

Accepted.



Date: August 21, 2026

To,

PNB Housing Finance Limited, Achraj Tower, First
Floor, Kato Road, Rajnagar, Sadar, Nagpur
– 440013. Maharashtra

Subject: Acknowledgement of Property Documents submitted for Loan Account Number - HOU/NAG/0626/5121137

Property Address: Unit Flat No 401, Floor 4th floor, Block Single Building, Project AURA HEIGHTS, AURA HEIGHTS Plot No.36, P.H. No. 11, Kh. No. 186/1,
Corporation House No. 3316/A/36,, Mouza - Nara , Tah and Dist Nagpur 440030, Corporation House No. 3316/A/36, Nagpur, Nagpur, MAHARASHTRA, India, 440030

Dear Sir/Madam,

I/We Mr. KIRAN LAXMAN CHAVAN have deposited the following original property documents to PNB Housing Finance Limited, for the purpose of availing a Loan.

Sr. No.	Document Name	Required	Document Description	SFDC ID	NO. OF PAGES
1	Agreement to sale	Original	ORIGINAL AGREEMENT TO SALE EXECUTED BY DREAM ASSOCIATES IN F/O, KIRAN CHAVAN & ARPITA CHAVAN SR NO. 8139 DT. 13/08/2026 WITH RR 11906	Doc-33833727	1-24
2	Vetting report	Original	VETTING REPORT	Doc-33833728	1
3	ALLOTMENT LETTER	Original	EXECUTED BY DREAM HOME ASSOCIATES IN F/O, KIRAN LAXMAN CHAVAN DT. 14/08/2026	Doc-33832839	1
4	Payment receipt	Original	EXECUTED BY DREAM HOME ASSOCIATES IN F/O, KIRAN LAXMAN CHAVAN DT. 14/08/2026	Doc-33832840	1
5	Demand Letter	Original	EXECUTED BY DREAM HOME ASSOCIATES IN F/O, KIRAN LAXMAN CHAVAN DT. 14/08/2026	Doc-33832841	1-2
6	Permission to Mortgage	Original	EXECUTED BY DREAM HOME ASSOCIATES IN F/O, PNBHFL DT. 14/08/2026	Doc-33832842	1-3
7	Undertaking	Original	ORIGINAL UNDERTAKING CUM INDEMNITY	Doc-33834374	1-4

I/We hereby certify that all the above documents are genuine and given with a bonafide intention for availing the loan.

Thanking You,

Mr. KIRAN LAXMAN CHAVAN/ Mrs. ARPITA KIRAN CHAVAN

Borrower Signature

Received as per list

Signature (Branch

Official)



MAHENDRA PAHADE
BCM-P1435 - NAGPUR
Internal



ASHISH GOOR
CSM-P2322 NAGPUR

Hamant

P419443.

274/8139

Thursday, August 13, 2026

6:05 PM

पावती

2

33833727

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11906 दिनांक: 13/08/2026

गावाचे नाव: नारा

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-8139-2026

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: किरण लक्ष्मण चव्हाण

DELIVERED

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 38

एकूण:

रु. 31520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:24 PM ह्या वेळेस मिळेल.

सह दु. नि. नागपूर-१० (ग्रामीण)

सह दु. नागपूर निबंधक

नागपूर क्र. १०

वाजार मूल्य: रु. 2518600/-

मोबदला रु. 3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826131915775 दिनांक: 13/08/2026

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 300000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008037301202627E दिनांक: 13/08/2026

वॅकेचे नाव व पत्ता:

Abhaun.



