Duty : Rs. _____/-

AGREEMENT TO SELL
(PLOT)

VALUED AT Rs. _____/-

(Rupees _____ Only)

Value as per Ready Reckoner Rs. _____/-
Zone No.7, @ Rs.3,270/- Per Sq.Mtr

This **AGREEMENT TO SELL** is made on this ____ day of _____, 2023 at Nagpur between:

M/S S.S.R DEVELOPERS (PAN – AEPFS6865Q), A Partnership Firm having its registered address at NKY Towers, 3rd floor, Ajni Square, Nagpur represented through its Partners,

(1) **SHRI SATISH S/O LAXMANRAO BANGIRWAR,** Aged 55 years, Occupation Business **PAN – ABTPB7074P AADHAAR – 2870 9464 9503 Mob. No. 9822466950**, R/o Sai Shri Apartment, Mahinde Chowk, Yawatmal 445001,

(2) **SHRI RAJIV S/O VISHWANATH NILAWAR,** Aged 66 years, Occupation Business **PAN – AANPN6844L, AADHAAR – 8680 5128 9861 Mob. No. 9422805005**, R/o Nilawar Collection, Datta Chowk, Yawatmal 445001,

(3) **SHRI SHAILENDRA S/O PRAKASHRAO DAULATKAR,** Aged 48 years, Occupation Business **PAN – AAXPD6899H AADHAAR – 4901 1046 5773 Mob. No. 9372266289** R/o House no. 97, Arni road, Behind Sharda Ashram, Shinde Plot, Yavatmal 445001, hereinafter called the "**VENDORS**"**,** which expression shall unless repugnant to the context

or meaning thereof, always mean and include the said **VENDORS** as well as the said Firm, its Partners, their respective heirs, legal representatives, executors, administrators, successors and assigns etc. of the **FIRST PART.**

AND

SHRI _____**,** Aged about ____Years, Occupation – _____, **PAN :** _____**, AADHAAR NO :** _____, **Mob. No.**_____ R/o _____

_____, here-in-after known and referred to as the "**PURCHASER/S**" which expression shall unless repugnant to the context and meaning thereof, always mean and include the said "**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 are the sole and exclusive owners of ALL THAT Piece and Parcel of Agricultural land admeasuring about 1.62 H.R at, Jama Rs. 4.54, held in Class 1 rights, **Mouza GOTAL PANJARI** bearing **Khasra No. 33/2**, **Patwari Halka No.42,** Khate No.60, situated at Tahsil Nagpur (Gramin), District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., having purchased the same from its original owners Mohammed Salim Abdul Sattar Negani, Mohammed Sajid Abdul Sattar Negani, Mohammed Siraj Abdul Sattar Negani , Mohammed Salim @ Sameer Sattar Negani, MR. Mufaddal Hussain Durgwala, Rehana Sheikh Sajjad Husain Chakkiwala, Hamida Farook Bawla Kachhi, Sadique Farook Bawla Kachhi, vide Sale deed dated 04/07/2022 at Sr. No. 5738 before the Sub registrar No. 7, Nagpur

THAT, ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 1.62 H.R comprising South Eastern portion being a portion of the entire land bearing Khasra No. 33 of Mouza Gotalpanjri, Patwari Halka No. 38 having an area of 3.02 H.R, jama rs. 8.48 held in Class 1 rights situated at Mouza Gotalpanjri in Tahsil Nagpur Gramin and Dist Nagpur originally belonged to 1) Smt. Parvatibai Shripat Dandade, 2) Mr. Hiraman Shripat Dandade, 3) Mr. Ajab Shripat Dandade, 4) Mr. Dhanraj Shripat Dandade and 5) Smt. Gangubai Junghare as recorded joint owners being their separate property and the same was accordingly mutated in their names in all relevant records and also mutated in 7/12 extract.

THAT, the aforesaid owners 1) Smt. Parvatibai Shripat Dandade, 2) Mr. Hiraman Shripat Dandade, 3) Mr. Ajab Shripat Dandade, 4) Mr. Dhanraj Shripat Dandade and 5) Smt. Gangubai Junghare transferred their aforesaid property comprising of ALL THAT Piece and Parcel of Agrilcultural land containing by admeasurement 1.62 H.R comprising South Eastern portion being a portion of the entire land bearing Khasra No. 33 of Mouza Gotalpanjri, Patwari Halka No. 38 having an area of 3.02 H.R, jama rs. 8.48 held in Class 1 rights situated at Mouza Gotalpanjri in

Tahsil Nagpur Gramin and Dist Nagpur by way of sale to 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, 7) Mr. Sadiq Farooq Kacchi and 8) Kudrus Majid Kacchi by a Sale deed dated 23/08/1989 which is duly registered in the Office of the Joint Sub registrar, Nagpur Rural in Book No. 1 at Sr. No. 4974 (P) on 23/08/1989 the said portion is now identified as Kh. No. 33/2 having an area of 1.62 H.R and the same is accordingly mutated in their name in all the relevant records and 7/12 extract.

