

Receipt (pavti)

280/8029

Monday, September 21, 2026

5:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9974 दिनांक: 21/09/2026

गावाचे नाव: पावनगांव

दस्तऐवजाचा अनुक्रमांक: कमट-8029-2026

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: जसवीर कौर जगपिंदर सिंग बाहला

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 44

रु. 27500.00

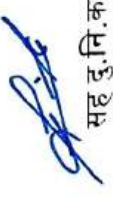
रु. 1760.00

रु. 29260.00

एकूण:

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:50 PM ह्या वेळेस मिळेल.


सह दु.नि.कामठी

बाजार मूल्य: रु.1650000/-

मोबदला रु.2750000/-

भरलेले मुद्रांक शुल्क : रु. 137500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826256408520 दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008983459202627E दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:



Name of Bank

Bank-Branch

BANK OF INDIA

CHALLAN MTR Form Number-6



SRN	M4005893459202627E	BARCODE			Date	25/08/2026-13 38 52	Form ID	25 2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty and Registration Fee together Registration Fee		TAX ID / TAN (If Any)					
Office Name	NMT_KANTHI SUB REGISTRAR		PAN No.(If Applicable)	AEBXXXXXXP				
Location	NAGPUR		Full Name	MRS JASVEER KAUR JAGPINDER SINGH WAHLA				
Year	2026-2027 One Time		Flat/Block No.	FLAT NO C-1003				
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	137500.00	Road/Street						
0030063301 Registration Fee	27500.00	Area/Locality						
		Town/City/District						
		PIN						
		Remarks (If Any)						
		SecondPartyName=PRAMOD D GHARDE~						
Total	1,65,000.00	Amount In	One Lakh Sixty Five Thousand Rupees Only					
		Words						
Payment Details	BANK OF INDIA							
	FOR USE IN RECEIVING BANK							
	Bank CIN		Ref. No.		02202292026082500107 856893488913			
Cheque/DD No.			Bank Date		25/08/2026-13:40:43 Not Verified with RBI			
Name of Bank			Bank-Branch		BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
धन्यवाद
धन्यवाद





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

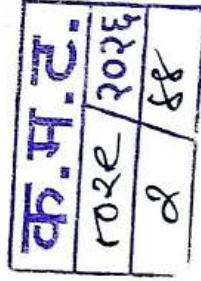
PRN :	0826256408520	Payment Date :	25/08/2026
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Received from **Pramod Gharde**, Mobile number **9373129917**, an amount of **Rs.1760/-** towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	25/08/2026
Bank CIN :	10029762026082508170	REF No. :	2695163634013

This is computer generated receipt, hence no signature is required.



AGREEMENT TO SELL

OF

FLAT NO. C-1003

DEV HEIGHTS

Valued at Rs. 27,50,000/- (Rs. Twenty seven Lakhs Fifty Thousand Only)

VALUE AS PER GOVT. RECKNOR: 16,50,000/-

This Agreement to sale is made and executed at Nagpur on 21th this day of September , 2026:

(In this Sale Deed, the Purchaser is being Woman, therefore there is 1% Relaxation in Stamp duty by Virtue of Govt. Resolution No. 202/UBR12/CR107/MI, Dated 31.03.2021.)

BETWEEN;

1. **SHRI. PRAMOD S/O DEORAOJI GHARDE;**
The Proprietor of Shree Taj Construction
Aged about 50 years; Occu. Business;
[PAN NO. AIXPG 9718 Q] Mob. No. 9764093455
2. **SAU. RUPALI W/O PRAMOD GHARDE;**
The Proprietress of M/S MatoshreePrabha Builders & Developers
Aged about 37 Years, Occu. – Business;
[PAN NO. BDKPG 1639 R]
Both R/o at 119 & 120, Swaraj Vihar, Wathoda Layout , Nagpur -09

{Hereinafter called the “**VENDORS-DEVELOPERS or PARTY NO. 01**” which expression shall unless repugnant to the context or meaning thereof, always mean and includes the said Party No. 01, as well as their Heirs, Legal representatives, executors, administrators, successors, and assign of the **FIRST PART.**

AND

- 1) **MRS.JASVEER KAUR JAGPINDER SINGH WAHLA**
Aged About 38 Years, Occu. –Housewife ;
[PAN NO.AEBPW3434P, Aadhaar No.824790903863]
R/o. Flat no. D-14 Sundar apartment ,kalamna Road Behind Gomati hotel ,Old pardi Naka ,Pardi,
Nagpur-440035

[Hereinafter called the “**PURCHASERS or PARTY NO. 02** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTY NO. 02 as well as his/her/their Legal Heirs, Legal Representative, Executors, Administrators, Successors and assign of the **SECOND PART.**



