

Annexure 'A'
Model Form of Agreement to be entered into between
Promoter and Allottee(s)
(See rule 10(1))
EXPLANATORY NOTE

This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void *ab-initio*.

AGREEMENT TO SELL

FOR RS. _____ ONLY
(RUPEES _____ ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)
RS. _____ ONLY

This Agreement made at NAGPUR this.....day of..... in the year Two Thousand and TWENTY FIVE between :

M/s ANJANEYA ADISUN ASSOCIATES, a Partnership Firm, having its Office at 2nd Floor, M-27, Kamal Keshav Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010 Income Tax PAN ACCFA6157C and acting through its Authorised Partner **(1) M/s SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED**, a Company duly Incorporated under the Companies Act, 1956, bearing Company Registration No. 11-100246, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010 and acting through its Authorised Director **SHRI. ANIL S/o SHAMRAOJI ASHTANKAR**, Aged about 57 Years, Occupation – Business, Aadhar Unique Identity No. 595294210062, Cell No. 9822200242, Resident of Plot No. 17, Second Bus Stop, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR AND **(2) M/s ADISUN BUILDCON PRIVATE LIMITED**, a Company duly Incorporated under the Companies Act, 1956, bearing Company Registration No. U45200MH2006PTC161134, having its Office at Opposite RCAD School, RPTS Road, Laxmi Nagar, Nagpur-440022 and acting through its Authorised Director **SHRI. ADITYA S/o VIJAY SALANKAR**, Aged about 41 Years, Occupation – Business, Aadhar Unique Identity No. 793667756682, Cell No. 9822736731, Resident of Plot No. 49, Madhav Nagar, Nagpur-440022, Tahsil and District – NAGPUR, hereinafter called the **VENDOR/PROMOTER**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS**, as well as its legal representatives, liquidators, executors, administrators 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:-

WHEREAS, VENDOR/PROMOTER named hereinabove own and possess the property comprising ALL THAT Piece and Parcel of Non-Agricultural Land bearing Khasra / Survey / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having an area of 1.03 Hectares (i.e. 10300.00 Sq. Mtrs.), held in Occupancy Class -1 Rights, situated at Hingna within the limits of Nagar Panchayat Hingna in Tahsil – Hingna 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 Agricultural land bearing Survey / Khasra / Gut No. (Old) 106/2Kh of MOUZA – HINGNA, P.S.K. 49, having an area of 2.54 Acres (i.e. 1.03 Hectares), Rental Rs. 3.50 Yearly, held in Occupancy Class–1 Rights, Khate No. 66 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Hingna, in Tahsil and District – NAGPUR, Originally belonged to (i) Shri. Daulat Dewaji and (ii) Shri. Anandrao Vithoba, as recorded Co-owners thereof each of them having undivided 50 percent share and interest in the said property and the same is accordingly recorded in the Revenue Records as per Records of Rights 1954-55. It is seen from the Revenue Records that as per Vajibul Arja, there is a Seasonable Road and Permanent Paywat towards Junewani; AND

WHEREAS, during the course of time Resurvey of the said Mouza – Hingna was conducted and the property held by aforesaid owner Shri. Bhaurao Motiram Niwant beating Khasra / Survey / Gut No. 106/2-K and 106/2-G of MOUZA – HINGNA, P.S.K. 49 having an area of 0.53 Hectares and 0.53 Hectares respectively, thus equals to 1.06 Hectares, Rental Rs. 1.75 and Rs. 1.75 Yearly, Both held in Occupancy Class -1 Rights, is now identified as Survey/Khasra/Gut No. 148 having an area of 1.06 Hectares, Rental Rs. 3.50 Yearly, held in occupancy Class-1 Rights; AND

WHEREAS, it is evident from the Revenue Records under Section 8 of the Bombay Tenancy & Agricultural Lands (Vidharbha Region & Kutch Area) Act, 1958, Shri. Sitaram Goma recorded as the “Kul/Tenant” on the aforesaid land bearing Survey / Khasra / Gut No. (Old) 106/2Kh of MOUZA – HINGNA, P.S.K. 49, having an area of 2.54 Acres (i.e. 1.03 Hectares), Rental Rs. 3.50 Yearly, held in Occupancy Class–1 Rights, Khate No. 66; AND