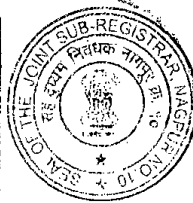
CHALLAN
MTR Form Number-6



GRN	MH008037301202627E	BARCODE		Date	10/08/2026-16:16:18		Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty and Registration Fee together					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		SHRI KIRAN LAXMAN CHAVAN	
Location				NAGPUR		Flat/Block No.		APARTMENT/FLAT NO. 401, AURA HEIGHTS	
Year				2026-2027 One Time		Premises/Building		MOUZA NARA	
Account Head Details				Amount In Rs.		Road/Street		Area/Locality	
0030046401 Stamp Duty				210000.00		Road/Street		NAGPUR	
0030063301 Registration Fee				30000.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 3 0	
						Remarks (If Any)			
						PAN2=AVHPS5526M-SecondPartyName=AJAZUL KABIR BABAR			
						SHEIKH-			
						Amount In			
						Two Lakh Forty Thousand Rupees Only			
Total				2,40,000.00		Words			
Payment Details				UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		02901792026081033282 537498917	
Cheque/DD No.				Bank Date		RBI Date		10/08/2026-16:19:29 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

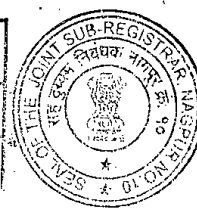
Department ID : XXXXXX9181
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE OF APARTMENT

VALUED AT Rs. 30,00,000/-
AS PER GOVT. R.R. VALUED AT Rs. 25,18,600/-
STAMP DUTY OF Rs. 2,10,000/- & REG. FEE OF RS. 30,000/- PAID HERewith
CITY SURVEY NO. 485, SHEET NO. (626)111
ITEM NO. 43.527, GUNTHEWARI APARTMENT RATE RS. 29,150/-
MOUZA- NARA, TAHSIL NAGPUR & DISTRICT NAGPUR.

THIS AGREEMENT FOR SALE made and
executed at Nagpur on This 13th Day of August, 2026.

BY AND BETWEEN

1. AJAZUL KABIR BABAR SHEIKH

(PAN CARD NO. AVHPS5526M, AADHAAR CARD NO. 4384 9106 8918)

Aged about 52 years, Occupation – Service, (MOBILE – 7385663919)

R/o. Plot No 21, Sadiqabad Road, Opposite Passport Office, Ishkripa Sahakari Grih Nirman Sanstha, Sadiqabad, Mankapur, Nagpur– 440030.

Through his constituted and nominated attorney,

MRS. SHIREEN W/O. AJAZUL KABIR SHEIKH

(PAN CARD NO. HBUPS0157J, AADHAAR CARD NO. 9913 5691 2265)

Aged about 41 years, Occupation – Housewife,

R/o. Plot No 21, Sadiqabad Road, Opposite Passport Office, Ishkripa Sahakari Grih Nirman Sanstha, Sadiqabad, Mankapur, Nagpur– 440030.

2. ANEES RAHBAR HABIB RAHMAN

(PAN CARD NO. AUAPR5083L, AADHAAR CARD NO. 8395 2300 1663)

Aged about 43 years, Occupation – Business, (MOBILE – 9881470515)

R/o. Plot No 1459, Kamptee Road, Near Urdu Primary School, Ashi Nagar, Dr. Ambedkar Marg, Nagpur, Maharashtra – 440017.

Hereinafter jointly referred to and called the “VENDOR/S” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said VENDOR/S as well as their heirs, legal representatives, successors, executors, assigns etc. of the FIRST PART.

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AND 6

1. **SHRI KIRAN S/O. LAXMAN CHAVAN**
(PAN CARD NO. AVIPC7282P) (AADHAAR CARD NO. 4159 8884 0908)
Aged about 38 years, Occupation – Service/Business,

2. **SMT. ARPITA W/O. KIRAN CHAVAN**
(PAN CARD NO. BZVPC5819E) (AADHAAR CARD NO. 6846 9254 6498)
Aged about 28 years, Occupation – Service/Business/Housewife,
Both R/o. Plot No 17/23, Ward No 54, Lashkaribagh,
Dr.Ambedkar Marg, Nagpur, Maharashtra, 440017.