That the VENDORS-DEVELOPERS jointly own the following land comprising ALL THAT Piece and Parcel of Land bearing **Plot No. 84** out of the sanctioned layout containing by admeasurement **3800.55 Sq. Mts.** being a portion of the entire Non Agricultural land bearing survey No./Khasra/Gut No.188/1-A-2,191/3-B &191/4 of MOUZA : PAWANGAON, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situate at village-Pawangaon in Tahsil-Kamptee and District- Nagpur which is fully described as follows:-

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising SOUTHERN PORTION of entire land bearing survey No./Khasra/Gut No.191/3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.62 Hectares, Rental Rs. 13.13 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same by him from Shri. Prafulla Chandrakant Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4573 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 733 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 191/3-B having an area of 0.81 Hectares, Rental Rs. 6.65 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land bearing survey No./Khasra/Gut No.191/4 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.21 Hectares, Rental Rs. 9.81 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PAWANGAON in Tahsil-Kamptee and District-Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Miss. Manjusha Chandrakant Itkelwar & 2) Miss Aparna Chandrakant Itkelwar, by a Sale Deed dated 30/11/2011, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4574 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 732 dated 10/02/2012. **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kunal Narendra Itkelwar, 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4572 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 735 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-2 having an area of 1.1 Hectares, Rental Rs. 3 yearly; **AND**

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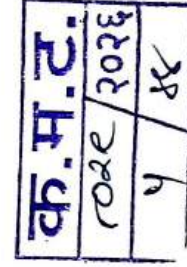
WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing Survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18, yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kunal Narendral tkelwar , 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4571 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 736 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-3 having an area of 1.01 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, by an agreement to sell dated 22/08/2012, aforesaid the then owner Shri. Sudeshchandra Babulalji Gupta has agreed to sell his aforesaid properties comprising all those Pieces and Parcels of Agricultural land bearing survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR to **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** for valuable consideration of Rs. 2,50,00,000/- only upon the several terms and conditions contained therein. The said agreement to sell dated 22/08/2012 is duly registered at the office of Joint sub-Registrar, Kamptee at Sr. No. 4235 on 23/08/2012 thereby said requisite stamp duty and registration fees payable thereon; **AND**

WHEREAS, in pursuance of agreement to sell dated 22/08/2012, aforesaid Shri. Sudeshchandra Babulalji Gupta has later on transferred/sold his aforesaid properties comprising all those Piece and Parcels of Agricultural land bearing Survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR in favour of **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** by a sale deed 21/04/2015, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. No. 2042 on 22/04/2015 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 932 dated 24/11/2015; **AND**

WHEREAS, **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** later on prepared a revised layout on the same lands comprising Survey/Khasra/Gut No. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR by carving out various plots of different sizes therein and the aid layout is also duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter Ex. Engineer (Metro) E.A. 2/1171, Nagpur, dated 12/01/2015; **AND**

WHEREAS, the aforesaid land comprising Survey/Khasra/Gut Nos. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR having total area of 3.03 Hectares (OR 3.03,900 Sq. Mtrs) is converted by Non-Agricultural (Residential) use by the collector,



Nagpur, vide its Revised Order No. Prastutkar/Jillhadhikari/Kavi-152/2015 dated 21/02/2015, passed in Revenue Case No. 28/NAP-34/2012-2013 dated 05/09/2012;

WHEREAS, out of the aforesaid Layout, 39 Plot bearing No.1 to 26, 28 to 35, 37 to 42 are released by the Building Engineer(Metro), Nagpur Improvement Trust, Nagpur vide its letter No. E.E.2(Metro)-AEM-2/3696 dated 27/07/2015. As per the said release letter 27/07/2015 the net area of said 39 plots are shown and declared as 4087.954 Sq. Mtrs; AND

WHEREAS, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. By an Agreement to sell dated 02/04/2016 agreed to transfer/sell in favour of M/s. J.L.A. Construction & Builders, the property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 84 & 85 out of the sanction layout containing by admeasurement 3800.55 Sq. mts. and 3036.56 Sq. mts. Respectively thus totaling 6837.11 Sq. Mts. (OR 73594.65 Sq.Ft.) being a portion of the entire Non Agricultural land bearing survey No./Khasra/Gut No.188/1-A-2 of MOUZA : PAWANGAON, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situate at village- Pawangaon in Tahsil- Kamptee and District- Nagpur and the said Agreement to Sell is duly registered at the Office of the Joint Sub-Registrar, Kamptee in Book No.1 at Serial No. 1373 on 02-04-2016 on payment of requisite Stamp Duty and registration Fees paid thereon.