WHEREAS, the aforesaid Shri. Daulat Dewaji Deshmukh left for heavenly abode in the year 1959 and consequent upon his demise/death, his undivided share in the aforesaid property devolved upon his two Sons namely (i) Shri. Laxman Daulat Deshmukh and (ii) Shri. Dayaram Daulat Deshmukh jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 136; AND

WHEREAS, during the course of time Resurvey of the said Mouza - Hingna was conducted and the property held by aforesaid Co-owners (i) Shri. Laxman Daulat Deshmukh, (ii) Shri. Dayaram Daulat Deshmukh and (iii) Anandrao Vithoba Girhe bearing

Survey / Khasra / Gut No. (Old) 106/2Kh of MOUZA – HINGNA, P.S.K. 49, having an area of 2.54 Acres (i.e. 1.03 Hectares), Rental Rs. 3.50 Yearly, held in Occupancy Class-1 Rights is now identified as Survey / Khasra / Gut No. 155 and thereafter 147 (New), having an area of 1.03 Hectares, Rental Rs. 3.50 Yearly, held in Occupancy Class-1 Rights, Khate No. 241. It is pertinent to note that during the re-survey, the said Co-Owners namely (i) Shri. Laxman Daulat Deshmukh, (ii) Shri. Dayaram Daulat Deshmukh and (iii) Shri. Anandrao Vithoba Girhe each of them having undivided 1/3rd share and interest in the said property; AND

WHEREAS, during the course of time the aforesaid Shri. Laxman Daulat Deshmukh left for heavenly abode on 01-02-1981 and his widow Smt. Gangubai Laxman Deshmukh also left for heavenly abode on 09-11-1989 and Shri. Dayaram Daulat Deshmukh also left for heavenly abode on 03-05-1988 and consequent upon their demise, their undivided share in the aforesaid property bearing Survey / Khasra / Gut No. 147, having an area of 1.03 Hectares, devolved upon their legal heirs are - (i) Shri. Badal Dayaram Deshmukh, (ii) Shri. Suresh Dayaram Deshmukh, (iii) Mrs. Ashabai Laxman Denge and (iv) Mrs. Pushpabai Prabhakar Dhote jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1083 dated 30-01-2006; AND

WHEREAS, during the course of time the aforesaid Co-owner Shri. Anandrao Vithoba Girhe left for heavenly abode on 24-07-2005 and consequent upon his demise, his undivided share in the aforesaid property bearing Survey / Khasra / Gut No. 147, having an area of 1.03 Hectares, devolved upon his widow Smt. Lilabai Anandrao Girhe, only Son namely Shri. Vijay Anandrao Girhe and only married Daughter namely Mrs. Vina alias Mina Manoharrao Mohod jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1572 dated 16-08-2007; AND

WHEREAS, during the course of time the aforesaid Co-owner Shri. Vijay Anandrao Girhe also left for heavenly abode on 11-01-2008 and consequent upon his demise, his undivided share in the aforesaid property devolved upon his widow Smt. Savita Vijay Girhe and only Son namely Mast. Dinesh Vijay Girhe jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1752 dated 27-05-2008; AND

WHEREAS, the aforesaid Co-owners (i) Shri. Badal Dayaram Deshmukh, (ii) Shri. Suresh Dayaram Deshmukh, (iii) Mrs. Ashabai Laxman Denge and (iv) Mrs. Pushpabai Prabhakar Dhote jointly later on executed a General Power of Attorney on 29-03-2006 in favour of Shri. Sureshsingh Ramsingh Gour in respect of their undivided share in the aforesaid property bearing Survey / Khasra / Gut No. 147 and the same is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 4 at Serial No. HGN/1850/2006 on eve date; AND

