

PROVISIONAL ALLOTMENT LETTER

This letter would form an integral part of provisional allotment made on this _____ day of _____, 201_

BETWEEN

M/s ICON CONSTRUCTION having its Registered Office at Shop No. 1, Shivmudra Co-Op Society, Kishor Suryawanshi Marg, Shivsamartha Nagar, Nh. RTO Office, Nashik
(First Party/Company)

AND

(Allottee/s)

1. Mr./Mrs. _____ S/o/D/o _____

R/o _____

2. Mr./Mrs. _____ S/o/D/o _____

R/o _____

for Row House No. _____, on a plot of size of _____ Sq. Ft. having built up area of _____ Sq. Ft in SURBHI ROW HOUSE situated at S.No. 39/2/4/1/2 situated at Makhmalabad, Plot No. 7 to 11, Tal. & Dist. Nashik.

Dated:_____

To

_____,
_____,
_____,

Sub.: PROVISIONAL ALLOTMENT LETTER

This has reference to your application dated_____ M/s Icon Construction is pleased to allot you Row House No._____ on a plot of size of_____Sq. Ft. having built up area of _____Sq. Ft in SURBHI ROW HOUSE situated at S.No. 39/2/4/1/2 situated at Makhmalabad, Plot No. 7 to 11, Tal. & Dist. Nashik.

This provisional allotment is subject to the fulfillment of terms and condition as detailed below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous communication.

PAYMENT PLANS: Full payment has to be made as per following schedule:

S. No.	Date	Amount (Rs.)
1.	Booking Amount	
2.	I st Installment	
3.	II nd Installment	
	Total Cost/ Consideration	

Note: That due dates for payment of installment are projected dates. In case of any change in the said date, the same shall be informed to the Allottee/s accordingly and that date shall be reckoned as due date for all purposes. In case of non-payment of installment, the interest @ 2% per month or any part of a month shall be calculated and charged from due date of payment till the date of actual payment.

POSSESSION OF THE ROW HOUSE : Possession is expected to be handed over on the date of payment of the entire cost of the Row House and Facility Charges, Registration charges and any other charges as may be intimated by us.

Zone No. 14.6

Govt. Rate Plot Rs. 7,200/- per Sq.Mtrs. B/up. 22000/Sq. Mtrs.

Govt. Valuation Rs.

Consideration Rs.

Stamp Rs.

Reg. Fee Rs.

shri.

AGREEMENT FOR SALE

This Agreement for sale is made and executed at Nashik
on this day of September 2017

BETWEEN.

Icon, Construction, Proprietary firm, Through its Prop.

Mr. Vijay Gajanan Rasane

Age : 51 Yrs. Occ. Agriculture & Business.

R/o. Shop No. 1, Shivrudra Co. Op. Housing Soc. Kishor
Surywanshi marg, Shivrudra nagar, behind RTO office, Nashik.

PAN No. ABIPR 1522 M..

Hereinafter referred to as the **VENDOR / BUILDER.**

(Which expression unless it be repugnant to its context and or meaning thereof shall always mean and include the said company, its all directors, their heirs, legal representatives, executors, administrators and assignees etc.) of the **FIRST PART.**

AND

Mr. / Mrs.

Age : Yrs. Occ.

Pan :

Residing at :

Nashik.

Hereinafter referred to as the **PURCHASER.**

(Which expression unless it be repugnant to its context and/or meaning thereof shall always mean and include his/her respective heirs, legal representatives, executors, administrators and assigns) of **OTHER PART.**

WHEREAS the property bearing Plot No. 7 to 11 total area Adm. 998.00 sq.mtrs. from and out of S.No.39/2/4/1/2 situated at Makhamalabad Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation Nashik, (more particularly described in Schedule I herein after referred) is owned and possessed by Mr. Vijay Gajanan Rasane Prop. of Icon construction, he has purchased the said plots i.e. Plot No. 7 & 11 from Mrs. Snehada Vinayak Govilkar & others by way of deferent sale deeds dated : 21/12/2016, & 25/08/2016 registered in the office of SRO Nashik at Sr. No. Sr. No. 8840 & 6188 respectively & accordingly his name is entered into record of rights.

