

AGREEMENT TO SELL

THIS AGREEMENT TO SELL made at ____ this ____ day of ____ in the year Two Thousand and _____.

BETWEEN

Mrs. Aakanksha Ajay Salvi, Age: 49 years, Occupation: Business and Agriculture, **PAN No. AREPS6025L**, residing at: Flat no.1102, C building, Relicon Felicia, Baner- Pashan Link Road, Pashan, Pune 41102 hereinafter called "**the Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her legal heirs, executors and administrators) ... **of the ONE PART**

AND

Mrs.

Age: Years, Occupation:, PAN:

Residing at :

Mr.

Age: Years, Occupation: PAN:

Residing at:

Hereinafter called "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, successors, administrators and assigns) of the **Second Part**

WHEREAS:-

(a) By a Sale Deed dated 09/01/2009 duly registered with the office of Sub Registrar Guhagar at Serial No. 28/2009 executed by and between Mr. Prasad Vithhal Kale and Prasad Arvind Marathe as the Vendors therein, Mrs. Aakanksha Ajay Salvi as the Purchaser therein, the said Mr. Prasad Vithhal Kale and Prasad Arvind Marathe absolutely sold and conveyed unto and in favour of Mrs. Aakanksha Ajay Salvi all that piece and parcel of land bearing Gat Nos. 1523, admeasuring 04 Hectare 41.5 Ares, Assessed at Rs. 07=50 paise situated at Village Jamsut, Taluka Guhagar, District Ratnagiri and within the Jurisdiction of Sub Registrar Guhagar and within the limits of Zillah Parishad Ratnagiri and Panchayat Samiti Guhagar and pursuant thereto name Mrs. Aakanksha Ajay Salvi have been mutated in the revenue record as Owner thereof.

(b) By a Sale Deed dated 16/01/2009, duly registered with the office of Sub Registrar Guhagar at Serial Nos. 48/2009 executed by and between Shri. Chandrakant Vishnu Salvi as the

Vendor herein, Mrs. Aakanksha Ajay Salvi as the Purchaser therein, the said Shri. Chandrakant Vishnu Salvi absolutely sold and conveyed unto and in favour of Mrs. Aakanksha Ajay Salvi all that piece and parcel of land bearing Gat Nos. 1522, admeasuring 00 Hectare 76 Ares, Assessed at Rs. 2-76 paise situated at Village Jamsut, Taluka Guhagar, District Ratnagiri and within the Jurisdiction of Sub Registrar Guhagar and within the limits of Zillah Parishad Ratnagiri and Panchayat Samiti Guhagar and pursuant thereto name Mrs. Aakanksha Ajay Salvi have been mutated in the revenue record as Owner thereof.

(c) By and under various Lease Deeds duly registered with the Office of Sub Registrar Guhagar, the Mrs. Aakanksha Ajay Salvi has demised the said lands along with the other lands on lease for a period of 10 years in favour of the various persons, the details of which are as under :-

Date	Registration No	Name of the Lessee
25/08/2009	642/2009	Mr. Devendra Chauhan
28/08/2009	641/2009	Mr. Chandrasekhar L. S
09/11/2009	791/2009	Mrs. Hemani Pravir Joshi
26/07/2010	791/2010	Mr. Lala Mohan Ray
23/11/2009	830/2009	Mr. Suneet Marwah
28/07/2009	642/2009	Mrs. Rashmi Chauhan
26/07/2010	792/2010	Mr. Rajeev Ravindran Nair
07/01/2011	23/2011	Mr. Iresh Singh Hukumchand Patiyal
06/11/2009	793/2009	Mr. Surendrakumar Singh Raturi
28/08/2009	640/2009	Mrs. Sneh Shukla
16/12/2009	897/2009	Mr. Sandeep K Surana

(d) By and under various Surrender Deeds duly registered with the office of Sub Registrar Guhagar, the persons as detailed hereunder have surrendered the lease hold rights unto and in favour of Mrs. Aakanksha Ajay Salvi, which are as follows:-

