

AGREEMENT FOR SALE

TOTAL VALUED Rs. 00,00,000/-

(Market Value Rs.0000000/-)

City Survey No.15&18

Sheet No.15

THIS **AGREEMENT FOR SALE** made here at NAGPUR on this the
th day of , 2017

BETWEEN

1) MRS. MEENA W/O ARVIND TALMALE, aged about 41 yrs.,
Occpn - Business, (PAN : ACQPT2042P) R/o Gajanan Chhaya
Apartmetn, Swaroop Nagar, Near Swalambi Nagar, Nagpur - 440
022 **2) MRS. RAKHI W/O RAJIV MENGHARE**, aged about 33
yrs., **Occpn** - Business, (PAN : AOIPM7604Q) R/o Somalwada
Wardha Road, , Nagpur - 440 025, thro their power of attorney
holder **M/S Magniton Infra through its partner , Dr. Shri
Ravindra S/o Balaji Govindwar**, aged about 40 years,
Occupation - Business, R/o Apartment No. 301, DREAM RESIDENCY,
Plot No. 16, Gawande Lay out, Nagpur, hereinafter referred to as
the **‘OWNERS/VENDOR’** (which expression shall unless
repugnant to the context or meaning thereof, always mean and
include the said Owners, their legal heirs, successors, executors,
administrators and assignees etc.) of the **FIRST PART;**

AND

SHRI. S/O , (PAN -) Aged
about yrs R/O ,
hereinafter referred to as the **‘PURCHASER’** (which expression shall
unless repugnant to the context or meaning thereof, always mean and
include the said PURCHASERS, their legal heirs, successors, executors,
administrators and assignees etc.) of the **SECOND PART,**

AND

M/S Magniton Infra through its partners , 1. Dr. Shri Ravindra S/o Balaji Govindwar, aged about 40 years, Occupation - Business, R/o Apartment No. 301, DREAM RESIDENCY, Plot No. 16, Gawande Lay out, Nagpur, and **2. Shri.Anil S/O Madhukar Asegaonkar** aged about 52 Years resident of 68 Manorama, Surendra Nagar, Nagpur -440015 having its place of Business at at G 30, Shri Ganesh Apartment, Kotwal Nagar Ring Road, Nagpur -440015 hereinafter referred to as the '**BUILDER/DEVELOPER**' (which expression shall unless repugnant to the context or meaning thereof, always mean and include the said BUILDER/DEVELOPER, their all partners, legal heirs, successors, executors, administrators and assignees etc.) of the **THIRD PART**;

WHEREAS the VENDORS are the co-owners and co shares and in possession of ALL THAT piece and parcel of land bearing Plot No. 10, containing by admeasuring 27.45 x 24 Mtrs. Thus the total Plot area 658.80 Sq. Mtrs. - Tangent 17.35 Sq. Mtrs. thus the total plot area 641.45 Sq. Mtrs. (6904.56 Sq. Feet) being a part or portion of the entire land bearing Khasra No. 26, 28 and 29 of Mouza-Bhamti, P.H. No. 44, Ward No. 75, bearing City Survey No. 15 & 18 Sheet No. 15, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur.

AND WHEREAS originally belonged to Shri Narayanrao Hiranmanji Renghe being his separate property.

AND WHEREAS the Shri Narayanrao S/o Hiranmanji Renghe, having held and owned the properties within the limits of Nagpur

Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17/02/1976 he alongwith his other legal claimants had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority U.L.C. Nagpur which was registered as U.L.C. Case No. ULC/2803/76 and on completion of his enquiry in respect thereof the said case the Competent Authority vide his order dated 2nd day of January 1993 declared 35262.92 Sq. Mtrs. of land out of the said total extend comprising Khasra No. 26, 28 and 29 as a surplus vacant land within the meaning of the said Act and the remaining 7500 Sq. Mtrs. of land was declared as a retainable land.