3...

AND WHEREAS as such the vendor has acquired absolute rights to develop the said plots by constructing buildings thereon as per approved plans and to enter into agreements of sale, sale deed, deed of apartment for sale of constructed and other areas.

AND WHEREAS the title of the Vendor / Builder / Owner to the said plot is clear and marketable and certificate for the same is issued by Advocate of the Vendor / Builder.

AND WHEREAS Collector of Nashik has granted N. A. permission to the said survey number as per Letter No. Maha/Kaksha/3/4/N.A.P No./497/2010 dt. 10/2/2011. Layout plan of the said survey number has been approved by Nashik Municipal Corporation Nashik as per Letter No. Javak Number / Nagarrachana Vibhag / Final /Panchavati /122 dated : 1/3/2011.

AND WHEREAS the plans for the construction of building consisting of residential units is approved by Executive Engineer (Town Planning) Nashik Municipal Corporation by its Sanction of Building Permit & Commencement Certificate No. LND /BP/C2/358/4065 dt. 28/8/2017

AND WHEREAS the vendor has commenced an exclusive construction of residential building on the said plots and the same is in progress. The proposed construction as per the aforesaid approved building plan shall comprise of Two floors and the project is named as " Surubhi Row Bungalows " These units shall have independent approach with design and specifications as per approved building plan and provided with all the required facilities and civic amenities thereof. All the said units together with the amenities and specifications listed and written hereunder in the Schedule III together with parking facility together with all rights of easement and common facilities appurtenant thereto.

AND WHEREAS the said project named as " Surabhi Row Bungalows " is registered under RERA Act 2016 vide Reg. No.-----.

AND WHEREAS the Vendor has appointed Architect registered with the Council of Architects and Vendor has appointed a Structural Engineer for the preparation of the structural design and drawing of the said buildings. The vendor shall accept the professional supervision of the Architect and Structural Engineer till the completion of the buildings.

4...

AND WHEREAS the plans and specifications are displayed for inspection at the site and also in the office of the Vendor,

AND WHEREAS the Vendor is executing the agreement of like nature with other purchasers of the other constructed premises.

AND WHEREAS the purchaser with an intention to purchase Row House No. _____ (-----) in building demanded inspection of the documents herein above including the sale deed, approved plans, permissions etc. and the purchaser is satisfied about the title of the vendor to the said plots, and rights of the vendor to develop the said plots and to sell the constructed and other areas and the purchaser admits to have received the copies of the following documents viz. 1. 7/12 extracts and mutation entries 2. Commencement Certificate and approved Plans, 3. Sale deed dated : 21/12/2016 & 25/8/2016, 4. Title certificate, 5. Plan of premises mentioned in schedule II hereunder written and as the purchaser admits to have received the copies thereof.

AND WHEREAS the vendor undertakes to comply with terms and conditions of sanction orders and get the renewal thereof as and when required.

AND WHEREAS the vendor also undertakes to comply with the terms and conditions of the Development Agreement between the vendor and the owners and the Vendor shall not commit any breach of the terms and conditions of the said agreement so as to affect the interest of the purchaser herein and also to comply with all terms and conditions of sanction orders and get the renewal thereof as and when required.

AND WHEREAS the purchaser wants to purchase the constructed premises bearing Row House No. _____ (-----) more particularly described in the Schedule II of this agreement and hereinafter referred to as the "said Row House / premises" for the sake of brevity and the purchaser has approved the specifications for the construction as proposed by the Vendor.

AND WHEREAS the lumpsum price of the said Row House is fixed at Rs. _____ /- (Rs. _____ only) excluding all other expenses and costs as details written herein under which is to be borne by the purchaser.

.5...