THAT, out of the aforesaid joint owners namely Kudrus Majid Kacchi lateron transferred her undivided 1/8th share in the aforesaid property admeasuring 0.2025 H.R out of the entire land bearing Kh. No. 33/2, of Mouza Gotalpanjri, P.H No. 38, having total area of 1.62 H.R , rental Rs. 4.54, Class 1 rights by way of Sale to Miss Hamida Majid Kacchi (After marriage name Mrs. Hamida Faruq Kacchi) by Sale deed dated 31/12/2012 which is duly registered in the office of the joint sub registrar Nagpur Rural 10 in Book No. 1 at Sr. No. 2954 on 13/03/2013.

THAT, the aforesaid 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Negani, 3) Mr. Mohammad Salim @ Samir Sattar Neghani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, 7) Mr. Sadiq Farooq Kacchi and 8) Mrs. Hamida Faruq Kacchi lateron applied for partition of the aforesaid property comprising Kh. No. 33/2 of Mouza Gotalpanjri , P.H No. 38, having total area of 1.62 H.R , rental Rs. 4.54, Class 1 rights, Tah Nagpur Gramin, Dist Nagpur into Two Parts amongst between them the court of Hon able Naib Tahsildar Nagpur Rural. Thus considering their request Hon ble Naib Tahsildar Nagpur Rural vide his order dated 16/06/2021 passed in Rev. Case No. 16/S.R.V-43/2020-21, the portion of land admeasuring 1.2150 H.R , rental Rs. 3.40 fallen to the exclusive share of 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, absolutely forever having heritable and transferable rights therein and the portion of land admeasuring 0.4050 H.R , rental Rs. 1.14 failed to the exclusive share of 7) Mr. Sadiq Farooq Kacchi and 8) Mrs. Hamida Farooq Kacchi absolutely forever having heritable and transferable rights therein.

THAT, as a result therefore the aforesaid 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, jointly have now become an exclusive, absolute and full joint owners of the property admeasuring 1.2150 H.R, rental Rs. 3.41 Mouza Gotalpanjri , Tah Nagpur Gramin, Dist Nagpur and Mr. Sadiq Farooq Kacchi and Mrs. Hamida Faruq Kacchi has become an exclusive absolute and full owner of 0.4050 H.R , rental Rs. 1.14, Class 1, Mouza Gotalpanjri , Tah Nagpur Gramin, Dist Nagpur and got their names duly mutated in all the government records and 7/12 extract.

THAT, subsequently Mr. Mujib Salambhai Pathan, and Mr. Zakir Salambhai Pathan being the owner of 2/7th undivided share in the said property (i.e 0.405 H.R) out of total land admeasuring 1.4175 H.R. rental Rs. 4.00 being a part or portion of the entire land bearing Kh. No. 33/2 of Mouza Gotalpanjri, P.H No. 38 having total area of 1.62 H.R, rental Rs. 4.54 held in occupancy right class 1, Khate No. 545, 555 Tah Nagpur Gramin, Dist Nagpur sold their undivided share in the said property in favour of Mr. Mufaddal Hussain Durgwala and Rehana Sheikh Sajjad Hussain Chakkiwala vide Sale deed dated 14/07/2021 at Sr. No. 11043 before the Sub registrar Gramin, Nagpur making them the joint owners alongwith Four others.

THAT, presently the said KH. No. 33/2 admeasuring about 1.2150, Rental Rs. 3.40, Class 1 rights, Mouza Gotalpanjri, P.H No. 38, Tah Nagpur Gramin, Dist Nagpur is now jointly owned by 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Sameer Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mufaddal Hussain Durgwala, 6) Rehana Sheikh Sajjad Hussain Chakkiwala being the joint owners of the aforesaid property and accordingly these owners have mutated their names on all government records and 7/12 extracts.

THAT, in the same way the balance portion of 33/2 i.e 0.40 H.R Mouza Gotalpanjri, Tah Nagpur Gramin and Dist Nagpur came to the share of **HAMIDA FAROOQ KACCHI & SADIQ FAROOQ KACCHI** as per the said partition. And the same is also purchased by the present owners vide the same Sale deed.

THAT, the aforesaid total land is converted into Non Agricultural The Tahsildar, Nagpur(Gramin) dated 04/11/2022 vide RCS No.38/NAP-34/2022-23.

