

encumbrances, attachments, charges and other claims and demands at or for the price of Rs. 2900/- and 400,000/- (Rupees Two thousand nine hundred and Four lakh ) only subject to the terms and conditions hereunder contained.

2. The purchaser paid to the Vendor a sum of Rs. 10,00,000/- (Rupees Ten Lakh only) only as by way of earnest money and balance money of the purchase value shall be paid part by part as per agreed. Simultaneously with the execution of this agreement the vendor shall deliver to purchaser accountable receipt, all title deeds, and writings including tax bill relating to the said premises.

3. The vendor doth hereby agreed to answer all reasonable requisitions on title to be made by the purchaser.

4. The Vendor shall deliver peaceful vacant possession of the said premises which is referred in the schedule hereunder.

5. If a good and marketable title is not made out or the property is found to be subject to any encumbrances, attachments or charges or other claims and demand, the purchaser shall be at liberty to rescind this agreement and vendor shall in that event and on demand by the purchaser refund the said earnest money of Rs.10,00,000/- (Rupees Ten lakh only).