AND WHEREAS Shri Prabhakar S/o Narayanrao Renghe and others through their Power of Attorney Holder Shri Arvind S/o Natthuji Talmale lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 35262.92 Sq. Mtrs. Under section 20 of the Urban Land (Ceiling and Regulation) Act of 1976 (33 of 1976) to the said vacant land for providing plots of construction of Tenements in accordance with the Special dispensation issued by Govt. Resolution Housing and Special Assistance Departments No. CSC/ULC/1091/S(3977) D-XII dated 15/01/1992 on Talegaon Dabhade Pattern.

AND WHEREAS considering their Application, the Additional Collector and Competent Authority, U.L.C. Nagpur vide his order dated 225/02/1993 passed in Case No. ATP/ULC/TD/304/1993 exempted the aforesaid Surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein.

AND WHEREAS the aforesaid Shri Narayanrao S/o Hiranmanji Renghe and others lateron jointly decided to develop the

aforesaid land into a Residential Estate by carving out various plots of different sizes/by constructing various Multistoried Buildings thereon each consisting of various self contained separate Apartment therein.

AND WHEREAS by an Agreement of Development dated 12/08/1992 they jointly interested the entire work of Development of the said property to M/s Bhagwati Developers and Builders a Partnership Firm having its office at Ring Road, Swawlami Nagar, Nagpur the Consenter herein above named upon the several terms and condition contend therein. By the same Agreement then allowed and permitted the consenter to develop the said aforesaid land as per the Guide Lines issued by Government of Maharashtra and as per the Exemption Order dated 25/02/1993.

AND WHEREAS by the said Agreement dated 12/08/1992 they have specifically agreed to execute various agreements to Sell and Sale Deeds each to an individual Plot/undivided proportionate share and interest in the said piece of land favour of each such individual prospective buyer as may be nominated by M/s Shree Bhagwati Developers Builders.

AND WHEREAS the aforesaid entire land comprising Khasra No. 26, 28 and 29 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his order dated 15/09/1993 passed in Revenue Case No. 48/NAP/34/1992-93 of Mouza Bhamti.

AND WHEREAS during the course of time the aforesaid Shri Narayanrao S/o Hiranmanji Renghe left for heavenly abode on 01/08/1993 and consequent upon his death/demise the aforesaid entire property developed upon his Widow Smt. Laxmibai and 4 sons namely 1) Shri Prabhakar (2) Shri Ramesh and (3) Shri

Ashok and (4) Shri Bagurao by way of intestate succession, being the only legal heirs of the deceased.

AND WHEREAS the pursuance of the said Agreement dated 12/08/1992 the M/s Shree Bhagwati Developers Builders alongwith the legal heirs of Late Shri Narayanrao S/o Hiranmanji Renghe accordingly prepared a layout of the aforesaid land by carving out various plots of different sizes therein and the said layout is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur under an Agreement dated 12/06/1996 made between the legal heirs of Late Shri Narayanrao S/o Hiranmanji Renghe and the Nagpur Improvement Trust, Nagpur.

AND WHEREAS one Zopadpatti Adiwasi Gruha Nirman Sahakari Sanstha Ltd., Nagpur a Registered Co-Operative Housing Society had challenged the sanction of the said Scheme Under Section 20(1) (a) of U.L.C. Act based on Telegaon Dabhade Pattern in the Hon'ble High Court, Bombay, Bench at Nagpur vide Writ Petition No. 423/94 which was dismissed by the Hon'ble High Court on 30/09/1996 and order of the Hon'ble High Court was challenged by the said Society in Supreme Court vide S.L.P. No. 21174/96 and the Hon'ble Supreme Court dismissed the S.L.P. 03/08/1998. The said Zopadpatti Adiwasi Gruha Nirman Sahakari Sanstha then Challenged the sanction of Telegaon Dabhade Scheme before the Hon'ble District Court, Nagpur vide Special Civil Suit No. 928 of 1998. In the matter the Injunction Order was allowed partly on 23/08/1999. By the said Order the Landowner was restricted from disposing the said property till the final decision of executing proceeding bearing No. 200 of 1998. The execution proceeding (S.D.) 200/98 was dismissed by the Hon'ble 3rd Joint Civil Judge, Senior Division, Nagpur by Order dated 05/02/2000.

