Annexure-lll

Model Form of Agreement to be entered into between Promoter and Allottee(s) for Plotted development projects

EXPLANATORY NOTE

AGREEMENT TO SELL FOR RS. ONLY
(RUPEES ONLY)
READY RECKONER VALUE RS. ONLY

THIS AGREEMENT TO SELL is made and executed at Nagpur on this ..... day of **..... 2022** BY AND BETWEEN:

(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, Aged 48 Years, Occupation – Business, PAN ADEPA5959R & AADHAR UID 5373 1198 2607, Mobile No. 9823176148, Resident of Flat No. 1301/1401, Gauri Heights, Canal Road, Ramdaspeth, Nagpur-440010, Tahsil and District-NAGPUR; **(2) SHRI. NITIN S/o MAROTRAO UPARE**, Aged 42 Years, Occupation – Business, PAN AAOPU6035F & AADHAR UID 2700 4008 0485, Mobile No. 9823211700, Resident of Sneha Nagar, Gajanan Maharaj Mandir Road, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL**, Aged 42 Years, Occupation – Business, PAN AJCPM3036H & AADHAR UID 7193 3422 8509, Mobile No. 9011004477, Resident of Wadgaon Road, Laxmi Nagar, Wadgaon Ward, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA**, Aged 45 Years, Occupation – Business, PAN AGHPC2039E & AADHAR UID 8485 1769 2003, Mobile No. 9766529955, Resident of Bramhakumari Ishwari Vidyalaya, Choti Majit, Ward No. 1, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(5) SHREE SHYAM TRADING COMPANY**, (PAN AEPFS7577H), A Partnership Firm, having its registered Office at House No. J-795/2, Main Road, Kamptee, Tahsil- Kamptee and District-NAGPUR, acting through its Authorised Partner, **SHRI. AJAY S/o ROOPNARAYAN AGRAWAL**, Aged 54 Years, Occupation – Business, PAN ABFPA0901L & AADHAR UID 3104 2330 7073, Mobile No. _____ and **(6) SHRI. DILIP S/o DEORAO GAT**, Aged 61 Years, Occupation – Business, PAN _____ & AADHAR UID _____, Mobile No. _____, Resident of Near Lalit Kala Bhawan, PTS Quarter No. 121, Chandan Nagar, S.O. Hanuman Nagar, Nagpur-440009, Tahsil and District-NAGPUR, all acting under the constituted Association of Person (AOP) **namely "R SANDESH PROJECTS"** (PAN _____), having it's Office at Plot No. 135, 1st Floor, House No. 143/A,

Mohta Nikunj, Opposite Shriram Bhawan, Canal Road, Ramdaspeth, Nagpur – 440010, Tahsil and District-NAGPUR, hereinafter all jointly called the **"VENDOR / PROMOTER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR / PROMOTER** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

IN FAVOUR OF

SHRI _____**,** Aged about _____ years, Occupation – Service / Business, (PAN _____, UID _____), Resident of _____, here-in-after known and referred to as the "**ALLOTTEE/PURCHASER/S**" which expression shall unless repugnant to the context and meaning thereof, always mean and include the said "**ALLOTTEE/PURCHASER/S**" as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the **OTHER PART.**

A. DESCRIPTION OF THE LAND & PROPERTY:-

THAT, the VENDOR/PROMOTER is the sole and exclusive owner of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

(i) MOUZA - PEWATHA - HISTORY OF KH. NOS. 92/1, 94/1, 95, 97, 98/2 & 99 :

THAT, all that piece and parcel of land bearing **Kh. No. 92/1** of Mouza - Pewtha, p.S.K. 40-A, having an area of 1.84 Hectors, Rental Rs. 3.00, held Occupancy Class - I, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pewtha, Tahsil Nagpur (Rural), District – Nagpur, originally belonged to Shri. Bhagwan Govind Khadse having acquired by in terms of family partition.

THAT, the aforesaid Shri. Bhagwan Govind Khadse left for his heavenly abode and consequent upon his demise the aforesaid property devolved upon his widow Smt. Lilabai, three sons namely (i) Shri. Manohar, (ii) Shri. Chandu and (iii) Shri. Sanjay and

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only daughter namely Smt. Nirmala Prabhakar Thakre, by intestate succession, being the only heirs of the deceased.