Date	Registration No	Name of the Lessee	Undivided portion
25/04/2017	351/2017	Mr. Devendra Chauhan	02 Hectares 00 Ares
25/04/2017	350/2017	Mrs. Rashmi Chauhan	02 Hectares 00 Ares
25/04/2017	348/2017	Mr. Chandrasekhar L. S	02 Hectares 00 Ares
28/06/2017	603/2017	Mrs. Hemani Pravir Joshi	02 Hectares 00 Ares
28/06/2017	606/2017	Mr. Lala Madan Mohan	00Hectares 80

		Ray	Ares
25/04/2017	353/2017	Mr. Sanjay Jatindarnath Mehta	02 Hectares 00 Ares
25/04/2017	354/2017	Mr. Rajeev Ravindran Nair	02 Hectares 00 Ares
28/06/2017	605/2017	Mr. Iresh Sinh Hukumchand Patiyal	02 Hectares 00 Ares
25/04/2017	349/2017	Mr. Surendrakumar Singh Raturi	02 Hectares 00 Ares
25/04/2017	352/2017	Mrs. Sneha Shukla	02 Hectares 00 Ares
28/06/2017	604/2017	Mr. Sandeep K Surana	02 Hectares 00 Ares
17/7/2017	Deed of Declaration	Mr. Suneet Marwah	02 Hectares 00 Ares

(e) Thus, the Promoter herein became well sufficiently entitled to an area admeasuring 05 Hectare 17.5 Ares comprised in (i) Gat Nos. 1522, admeasuring 00 Hectare 76 Ares, Assessed at Rs. 2-76 paise and (ii) Gat Nos. 1523, admeasuring 04 Hectare 41.5 Ares, Assessed at Rs. 07=50 paise and situated at Village Jamsut, Taluka Guhagar, District Ratnagiri and within the Jurisdiction of Sub Registrar Guhagar and within the limits of Zillah Parishad Ratnagiri and Panchayat Samiti Guhagar (hereinafter collectively referred to as **“The Said Lands”** and more particularly described in the First Schedule Written hereunder).

(f) The Promoter has commenced the development of the said Lands by developing the said lands as Residential Plots Project to be known as **“Ekaant Forest Homes”**.

(g) The Promoter has prepared a layout of the said lands by subdividing the said lands into several plots which has been recommended for sanction by the office of the Assistant Director Town Planning RTN. vide Order No REKHA.TATPU/MOUJEJAMSUDTAL:GUHAGAR/GAT.NO.1522,1523/NARRATNA/2135 read with the Sanctioned Non Agriculture Order bearing No. LNA/REKHANKAN/30/2022 dated 19/07/2022 issued by Collector, Ratnagiri,. The copy of the said order is annexed hereto as Annexure “3A and 3B respectively”..

(h) The Promoter is intending to sell the Plots in the said layout (Hereafter called the said plots) to intending purchasers with a right to the prospective purchasers for the use and enjoyment of the internal roads and common areas by him/her/them for the purposes to be earmarked therefore and together with the provisions of water connection up to a point in the

said plot and roads and common areas to be used and/or enjoyed by the Purchaser/s along with other prospective purchasers and ourselves or our nominees.

(i) The Purchaser/s herein has/have demanded from the Promoter and the Promoter has given photocopies to the Purchaser/s of all the documents relating to the said land and the plans, designs and specifications prepared by the Architect of the Promoters and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017 and regulations there under.

(j) The Promoter has registered the project under provisions of the Act with Real Estate Regulatory Authority at no. P52800003353. Authenticated copy is attached in Annexure 4.

(k) The Promoter has disclosed to the Purchaser/s, the nature of the rights of the Promoter to the said lands and also the nature of the proposed development i.e. Wellness Tourism and on being satisfied as regards the same, the Purchaser/s has/have requested the Promoter to sell to him/her/them one plot in the said layout of the said land in the project known as "Ekaant Forest Homes" bearing Plot No. ___ GAT No. ___ admeasuring ___ square metres. Pursuant to the said request and negotiations between the parties, the Promoter has agreed to allot the said Plot No. ___ GAT No. ___ admeasuring ___ square metres in the layout of the said land (the said plot No. ___ GAT No. ___ along with the said rights and the provisions aforesaid is hereafter collectively called "**THE PLOT**" and is described in the Second Schedule hereunder written and delineated in red colour on the plan annexed hereto), and have agreed to sell, convey and transfer to the Purchaser/s the said plot along with development as referred to hereinafter for a consideration of Rs. ___ /- (Rupees only) and on the terms and conditions as set out hereunder:-

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

1. PURCHASES AND SALE OF THE PLOT

1.1 The Purchaser/s has/have agree to acquire and Owner/Developer/Promoter has agreed to sell the said Open Plot No. ___ GAT No. ___, admeasuring ___ square meter, and the right to construct thereon, as per sanction plans and also to be approved by the Owner 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;

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

Fourth Schedule hereunder written.