AND WHEREAS during the course time the aforesaid shri Baburao S/o Late Narayanrao Renghe left for heavenly abode on 04/04/1999 and consequent upon his dath his share in the aforesaid property devolved upon his widow Smt. Kusum W/o late Shri Baburao Rehe, 3 sons namely 1) Shri Shaiedra 2) Sanjay and 3) Shri Deepak and only daughter namely Mrs. Rekha alis Vandana W/o Anatrao Gawali by way of intestate succession, being the only heirs of the deceased.

AND WHEREAS the Nagpur Improvement Trust, Nagpur lateron Released 36(Thirty Six) Plots (including Plot No. 10) out of the aforesaid layout known and styled as TALMALE ESTATE RENGHE NAGAR vide its letter No. SE/1035 dated 12/03/2005.

AND WHEREAS the owner Smt. Lamal Prabhakar Rao Renghe, Sau Sangita Sanjay Jaipurkar, Shri Tushar Prabhakar Rao Renghe, Sau Monika Vivek Ghodmare and Shri Yatin Prabhakar Rao Renghe, are recored in the City Survey records and other relevant records thereof. As a result therefore the owners have absolute full rights to sell the said plot with heritable and transferable right to the purchasers.

AND WHEREAS the aforesaid owners sold the aforesaid Plot No. 10 to the VENDORS vide sale deed dated 11/06/2013, which is duly registered in the office of Sub Registrar Nagpur - 8, on 12/06/2013, at Sr. No. 1875, in Book No. 1. Thus the VENDORS are the joint and absolute owner of the aforesaid property and their names are mutated in the record of City Survey.

AND WHEREAS the vendors have purchased D.R.C. of 450 Sq. Mtrs. which is also duly registered in the office of the Joint Sub-Registrar, Nagpur - 4 on even date at Serial No. 2914, in Book No. 1 AND

AND WHEREAS the vendors have accordingly prepared a plan of a Multistoried building proposed to be constructed on the aforesaid Plot No. 10 and named and styled as "THE ADDRESS" thereby submitted the Building Plan to the Nagpur Municipal Corporation along with D.R.C. and the assistant director of Town Planning, Nagpur Municipal Corporation sanctioned the building plan and issued the Building Permit vide his Letter No. 93 /BP/bhamti/TP/N.M.C./96 dated 13/01/2015_for Plot No. 10.

AND WHEREAS the Vendors have decided to develop the aforesaid property into multistoried building, however since they have no experience therefore decided to entrust the work of development of the aforesaid property to some interested & experienced developer/builder.

AND WHEREAS the Developer/Builder convinced owners/Vendors that he is having sufficient experience in the development and construction of multistoried buildings, approached the Owners who also shown their willingness and interest to entrust the work of development to the Developer/Builder.

AND WHEREAS Mrs. Meena Arvind Talmale and Mrs. Rakhi W/o Rajiv Menghare, being exclusive owners of the aforesaid property, executed an agreement of development and irrevocable power of attorney in favour of the Vendor/Developer vide document dated 01/04/2015 which is duly registered in the office of Sub-registrar, Nagpur no. 4 on even date at Serial No. 2439 and 2440 respectively in Book No.1; Thus Vendor/Developer became in the lawful attorney to execute any document related to this piece of land of the aforesaid property;

AND WHEREAS the VENDOR/DEVELOPER decided to develop the aforesaid property by constructing a multistoried building consisting of various self contained apartments therein and to sell it to the prospective purchasers and to earn profit thereof;

AND WHEREAS the aforesaid M/S Magniton Infra have submitted the entire property to the provisions of Maharashtra Apartment Ownership Act, 1970 and thereby executed a Deed of Declaration dated 01/04/2015 under Section 2 of the said act, which is also duly registered in the office of the Joint Sub-Registrar, Nagpur No. 4 on even date at Serial No. 2442, in Book No. 1;

AND WHEREAS due to inadvertent mistake in figures of area statement deed of correction was executed which is also duly registered in the office of the Joint Sub-Registrar, Nagpur No. 4 on even date at Serial No. 699 , in Book No. 1 dt.14/02/2017.