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW :**

1) The Vendor is constructing the building on the said plots according to the plans, designs approved by the concerned Competent Authority, and the specifications annexed hereto with such variations and modifications as the vendor may consider necessary or as may be required by concerned Competent authority, or the Government to be made and the purchaser has given his irrevocable consent to such variations and modifications if they are not affecting his premises substantially and it shall be treated and considered as consent by the purchaser in writing.

2) The said price of the said premises is on carpet area basis and area of the said Row House is calculated as per the plans presented and presently approved by the Competent Authority. The Carpet area shall be in clear dimensions from unfinished wall to unfinished wall. (Brick to Brick) including all the areas in the said premises balcony, otta, cupboards, internal passages, etc. No deductions shall be made for structural members of the building like columns, beams, shafts, skartings, dados in the Row House, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The purchaser is satisfied about the said conversion and have no complaint about the same.

03) The purchaser has agreed to purchase the said premises and the vendor has agreed to sell the said Row House at lump sum price of Rs. _____ /- (Rs. _____ only) having carpet area _____ sq. mtrs., Equivalent to _____ sq. fts., The purchasers are aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately two to three percent.

The said consideration is exclusive of :

- a) All costs and expenses at actual for stamps, registration fees, engrossing of agreement and the sale deed, whether executed individually for the said premises and /or in common with building for the said property.
- b) The amount of single phase MSEDCL Meter deposit
- c) The amount of GST tax, if charged.
- d) Maintenance amount as decided by the Vendor.

.6...

- e) Any other special expenses, taxes, charges which may arise hereafter for the said transactions or for any facility required to be provided as per the directions of concerned authorities.
- f) Legal charges
- g) Proportionate amount for formation and registration of Association of Apartment owners.

The purchaser agrees and undertakes to pay all above amount / charges within seven days as and when demanded by the vendor.

4) The purchaser will pay balance amount of Rs. -----in the following manner ::

Amount.	Particulars
-----	Purchaser has paid Rs. _____ only by Cheque No. _____ Bank : _____ Dated : _____ (not exceeding 30 % of the total cost of agreement)
-----	45 % of the total consideration will be paid after on completion of the Plinth of the building or wing in which the said apartment.
-----	70 % of the total consideration will be paid after on completion of the slabs including podiums and stilts of building
-----	75 % of the total consideration will be paid after on completion of the walls, internal plaster, floorings, doors and windows of hte said Apartment
-----	80 % of the total consideration will be paid after on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment
-----	85 % of the total consideration will be paid after on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing

.7...

----- 95 % of the total consideration will be paid after on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby's, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wring in which the said apartment.

----- Balance amount at the time of handing over of the possession of the Apartment to the purchaser on or after receipt of occupancy certificate or completion certificate.

Rs. Total Consideration)

The Purchaser agrees to pay the aforesaid balance amount on the due dates without default, payment of balance amount is condition precedent for continuance of the agreement and essence of agreement between parties.

5) The Row House purchaser shall pay an amount of Rs. -----
-/- (Rs.----- only) to the vendor as non-refundable deposit towards building lift maintenance, the said amount will be deposited in the bank as maintenance amount, which will remain in the name of the Row House owners jointly or society or A.O.A. O. the interest amount will be utilised for the building maintenance, in addition to that any further amount required for building maintenance, the said amount shall be paid by the holder of Row Houses.

6) The vendor agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning of -----

8) The vendor is developing the said plot in his own name and rights. The purchaser declares and admits that on verification of the title deed and the said plot is free from all encumbrances.

.8...

9) The purchaser agrees to pay to the vendor an interest @ 18 % p.a. on all the amounts from the date and / or stage they become due and payable by the purchaser to the vendor under the terms and conditions of this agreement. The payment of interest by way of damages is condition precedent for acceptance of delayed payment. But it is discretionary with the vendor whether to accept the delayed payment with interest or not.

10) On the purchaser committing default in payment of the amount on due dates on any amount becoming due and payable by the purchaser to the Vendor under this agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoing) and upon the purchaser's committing breach of any of the terms and conditions herein contained, then the Vendor is entitled to terminate this agreement at his option.