2. CONSIDERATION

2.1 LUMP SUM CONSIDERATION AND EXCLUSIONS:

As mentioned above, the Owner/Developer/Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner/Developer/Promoter the said open Plot inclusive of the specifications/amenities mentioned in the fourth schedule (details of the amenities) at or for the mutually agreed lump sum consideration of (Rs. ___/- only) and the purchaser shall make the payment of the same in the name of "Wide Wings Corporation" or such other name as may be specified from time to time by the Owner/Developer/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 outgoing s as mentioned herein below which will be paid by the Purchaser/s separately as agreed and specified.

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/Developer/Promoter before 15.06.2024 and 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 fifteen days [u/s. 19(10)] of the Owner/Developer/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.

2.3 DELAY IN HANDING OVER POSSESSION BY OWNER/ DEVELOPER/ PROMOTER CONSENTING PARTY:

It is agreed between the parties hereto that if the Owner/Developer/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 month thereafter,] or if, the Owner/Developer/Promoter and/or its Agent 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/Developer/Promoter shall, without prejudice to its rights reserved hereunder, be liable on demand of the Purchaser/s to refund the amount 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 provision of the RERA Act,2017, and the Rules made thereunder, per annum, from the date it received the same till the date the amount and interest thereon is refunded to the Purchaser/s.

3. MAINTENANCE OF THE PLOT/LAYOUT

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

3.2 It is further clarified that till the completion of the project and conveyance in favour of the ultimate organization of all the plot Purchaser/s, the Vendor has appointed Mr. Ajay Salvi for the maintenance of the Said Project. In the event, if the Purchaser/s intends to sell the said Plot/s to a potential customer after execution of the Final Conveyance Deed, then the onus is on the Purchaser/s to explain all the rules & regulations & the core values of this project i.e. Ekaant Forest Homes & make it acceptable to the potential customer. The Purchaser/s will have to clear all & every pending dues of maintenance & other statutory dues if any & get the No Dues & No Objection Certificate from Mr. Ajay Ashok Salvi (through his legal heirs, executors & administrators) before entering into any verbal or written contractual agreement with the potential customer.

4. DISCLOSURE OF MEASUREMENT INCONSISTENCIES AND PURCHASER'S WAIVER OF CLAIMS

The Promoter represents that the Government Demarcation Layout and the Collector-sanctioned Layout contain certain discrepancies in the dimensions and areas reflected therein, and that the said layouts do not correctly tally when verified on AutoCAD or upon physical measurement. The Promoter further represents that such discrepancies arise from errors in the said official layouts and not from any act or omission on the part of the Promoter.

The Purchaser confirms that he has independently verified, through AutoCAD and/or physical measurement, the exact physical land area being ___ sqft (___ square meter is being delivered to him and is fully satisfied with the same. The Purchaser acknowledges and accepts that the consideration agreed to be paid by him/her/them is/are solely and exclusively towards the actual physical land area as physically existing and verified by him/her/them, irrespective of any errors, variations, discrepancies, or inconsistencies in the Government Demarcation Layout, the Collector-sanctioned Layout, or their respective area statements. The Purchaser further confirms that he/she/they is/are fully aware of the aforesaid discrepancies and agrees that he/she/they shall not, now or at any time hereafter, raise any claim, demand, objection, or dispute against the Promoter in respect of such discrepancies or any consequential variation in area, and that the Promoter shall stand fully discharged of any liability in this regard.

5. FORMATION OF FINAL BODY OF PURCHASERS

The Owner/Developer/Promoter shall on execution of registered agreement for sale by 51% purchaser/s 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 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 Owner /Promoter and Owner/Developer/Promoter of which all the purchaser/s of Plots shall be bound to become and be admitted as members.