WHEREAS, the aforesaid Co-owners (i) Shri. Badal Dayaram Deshmukh, (ii) Shri. Suresh Dayaram Deshmukh, (iii) Mrs. Ashabai Laxman Denge and (iv) Mrs. Pushpabai Prabhakar Dhote acting through their Constituted Attorney Shri. Sureshsingh Ramsingh Gour jointly later on transferred/sold their undivided share in the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 0.70 Hectare being a part or portion of the entire land bearing Survey / Khasra / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having total area of 1.03 Hectares, Rental Rs. 3.50 Yearly, held in Bhogwatdar Class-1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (i) Shri. Bhanupratapsingh Sureshsingh Gour and (ii) Shri. Pankaj Manikrao Kumbhare, the Vendor Nos. (2-a) and (2-b) named hereinabove, by a Sale Deed Dated 10-05-2007, which is duly registered at

the Office of the Joint Sub Registrar, Hingna in Book No. 4 at Serial No. HGN/2723/2007 on 11-05-2007 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4459 dated 27-11-2015; AND

WHEREAS, during the course of time the aforesaid Shri. Badal Dayaram Deshmukh and others have filed a civil suit against Shri. Viju @ Vijay Annadrao Girhe and others in the Court of Hon'ble Civil Judge, Junior Division, Hingna for declaration and permanent injunction regarding the aforesaid property on 07-12-2006 which is registered on 07-12-2006 vide Regular Civil Suit No. 1359/06; AND

WHEREAS, after hearing of the both the parties at length, the Civil Judge, Junior Division, Hingna has issued a judgment on 18-09-2010, as per said judgment, the defendants i.e. Shri. Viju @ Vijay Anandrao Girhe, their agents, servants or any other person on their behalf are restrained by permanent injunction from causing obstruction and interference to the peaceful possession of the plaintiffs i.e. Shri. Badal Dayaram Deshmukh and others over the suit land and it is further declared that the defendants i.e. Shri. Viju & Vijay Anandrao Girhe and others have no right, title and interest of the suit land; AND

WHEREAS, the aforesaid Co-owner Shri. Badal Dayaram Deshmukh left for heavenly abode on 23-07-2007 and consequent upon his demise, his undivided share in the aforesaid property devolved upon his widow Smt. Shakuntala Badal Deshmukh, only Son namely Shri. Shankar Badal Deshmukh and three married Daughters namely (i) Mrs. Jaya Dadarao Dubey, (ii) Mrs. Jyoti Wasudeo Pannase & (iii) Mrs. Priti Sanjay Satpute jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4401 dated 16-09-2013; AND

WHEREAS, in pursuance to Order of Civil Judge, Junior Division, Hingna Dated 18-09-2010, the Tahsildar, Hingna vide Order Dated 29-01-2018 passed in Revenue Case No. R.T.S.-59/2016-2017, the names of the legal heirs of Late Shri. Annadrao Girhe are deleted from the Revenue Records; AND

WHEREAS, during the course of time, Shri. Pankaj Manikrao Kumbhare and Shri. Suresh Singh Ram Singh Gour filed a suit for Specific Performance of Contract for the Agreement of Sale Dated 21/01/2006 of land bearing Khasra No. 106/2(Kh) {new no. 147} admeasuring 1.03 Hectares of Mouza – Hingna against Shri. Suresh Dayaram Deshmukh and others, which was registered as Special Civil Suit No. 484/2013 before the Hon'ble Civil Judge, Senior Division, Nagpur. Another Civil Suit was filed by Shri. Suresh Deshmukh against Shri. Bhanupratap Singh and others which was registered as Regular Civil Suit No. 582/2013 before the Court of 5th Jt. Civil Judge, Senior Division, Nagpur; AND

WHEREAS, in terms of the Mutual Settlement Dated 06-05-2023 amongst the Vendor named hereinabove submitted in the Regular Civil Suit No. 582/2013 and Special Civil Suit 484/2013 before the 5th Joint Civil Judge, Senior Division, Nagpur, the portion of land admeasuring 0.61 Hectare out of the aforesaid land allotted jointly to (i) Shri Sureshsingh Ramsingh Gaur, (ii) Shri Pankaj Manikrao Kumbhare and (iii) Shri Bhanupratapsingh Sureshsingh Gaur, the Party No. 1 called therein and a portion of land admeasuring 0.42 Hectare allotted to (i) Shri. Suresh Dayaram Deshmukh, (ii) Smt. Shakuntala Badal Deshmukh, (iii) Shri. Shankar Badal Deshmukh, (iv) Mrs. Ashabai Laxman Denge, (v) Mrs. Pushpabai Prabhakar Dhote, (vi) Mrs. Jaya Dadarao Dubey, (vii) Mrs. Jyoti Wasudeo Pannase & (viii) Mrs. Priti Sanjay Satpute, jointly the Party No. 2 called therein; AND