THAT, the aforesaid (i) Smt. Lilabai Bhagwan Khadse, (ii) Shri. Manohar Bhagwan Khadse, (iii) Shri. Chandu Bhagwan Khadse (iv) Shri. Sanjay Bhagwan Khadse and (v) Smt. Nirmala Prabhakar Thakre lateron jointly transferred/sold the said land bearing Kh. No. 92/1 of Mouza - Pewtha, P.S.K. 40-A, having an area of 1.84 Hectors to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a sale Deed dated 27-04-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2606 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 94/1** of Mouza pewtha, P.S.K. 40-A, having an area of 1.77 Hectors, Rental Rs. 3.00, held Occupancy Class - 1, situated at Village - Pewtha, Tahsil Nagpur [Rural), District Nagpur, originally belonged to Mrs. Jyoti Vijay Tapadkar, having purchased the same by her from (1) Shri. Gunwant Laxmanrao Khadse, (2) Shri. Rajhans Laxmanrao Khadse, (3) Shri, Chhatrapal Laxmanrao Khadse and (4) Shri. Shrihari Laxmanrao Khadse, by a Sale Deed dated 27-06-2000, which is duly registered in the office of Joint Sub Registrar, Nagpur- 1, in Book No. 1, Volume No. 2702 on Pages 57 to 62 at Sr. No. 3514 (P) on even date.

THAT, the aforesaid Mrs. Jyoti Vijay Tapadkar lateron transferred the said land bearing **Kh. No. 94/1** of Mouza pewtha, P.S.K. 40-A, having an area of 1.77 Hectors to Shri. V. Rajasekhar S/o. Venkataratnam, by a Sale deed dated 17-04-2007, which is duty registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2308 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 95** of Mouza Pewtha, P.S.K. 40-A, having an area of 1.42 Hectors, Rental Rs. 2.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to Shri. Prashant Baliramji Kapse, having purchased the same by him from Shri. Mahadeo Morba Dongre by a Sale Deed dated 25-09-1990, which is duly registered in the office of Joint Sub Registrar, Nagpur (Rural) in Book No. 1, Volume No. 342 on Pages 150 to 156 at Sr. No. 7250 (P) on even date.

THAT, the said Shri. Prashant Baliramji Kapse who lateron transferred the said land bearing **Kh. No. 95** of Mouza Pewtha, P.S.K. 40-A, having an area of 1.42 Hectors by way of sale to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a Sale Deed dated 28-05-2007, which is duly registered in the office of Joint. Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3254 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 97** of Mouza Pewtha, P.S.K. 40-A, having an area of .1.42 Hectors, Rental Rs. 1.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to Shri. Prashant Baliramji Kapse, having purchased the same by him from

Shri. Vithal Laxman Dadge, by a Sale Deed dated 29-11-1996, which is duly registered in the office of Joint Sub Registrar, Nagpur-11 in Book No. 1, Volume No. 1649 on pages 192 to 198 at Sr. No. 10849 (P) on even date.

THAT, the said hri. Prashant Baliramji Kapse who lateron transferred/sold the said land bearing Kh. No. 97 of Mouza Pewtha, P.S.K. 40-A, having an area of .1.42 Hectors, by way of sale to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a Sale deed dated 25-05-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4309 on 06-07-2007.

THAT, the aforesaid Shri. V. Rajasekhar S/o. V. Venkataratnam lateron in his turn transferred/sold the above said properties bearing **Kh. Nos. 92/1, 94/1, 95 and 97** in favour of Sew Vidarbha Infrastructure Private Ltd., by a Sale Deed dated, 22-03-2010, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1728 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 99** of Mouza - Pewtha, P.S.K. 40-A, having an area of 4.27 Hectors, Rental Rs. 6.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to (1) Shri. Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar having purchased the same by them from (1) Smt. Miradevi Nathusingh Naukriya, (2) Shri. Jagdish Nathusing Naukriya, (3) Shri. Nathusing Jiyalal Naukriya and (4) Shri. Ranjeet Nathusing Naukriya, by a Sale deed dated 06-10-2005, which is duly registered in the office of Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2767 on 14-10-2005**.**