6. NO RIGHTS 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 application rules, regulations and bye-laws. However, it is clarified that, if the Plot Purchaser/s is intending to subdivide the plot/s, he/she/they can make an application to the Planning Authority for the same and the decision of the Planning Authority shall be binding on the Plot/s Purchaser/s.

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

7. UNSOLD PLOTS

In Case the Conveyance is executed in favour of the Ultimate Body before the dispose by the Owner/Developer/Promoter of all the plots on the said Land, then in such case, the Owner/Developer/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/Developer/Promoter, the Ultimate Body shall admit as members the Purchaser/s of such plots without charging any premium, transfer fee, or any other extra payment. However, the Owner/Developer/Promoter shall not be liable and responsible to pay any maintenance of the unsold plot/s to the Ultimate Organization.

8. REPRESENTATION AND WARRANTIES OF THE OWNER/ DEVELOPER/ PROMOTER :-

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

(a) The Owner/Developer/Promoter has clear and marketable title with respect to the Project Land/ Plot; as declared in the title report annexed 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 Owner/Developer/Promoter has also obtained the necessary N.A. permission from competent authority;

(b) The Owner/Developer/Promoter has lawful right and requisite approvals from the Competent Authorities to carry out 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 litigation pending before any Court of law with respect to the project land & there are 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/wing 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, levies, 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 till the period of Three months from the date of completion certificate or date of handing over possession of the said plot, which ever is early, as may be notified by the Government of Maharashtra

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

8. **GENERAL CONDITIONS:-**

i) The Purchaser/s hereby agrees that the Purchaser/s shall not be entitled to sell the said plot and the right to use the said common areas and facilities/amenities singly without the sell of the other and that the Purchaser/s shall sell and transfer along with the sell and transfer of either of them, the other with an intent that the Purchaser/s shall be entitled to sell and transfer the said Plot entirely comprising of the said plot along with the rights to use the said common areas, amenities and facilities. The Purchaser/s further agree to obtain prior written permission or consent from the Vendor or the maintenance company (either being a Co-operative society or Association of Persons or Company) for sell and transfer of the said Plot and which permission or No objection shall be granted subject to payment of transfer charges or, any outstanding dues towards maintenance or any other govt dues or dues of the proposed society, company or association of persons/s

ii) The Purchaser/s agrees that so long as any plot in the said layout or its extended limits remains unsold, the Vendor herein shall not be required to pay any maintenance charges to the Vendor herself or to the maintenance company (either being a Co-operative society or Association of Persons or Company) or to any other person/s including any plot purchaser.

iii) The Purchaser/s hereby declare/s that the boundary fencing laid by the Vendor for demarcating the entire land of the layout is and will continue to be the property of the Vendor and the Purchaser/s will not have any right to use and/or to disturb and/or to demolish the said fencing under any circumstances whatsoever and the same will be maintained by him/her/them jointly with the concerned purchaser/s of the adjacent plot.

iv) It is agreed by and between the parties that all other deeds and documents to be executed by and between the parties hereto in furtherance of this Agreement including Sale Deed/Conveyance, shall be prepared by the Advocates for the Vendor alone.

v) The Purchaser/s shall at no point of time remove or alter or change the location of the compound barbed wire fencing as the necessary service are provided around the same. The Purchaser/s shall at no point of time remove or alter or change the point of entry to the said Plot as has been specified and provided in the layout as the necessary service lines are to be placed and provided accordingly.

vi) After the execution of the Sale Deed/Conveyance the Purchaser/s hereby covenant he/she/they shall at all times allow the Vendor and her nominees and/or servants to enter into the said plot for the purpose of maintaining the planted trees and service lines if any, passing through the said plots.

vii) The Purchaser/s further agree and covenant that the internal layout road in the project are only meant for ingress and egress of the Purchaser/s to the said Plot only and the Purchaser/s covenants not to use the said layout internal roads for approaching any other lands adjacent to the said Plot. The said internal layout roads shall always remain the property of the Vendor or her nominees and the Purchaser/s shall not claim any right, title or interest thereto. The Vendor shall have full right and authority to assign any benefit of the internal layout road to any third party including right of egress and ingress or use of the same for any purpose on any terms and conditions as they deem fit and proper and that the Purchaser/s shall not raise any dispute thereto.

viii) The Purchaser/s shall have no right, title and interest over the Amenity Space and other common areas of the project, the Vendor or her authorized personnel shall have right to use and occupy the same and entitle to plan tree/s or undertake any commercial activities and take an income out of it.

ix) It is specifically agreed by and between the parties hereto that till the entire amounts/consideration as stated herein are not paid and /or the Sale Deed / Conveyance in favour of the Purchaser/s are not executed, the Purchaser/s shall have no right, title and interest whatsoever in and upon the said Plot legally or otherwise.