Hereinafter jointly referred to and called the “PURCHASER/S” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said PURCHASER/S as well as their respective heirs, legal representatives, successors, executors, assigns etc. of the
SECOND PART.

AND

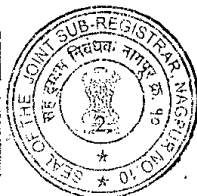
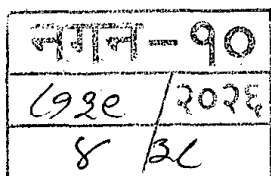
DREAM HOME ASSOCIATES (PAN CARD NO. AATFD8952F)
A PARTNERSHIP FIRM

Having office at Plot No. 04, Vaishali Nagar, Dr. Ambedkar Marg, Nagpur - 440017.

Acting through and represented by Partners –

1. **AJAZUL KABIR BABAR SHEIKH**
(PAN CARD NO. AVHPS5526M, AADHAAR CARD NO. 4384 9106 8918)
Aged about 52 years, Occupation – Service, (MOBILE – 7385663919)
R/o. Plot No 21, Sadiqabad Road, Opposite Passport Office, Ishkripa
Sahakari Grih Nirman Sanstha, Sadiqabad, Mankapur, Nagpur– 440030.
Through his constituted and nominated attorney,

MRS. SHIREEN W/O. AJAZUL KABIR SHEIKH
(PAN CARD NO. HBUPS0157J, AADHAAR CARD NO. 9913 5691 2265)
Aged about 41 years, Occupation – Housewife,
R/o. Plot No 21, Sadiqabad Road, Opposite Passport Office, Ishkripa
Sahakari Grih Nirman Sanstha, Sadiqabad, Mankapur, Nagpur– 440030.



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2. ANEES RAHBAR HABIB RAHMAN

(PAN CARD NO. AUAPR5083L, AADHAAR CARD NO. 8395 2300 1663)

Aged about 43 years, Occupation – Business, (MOBILE – 9881470515)

R/o. Plot No 1459, Kamptee Road, Near Urdu Primary School, Ashi Nagar,
Dr. Ambedkar Marg, Nagpur, Maharashtra – 440017.

Hereinafter jointly referred to and called the “DEVELOPER” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said DEVELOPER as well as its/their heirs, legal representatives, successors, executors, assigns etc. of the **THIRD PART.**

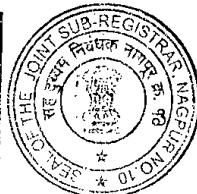
Where the context so requires, words and expression referring to the parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the VENDOR/S are the absolute owners and in possession of **ALL THAT piece and parcel of land** consisting of **PLOT NO. 36** admeasuring **436.6260 Sq. Mtrs., (4700 Sq.Ft.)** in the layout of Murlidhar Gruh Nirman Sahakari Sanstha Ltd., out of Khasra No. 186/1, **CITY SURVEY NO. 485**, Sheet No. 626/111, of **MOUZA - NARA**, corresponding to Nagpur Municipal Corporation House No. 3316/A/36 Index No. 057090349, Ward No. 57, Zone: 9, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District - Nagpur.

AND WHEREAS; the said property was originally purchased by **Dr. Pratibha Lal S/o. H.K. Lal** from the said society **Murlidhar Gruh Nirman Sahakari Sanstha Ltd.**, as per Sale Deed duly registered in the office of the Sub-Registrar, **Nagpur – 5**, bearing Serial No. **3164/1999** dated **30/08/1999** corresponding to Registration Entry No. **2475/1999** dated **30/08/1999**, and thereafter **Dr. Pratibha Lal S/o. H.K. Lal** sold the said property to **Mrs. Vidhya Late Lalit Mohan**, as per Sale Deed duly registered in the office of the Sub-Registrar, **Nagpur – 6**, bearing Serial/registration No. **4216/2009** dated **14/09/2009**.