WHEREAS, the said Compromise is accepted by both the parties. As a result therefore the aforesaid (i) Shri. Suresh Dayaram Deshmukh, (ii) Mrs. Ashabai Laxman

Denge, (iii) Mrs. Pushpabai Prabhakar Dhote, (iv) Smt. Shakuntala Badal Deshmukh, (v) Shri. Shankar Badal Deshmukh, (vi) Mrs. Jaya Dadarao Dubey, (vii) Mrs. Jyoti Wasudeo Pannase & (viii) Mrs. Priti Sanjay Satpute, the Vendor Nos. (1-a) to (1-h) named hereinabove have now become an exclusive absolute and full Co-owners of the property admeasuring 0.33 Hectare, Rental Rs. 1.50 Yearly and (i) Shri. Bhanupratapsingh Sureshsingh Gour and (ii) Shri. Pankaj Manikrao Kumbhare, the Vendor Nos. (2-a) and (2-b) named hereinabove have now become an exclusive absolute and full Co-owners of the property admeasuring 0.70 Hectare, Rental Rs. 2 Yearly out of the entire land bearing Survey/Khasra/Gut No. 147, having total area of 1.03 Hectares with heritable and transferrable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS, under Section 20 of the Bombay Tenancy & Agricultural Lands (Vidharbha Region & Kutch Area) Act, 1958, the Tahsildar, Hingna has abolished the entry of "Kul/Tenant" on the aforesaid Agricultural Land vide its Order Dated 25-08-2023 passed in Revenue Case No. 01/59-13/Kul Kha/Pra.1/2023-2024; AND

WHEREAS, the aforesaid (i) Shri. Suresh Dayaram Deshmukh, (ii) Mrs. Ashabai Laxman Denge, (iii) Mrs. Pushpabai Prabhakar Dhote, (iv) Smt. Shakuntala Badal Deshmukh, (v) Shri. Shankar Badal Deshmukh, (vi) Mrs. Jaya Dadarao Dubey, (vii) Mrs. Jyoti Wasudeo Pannase, (viii) Mrs. Priti Sanjay Satpute, (ix) Shri Bhanupratapsingh Sureshsingh Gaur & (x) Shri Pankaj Manikrao Kumbhare lateron transferred/sold the properties comprising **(A) ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 0.33 Hectare, Rental Rs. 1.50 Yearly, Khate No. 257** being a part or portion of the entire land bearing Survey / Khasra / **Gut No. 147 of MOUZA – HINGNA, P.S.K. 49**, having total area of 1.03 Hectares, Rental Rs. 3.50 Yearly, held in Bhogwatdar Class-1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR AND **(B) ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 0.70 Hectare, Rental Rs. 2.50 Yearly, Khate No. 2851** being a part or portion of the entire land bearing Survey / Khasra / **Gut No. 147 of MOUZA – HINGNA, P.S.K. 49**, having total area of 1.03 Hectares, Rental Rs. 3.50 Yearly, held in Bhogwatdar Class-1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR, by way of sale to **M/s. ANJANEYA ADISUN ASSOCIATES**, a Partnership Firm, by a Sale Deed dated 15-12-2023, which is duly registered at the Office of the Sub- Registrar, Hingna in Book No. 1, at Sr. No. 10286 on even date and same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 7690 dated 02-02-2024; AND

WHEREAS the aforesaid entire lands comprising Survey / Khasra / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having total area of 1.03 Hectares, (i.e. 10300.00 Sq. Mtrs.) is converted for Non-Agricultural (Residential) Use by the _____ vide its Order No. _____, Dated _____ passed in the Revenue Case No. _____; AND