9. 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/Developer/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/Developer/Promoter or Consenting Party in favour of the Association/ condominium/ society of all Plot purchasers in the said project.

10. 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.

12. ADDRESS FOR SERVICE

That all notices to be served on the Allottee/Purchaser and the Promoter at 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: Mrs. Aakanksha Ajay Salvi

(Promoter Address) C-1102 Relicon Felicia Baner Pashan Link Road Pune 411021

Notified E-mail ID: ajaysalvi76@gmail.com

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.

13. 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.

14. GOVERNING LAW

That the rights 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 courts within whose local limits the property is situated will have the jurisdiction for this Agreement.

LIST OF ANNEXES		
Annexure "A"	:	Title Certificate.
Annexure "B"	:	7/12 Extracts
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"	:	Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

FIRST SCHEDULE HEREINBELOW REFERRED TO

(Description of the said lands)

All those pieces and parcels of land totally admeasuring 05 Hectare 17.5 Ares situated at Village Jamsut, Taluka Guhagar, District Ratnagiri and within the Jurisdiction of Sub Registrar Guhagar and within the limits of Zillah Parishad Ratnagiri and Panchayat Samiti Guhagar bearing Gat Nos.:-

a) Gat No. 1522 admeasuring 00 Hectare 76 Ares, Assessed at Rs.2=76 paise and bonded as follows: -

On or towards East : - By Gat No. 1520 & Gat No. 1523

On or towards South : - By Gat No. 1521

On or towards North :- By Gat No. 1523

On or towards West : - By Gat No. 1523

b) Gat Nos. 1523, admeasuring 04 Hectare 41.5 Ares, Assessed at Rs. 07=50 paise and bonded as follows: -

On or towards East :- By Gat No. 1915, 1520

On or towards South :- By Gat No. 1521, 1512, 1520

On or towards North :- By Water Stream (Nala) & GAT No. 1915

On or towards West :- By Gat No. 1525 & Water Stream (Nala)

SECOND SCHEDULE HEREINBELOW REFERRED TO

(Description of the said Plot)

Plot No. ____ GAT No. ____ admeasuring ____ square metres or thereabouts out of the sanctioned layout of the said lands more particularly described in the First Schedule herein above written and delineated in red colour boundary line on the plan annexed hereto and bounded as under:

-

On or towards the East : By

On or towards the West : By

On or towards the North : By

On or towards the South : By

THIRD SCHEDULE HEREINBELOW REFERRED TO

(Details of the payment of the consideration)

A)	Rs. ___/-	Paid by the Purchaser/s prior to the execution of the presents vide ___ dated ___ drawn on ___ Bank.
B)	Rs. ___/-	Paid by the Purchaser/s prior to the execution of the presents vide ___ dated ___ drawn on ___ Bank.
C)	Rs. ___/-	Paid by the Purchaser/s prior to the execution of the presents vide ___ dated ___ drawn on ___ Bank.
	Rs. ___/-	TOTAL Only.

FOURTH SCHEDULE HEREINBELOW REFERRED TO

(Details of the Amenities)

- (a) Street Lighting
- (b) Water Connection to Each Plot
- (c) Garden (Horticulture Tree Plantation)
- (d) Electricity Overhead line running alongside or center of the internal road.
- (e) WBM Motor-able Road accessibility to each plot.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year hereinabove written.

Signatures	Photo	Left hand thumb impression
SIGNED, SEALED AND DELIVERED by the within named Promoter Mrs. Aakanksha Ajay Salvi		
SIGNED, SEALED AND DELIVERED by the within named Purchasers Mrs. in presence of		
SIGNED, SEALED AND DELIVERED by the within named Purchasers Mr. in presence of		
Witnesses		
Name Address Signature	Name Address Signature	