, cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.

FIRST SCHEDULE REFERRED TO ABOVE
(ENTIRE PROJECT LAND)

THE UNDIVIDED _____ PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all connections, Electric and Water Meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**18.00 MTRS. WIDE ROAD.**
ON THE WEST	-	**PLOT OF 15 M.X 20 M. ALLOTTED TO MSEDCL.**
ON THE NORTH	-	**PLOT NOS. 47 TO 51.**
ON THE SOUTH	-	**12 MTRS. WIDE ROAD.**

SECOND SCHEDULE REFERRED TO ABOVE
(COMMERCIAL / RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising Show Room/Shop/Apartment No. _____ Situated on the _____ FLOOR of a building proposed to be constructed on the aforesaid Plot of land and to be known and styled as "PRAYAG PARADISE" covering an Built-up Area of _____ Sq. Mtrs. and Super Built-up area of _____ Sq. Mtrs:

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ANNEXURE-A

Property Card of City Survey, Nagpur.

ANNEXURE-B

Building Permit and sanctioned Map of Nagpur Municipal Corporation.

ANNEXURE-C

Sanctioned Map of the said proposed Scheme.

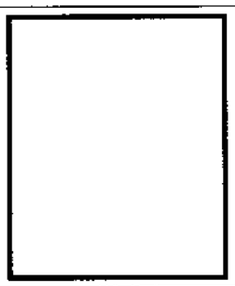
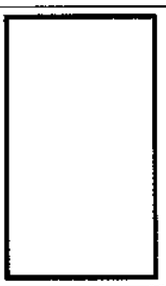
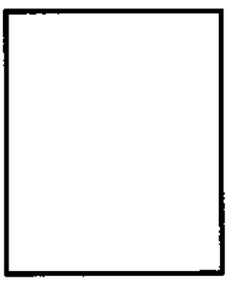
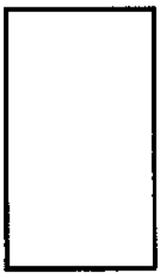
ANNEXURE-D

Title Report.

IN WITNESS WHEREOF the VENDOR, the PURCHASER and the CONFIRMING PARTY hereinabovenamed have fully examined and read over this DEED OF AGREEMENT TO SELL before 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.

SR. NO.	PASSPORT SIZE PHOTO	FINGER PRINT (LEFT THUMB)	SIGNATURE & FULL NAME
01			**(SHASHANK GOVINDPRASAD PANDE)** **As a duly Constituted Attorney** **For Vendor hereinabovenamed** **VENDOR**
02			(_____) **PURCHASER**
03			**FOR M/s. PRAYAG DEVELOPERS & BUILDERS** **(SHASHANK GOVINDPRASAD PANDE)** **Proprietor** **CONFIRMING PARTY**
WITNESSES :-			

Contd. ...

01			(_____)
02			(_____)