As a result therefore aforesaid **M/s. ANJANEYA ADISUN ASSOCIATES**, the VENDORS/DEVELOPER/PROMOTER named hereinabove jointly have now become an exclusive absolute full Co-Owner of property comprising Non-Agricultural Land bearing Khasra / Survey / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having an area of 1.03 Hectares (i.e. 10300.00 Sq. Mtrs.), held in Occupancy Class -1 Rights, situated at Hingna within the limits of Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR with heritable and transferable rights therein and same is recorded in the Revenue Records; AND

WHEREAS the Vendor/Developer/Promoter lateron decided to develop the aforesaid Non-Agricultural land bearing Survey / Khasra / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having an area of 1.03 Hectares, into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. Accordingly it has prepared a Layout Plan on the said lands by carving out various Plots of different sizes therein and to be known and styled as “**ANJANEYA NAGAR – VI (PHASE 2)**” and the said layout is duly **Tentatively sanctioned** and approved by the Chief Officer, Hingna Nagar Panchayat vide its Approval No. NPHIN/LT/2024/APL/00017 Dated 20-09-2024; AND

WHEREAS the VENDOR/PROMOTER has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur; AND

WHEREAS, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the 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 Lay-out plots to the prospective buyers;

WHEREAS, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDOR/PROMOTER for the purchase of Plot for his/her/their Residential purposes in the said Lay-out known as “**ANJANEYA NAGAR – VI (PHASE 2)**” 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-E**.

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 **FIRST SCHEDULE (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 **FIRST SCHEDULE (SCHEDULE-A)** hereunder written and marked in Red on the Plan **SCHEDULE-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 (not exceeding 10% of the total consideration) as an advance payment or application fee and hereby agrees to pay to that Promoter the Balance amount of **Rs. _____ (Rupees _____)** Only and shall be deposited in RERA Designated collection Bank Account No. _____ with _____ Bank, Branch _____, Nagpur having IFSC Code _____, situated at _____ Nagpur. In addition to above bank account I/We have opened in the same bank RERA designated Separate Bank Account and RERA designated Transaction Bank Account having Account No. _____ and _____ respectively. 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(a)(i) 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;

~~1(a)(i) The Allottee hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell the Allottee garage bearing Nos. _____ admeasuring _____ Sq.Ft having _____ ft. Longh x _____ sq. ft breath x _____ ft vertical clearance and situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____.~~

~~1(a) (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, garage/ covered Car parking space at _____ level basement/podium/ stilt /mechanical Car Parking Unit bearing No. _____ admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance for the consideration of Rs. _____.~~

~~1(b) The Vendor/Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor/Promoter. If there is any reduction in the carpet area within the defined limit then Vendor/Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.~~

1.2 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 _____ herein 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 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.

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 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 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/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, charges for common service if any.

4.1 If the Vendor/Promoter fails to abide by the time schedule for completing the project and handing over the [Plot] to the Allottee, the Vendor/Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Vendor/Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Vendor/Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Vendor/Promoter.

4.2 Without prejudice to the right of Vendor/Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Vendor/Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Vendor/Promoter shall at their own option, may terminate this Agreement.

Provided that, Vendor/Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Vendor/Promoter within the period of notice then at the end of such notice period, Vendor/Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Vendor/Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Vendor/Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Vendor/Promoter.

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.

7.1 Procedure for taking possession - The Vendor/Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Plot, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Vendor/Promoter shall give possession of the Plot to the Allottee. The Vendor/Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor/Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Vendor/Promoter or association of allottees, as the case may be. The Vendor/Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

The Allottee shall take possession of the Plot within 15 days of the written notice from the promoters to the Allottee intimating that the said plot is ready for use and occupancy:

7.2 Failure of Allottee to take Possession of [Apartment]: Upon receiving a written intimation from the Vendor/Promoter as per clause 8.1, the Allottee shall take possession of the plot from the Vendor/Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor/Promoter shall give possession of the plot to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

If within a period of five years from the date of handing over possession of the plot to the Allottee, the Allottee brings to the notice of the Vendor/Promoter any structural defect or any other defect in workmanship, quality or provisions of services or any other obligations of the promoter as per the Agreement for sale relating to such development, then, wherever possible such defects shall be rectified by the Vendor/Promoter at their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Vendor/Promoter, compensation for such defect in the manner as provided under the Act.