Provided always that the power of termination herein before contained shall not be exercised by the Vendor unless and until the Vendor shall have given to the purchaser fifteen days prior notice (the notice being sent by registered post acknowledgment due or being personally delivered to the purchaser) of his intention to terminate this agreement, and intimating the specific breach or breaches of terms and conditions in respect of which he intends to terminate the agreement and in case the purchaser default in remedying such breach or breaches within the specified period after giving of such notice.

Provided further that upon termination of this agreement as aforesaid, the Vendor shall refund to the purchaser the installments of sale price of the said Row House, which may till then have been paid by the Purchaser to the vendor without interest after deducting the expenses incurred. After the termination of this agreement, the vendor shall be at liberty to dispose off and sell the said premises to such person and at such price as the vendor may in his absolute discretion think fit. Upon termination of this agreement, the purchaser shall handover the document received by them to the vendor and further agrees to register the cancellation deed. The refund of hte amount by the vendor and returning of the documents by the purchaser shall be simultaneous.

.9...

11) The vendor shall give possession of the said Row House to the purchase on or before -----.

Provided that the vendor shall be entitled to reasonable extension of the time for giving the delivery of said Row House later than the aforesaid date, if the completion of the building is delayed on account of :

- a. non-availability of steel, cement, other building materials, water or electric supply.
- b. War, Civil Commotion or act of God,
- c. Any notice, order, rule, notification of the Govt. and/or other public or competent authority.
- d. Any act beyond the control of the vendor.

If the construction cannot be completed within the said period on account of acts herein before referred, then the purchaser may, if the purchaser wants to cancel and terminate this agreement and do not want to wait further till completion of the building, the purchaser may call upon the vendor to refund the consideration and amount paid under this agreement and the vendor on deducting the expenses, if any, refund the sum on payment of simple interest @ 9 % p.a. on such refund, the vendor is entitled to deal with and dispose of the said Row House as deems fit.

12) The purchaser shall receive actual possession of the said Row House only on payment of all sums to be paid under this Agreement are paid to the vendor. If the sums to be paid by the purchaser remain unpaid on demand, the vendor shall terminate and cancel this agreement. It is further agreed that if there is dispute about how the delivery of possession should be given, then the purchaser is entitled to ask for the refund of money (after deducting the expenses of vendor) without interest :

13) It is further agreed by the vendor that;

- a. if within five years from the date of the possession, there is any structural defect brought to the notice of the vendor by the purchaser, necessary repairs shall be carried out by the vendor.
- b. it is further made clear that the vendor is not responsible for reasonable wear and tear of the Row House.
- c. it is further agreed that as regards standard of material, opinion of the appointed Architect shall always prevail.

14) The purchaser shall use the said Row House or permit the same to be used for residential purpose, without creating nuisance of any kind.

15) The purchaser agrees and undertakes to sign and execute from time to time the applications, affidavits for registration and / or membership and other papers and the documents necessary for formation and registration of the society or association of apartment owners (A.O.A.O.). The vendor of the project state that no objection shall be taken by the purchaser, if any changes or modifications are made in bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority. The purchaser also gives their consent for the provision of rules and bye-laws being included for the protection of rights of the vendor for unsold premises. The purchaser agrees to pay their share, proportionate expenses for formation and registration of society / A.O.A.O., and the documents to be prepared thereunder.

16) It is agreed by and between the purchaser and the vendor that even though the society or A.O.A.O. is formed earlier, still the conveyance of the said property shall be executed and registered after the whole of the constructed areas are sold and whole of the FSI of the property is consumed by the vendor. The purchaser, if wants to get the conveyance of the said Row House, the purchaser will get individual sale deed executed for the said Row House at their own costs.

17) Commencing a week after notice in writing is given by the vendor to the purchaser that the said Row House is ready for use and occupation, the purchaser shall be liable to bear and pay outgoing in respect of the said Row House namely local taxes, or such other levies by the concerned local authority and / or government, water charges, electricity charges.