THAT, the aforesaid (1) Shri. Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar lateron jointly transferred/sold the said land bearing **Kh. No. 99** of Mouza Pewtha, P.S.K. 40-A, having an area of 4.27 Hectors, by way of sale to Sew Vidarbha Infrastructure Pvt. Ltd., by a Sale deed dated 12-01-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur- 7 in Book No.1 at Sr. No. 442, on 17-01-2007.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 98/2** of Mouza - Pewatha, P.S.K. 40-A, having an area of 1.01 Hectors, Rental Rs. 1.S0, held Occupancy Class - 1, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur originally belonged to Shri. Raju Mahadeo Chauhan, having purchased the same from Shri. Wasudeo Tukaram Khadse, by a Sale deed dated 23-12-1987, which is duly registered in the office of sub Registrar, Nagpur No, 1 in Addl. Book No. 1 at Sr. No. 3583 on even date. A Deed of Correction of the aforesaid sale deed was also executed on 13-11-2006 and thereby the boundaries of the land appearing in the principal sale deed were

rectified. The aforesaid Correction deed is duly registered in the office of Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 6223 on even date.

THAT, the aforesaid Shri. Raju Mahadeo Chauhan lateron transferred/sold the said land bearing **Kh. No. 98/2** of Mouza pewtha, P.S.K. 40-A, having an area of 1.01 Hectors, by way of sale to Sew Vidarbha Infrastructure Pvt. Ltd., by a Sale deed dated 12-01-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 351 on even date.

THAT, the aforesaid Sew Vidarbha Infrastructure Private Ltd. lateron transferred the aforesaid **Kh. No. 92/1, 94/1, 95, 97, 98/2 and 99** of Mouza Pewtha, having a total area 11.73 Hectors, by way of sale to (i) Raising City lnfrastructure and (ii) M/s. Gokul Vrundavan Infratech, by a Sale deed dated 30-03-2021, which is duly registered in the office of Joint Sub Registrar, Nagpur-10 in Book No. 1 at Sr. No. 6175 on even date.

THAT, the aforesaid (i) Raising City lnfrastructure and (ii) M/s. Gokul Vrundavan Infratech lateron jointly transferred/sold the aforesaid **Kh. No. 92/1, 94/1, 95, 97, 98/2 and 99** of Mouza Pewtha, having a total area 11.73 Hectors, by way of sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 20-10-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 9687 on 21-10-2022.

(ii) MOUZA-PEWATHA- HISTORY OF KH. NO. 94/2 :

THAT, ALL THAT Piece and Parcel of the land bearing **Khasra No. 94/2**, MOUZA - PEWTHA, P.S.K. 40-A, having an area 1.85 Hectors, Rental Rs. 3.00, Khate No. 148, held Occupancy Class-1, situated at Village Pewtha, Tahsil Nagpur (Rural), District - NAGPUR, originally belongs to Shri. Vijay Mahadeorao Tapadkar, having purchased the same by him from Shri. Baban Jagannath Gaidhane by a Sale Deed dated 11-04-2001, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 Addl., Volume No. 2938, on Pages 41 to 45 at Sr. No. 3933 on even date and the same is also accordingly mutated in their joint names in the Revenue Records vide Ferfar Entry No. 120.

THAT, the aforesaid Shri. Vijay Mahadeorao Tapadkar lateron transferred/sold the said land bearing Khasra No. 94/2, MOUZA - PEWTHA, P.S.K. 40-A, having an area 1.85 Hectors, by way of Sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 20-05-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4439 on 30-05-2022.

(iii) MOUZA-PEWATHA- HISTORY OF KH. NO. 96 :

THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Kh. No. 96** of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.31 Hectares, Rental Rs. 2.50 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated within the limits of Grampanchayat Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Smt. Mrunmayee Deovrat Joshi and 10 others, having the purchased the same by them from Smt. Bainabai Madhorao Shingne and 10 others jointly, by a Sale Deed dated 23-03-2006, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1325 on even date.

THAT, the aforesaid Smt. Mrunmayee Deovrat Joshi and 10 others lateron in their turn transferred/sold the land bearing **Kh. No. 96** of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.31 Hectares, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 07-07-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5872 on even date.

(iv) MOUZA-PEWATHA- HISTORY OF KH. NO. 98/1:

THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Kh. No. 98** of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.43 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vasudeo Tukaram Khadse, being his separate property.