8. 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 due 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.

9. FORMATION OF FINAL BODY OF PURCHASERS / SOCIETY / ASSOCIATION

The Allottee along with other allottee(s) of Plot in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Vendor/Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye- laws of the proposed Society/"Association" and duly fill in, sign and return to the Vendor/Promoter within seven days of the same being forwarded by the Vendor/Promoter to the Allottee, so as to enable the Vendor/Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Vendor/Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society," Association" or Limited Company all the right, title and the interest of the Vendor/Promoter and/or the owners.

9.2 The Vendor/Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Promoter and/or the owners in the project land.

10. 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 purchasers in the said project.

11. 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.

11. FURTHER 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.

13. 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: _____

Name of Allottee

_____(Allottee's Address)

Notified Email ID: _____

VENDOR DETAILS

M/s ANJANEYA ADISUN ASSOCIATES, ,

having its Office at 2nd Floor, M-27, Kamal Keshav Business Plaza,
Central Bazar Road, Ramdaspath, Nagpur-440010,

Notified Email ID : _____

It shall be the duty 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.

14. 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.

15. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the plot may come, hereby covenants with the Vendor/Promoter as follows :-

- i. To maintain the plot at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the plot is taken and shall not do or suffer to be done anything in or to the project land in which the plot is situated which may be against the rules, regulations or bye-laws without the consent of the local authorities, if required.**
 - ii. Not to store in the plot any goods which are of hazardous, combustible or dangerous nature or storing of which goods is objected to by the concerned local**
-
-

or other authority and the Allottee shall be liable for the consequences of the breach.

- iii. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land the Plot is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- iv. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Plot in the compound or any portion of the project land
- v. Pay to the Vendor/Promoter within fifteen days of demand by the Vendor/Promoter, their 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 Apartment is situated.
- vi. 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 plot by the Allottee for any purposes other than for purpose for which it is sold.
- vii. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefitfactor of this Agreement or part with the possession of the Plot until all the dues payable by the Allottee to the Vendor/Promoter under this Agreement are fullypaid up.
- viii. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 Project land andthe plot 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the 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.
- ix. Till a conveyance of the common place / amenity space / open space/ recreation area of project land in which plot is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Vendor/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- x. Till a conveyance of the project land in which the plot is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Vendor/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15A. In case the transaction being executed by this agreement between the promoter the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes agreed as payable remuneration / fees / charges for services / commission / brokerage t said Registered Real Estate Agent, shall be paid by the Promoter/ allottee/both, as the may be, in accordance with the agreed terms of payment.

16. 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.

FIRST SCHEDULE ABOVE REFERRED TO :

Description of the Plot

SCHEDULE – “A”

ALL THAT piece and parcel of land being Plot bearing No. _____, admeasuring about _____ Square Meters. (OR _____ Square Feet) (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as “ANJANEYA NAGAR – VI (PHASE 2)” carved on Non-Agricultural Land bearing Khasra / Survey / Gut No. 147 of MOUZA – HINGNA, P.S.K. 49, having an area of 1.03 Hectares (i.e. 10300.00 Sq. Mtrs.), held in Occupancy Class -1 Rights, situated at Hingna within the limits of Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR and the same is bounded as under :

ON THE EAST - BY _____,
ON THE WEST - BY _____,
ON THE NORTH - BY _____,
ON THE SOUTH - BY _____.

