

AGREEMENT TO SALE (WITHOUT POSSESSION)

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FOR THE CONSIDERATION OF

FOR CONSIDERATION OF

RS.

Purchaser: ..

Age :

Vendor : "Shivdhara Corporation" a partnership firm
through its partners : -

- (1) Parbatbhai Vajshibhai Nandaniya
Age : Adult, Occup.: Business
Address : "Shiv", Vasa Vira Society,
Samarpan Circle, Jamnagar
- (2) Kaviben Parbatbhai Nandaniya
Age : Adult, Occup.: Housewife/Business
Address : "Shiv", Vasa Vira Society,
Samarpan Circle, Jamnagar
No.1 himself and power of attorney
holder of No.2
- (3) Jitubhai Ramdebhai Kandoriya
Age : Adult, Occup.: Agri./Business
Address : Block No.74/B,
Rajnagar, Khodiyar Colony,
Aerodrome Road, Jamnagar
- (4) Labhuben Jitubhai Kandoriya
Age : Adult, Occup.: Housewife/Business
Address : Block No.74/B,
Rajnagar, Khodiyar Colony,
Aerodrome Road, Jamnagar
No.3 himself and power of attorney
holder of No.4

(5) Lakhman Jethabhai Kandoriya

Age : Adult, Occup.: Agri./Business

Address : "Shivam", Shivam Park Society,
Bakala Market Road, Khodiyar Colony,
Jamnagar

(6) Maluben Lakhman Kandoriya

Age : Adult, Occup.: Housewife/Business

Address : "Shivam", Shivam Park Society,
Bakala Market Road, Khodiyar Colony,
Jamnagar

No.5 himself and power of attorney

holder of No.6

Firm's Address :

Office No.301, G.K.Complex,
Khodiyar Colony Main Road, Jamnagar

We the executor do hereby execute this agreement to sale
without possession in favour of you the purchaser and bind ourselves
that :-

The property of our Independent ownership and in
occupation and in possession, descriptions of which is given
hereinunder is sold to you the purchaser by this agreement to sale is
RS. and this agreement for the same is executed.

Descriptions and boundries of the property sold

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In the City of Jamnagar in the District, Sub-District Jamnagar of Gujarat
State, The property is situated on Khambhaliya Road, Nr. Naghedi
Electric Sub-Station, Jamnagar R.S.NO. 1455/2, Acre 3-24 Guntha
paiki N.A. Plot No.20, Ward No.15, Sheet No.393, C.S.NO.5894/4/20,
admeasuring Sq.mtrs. 641.03 we have developed the said Plot No.20
i.e. we have obtained Construction Permission bearing No.028695 dated

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:- 10-10-2014 from Jamnagar Municipal Corporation and we have constructed Residential Building known as "SHIV AVENUE-2".

The said "SHIV AVENUE-2" building Paiki Flat No..... situated at Floor of the said building admesuring are under:

Sq.mtr. Sq.feet

Builtup :

Balcony :

Common Area :

Super Builtup :

The said Flat was bounded on fourth as under :-

North Side :

South Side :

East Side :

West Side :

The property having above descriptions and boundry is sold to you and towards the amount of consideration, earnest money of Rs..... is received from you in CHEQUE, and receipt is hereby given for the same and remaining amount payable by you the purchaser at the time of Sale Deed.

Rs.

Rs.

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Thus you the purchaser has to pay the amount of consideration as per the details hereinabove to we the seller and on receiving the total amount of consideration we have to execute the sale deed in your name or in the name you suggest and thereafter vacant peaceful possession of the property sold will be handedover to you and default is not to be done on therein.

You the purchaser is additional expenses paid to us which is Electric Connection and Water Connection given by us. And Permanent

... 4 ...

Maintenance Charge of said building which is fixed later on you the purchaser paid to us and which amount is not connected to consideration of said flat.

The copy of the title deeds of the said property are handed over to you and defeciate title deeds to be completed by us till the date of registered sale deed.

There is no any dues, encumbrances, charges or lien on this property of any person, institution, firm, government or semi government or co-operative society or any nationalised bank and except you with nobody else agreement for this property is done and the said property is not put in any mortgaged or not created any mortgaged upon it or it is not transfered or assigned to anybody.

Against and in connection with the said property there is no any type of application litigation, suit, appeal, revision, review in any government, semi. govt. offices, court, arbitrator, tribunal or before any authority done or pending and title of the said property is completed clear and marketable and after giving such assurance this agreement to sale is executed.

Despite this if any dues encumbrance, charge will be foundout on this property then we have to cleared the same before sale deed is executed and such assurance is given to you.

The Municipal Tax, House Tax, Education Cess, Safai Cess till the date of the sale deed of municipal corporation or any govt. or semi govt. bodies are to be born by us and we have to pay it and thereafter it will be your responsibility to pay the same.

This agreement to sale without possession is executed by us after reading, understanding, without under any pressure with free consent and in complete state of mind and after accepting the amount of earnest money which is binding to us as well as our heirs and in

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token to that we have put our signature hereinunder and got it attested
by the witnessess.

Jamnagar.

Dt.

Signature

Witness

"Shivdhara Corporation"

a partnership firm

through its partners : -

Parbatbhai Vajshibhai Nandaniya
himself and power of attorney holder of
Kaviben Parbatbhai Nandaniya

Jitubhai Ramdebhai Kandoriya
himself and power of attorney holder of
Labhuben Jitubhai Kandoriya

Lakhman Jethabhai Kandoriya
himself and power of attorney holder of
Maluben Lakhman Kandoriya