THAT, the aforesaid Shri. Vasudeo Tukaram Khadse lateron transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 1.42 Hectares, comprising SOURTHERN PORTION of **Kh. No. 98** of MOUZA – PEWATHA, P.S.K. 40-A, having a total area of 2.43 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Shri. Dilip Devrao Gaat, by a Sale Deed dated 23-12-1987, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3582 on even date and a Correction Deed to the said Deed dated 09-11-2006, which is duly registered in the office of Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6222 on 13-11-2006. The said Kh. No. 98 renumbered as Kh. No. 98/1.

(v) MOUZA-PEWATHA- HISTORY OF KH. NO. 101/1:

THAT, all that piece and parcel of land bearing Kh. No. 101/1 of Mouza - PEWATHA, P.S.K. 40-A, having an area of 1.22.00 Hectors, Rental Rs. 1.10, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur originally belonged

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to Smt. Chandrakanta Baliram Temburne, having purchased the same by her from Shri. Narendra Harbaji Tale, by a Sale Deed dated 07-06-2000, which is duly registered in the office of Sub Registrar, Nagpur-1 in Book No. 1, Volume No. 2691 on pages 181 to 184 at Sr. No. 3179 on even date.

THAT, the aforesaid Smt. Chandrakanta Baliram Temburne lateron transferred/sold the aforesaid land bearing Kh. No. 101/1 of Mouza - PEWATHA, P.S.K. 40-A, having an area of 1.22.00 Hectors, by way of sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 22-06-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5373 on even date.

(vi) MOUZA- SALAI (GODHANI)-HISTORY OF KH. NO. 75/2:

THAT, ALL THAT Piece and Parcel of the land bearing **Khasra No. 75/2**, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, Rental Rs. 5.00, held Occupancy Class-1, situated at Village SALAI (GODHANI), Tahsil Nagpur (Rural), District - NAGPUR, originally belonged to Mohammed Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab, having purchased the same by them from Smt. Raibai and Keshavrao Khadatkar by a Sale Deed dated 03-01-1992, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 154 on even date and the same is also accordingly mutated in their joint names in the Revenue Records.

THAT, the aforesaid Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab lateron in their turn jointly transferred/sold the land bearing **Khasra No. 75/2**, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, in favour of Noorjahan Kurshid Ahmed, by a Sale deed dated 13-05-1993, which is duly registered in the office of Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 695 on pages 59 to 60 at Sr. No. 2535 on even date.

THAT, the aforesaid Noorjahan Kurshid Ahmed lateron in her turn lateron transferred/sold the land bearing **Khasra No. 75/2**, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, in favour of M/s. Shree Shyam Trading Company, by a Sale deed dated 30-06-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5639 on even date.

(vii) MOUZA- SALAI (GODHANI)-HISTORY OF KH. NO. 107:

THAT, ALL THAT Piece and Parcel of the land bearing Khasra No. 107, MOUZA - SALAI (GODHANI), P.S.K. 40-A, having an area 2.28.00 Hectors, Rental Rs. 4.22, held Occupancy Class-1, situated at Village SALAI (GODHANI), Tahsil Nagpur (Rural), District - NAGPUR, originally belonged to (i) Shri. Baliram Eknath Akare, (ii) Shri. Kisana Ganpati Dakhole, (iii) Smt. Shanta Mohan Tule, (iv) Shri. Vilas Rambhau Aakre, (v) Shri. Namdeo

Contd. …

Shyamrao Dakhole, (vi) Shri. Kailash Rambhau Akare, (vii) Smt. Shantabai Shyamrao Dakhole, (viii) Smt. Kusum Balkrushna kayarkar and (ix) Smt. Yashoda Anandrao Pimpalkar, being their joint separate property.

THAT, the aforesaid (i) Shri. Baliram Eknath Akare, (ii) Shri. Kisana Ganpati Dakhole, (iii) Smt. Shanta Mohan Tule, (iv) Shri. Vilas Rambhau Aakre, (v) Shri. Namdeo Shyamrao Dakhole, (vi) Shri. Kailash Rambhau Akare, (vii) Smt. Shantabai Shyamrao Dakhole, (viii) Smt. Kusum Balkrushna kayarkar and (ix) Smt. Yashoda Anandrao Pimpalkar lateron in their turn jointly transferred/sold the land bearing Khasra No. 107, MOUZA - SALAI (GODHANI), P.S.K. 40-A, having an area 2.28 Hectors, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal jointly, by a Sale deed dated 16-12-2022, which is duly registered in the office of Sub Registrar, Nagpur (Gramin)-7 in Book No. 1 at Sr. No. 11792 on even date.

