

AGREEMENT OF SALE

This Indenture of sale is made and executed at Wai on _____th
day of the month _____ in the year 201__.

VENKATESWARAA DEVELOPERS PVT. LTD

through its Director

DAULATRAO UMAJI MAHADIK

an Adult Indian Inhabitant, aged about 32 years,

Occupation : Business

Address: 2505/1 Siddhanath Wadi, Wai

Tal: Wai, Dist: Satara 412803

PAN: AAECV2211R

Hereinafter for sake of brevity referred to as “THE VENDOR” (which
expression unless repugnant to the context and meaning thereof
shall mean and include themselves, their heirs, executors,
administrators, successors, and assigns) OF THE FIRST PART.

AND

an Adult Indian Inhabitant, aged about _____ years,

Occupation : _____

PAN: _____

Hereinafter for sake of brevity referred to as “THE PURCHASER” (which expression unless repugnant to the context and meaning thereof shall mean and include themselves, her heirs, executors, administrators, successors, and assigns) OF THE SECOND PART.

WHEREAS all those piece and parcel of N. A. land at New Survey/Gat No. 466 old Survey/Gat No 454 admeasuring 14H-07R, Pot. Kharaba 2H-04R, assessment Rs10 and 81Paisa, out of that, bearing Non Agricultural Plot No. _____, admeasuring _____ Sq. mtrs, situated within the limits of Grampanchayat Dhawadi, Zilla Parishad Satara are within the jurisdiction of Sub – Registrar Wai, and situated at village Dhawadi, Tal. Wai, Dist: Satara and more particularly described in Schedule I hereto annexed.

A) Further according to the approval of Asst. Director, Town Planning Satara bearing No. Rekhankan/Rahivas/mauje Dhawadi / Tal.Wai/ Gat No 466 / sasansaa / 3585 dated 15/12/2012 given to Sub Divisional Officer Wai, approval was given for the conversion of the said Survey/Gat No. 466 to Non Agricultural purpose.

B) AND WHEREAS the said plot and got the same approved by the Sub Divisional Officer, Wai by his Order No. Binsheti/SR/105/2012 dated 24/01/2014 and numbered such plots. Sub Divisional Officer, Wai with the Assistant Town

Planning Satara converted the Survey/Gat No. 466 into 486 various plots.

C) AND WHEREAS the said property is the self acquired property of the said Vendor and the Vendor have right, title, interest in the said property.

D) AND WHEREAS as the Vendor have agreed to the sale and the Purchasers have agreed to purchase the said property more particularly described in Schedule I hereto annexed.

E) AND WHEREAS, the Vendor herein is thus sole and absolute owner of the said property and he has right to use the said property.

F) AND WHEREAS the Vendor herein has agreed to sell the said property to the Purchasers herein for the total consideration of Rs. _____/- (Rupees _____ only) and the Purchasers also agreed to purchase and acquire the said property for the aforesaid consideration price.

G) AND WHEREAS taking into consideration the offer given by the present Purchasers, the Vendors have agreed to sell and convey the said property to Purchasers herein for the aforesaid consideration as full and final price of the said property.

NOW THIS DEED WITNESSETH that in consideration of Rs. _____/- (Rupees _____only) being the full and final price of the said property.

That Purchasers have paid the an amount of Rs. _____/- (Rupees _____ only) to the Vendors by way of cheque/s and the remaining amount of Rs. _____/- (_____ only) to be paid by the Purchasers at the time of Sale-Deed by the way of cheque's or cash in the name of Vendor.

That the Vendor do hereby assure unto the purchasers that they, the Vendor have a clean, clear and marketable title to the said property, and they have not subjected the same to any encumbrances, nor it is a subject matter of any pending litigation, acquisition or requisition proceedings even though the purchasers fail to get executed the sale deed within stipulated period. Then the earnest money given by the Purchasers will be seized and forfeited.

That if the Purchasers is ready and willing to perform his part by tendering the balance of the consideration, as aforesaid, and the Vendor refuses, neglects or avoids to execute and get registered the Sale Deed then the Purchasers shall be entitled to claim the specific performance of these presents through the courts of Law at the cost of the Purchasers, within the jurisdiction of the above said property.

The Vendor do hereby and hereunder grant, convey, sale, transfer, assign and assure their estate and interest in the Scheduled property with all appurtenances, together with all trees, ways, liberties, privileges, easements whatever to the property described in the Schedule hereunder.

AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchasers, their heirs absolutely and forever together with title deeds, writings, monuments and deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendor are now seized and possessed of the said property free from all encumbrances, attachments of defect in title whatsoever and that the Vendors have full power and absolute authority to sale the said property in the manner of aforesaid AND the Purchasers shall after the execution of Sale-Deed, peacefully, quietly hold, possess and enjoy the said property in Khaas without any claim or demand whatsoever from the Vendor or any person claiming through or under their AND FURTHER THAT Vendor covenant with the Purchasers to save harmless, indemnify and keep indemnified the Purchasers from or against all encumbrances, charges and equities whatsoever AND THE VENDOR further covenants that he shall at the request and cost of the Purchasers do or execute or cause to be done or executed all lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property

and every part thereof in manner aforesaid according to the true intent and meaning to this deed.

AND WHEREAS the Vendor has confirmed, after the execution of Sale-Deed, peaceful and vacant possession of the Purchasers regarding the said property and the same is duly acknowledged by the Purchasers herein.

All expenses incurred on execution of these presents including payment of stamp duty and registration charges shall be borne by the Purchasers only.

SCHEDULE I

DESCRIPTION OF THE PROPERTY HEREINABOVE REFERRED

All those piece and parcel N. A. land at New Survey/Gat No. 466 old Survey/Gat No 454 admeasuring 14H-07R, Pot. Kharaba 2H-04R, assessment Rs10 and 81Paisa, out of that, bearing Non Agricultural Plot No. _____, admeasuring _____ Sq. mtrs, situated within the limits of Grampanchayat Dhawadi, Zilla Parishad Satara are within the jurisdiction of Sub – Registrar Wai, and situated at village Dhawadi, Tal. Wai, Dist: Satara.

Together with appurtenances, ways liberties and all rights of easements to the said property.

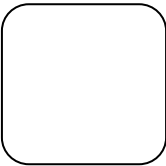
IN WITNESS WHEREOF the parties hereto have signed and sealed this Deed of date, month and the year herein above mentioned.

VENKATESWARAA DEVELOPERS PVT. LTD
through its Director
DAULATRAO UMAJI MAHADIK
VENDOR

PURCHASER

WITNESSES:

1) Sign : _____
Name :
Add. :



2) Sign : _____
Name :
Add. :