18) The purchaser himself / herself with intention to bring all persons into whose hands the said Row House may come do hereby covenant with the Vendor as follows ::

a) To maintain the said Row House at their own cost in good tenantable repair and condition from the date of possession of the said Row House is taken and shall not do or suffered to be done anything in or to the building in which the said Row House is situated, and shall not in any manner cause damage to the premises or part thereof or the parts of the Row House.

b) To carry at his / her own cost all internal repairs to the Row House and maintain the same in the same conditions, state and order in which it was delivered by the Vendor to the purchaser and shall not do or suffering to be done any thing in or to the building in which the said Row House is situated and carry out all instructions may be given by the concerned Local Authority under the rules and regulations and bye laws thereof. And in the event of the purchaser committing any act in contravention of the above provision, the purchaser shall be liable and responsible for consequences thereof to the concerned local authority and / or other Public Authority;

c) Not to demolish or cause to be demolished the said premises or any part thereof and shall keep the portion, sewers, drains, pipes, in the said Row House and appurtenances thereto in good, tenantable repair and condition.

d) Not to store any goods which are hazardous, combustible or dangerous nature or storing of which goods is objected by the concerned Local Authority or other Authority and shall not carry on or caused to be carried any kind of other business or professional activity which will affect the peace and tranquility of the occupiers of neighboring Row Houses.;

e) Not to allow to be thrown the dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Row House in the compound or any portion.

f) To bear and pay the local taxes, water charges, insurance, N.A. tax and other such levies, if any, which are imposed by the concerned local authority and / or Government and / or other Public Authority and pay the said amounts punctually.

i) The purchaser shall not let, sub-let, transfer, assign or part with their interest or benefit factor of this agreement or part with the possession of the said Row House until all the dues payable by the purchaser to the Vendor under this Agreement are fully paid.

19) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said plot or the said plot and building or any part thereof. The purchasers shall have no claims, save and except in respect of the said Row House agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc., will remain the property of the vendor to allot the lawn areas, parking areas, garages exclusively to the owners of the

concerned apartment. The purchaser shall not raise any objection therefore.

21) The Vendor shall have a right and paramount lien and charge on the said premises in respect of any amount not paid by the purchaser under the terms and conditions of this agreement.

22) If the purchaser neglects, omits or fails for any reason whatsoever to pay to the vendor any part of the amount due and payable to the vendor by the purchaser under the terms and conditions of this agreement (whether before or after the delivery of possession) within the time limit specified or if the purchaser shall in any other way fails to prefer or observe any of the covenants and stipulations herein contained or referred to, the vendor shall be entitled to re-enter upon and resume the possession of the said premises and everything whatsoever therein and this agreement shall cease and stand terminated subject to the clauses mentioned above. The purchaser herein agrees that on the vendor's re-entry on the said premises as aforesaid, all the rights, title, and interest of the purchaser in the said premises and under this agreement shall cease and that the purchaser shall also be liable for immediate eject as trespasser.

23) If the purchaser is desirous to obtain loan from any Corporation or Financial Institution then it will be the liability of the purchaser to make the same available and also to bear all the expenses for additional copies of plans, agreements, certificates and property described in the schedule II to be purchased by the purchaser shall only be encumbered with the liability of the loan.

24) The purchaser hereby covenant with the vendor to observe and perform the covenants, conditions contained in this agreement and to keep the vendor indemnified against the said payment and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the vendor.

25) Any delay tolerated or indulgence shown by the promoter in enforcing the terms of this agreement or any forbearance or giving of time to the purchaser by the Vendor shall not be constructed as waiver on the part of the Vendor of any of any breach or non compliance of any of the terms and conditions of this agreement by the purchaser nor shall be made in any manner prejudice to the rights of the Vendor to terminate this agreement.

.13...

26) The purchaser shall present this agreement as well as the conveyance at the proper registration office, within the time limit prescribed by the registration Act and the Vendor will attend such office and admit execution thereof.

27) All notices to be served on the purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser, by registered post A.D./Under certificate of posting at his / her address written in the title clause. Any change of the purchaser's address should be made known to the vendor by the purchaser.