THAT, the aforesaid comprising **Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99, 101**, having a total area of 18.16 Hectares of Mouza – Pewatha are converted for Non-Agricultural Use by Collector, Nagpur vide his Order dated _____ passed in the Revenue Case No. ___/NAP-34/Mouza – Pewatha/2022-2023.

THAT, the aforesaid comprising **Khasra Nos. 75/2 and 107**, having a total area of _____ Hectares of Mouza – Salai (Godhani) are converted for Non-Agricultural Use by Collector, Nagpur vide his Order dated _____ passed in the Revenue Case No. ___/NAP-34/Mouza – Salai (Godhani)/2022-2023.

As a result therefore the aforesaid (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat become the joint owners of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22.00 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha AND non-agricultural lands bearing Khasra Nos. 75/2 and 107 of MOUZA_ SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani),), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, with heritable and transferable rights therein and the same are accordingly mutated in its name in 7/12 Extracts.

Contd. …

THAT, the aforesaid (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat, with a intention to develop the said lands formed the Association of Persons known as "**R SANDESH PROJECTS**".

(i) **THAT**, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

(ii) **THAT**, the Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay-out carved on the said entire land of Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, containing by total admeasurement about 18.53 Hectares (i.e. 185300 Sq. Mtrs.) and Khasra Nos. 75/2 and 107 of MOUZA-SALAI (GODHANI), Patwari Halka No. 40, containing by total admeasurement about 4.30 Hectares (i.e. 43000 Sq. Mtrs.) consisting of various residential Lay-out plots vide Letter bearing No. का.अभि./नामप्रविप्रा/७८८० dated 23-11-2022 and the same is attached hereto as **Annexure-"B**".

THAT, the VENDOR/PROMOTER decided to develop the aforesaid land of Kh. Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, and Khasra Nos. 75/2 and 107 of MOUZA-SALAI (GODHANI) into a residential Lay-out on the said entire land and applied to Collector, Nagpur for the change of the user of the said land from agricultural into non-agricultural purposes (i.e. residential use) in Revenue Case No. ___/NAP-34/Mouza-Pewatha/2022-23 dated _____ and Revenue Case No. ___/NAP-34/Mouza-Salai(Godhani)/2022-23 dated _____ the same is attached hereto as **Annexure-"C**". and the Lay-out on the said land is also recommended for final approval by the Executive Engineer, NMRDA, Nagpur vide letter No. का.अभि./नामप्रविप्रा/७८८० dated 23-11-2022 and the same is attached hereto as **Annexure-"B**". The said Lay-out is sanctioned as Residential Lay-out and the same is known and styled as "**SANDESH NAGARI-4".**

THAT, the VENDOR/PROMOTER has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer, NMRDA;

THAT, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the VENDOR/PROMOTER herein and visited the office of the VENDOR/PROMOTER and also satisfied himself/herself/themselves in respect of the title of the said entire property and VENDOR/ PROMOTER'S authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers;

THAT, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDOR/PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as **"SANDESH NAGARI-4"** and has agreed to pay the cost of developed plot to the VENDOR/PROMOTER; AND

B. TITLE CERTIFICATE: The title of the Owner/Promoter is duly verified through their Advocate Sandeep A. Shastri, Nagpur and has certified that the title of the present owner/promoter is clean, clear and free from all encumbrance, with ample right of development of the said property, construction thereon, and sale of the constructed Plots, as well as the entire subject matter property or any part thereof. The said title Certificate is filed herewith as **Annexure- "A";**

C. EXCLUSIVE RIGHT TO SELL AND DEVELOP: In the circumstances, the Owner/Promoter has the exclusive right of plotting of the said land or to develop the said Land by plotting of the said land into various plots and other permitted structures thereon, as per the approved layout of plots and to enter into Agreements for Sale of such plots etc. with prospective purchasers thereof under the provisions of the Transfer of Property Act. The Owner/Promoter has applied for, and is granted due registration under the provisions of the Real Estate (Regulation and Development) Act, 2017, bearing No. _____; and the same is attached hereto as **Annexure- "D"**.