AND WHEREAS; the said property was purchased by 1) **AJAZUL KABIR BABAR SHEIKH** and 2) **ANEES RAHBAR HABIB RAHMAN** the VENDOR herein from **Mrs. Vidhya Late Lalit Mohan** as per Sale Deed duly registered in the office of the Sub-Registrar, **Nagpur – 6**, bearing Serial/Registration No. **2/2018** dated **01/01/2018**, accordingly, the said property has been mutated and recorded in the name of VENDOR/S in city survey department, vide mutation entry No. **9020** Dtd. **20/03/2018** etc. as exclusive owners thereof.

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AND WHEREAS; the said Plot No. 36 have been included in the unauthorized plot/layout regularization scheme of Nagpur Improvement Trust, accordingly upon payment of development/regularization charges the said plots have been regularized, sanctioned and released by Nagpur Improvement Trust under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001 as per release letter No. BE(N)/1268 in Case No. 20030507371 on dated 06/09/2014. The area of the said plot as regularized/released by Nagpur Improvement Trust is 436.6260 Sq. Mtrs.

AND WHEREAS; the said plot has been converted to be used as non-agricultural plot and has been assessed to non-agricultural tax by the additional Tahsildar, NA assessment No. 5 in revenue case No. 582/NAP-34/2014-2015 Dated. 24/09/2014 of Mouza – NARA.

AND WHEREAS; the VENDOR/S, for construction of a multi stored building on the said plot, got sanction of a building Plan/permit from Nagpur Improvement Trust for construction, vide building plan/permit No. B.E (NORTH)/ Case No. 11215215/ Tracking No. 2022100634/ 1074 dated 07/02/2023.

AND WHEREAS; the VENDOR/S after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting self-contained residential Flats/Apartments therein through their constituted partnership firm Dream Home Associates, for the purpose of allotment and sale to and in favour of any prospective willing buyer/s, reserving rights to get the said building plan it revised/revised, if required.

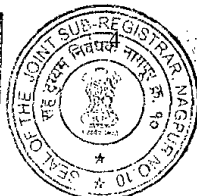
AND WHEREAS; the apartment scheme is of only (12) Twelve unit/s in a single building/complex comprising of First Floor, Second Floor, Third Floor and Fourth Floor to be developed and constructed on the said plot namely, "AURA HEIGHTS". That ground floor is meant for common parking.

AND WHEREAS; the said building/complex is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur – 10, bearing serial/registration No. 691/2026 dated 22/01/2026. A correction deed was also executed correcting the said Declaration Deed vide correction deed duly registered in the Office of the Sub-Registrar Nagpur – 10, bearing serial/registration No. 1175/2026 dated 05/02/2026.

AND WHEREAS; after due inspection of plan, design, spot etc., the PURCHASER/S choose and desired for allotment of an APARTMENT/FLAT NO. 401 at FOURTH FLOOR situated in the said building/project.

AND WHEREAS; the VENDOR/S also agreed to allot the said apartment to the PURCHASER/S for a valuable consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) accordingly, the parties hereto had due deliberations and discussions, and

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consequences thereof they have agreed upon certain terms and conditions which are considered expedient to be reduced and recorded in writing as under