AND WHEREAS the PURCHASER desirous of owning an Apartment No. thereby approached to the VENDOR/DEVELOPER for purchase of a an Apartment in the aforesaid Building named and styled as "THE ADDRESS" and the VENDOR agreed to sell an Apartment No. , having Carpet area Sq. Mtrs., on Floor constructed on Plot No.101 total admeasuring about 6905 Sq. Ft. togetherwith % undivided share and interest in the said plot No. 101 of land.

AND WHEREAS the VENDOR/DEVELOPER being thus desirous of selling the said property and the Purchaser hereinabove named having also offered a fairly good for it, the VENDOR has now agreed to sell the same to the Purchaser for a total consideration of Rs. 00,00,000/- (Lakhs only) upon the following terms and conditions;

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS :-**

(1) THAT the VENDOR agrees to transfer and PURCHASER agreed to purchase the Apartment No. , having Carpet area . Mtrs., on Floor, constructed on Plot No. 10 total admeasuring about 6905 Sq. Ft. together with %, being a part or portion of the entire land bearing Khasra No. 26, 28 and 29 of /Mouza - Bhamti, P.H. No. 44, Ward No. 75, bearing City Survey No. 15 & 18 Sheet No. 15, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur, at the price of Rs. 00,00,000/- (Lacs Only).

(2) The said price will be paid by the PURCHASER in the following manner.

MANNER OF PAYMENT

Rs. 0,00,000.00	(Rupees Lacs only) paid by the Purchaser to the Vendor/Developer by Cheque No. Drawn on The Branch, Nagpur dated 00/00/2017 and the Vendor/Developer acknowledged the same.
Rs. 15,00,000.00	(Rupees Fifteen Lacs only) agreed to be paid by the Purchaser to the Vendor/Developer within 1 month from the date of this document.
Rs. 0,00,000.00	(Rupees Lac Only) agreed to be paid by the purchaser to the Vendor/Builder at the time sale deed and possession.

Rs.
00,00,000.00

Total Consideration (Lacs Only)

(3) THAT the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreement, restrictions and rights of the other co-owners of the remaining undivided share in the said plot of land and the owners of the other built-up spaces in the proposed building, affecting the same and if any mis-statement, error or omission shall be discovered, the same shall not annul this contract / Agreement nor shall any compensation be allowed in respect thereof to the Purchasers but the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(4) THAT the Vendor/Developer shall erect and build the proposed multistoried building consisting of various self contained separate Bungalow/Apartment therein in accordance with the plan sanctioned by the Nagpur Improvement Trust.

(5) Extra/Additional facilities shall however be provided by the Vendor/Developer at the request of the Purchaser subject to extra payment thereof to be made by them in advance.

(6) That the Vendor/Developer reserve their right to revise the sanctioned plan subject to approval of the Nagpur Improvement Trust.

(7) THAT the Purchaser has finally chosen to own and possess apartment of the proposed building more particularly described in the SCHEDULE OF PROPERTY hereunder written.

(8) THAT the Vendor/Developer shall complete the said Building and make the Apartment chosen by the Purchaser

available for their occupation on or before 31/03/2018, and shall execute registered Sale Deed in favor of Purchaser.

(9) THAT the Vendor/Developer shall not deliver the actual possession of the said Apartment to the Purchaser until the entire cost of construction including also the charges for installation of electric and water meters, legal expenses, stamp duty and Registration fees and any other taxes levied by the Govt. Authority are paid by him/her in full to the Vendor/Developer.

(10) THAT the Vendor/Developer shall be exclusive in charge of the construction without any let or hindrance or interference by the Purchaser or any other contractor and under no circumstances the Purchasers shall enter into any building contract in respect of his Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by them, shall be void and not at all binding upon the Vendor/Developer.