D. PURCHASER AGREES TO ACQUIRE: The Purchaser, after satisfying herself/himself as regards the title of the Owner/Promoter to the said property, and after inspection of the entire documents of title as specified in the above Title opinion **Annexure-"A"** and the approved layout of plots, and after inspecting the site and satisfying himself/herself as to the completion of the various phases of work, and has now agreed to purchase the open **Plot No.** _____ as specified in Schedule "A" written hereinafter (hereinafter for the sake of brevity referred to as the "said Plot"). The Purchaser/s has/have agreed to acquire **Plot No.** ____ admeasuring about _____ **Sq. Mtrs**. **(OR** _____ **Sq. Ft),** at or for the consideration and on the terms and conditions set out hereinafter, the said Plot No. _____ is hereinafter referred to for the sake of convenience and brevity as "the said Plot" and is more particularly described in the SCHEDULE hereunder written and marked in Red on the Plan Scheme "B".

E. INSPECTION OF TITLE DOCUMENTS/PLANS/LAYOUTS: The Purchaser/s has/have demanded from the Owner /Promoter and the Owner/Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said Land, N.A.

Contd. …

Assessment or the approved layouts, in respect of the said Plot and the common areas, amenities and the specific rights therein, as hereby agreed to be sold.

F. INDEPENDENT VERIFICATION OF TITLE BY PURCHASER: The Purchaser/s has/have before the execution hereof, had the title of the Owner/Promoter thereto independently verified through the Legal Counsel/Advocate of the Purchaser/s and the Purchaser/s has/have satisfied himself/herself/themselves that the same is free from all encumbrances and is clear and marketable.

G. CONSIDERATION : After being satisfied with the Title as above, the Purchaser herein made an offer to the Promoter herein to purchase the said Plot in accordance with the approved layout of plots, and with the said intention deposited a sum of **Rs.** _____ **(Rupees** _____**)** Only vide Cheque No. _____ Dated _____ drawn on _____ Bank, _____ Branch, being the part payment out of the lump sum total Sale-price of **Rs.** _____ **(Rupees** _____**)** Only against and in consideration of the said Plot agreed to be sold by the Owner/Promoter to the Purchaser, as an advance payment, the payment and receipt of which advance amount the Owner/Promoter hereby admit and acknowledge. The Purchaser has agreed to pay to the Owner/Promoter, in such name and as per their directions, the entire balance of the sale-price in the manner as mentioned in the **Schedule E** hereunder written and which payment is deemed to be the essence of these presents;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. PURCHASE AND SALE OF THE PLOT:-

1.1 The Purchaser/s has/have agreed to acquire and Owner/Promoter has agreed to sell the said Open **Plot No.** ____ admeasuring _____ **Sq. Mtrs**., and the right to construct thereon, as per sanction plans to the Purchaser, for the lump sum consideration and on the terms and conditions set out hereinafter, and which Plot is more particularly described in the *Schedule A* and specified in Plan Schedule B hereunder written;

2. CONSIDERATION:-

2.1 LUMP SUM CONSIDERATION AND EXCLUSIONS:

As mentioned above, the Owner/Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner/Promoter the said open Plot for the mutually agreed lump sum consideration of **Rs.** _____ **(Rupees** _____**)** Only and the Purchaser shall make the payment of the same in the name of "_____" or such other name as may be specified from time to time by the Owner/Purchaser and the said consideration amount is excluding expenses for stamp duty and registration fees, GST and ALL other taxes, expenses, etc. and also all the other outgoings as mentioned herein below which will be paid by the Purchaser/s separately as agreed and specified.

2.1.1 The balance Sale Consideration is specifically agreed to be paid by the ALLOTTEE/PURCHASER/S to the VENDOR/PROMOTER in the manner stipulated in **Schedule - E**. That the VENDOR/PROMOTER shall procure all necessary documents, Release Letter, papers required for registration of the Sale Deed.

2.1.2 It is agreed between the parties that, if the ALLOTTEE/PURCHASER/S fails to make payment of consideration as stated here-in the interest may be charged for the period of default but in no case any such default shall be delayed for one months from due date.

2.2 TIME PERIOD FOR POSSESSION :

The possession of the said Plot agreed to be purchased by the Purchaser/s shall be handed over to the Purchaser/s by the Owner/Promoter before _____ on receipt of the entire amount of the purchase price of the said Plot and other charges as agreed. The Purchaser/s shall take possession of the said open Plot within 15 (Fifteen Days) two months {(u/s 19(10)} of the Owner/promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities and effecting necessary payment as per agreed schedule.