SECOND SCHEDULE ABOVE REFERRED TO
FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE LAYOUT
AND/OR COMMON AREA OF THE LAYOUT:

A) Description of the Common Areas Provided:-

	Types Of Common Areas Provided	Proposed Date of Occupancy Certificate	Proposed Date Of Handover For Use	Size/Area of the Common Areas Provided
i)				
ii)	NOT APPLICABLE			

B) Facilities/ Amenities Provided/To Be Provided Within the layout and/or Common Area of The layout:-

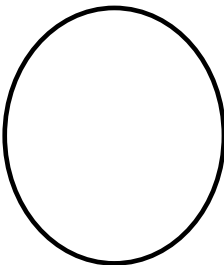
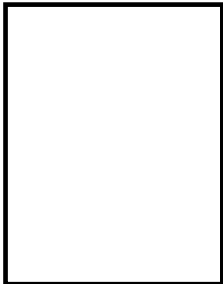
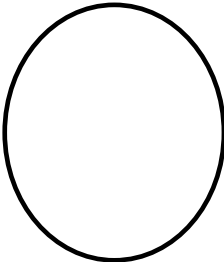
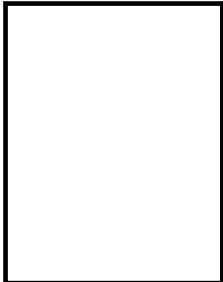
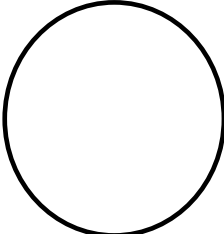
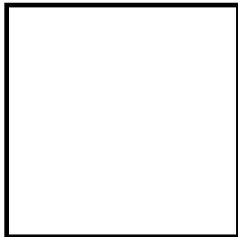
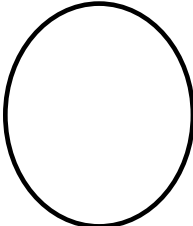
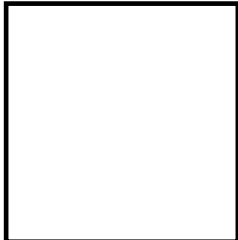
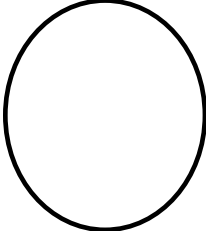
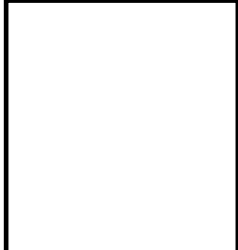
	Types Of Facilities/ Amenities To Be Provided	Phase Name/ Number	Proposed Date Of Occupancy Certificate	Proposed Date Of Handing Over To Society/Comm on Organization	Size/Area of The Facilities/Ame nities	FSI Utilized Or Free of FSI
i)	Internal Roads &				Not Applicable	Free of Size

	Footpath Lighting					
ii)	Water Supply				Not Applicable	Free of Size
iii)	Sewerage (Chamber, Lines, Septic Tank)				Not Applicable	Free of Size
iv)	Strom Water Drains				Not Applicable	Free of Size

C) The Size And The Location Of The Facilities/Amenities In The Form of Open Spaces (RG/PG Etc.) Provided/ To Be Provided Within The Plot And/Or Within The Layout:-

	Types Of Facilities/ Amenities To Be Provided	Phase Name/ Number	Proposed Date Of Occupancy Certificate	Proposed Date Of Handing Over To Society/Comm on Organization	Size/Area of The Facilities/Ame nities	FSI Utilized Or Free of FSI
i)						
ii)	NIL					
iii)						

IN WITNESSES 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.

SR. NO.	FINGER PRINT (LEFT THUMB)	PHOTOGRAPH	SIGNATURE & FULL NAME
01			<p>FOR M/s. ANJANEYA ADISUN ASSOCIATES</p> <p>1)</p> <p>(ANIL SHAMRAOJI ASHTANKAR)</p> <p>Authorised Director of</p> <p>M/s Shri Anjaneya Developers Private Limited</p>
01			<p>2)</p> <p>(ADITYA VIJAY SALANKAR)</p> <p>Authorised Director of</p> <p>M/S Adisun Buildcon Private Limited</p> <p><u>VENDORS/OWNERS/PROMOTERS</u></p>
02			<p>(_____)</p> <p><u>PURCHASER</u></p>
WITNESSES :-			
I			<p>_____</p> <p>WITNESS NO. 1</p>
II			<p>_____</p> <p>WITNESS NO. 2</p>

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