

This agreement of sale of flat is made and entered into at Wani on this -----day of ----- **2017** by and between

M/S. VIJAYA INFRAVENTURES (PAN NO. AAMFV1914G)

A PARTNERSHIP FIRM

having its office at Warora Road, Near Bajoriya Lawn, Below Sahara Bank, Wani through its partners

- 1) **SHRI KIRAN GOPALRAO DIKUNDWAR**, Age 37 yrs.
R/o. Pragatinagar, Wani, Tq. Wani, Dist. Yavatmal
- 2) **SHRI SHRIKANT SUDHAKAR GARGHATE**, Age 39 yrs.
R/o. Sadhankarwadi, Chikhalgaon, Tq. Wani, Dist. Yavatmal

Hereinafter referred and called as **OWNER/PARTY NO.1** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said Firm as well as its partners, their heirs, legal representatives, executors, administrators, successors and assignees of the First Part

AND

SHRI -----
aged about -- years
Occupation - -----
C/o. -----
Pan No. -----

Hereinafter referred to and called as **PURCHASER/PARTY NO. 2** which expression shall unless repugnant to the context or meaning thereof always mean and include the said purchaser as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**

WHEREAS, **Party No.1** is absolute owner and is in exclusive possession of all that piece and parcel of land situated at Wani, which is indentified as **plot no. 15/54-56 at Sheet No. 16** as per city survey record, which are described in details in the schedule appended herewith. And whereas, the said properties were purchased by partners of party no. 1 under the registered Sale Deeds as per the following particulars :

(1) Shri. Mohan Manohar Deshpandey (2) Shri. Ramdas Manohar Deshpandey (3) Shri. Ravindra Manohar Deshpandey (4) Sau. Jyoti Prakash Deshmukh (5) Sau. Rekha Arvind Pandharkar, (6) Smt. Vasundhara Sakhyahari Deshpandey (7) Shri. Keshav Sakhyahari Deshpandey (8) Shri. Sumant Sakhyahari Deshpandey (9) Shri. Sanjay Muralidhar Deshpandey (10) Sau. Sunanda Sudhir Deshpandey jointly sold plot no.15/54-56, area 597.83 Sq.M by Sale-Deed dated 30.08.2016, registered at Sr.No.2481/2016 with the Sub-Registrar, Wani, in favour of VIJAYA INFRAVENTURES, Wani.

AND WHEREAS the party no.1 has obtained the permission for development and construction of multi storied building for Residential use vide order no. 84/BPA/00057/2016-17 dated 17.04.2017 from office of Nagar Parishad, Wani for Construction