(11) THAT during the period of building construction the Purchaser with Two day's advance intimation to the Developer, may enter upon the said Plot of land to inspect the plans, specifications and the Building materials, if available at site.

(12) THAT for the purpose of giving clear title over the Apartment chosen by the Purchaser and each of the other buyers in the said building, the Vendor have executed a Deed of Declaration. The terms, conditions and provisions contained the said Deed of Declaration and the Bye-Laws appended thereto shall always remain binding upon the Purchasers.

(13) THAT the Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Apartment Owners interest, in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970 and the rules made there under.

(14) THAT the Purchaser hereby specifically agrees with the Vendor/Developer that even after his taking over the actual possession of the Bungalow/Apartment chosen by him, he will not object or prevent or obstruct the Vendor/Developer in any way in carrying on and completing the work of other Apartment in the said building and keeping building materials on the available open land.

(15) THAT the Purchaser shall individually pay all the Corporation Taxes and Cesses etc. as may be levied on the Apartment chosen by him/her with effect from the date of Registration of the Sale Deed or from the date of his taking over actual possession thereof whichever may be earlier.

(16) THAT the Vendor/Developer shall deliver the actual possession of the Undivided share and interest in the said plot of land together with Apartment hereby agreed to be sold to the Purchaser or his/her nominee(s) at the time of Registration of the Sale Deed which will be done after the entire building proposed to be constructed thereon is completed in all respects and made available for occupation. On registration of the Sale Deed pursuant hereto, the Purchaser shall hold the said Plot of land jointly with the other co-owners thereof and the Apartment chosen by him absolutely with heritable and transferable rights therein.

(17) THAT the Purchaser hereby agrees not to occupy the said Apartment without prior written permission of the Vendor/Developer else he shall be treated as trespasser.

(18) THAT the Vendor/Developer does hereby agree with the Purchaser that on receipt of the balance sale price and also upon the payment of electricity and water meter deposits, payment of legal charges including stamp duty and registration fees, or any other tax levied by the Govt. Authority and payable at the time of registration from them, he will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the Apartment in favor of the Purchaser or the nominee(s) appointed by him and get the same duly registered at his cost in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Bungalow/Apartment chosen by him/her to the Vendor/Developer.

(19) THAT on obtaining the proper Sale Deed relating to the undivided share and interest in the said plot of land hereby agreed to be sold, the same will be held by the Purchaser jointly with the other co-owners thereof. However the Apartment chosen by him in the proposed building shall be owned and possessed by him exclusively with heritable and transferable rights therein.

(20) THAT the Purchaser shall pay proportionate share of Ground Rent and all other dues whatsoever accruing payable in respect of his undivided share in the said land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of possession whichever is earlier onwards

and shall always keep the Vendor / Developer indemnified against such payments.

(21) THAT it is understood by the Purchasers that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork. It is understood by the Purchaser that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur and will not be treated as defect. Further it is agreed by the Purchasers that on account of practical constraints there will be an allowance of plus or minus two percent variation in dimensions shown in sanctioned plan or mentioned in this Agreement and no compensation shall be given to the Purchaser for such variations.

(22) THAT the Vendor/Developer shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the said Apartment and proper claim regarding this shall directly be made by the Purchaser to the manufacturer of such items keeping the Developer indemnified against the same. The bill/s for the said purchase items shall be given to the Purchaser. However, the Vendor/Developer shall use and install standard proprietary items in the said Apartment and it shall also see that they are properly working at the time of installation.

(23) THAT it is agreed by and between the Parties hereto that any dispute arising between the parties hereto shall be referred to the Panel of Arbitrators one to be appointed by each of the parties hereto. The Arbitrators will have the authority and power to – (A) interpret the terms of this Agreement, (B) To settle the dispute in respect of any aspect regarding the construction, sale

of Apartment, (C) To settle the complaint regarding construction etc. The parties hereto are also at liberty to refer any other matter between them to the panel of Arbitrators and the Panel of Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding on the parties hereto.