WHEREAS, the aforesaid, M/s. J.L.A. Construction & Builders could not arrange finance for purchasing said property and thus failed to pay the agreed sale consideration as per the terms and conditions of the said Agreement to sell dated 02/04/2016. Thus the said Agreement is rescinded/Cancelled between the parties by executing a Rescinded/Cancelled of Agreement on 02/04/2016, which is duly registered at the Office of the Joint Sub-Registrar, Kamptee at Serial No. 4155 on even date.

WHEREAS, the aforesaid, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. later on transferred/sold the property comprising all that piece and parcel Non-Agricultural land survey No./Khasra/Gut No.188/1-A-2 of MOUZA : PAWANGAON, P.S.K. 18, having an area of 1.01 Hectares (i.e- 10100 Sq. Mtrs.)(0.32 Hectors out of Survey No. 191/3-B and 0.49 Hectors out of Survey No. 191/4)(Consisting of Plot No. 84 & 85, Amenity Spaces, Roads, etc) held in occupancy class 1 Rights including all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur by way of sale to Shri. Pramod Deoraoji Gharde & Smt. Rupali Pramod Gharde, the Vendors named hereinabove by a Sale Deed Dated 21-10-2016, Which is duly registered at the Office of the Joint Sub-Registrar, Kamptee in Book No.1 at Serial No. 4166 on even date. The said Sale Deed is duly consented by M/s. J.L.A. Construction & Builders, in the capacity of the Consensor. As a result therefore the Vendors have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein.

WHEREAS, the aforesaid to Shri. Pramod Deoraoji Gharde, Proprietor of M/s Shree Taj Construction and & Smt. Rupali Pramod Gharde, Proprietress of M/S Matoshree Prabha Builders and Developers being desirous of developing the aforesaid entire lands into the Township Project and framed a scheme for development /construction and sake of a Township Project thereon, under name and styled as "PRABHA CITY"

AND WHEREAS, out of aforesaid Layout, 10 plot bearing No. 59,60,67,68,76,79,81,82,83&84 are released by the Executive Engineer-2, Nagpur Metropolitan Region Development Authority, vide



its letter No. E.E.2(NMRDA)/Release/32 dated 17/07/2018. As per the said release letter 17/07/2018 the net area of said 10 plots are shown and declared as 5226.693 Sq. Mtrs; The said Plot no.84 is shown and declared as 3800.55 Sq.Mts.AND

WHEREAS, the vendors herein have decided to develop the said Plots of Land in to the residential Scheme/Complex/Row Houses/Apartments/Bungalows by constructing the buildings thereon consisting of various self-contained separate Apartment/Flat/Unit/Row Houses/Duplex therein; AND

WHEREAS in pursuance of THE SAME the vendors have undertaken the entire work of development of the said property to under the name of "PRABHA CITY" in accordance with the plan sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust Nagpur. WHEREAS in pursuance of desire of the developers & vendors had accordingly prepared a plan of the Ground + 10 Storied residential Building proposed to be constructed on the above said plot of the land and the same is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. B.E.(NMRDA)/East/Kamptee Tahsil/Case No. MB- 735/2018072751/1149/07 Dated 18Sep, 2018 & plan enclosed here with; AND and the said grantor also not changed the said approved plan by Nagpur Metropolitan Region Development Authority, Nagpur;

AND WHEREAS the owner has taken the possession of the said plot for constructing and developing the Residential Complex to be known as "DEV HEIGHTS" in Prabha City having 138 Separate Residential flats. The total built up area of the Building construction of "DEV HEIGHTS" is about 7965.266 sq.mt. & total carpet area is about 6728.362 Sq.mtrs. in the Schedule in detail along with the plan attached hereto as ANNEXURE 'A' approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. B.E.(NMRDA)/East/Kamptee Tahsil/Case No. MB- 735/2018072751/1149/07 Dated 18Sep, 2018

WHEREAS a Deed of Declaration for Development and construction of the Residential Complex known as "DEV HEIGHTS" is executed by the original vendor developer and same is registered in the office of Sub - Registrar, Kamptee at Serial No. 1414, Dated 12.03.2019.

WHEREAS the purchaser herein abovenamed has/have satisfied herself/himself in respect of the vendors-developer's titled to the said property as good, valid and marketable.

AND WHEREAS purchaser/s has also seen and approved the plan of the proposed 10-storied building in the "DEV HEIGHTS"

AND WHEREAS, the purchaser/s being desirous of purchasing an flat for his residential use in the said "DEV HEIGHTS" a Four storied building with heritable and

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transferable rights therein has approached to the developers and expressed her/his desire and willingness to purchase the undivided **0.76%** share and interest in the said plot together with the entire, R. C. C. Super structure comprising of **Apartment bearing No. C-1003**, on the **TENTH Floor** of the building constructed thereon and after detailed negotiations the vendors-developers have agreed to sale the same to the purchaser and the purchaser has also specifically agreed to purchase the same agreeing inter alia to pay, provide and contribute the entire agreed cost of construction of the residential unit/Apartment chosen by her/ him to vendors-developers.