2.2.1 Provided further that the Promoter shall be entitled to reasonable extension of time for giving delivery of the residential plot on the aforesaid date, if the completion of Lay-out and compliances are delayed on account of –

(i) War, civil commotion/pandemic or act of God;

(ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(iii) Delay in obtaining Government Statutory permissions and compliances therefore including Release Letter.

2.2.2 That, the VENDOR/PROMOTER, upon obtaining the Release Letter from the competent authority and subject to receipt of the Sale Consideration from the ALLOTTEE/PURCHASER/S as per the agreement, shall offer the possession of the Residential Plot to the ALLOTTEE/PURCHASER/S in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the VENDOR/PROMOTER shall give possession of the Residential Plot to the ALLOTTEE/PURCHASER/S. The VENDOR/PROMOTER agrees and undertakes to indemnify the ALLOTTEE/ PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the VENDOR/PROMOTER.

2.2.3 The ALLOTTEE/PURCHASER/S after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.

2.3 DELAY IN HANDING OVER POSSESSION BY OWNER/PROMOTER :

It is agreed between the parties hereto that if the Owner/Promoter fails to give possession of the said Plot in accordance with the terms of this Agreement within the

stipulated period as mentioned in clause 2.2 hereinabove or within further mutually agreed period [and a period of three months thereafter.] or if, the Owner/Promoter and/or its Agents for reasons beyond its control, are unable to give possession of the said Plot by the said date and after a period of two months if those reasons still exist, then in such case, Owner/Promoter shall, without prejudice to its rights reserved hereunder, be liable on demand of the Purchaser/s to refund the amounts already received by it in respect of the said Plot from the Purchaser/s with simple interest thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017, and the Rules made thereunder, per annum, from the date it received the same till the date the amounts and interest thereon is refunded to the Purchaser/s.

3. MAINTENANCE OF THE PLOT/LAYOUT :

Commencing the week after Notice in writing is given by the Owner/Promoter to the Purchaser/s that the said Plot is ready for use and occupation and intimation of the same is received by the Purchaser/s from the Owner/Promoter, the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the Owner/Promoter, changes for common service if any.

4. FORMATION OF FINAL BODY OF PURCHASERS:

The Owner/Promoter shall on execution of registered agreement for sale by 51% purchasers from within the period of 3 months from handing over possession of the last unsold Plot to the concerned Purchaser, in of the said Complex, shall form an Association or a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other body as may be deemed fit by the Owners/promoters and Owner/promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

5. NO RIGHT TO DEMAND SUB-DIVISION :

The Purchaser/s of the Plot/Plots agreed to be sold hereunder and all the other purchasers of Plots in the said land shall not have any right to make sub-division of the Plot and always subject to the applicable rules, regulations and bye-laws.

Purchasers shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the right of the Purchaser/s are confined only to the Plot/Plot hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye-laws.

6. UNSOLD PLOTS:

In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Promoter of all the plots on the said Land, then in such case the Owner/Promoter shall join in the Ultimate Body as members holding such unsold plots

and as and when such Plots are sold to third party at the discretion of the Owner/Promoter, the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium, transfer free, or any other extra payment.

7. REPRESENTATIONS AND WARRANTIES OF THE OWNER / PROMOTER:

The Promoter hereby represents and warrants to the Allottee/Purchaser as follows :-

(a) The Promoter has clear and marketable title with respect to the project land/Plot; as declared in the title report annexure to this agreement and 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; The promoter has also obtained the necessary N.A. permission from competent authority;

(b) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project land shall obtain requisite approvals from time to time to complete the development of the project.

(c) There are no encumbrances upon the project land or the Project except those disclosed in the title report;

(d) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report; there is no prohibitory order for transfer of the Plot.

(e) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, project land and said building are 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/wings shall be obtained by following dues process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas;

(f) The Promoter 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 Allottee created herein, may prejudicially be affected;

(g) The Promoter has 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 Plot which will, in any manner, affect the rights of Allottee under this Agreement;

(h) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement.

(i) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levied, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

(j) 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 Promoter in respect of the project land and/or the project except those disclosed in the title report.

(k) The Promoter shall obtain all such insurance as may be notified by the Government of Maharashtra;

(l) Title of land as a part of real estate project.