NOW, THEREFORE, THIS AGREEMENT FOR SALE

WITNESSETH AS UNDER –

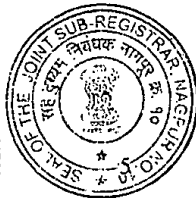
- 1) THAT, for and against the total valuable consideration amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only), the VENDOR/S has agreed to sell to and in favour of the PURCHASER/S and the PURCHASER/S has agreed to purchase from the VENDOR/S, **ALL THAT R.C.C. SUPER STRUCTURE** consisting a residential **APARTMENT/FLAT NO. 401** admeasuring **61.963 Sq. Mtrs.**, Carpet area (86.401 Sq. Mtrs., Built up area) at **FOURTH FLOOR** of the building/scheme known and styled as **"AURA HEIGHTS"** constructed on **ALL THAT piece and parcel of land** consisting of **PLOT NO. 36** admeasuring **436.6260 Sq. Mtrs.**, (4700 Sq.Ft.) in the layout of Murlidhar Gruh Nirman Sahakari Sanstha Ltd., out of Khasra No. 186/1, **CITY SURVEY NO. 485**, Sheet No. 626/111, of **MOUZA - NARA**, corresponding to Nagpur Municipal Corporation House No. 3316/A/36 Index No. 057090349, Ward No. 57, Zone: 9, together with rights to hold **8.330 %** undivided variable proportionate share and interest in the said piece of land, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder which shall form the part and parcel of present deed.
- 2) THAT, out of total valuable consideration amount Rs. 30,00,000/- (Rupees Thirty Lakhs Only), the PURCHASER/S have paid Rs. 2,00,000/- (Rupees Two Lakhs Only) as per instructions of the VENDORS/DEVELOPER in the following manner of payment :-

MANNER OF PAYMENT

- i. Rs. 2,00,000/- Paid by way of Cheque No. 698053 on dated 29/05/2026 of State Bank of India, Mankapur Koradi Road Branch, Nagpur.

Total Rs. 2,00,000/- (Rupees Two Lakhs Only)

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The PURCHASER/S has paid Rs. 2,00,000/- (Rupees Two Lakhs Only), to the VENDORS/DEVELOPER as mentioned above and the receipt shall be deemed to have been acknowledged, admitted and confirmed by the VENDOR/DEVELOPER, subjects to realization of cheques. It is the agreed by and between the parties that the PURCHASER/S shall pay balance consideration amount of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) in the following schedule of payment -

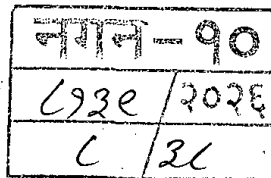
SCHEDULE OF PAYMENT OF BALANCE AMOUNT

- a) Rs. 28,00,000/- To be paid by the PURCHASER/S to the VENDOR/S at the time of execution/ registration of sale deed by way of availing housing loan.

Total Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only)

3) **CONSEQUENCES OF NON-PAYMENTS OR DELAYED PAYMENTS**

The PURCHASER/S knows, agrees and understand that timely payment being the essence of contract, all the payments shall be made by him/her/them timely as per aforesaid schedule and in the event of non-payment or any default of payment, for any reasons whatsoever including the PURCHASER/S failing to secure the financial assistance timely from the financial bank/institutions for any reasons whatsoever, the VENDOR/S, in its sole and absolute desecration, may grant grace period of 15 days in each installments due, subject to payment of interest @ 18 P.A. by way of damages, however, in the event of any delay beyond the grace period, the VENDOR/S shall be free & entitled to cancel the allotment including agreement at the cost and risk of PURCHASER/S and allot or grant the said Apartment to any person or persons at any terms and forfeit the amount equal to 25% of the amount paid by the PURCHASER/S, without any prior intimation or notice to the PURCHASER/S to which the PURCHASER/S shall have no objection.