(24) THAT all the provisions of The Maharashtra Apartment Ownership Act, 1970 shall be applicable to this Agreement.

(25) THAT the Purchaser agrees to pay deposit and other charges required for installation of Electric Meter. The Purchaser also agrees to pay his share if the transformer is required to be installed.

(26) THAT all expenses on account of preparation of all kinds of documents, cost of Stamp Duty, Registration Fees and other charges including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.

(27) THAT this Agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.

(28) THAT, the Vendor/Developer assures the purchaser that the Sale will be free from all encumbrances and he has not entered into agreement for sale in respect of the aforesaid Apartment with any third person and there is no litigation of whatsoever nature pending in respect of the said Bungalow/Apartment.

(29) THAT, the Vendor/Developer shall hand over the vacant possession of the property to the Purchaser at the time of execution and registration of Sale Deed.

(30) THAT, the Vendor/Developer hereby declares that they are absolute owner of the aforesaid property agreed to be sold and nobody except them have any right, interest, and title whatsoever in the said property.

(31) After execution and registration of Sale Deed the Purchaser shall be the absolute owner of the aforesaid Apartment and the Vendor/Developer shall have no right, title and interest.

(32) The Vendor/Developer undertakes to pay all the charges including Municipal Corporation Taxes and Govt. dues, Apartment Association dues, if any till the date of Agreement to Sale.

(33) The Purchasers shall be liable to pay Municipal Corporation Taxes, N.A. Taxes, Sale Tax, Service Tax, VAT, LBT and any other charges etc.

(34) The Vendor/Developer also undertakes to sign and execute any Deed or Documents as and when required to be signed and executed so as to make the clear title of the Purchaser complete.

(35) The Stamp Duty payable for this Agreement to Sale, Sale Deed and the registration, conveyance, expenses for local and other incidental services, shall be borne by the Purchaser.

SCHEDULE OF PROPERTY - I
(Agreed to be developed)

ALL THAT piece and parcel of land bearing Plot No. 10, containing by admeasuring 641.45 Sq. Mtrs. (6904.5 Sq. Feet) being a part or portion of the entire land bearing Khasra No. 26, 28 and 29 of /Mouza-Bhamti, P.H. No. 44, Ward No. 75, bearing City Survey No. 15 & 18 Sheet No. 15, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur.

The said property is bounded as follows :-

On the East	: 9.00 Mtrs. Wide road
On the West	: Plot No. 41 & 42
On the North	: Plot no. 11
On the South	: 12.00 Mtrs. Wide road.

SCHEDULE OF PROPERTY - II
(Agreed to be sold)

R.C.C. Superstructure the Apartment No. , having built up area of carpet area of Sq. Mtrs., on Floor, constructed on Plot No. 10 admeasuring 641.45 Sq. Mtrs. (6904.5 Sq. Feet), being a part or portion of the entire land bearing Khasra No. 26, 28 and 29 of /Mouza - Bhamti, P.H. No. 44, Ward No. 75, bearing City Survey No. 15 & 18 Sheet No. 15, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur, togetherwith % undivided share and interest in the plot No. 10 of land, Tahsil & District Nagpur.

IN WITNESS WHEREOF the VENDOR/DEVELOPER and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT TO SALE in presence of the attesting witnesses signing as such on the day first above written.

PHOTO	THU MB	
		For Vendors Through their Power of Attorney holder (Dr. Shri Ravindra Balaji Govindwar) VENDORS
		(Suresh Rameshchandra Rajurkar) PURCHASER
		(Pramesh Suresh Rajurkar) PURCHASER
		For M/s Magniton Infra (Dr. Ravindra Balaji Govindwar) Partner DEVELOPER/BUILDER
		For M/s Magniton Infra

		(Anil Madhukar Asegaonkar) Partner DEVELOPER/BUILDER
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WITNESSE
S :

THUMB	PHOTO	THUMB	PHOTO
1)_____ Name: aged R/o :			2)_____ Name: aged R/o :