WHEREAS considering their/ her/his request and after detailed negotiations the vendors-developers have now jointly agreed to sale the aforesaid property to the purchaser to a total consideration of **Rs. 27,50,000/- (Rs. Twenty Seven Lakh Fifty thousand Only).**

NOW THEREFORE THIS DEED OF AGREEMENT TO SALE WITNESSETH AS FOLLOWS :

- 1) That, the vendors-developers shall sell and purchaser will buy the proportionate undivided **0.76%** share and interest in the said plot together with the entire R.C.C. Super structure comprising of **Apartment bearing No.C-1003**, on the **TENTH Floor** of the building constructed thereon known as "**DEV HEIGHTS**" more specifically mentioned in schedule which being the subject matter of this deed and for the sake of brevity hereinafter, referred to and called as the **said property**.

Manner of Payment Received

- A. **Rs. 20,000/- (Rs. Twenty Thousand only)** paid by the purchaser to the vendor on cash.
B. **Rs.10,000/- (Rs.Ten Thousand Rupees only)** paid by the purchaser to the vendor through IMPS Punjab National bank Tran.Id-779988857 date-24/08/2026
C. **Rs.2,50,000/- (Rs.Two Lakhs Fifty Thousand Rupees only)** paid by the purchaser to the vendor through RTGS Punjab National bank Tran.Id-780559692 date-27/08/2026
D. **Rs.1,84,751/- (Rs.One Lakh Eighty Four Thousand Seven Hundred Fifty One Rupees only)** paid by the purchaser to the vendor through IMPS Punjab National bank Tran.Id-784556813 date-16/09/2026
E. **Rs.19,42,462/- (Rs. Nineteen lakhs fourty Two Thousand Four hundred and sixty two rupees Only)** Paid to the vendor By the purchaser vide cheque/D.D No-882998 dated-21/08/2026 drawn on state bank of India , By availing Housing loan From Hinduja Housing Finance Limited (HHFL), the receipt whereof hereby acknowledge by the vendor.

Rs. 24,07,213/- (Rs. Twenty Four Lakhs Seven thousand Two Hundred and Thirteen Rupees Only)

The purchaser has paid an amount of **Rs. 24,07,213/- (Rs. Twenty Four Lakhs Seven thousand Two Hundred and Thirteen Rupees Only)**

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as above mentioned. The Seller/Vender/Owner hereby acknowledges the receipt of the above payment subject to realization of the said cheques if any. That in case any of the said cheques are dishonored for any reasons then the instant agreement of sale shall stand cancelled IPSO-FACTO. The purchaser shall pay the balance amount of **Rs. 3,42,787/- (Rs. Three lakhs Forty Two Thousand seven hundred and Eighty Seven Only)** in Following manner :-

25% at the time of Plinth Level Work

5% at the time Each Level Slab of Ground Floor To Tenth Floor.

10% at the time of Brick Work

9% at the time of Internal, External Plaster

And Floor Finishing Level

1% before Possession/at the time of sale deed

2. That the purchasers shall pay the remaining amount as stipulated hereinabove strictly as mentioned above. It is understood by the purchasers that the timely payment of the installments as above is of the essence of contract. On failure of the purchaser to make the payment as above, the agreement shall automatically stand terminated & cancelled.
3. In the event of cancellation, vendor-developer shall be entitled to resell the said ' apartment to any other intending buyer without giving any further notice to the purchaser herein. The purchaser shall only be entitled to refund of the amount paid by him/her/them, without any interest and after deduction of fixed sum of Rs.50,000/- from amount so paid, as & by way of charges, expenses incurred & liquidated damages. ,
4. That the purchasers shall be entitled to receive the vacant possession of the said property from the vendor-developer on payment of consideration as referred to in above para and hold the same till the execution / registration of the sale deed in his favour by the vendor-developer in trust for the vendor-developer. However the purchaser shall not be entitled to occupy the said property till the execution of the sale deed, or on payment of the balance amount of sale consideration to the vendor-developer whichever is earlier. The vendors-developers will handover the possession of above said property and execute the sale deed within **18 months** from today.
5. That, the vendor-developer will provide all necessary document or N.O.C. or sanctioned from any Government or semi-Government deptt. Which will be necessarily requires for registration of sale deed.
6. That, the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-agricultural/ ground rent, corporation taxes, cesses, electricity, water charges and all other outgoing etc. levied on property hereby agreed to be sold and payable by the vendor- developer up to the date of registration of the sale deed.