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4) COVENANTS OF THE VENDOR/S WITH THE PURCHASER/S

- a. The VENDOR/S has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property to the PURCHASER/S by way of sale, more particularly described in the Schedule 'B' hereunder written.
- b. The VENDOR/S shall convey and transfer a good and valid title to the PURCHASER/S respecting the said property and after receipt of full consideration amount as well as all other charges, expenses etc., the VENDOR/S shall handover the vacant peaceful possession of said Apartment to and in favour of the PURCHASER/S, at the cost of PURCHASER/S.
- c. The VENDOR/S, after receipt of full consideration amount as aforesaid, from the PURCHASER/S, shall execute the required Conveyance Deed/Sale deed of the apartment in favour of the PURCHASER/S or any other person/s, being the nominee/s of the PURCHASER/S, in terms of this agreement as the PURCHASER/S may request.
- d. The VENDOR/S shall hand over the actual physical possession of the said Apartment to the PURCHASER/S at the time of sale deed subject to receipt of full and final consideration amount which is term of this agreement.
- e. The VENDOR/S, Mr. Ajazul Kabir Babar Sheikh and Mr. Anees Rahbar Habib Rehman, being the absolute VENDOR/S of this Agreement to Sale /Sale Deed and also the Partners of M/s. Dream Home Associates, hereby irrevocably declare, confirm and consent that they have no objection whatsoever if the PURCHASER/S and/or the lending bank/financial institution disburses the whole or any part of the sale consideration directly into the bank account of Firm Name.

5) COVENANTS OF THE PURCHASER/S WITH THE VENDOR/S

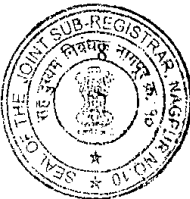
- a. The PURCHASER/S has verified and inspected all the relevant deeds and documents as to right, title and authority of the VENDOR/S and also the specifications, design, plan etc. respecting the said property. He also has personally seen and verified the spot and site. The PURCHASER/S is fully satisfied with the right, title and authority of VENDOR/S as well as the condition, type, user and specifications of the said property and facilities in the said complex and after being so satisfied, the PURCHASER/S has agreed to purchase it. A copy of each and every document including the specifications, design, declaration deed, plan, and also a draft of proposed sale deed has been furnished and handed over to the PURCHASER/S and he acknowledge the same. Hereinafter, it shall not be open for the PURCHASER/S to question the

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- rights, title and/or authority of the VENDOR/S before any forum or to make any claim in respect thereof, nor shall PURCHASER/S make any claim, complaint or objection as to the user, situation, construction work of the said property or respecting to any facilities or amenities thereof.
- b. The PURCHASER/S understand that the VENDOR/S shall engage and appoint its own engineers, architects and other experts for the purpose of completion of work of the said building and complete the building under his/her/their exclusive supervision and control to which the PURCHASER/S shall not object or raise any objection or otherwise interfere in any manner whatsoever, however, the PURCHASER/S shall be free & entitled to visit the spot & verify the work from time to time at any reasonable working hours.
- c. The PURCHASER/S understand and agree that he shall be liable and responsible to bear and pay without any delay or avoidance for any reasons whatsoever, maintenance charges, any sums for providing any facilities or amenities in the said building or on account of any other expenses such as GST, tax on works contracts, VAT, service tax, sale tax or any other tax or any other expenses including fine, dues, charges on any account as it may be determined and demanded by the VENDOR/S or any other concerned authorities.
- d. The VENDOR/S shall be free and at liberty to carry on the further construction work of the said building to which the PURCHASER/S shall not interfere or obstruct. The VENDOR/S shall be free to change/revise/re-revise the existing building plan or design including amalgamation, division or clubbing of any Apartment/s, land for any reasons to which the PURCHASER/S shall have no objection or claim of any sort and the PURCHASER/S shall be liable to sign or execute any deed or document or plan or design as the VENDOR/S may desire. However, the VENDOR/S shall not make any such change/revision/re-revision so as to minimize the carpet up area of Apartment here by agreed to be allotted and sold. The VENDOR/S further will be free and at liberty to utilize and use the common walls, roof/terrace for further construction work to which the PURCHASER/S shall have no objection and shall be liable and responsible to allow the VENDOR/S to have access in the said Apartment for any purpose or to make arrangements for electricity supply, water supply, staircase or any other purpose through or under the walls or roof of said Apartment by making required arrangements therein.
- e. The VENDOR/S shall be free and at liberty to consume the full F.S.I. or land presently available and also which may be made available under any scheme by constructing many apartments/Units etc. or to dispose off the F.S.I. or land to any person or persons of its choice or to enjoy the benefits of T.D.R. scheme or any

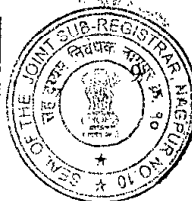
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other scheme. The PURCHASER/S hereby undertakes, agree and understand that in case of any increase in the F.S.I. or use of land by the VENDOR/S, the undivided variable proportionate share and interest in the said piece of land of the PURCHASER/S, shall stand reduced in accordance with the increase in F.S.I. or use of the land.