8. PAYMENT OF STAMP DUTY/REGISTRATION FEES/EXPENSES:

It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Promoter pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Promoter in favour of the Association/Condominium/Society of all Plot purchasers in the said project.

9. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

10. FURTHERE ASSURANCES:

Both Parties agree that they shall execute acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

11. ADDRESS FOR SERVICE:

That all notices to be served on the Allottee/Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below;

Name of Allottee/Purchaser

_____

(Allottee's Address)

_____

Notified Email ID: _____

(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL ,
(2) SHRI. NITIN S/o MAROTRAO UPARE,
(3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL,
(4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA,
(5) SHREE SHYAM TRADING COMPANY,
(6) SHRI. DILIP S/o DEORAO GAT, **Promotors Name**
All Resident of Nagpur **(Promoter Address)**
Notified Email ID : _____

It shall be the duly of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

12. DISPUTE RESOLUTION :

Any dispute between parties shall be settled amicably by following conciliation proceedings. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

13. GOVERNING LAW :

That the right and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil courts within whose local limits the property is situated will have the jurisdiction for this Agreement.

SCHEDULE – "A"
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land being Plot bearing No. _____, admeasuring about _____ Sq. Mtrs. (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as **"SANDESH NAGARI-4"** carved on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani),), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under :

ON THE EAST : _____,

ON THE WEST : _____,

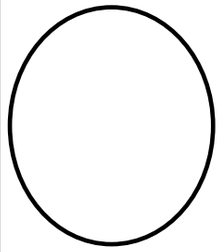
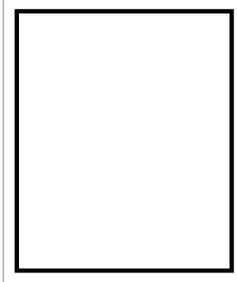
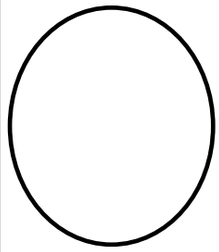
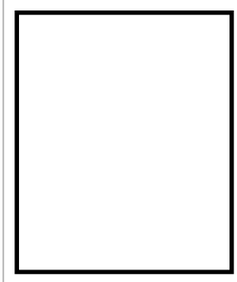
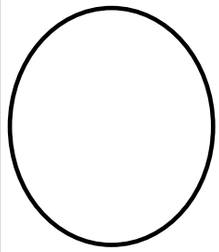
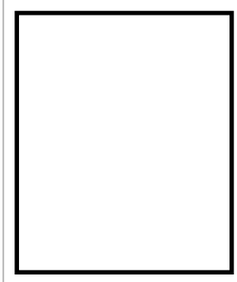
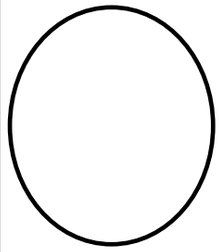
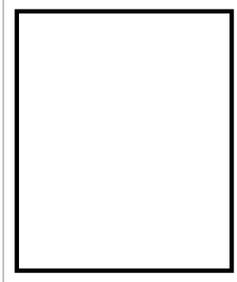
ON THE NORTH : _____,

ON THE SOUTH : _____.

Contd. …

IN WITNESES WHEREOF THE VENDOR/PROMOTER AND THE ALLOTTEE/PURCHASER/S hereto have signed this AGREEMENT TO SELL at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) **(DILIP PRALHADRAI AGRAWAL)**
02			2) **(NITIN MAROTRAO UPARE)**
03			3) **(SHYAMSUNDER RAMBILAS MITTAL)**
04			4) **(RANJEETSINGH TARLOCHAN SINGH CHHABDA)**

05			FOR SHREE SHYAM TRADING COMPANY 5) (AJAY ROOPNARAYAN AGRAWAL) Authorised Partner
06			6) (DILIP DEORAO GAT) VENDOR/PROMOTER
07			_____ ALLOTTEE/PURCHASER
WITNESSES :-			
I			_____ WITNEESS NO. 1
II			_____ WITNEESS NO. 2

SCHEDULE – "E"

MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
	AMOUNT RECEIVED		

It is agreed that the ALLOTTEE/PURCHASER/S shall make the payment of balance consideration of Rs. _____/- (Rupees _____ _____ Only) in the following manner :

Amount Rs.	Payable on or before
	TOTAL AMOUNT