THAT, now the aforesaid M/s S.S.R i.e the Vendors are desirous of carving a residential layout on the aforesaid property and accordingly have submitted the proposal for sanctioning with NMRDA and have got the same recommended sanctioned vide their order no. _____ dated _____.

THAT, the Vendors have named the said layout as UNIQUE PARK 4 and have submitted the same for registration with RERA vide no. _____ dated _____.

THAT, now the said Vendor being desirous of disposing off the said subdivided and sanctioned plots to a prospective buyers and to utilize it for the betterment of their Firm, company and family members, and Purchaser in the instant case being desirous of purchasing the a Plot No. ____, offered his price at **Rs. _____/- (Rupees _____ only)** and the offer being accepted to the Vendor and the same is paid by the Purchaser in the following manner:

B. **TITLE CERTIFICATE:** The title of the Owner/Promoter is duly verified through their Advocate Ram Joshi, 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-F**.

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. 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:-

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;

The said Plot agreed to be acquired by the Purchaser/s herein shall be provided only and only with the common amenities and facilities as per the specifications, which are set out in the Annexure_hereunder written;

2. CONSIDERATION:-

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 inclusive the specifications mentioned in the Annexure_____ator 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 "Mr**.** _____" 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.

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

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 fromdue date.

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.

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.

That, the SELLER/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 SELLER/PROMOTER shall give possession of the Residential Plot to the ALLOTTEE/PURCHASER/S. The SELLER/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 SELLER/PROMOTER.

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

DELAY IN HANDING OVER POSSESSION BY Owner/PROMOTER/CONSENTING PARTY :

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 forcommon 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 plotswithout 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 projectland/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 prohibitoryorder 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 or Consenting Party in favour of the Association/Condominium/Society of all Plot purchasersin 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: _____

M/s. Promoter Name(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 Agreementshall be construed and enforced in accordance with the laws of India for the time being inforce and the Civil courts within whose local limits the property is situated will have the jurisdiction for this Agreement.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **Plot No.** ____ containing by total admeasurement _____ Sq.Mtr (i.e _____ Sq.ft) in the (proposed to be) sanctioned non agricultural layout originally known and styled as “UNIQUE PARK 4”, bearing a portion of the entire land bearing Khasra No. _____ of Mouza GOTAL PANJRI, P.H No. ____, including all easementary rights appurtenant and belonging thereto, situated at **Gotal Panjri** in Tahsil Nagpur Gramin, Dist Nagpur and the same is bounded as under:
PLOT NO ___ IS BOUNDED AS

ON THE EAST -
ON THE WEST -
ON THE NORTH -
ON THE SOUTH -

IN WITNESES WHEREOF THE SELLER/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.

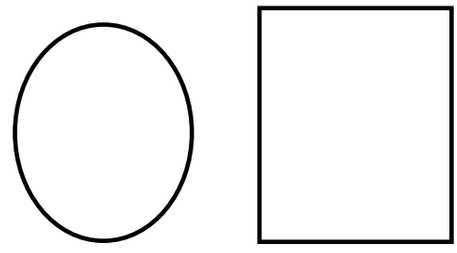
	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME

01			**M/s S.S.R DEVELOPERS** **VENDOR** A Partnership Firm Represented Through Its Partners **SATISH LAXMANRAO BANGIRWAR** **PARTNER**
02			**M/s S.S.R DEVELOPERS** **VENDOR** A Partnership Firm Represented Through Its Partners **RAJIV VISHWANATH NILAWAR** **PARTNER**
03			**M/s S.S.R DEVELOPERS** **VENDOR** A Partnership Firm Represented Through Its Partners **SHAILENDRA PRAKASHRAO DAULATKAR** **PARTNER**
04			_____ **PURCHASER**

WITNESSES :

(1) _____

(2) _____



“LIST OF ANNEXTURES”

Annexure “A” : Title Certificate. Annexure “B”: 7/12 Extract.

Annexure “C” : Approved Layout of Plots.

Annexure “D” : Authenticated Copy of the approved layout Showing the specific plot, subject matter of these presents.

Annexure “E” : List of Common areas and Amenities to the Provided under this presents.

Annexure “F” : Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

SCHEDULE – B LAYOUT OF SAID PLOTSCHEDULE – E

MANNER OF PAYMENT

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 equated_____monthly installments from thedate of execution of this Agreement.

OR

It is agreed that the ALLOTTEE/PURCHASER/S shall make the payment of balanceconsideration of Rs.___/- (Rupees _____

_____Only) in the following manner.

Amount Rs.	**Payable on or before**
	TOTAL AMOUNT