- f. The PURCHASER/S understand and agree that subject to any reservation/s as to use of any space, structure, terrace etc. by the VENDOR/S, the staircase/s, stairways, lift, passages, main gates, pump with electrical motor and all other equipments, machinery, assets etc. for common use are and shall always be the commonly hold and used properties for the use and beneficial enjoyment of all the owners/occupants in the said building including the PURCHASER/S subject to further reservations if any, made by the VENDOR/S and no owner/occupant of any Apartment including the PURCHASER/S shall be entitled to the exclusive use of any part or portion of the same and no person including the PURCHASER/S shall be entitled to the personal exclusive use or enjoyment of any particular land, machinery, lift, equipments, assets, machinery etc. which is for common use or enjoyment for the benefit of all the owner/s of the said building.
- g. The VENDOR/S shall have a right to allow display of Hoardings/Neon-signs on the top terrace of the building/complex for advertisement or for installation of any machinery, equipment for tele-communication system on lease or otherwise to which the PURCHASER/S shall have no objection for such display and/or installation of any equipments, machinery etc and shall not make any claim in relation thereto and any person/s in-charge of maintenance of any telecommunication system so installed thereon shall have rights to approach the terrace from the stair case or lift to which no apartment owner including the PURCHASER/S shall have any objection and shall not prevent any such person from entering and approaching the terrace.
- h. The letters, receipts and/or notices issued by the VENDOR/S and dispatched under certificate of posting to the address of the PURCHASER/S mentioned in this agreement shall be sufficient proof of receipt of the same by the PURCHASER/S and shall effectually discharge the VENDOR/S of any obligations of this agreement.
- i. The PURCHASER/S undertakes to notify in writing any change in his/her/their address to the VENDOR/S.
- j. The PURCHASER/S understand and agree that the construction work is expected to be completed by the VENDOR/S by the time as referred above provided that the prospective buyer/s of the premises make the payment of the

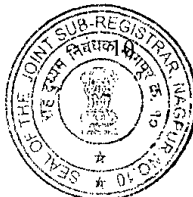
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stipulated installment in time and the construction work is not interrupted or disturbed due to non-availability of building materials, laborers strike, natural calamities, emergencies and other unavoidable circumstances beyond the control of the VENDOR/S.

- k. THAT, the PURCHASER/S understands and agree that all required deeds and documents shall be got prepared by the VENDOR/S to which the PURCHASER/S shall have no objection. However, all kinds of expenses for the purpose of execution and registration of sale deed or other deeds or documents shall be born and paid by the PURCHASER/S. The PURCHASER/S further understand, agree and undertake that the VENDOR/S shall be fully entitled, free & at liberty to incorporate in the sale deed such other terms, restrictions or conditions as may be deemed fit or proper, but not included in this agreement, to regulate the use & enjoyment of the common rights, facilities, amenities etc., to which the PURCHASER/S shall have no claims or objection and agree upon any such conditions.
- l. The PURCHASER/S understand that this sale transaction and consideration amount is relating to carpet area of the Apartment under sale and the total area of Apartment is mentioned only for the purpose of calculation of rights in common services, etc. which includes internal dimensions of all rooms, kitchen, drawing, dining, bath, W.C., internal passages, exclusive space, balcony area, parking as well as share in common areas, services, parking etc. which has been taken to be correctly described in the Schedules hereunder written and if any misstatement, difference error or omission in the area shall be discovered, the same shall not annul this transaction, nor shall any compensation be allowed in respect thereof to any party in case of decrease or increase, but all such error or omission will always be subject to necessary correction by the parties hereto.
- m. The PURCHASER/S understand and agree that the VENDOR/S shall not be liable or responsible, to bear or pay any charges, expenses relating to the sale transaction with the PURCHASER/S on any account what so ever and in case the VENDOR/S is required to bear or pay any charges or expenses due to any legal requirement or other compulsions, the PURCHASER/S shall indemnify, compensate and reimburse the VENDOR/S against any or all such charges, expenses etc.
- n. The PURCHASER/S understand & agree that upon his/her/their specific undertaking and agreeing to comply with all terms & conditions of this agreement the VENDOR/S has agreed to allot/sell the Apartment in favour of the PURCHASER/S otherwise, the VENDOR/S would have not entered this agreement.

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SCHEDULE 'A' OF THE PLOT/PROPERTY REFERRED ABOVE -

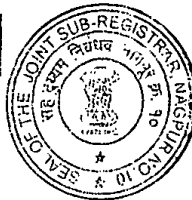
ALL THAT piece and parcel of land consisting of **PLOT NO. 36** admeasuring **436.6260 Sq. Mtrs., (4700 Sq.Ft.)** in the layout of Murlidhar Gruh Nirman Sahakari Sanstha Ltd., out of Khasra No. 186/1, **CITY SURVEY NO. 485**, Sheet No. 626/111, of **MOUZA - NARA**, corresponding to Nagpur Municipal Corporation House No. 3316/A/36 Index No. 057090349, Ward No. 57, Zone: 9, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District - Nagpur. The said property is bounded as under: -

TO THE EAST	:	PLOT NO. 32
TO THE WEST	:	30 FEET WIDE ROAD
TO THE NORTH	:	PLOT NO. 35
TO THE SOUTH	:	OTHER SOCIETY'S ROAD

SCHEDULE 'B' OF APARTMENT/PROPERTY REFERRED ABOVE -

ALL THAT R.C.C. SUPER STRUCTURE consisting of residential **APARTMENT/FLAT NO. 401** admeasuring **61.963 Sq. Mtrs., Carpet area (86.401 Sq. Mtrs., Built up area)** at **FOURTH FLOOR** of the building known as "**AURA HEIGHTS**" on the piece and parcel of land as described in the above Schedule 'A', with rights to hold appropriate **8.330 %** undivided variable proportionate share and interest in the said piece and parcel of land.

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IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands, put their signature to this **AGREEMENT FOR SALE** at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES -



[Signature]



[Signature]
1.

AJAZUL KABIR BABAR SHEIKH

Through his constituted and nominated attorney,
MRS. SHIREEN W/O. AJAZUL KABIR SHEIKH

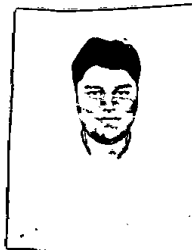


[Signature]
2.

ANEES RAHBAR HABIB RAHMAN
(THE VENDOR/S)



[Signature]



[Signature]
1.

SHRI KIRAN S/O. LAXMAN CHAVAN



[Signature]
2.

SMT. ARPITA W/O. KIRAN CHAVAN
(THE PURCHASER/S)

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DREAM HOME ASSOCIATES

Acting through and represented by Partners –



Shireen

1. _____

AJAZUL KABIR BABAR SHEIKH

Through his constituted and nominated attorney,

MRS. SHIREEN W/O. AJAZUL KABIR SHEIKH



2. _____

ANEEES RAHBAR HABIB RAHMAN

(THE DEVELOPER)

Drafted as per the instructions & documents of parties.

SUNNY P. SHARMA

ADVOCATE

G-1, Ground Floor,

Shree Krishna Apartment,

Mecosabagh, Nagpur – 440004,

Mobile No. 9021319181.

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