28) The terrace on top of the building & balance F.S.I. alongwith any additional F. S. I. & T. D. R. made available to the entire property of the vendor and he and his family members shall have the exclusive right to construct this additional F. S. I. and to sell and dispose off same to any person, firm, institution on such terms, conditions as deemed fit by the vendor. The person or company to whom the terrace is allotted shall be accepted as a member of the Association. The purchaser shall not raise any objection therefor.

29) The purchaser further agrees that if the construction could not be completed within the specified time on account of the acts beyond the control of the vendor then the purchaser hereby agrees and undertakes to pay the following amounts : -

a. The difference as on account escalated price of building material and labour charges and decision thereof will be given by the Architect of the Vendor.

b. The additional taxes or New taxes imposed by the Central Government, state Government or any Authority on this transaction.

c. The additional expenses, if any required to be incurred by the vendor for installing additional machinery, equipment's of any nature and type.

30) If any additional amenities are required by the purchaser, then the purchaser will have to pay in advance the cost of such additional amenities as per the cost estimates prepared by the Architect of the project and his decision shall be final and binding.

31) The parties hereto admit this agreement is not between employer and employee. This agreement is in contract of complete premises, though the price is to be received by installments. The purchaser admits that the vendor is not a contractor appointed by the purchaser. The specifications are prepared by the vendor and accepted by

the purchaser. The purchaser admits that the vendor has already commenced the work of construction as per the specifications.

32) This agreement shall always be subject to the provisions of the Maharashtra Ownership Row Houses Act 1963 or the provisions of Maharashtra Apartment Ownership Act, 1970 or the Maharashtra Co-operative Society Act 1960 and rules made thereunder.

THE FIRST SCHEDULE OF THE SAID PROPERTY : --

All that piece and parcel of the land of non agriculture tenure, bearing Plot No. 7 to 11 total area Adm. 998.00 sq.mtrs. from and out of S. No. 39/2/4/1/2 situated at Makhmalabad Tal. & Dist. Nashik, within the limits of Registration and Sub-registration District Nashik, within the limits of Nashik Municipal Corporation, the said plots are jointly bounded as follows:

On or towards	By.
East :	8 mtrs. Colony Road.
West :	Open Space & Plot No. 5,6.
South :	Adj S. No. 39/2+4/2+39/3.
North :	9 mtrs. Colony Road..

THE SECOND SCHEDULE OF THE PROPERTY REFERRED TO ABOVE.

The premises of Row House, bearing Row House No. ——— (———)
Adm. ————— sq. mtrs. Carpet on ————— Floor, alongwith
Plotted area Adm. Sq. Mtrs. in the building known as
Surabhi Row Houses and bounded as follows :

On or towards	By
East :	
West :	
South :	
North :	

ANNEXURE : AMENITIES

1. The structure shall be RCC frame.
2. External brickwork will be of 6" thick and internal brick work will be of 4" thick, shall be sand faced cement plastered outside and internal walls shall Neru plastered.
3. Parking finished with paver blocks or tiles.
4. External double coat sand faced plaster and acrylic paints .
5. Casing and Capping electrification with modular switches.

.15...

6. Neru finished internal plaster with tractor emulsion
7. 24"x24" vitrified flooring with plain light color. ceramic filling in bathroom & Toilet upto full height & WC. 4'0"
8. Door frame of Bathroom & W C in marble.
9. All door frame in teakwood with water proof flush doors both side lamination & S.S. fittings
10. Marble Kitchen platform with SS Sink.
11. Powder coated Aluminum sliding windows with Mosquito net shutters and safety MS Grill.
12. Flush Door shutters with CP fittings.
13. Standard sanitary wares in toilets with CPC Fittings.
14. Overhead and Underground Water Tank
15. Concealed plumbing in PVC fittings in bathroom, toilet & Kitchen

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH & YEAR MENTIONED HEREINBEFORE.

SIGNED,SEALED & DELIVERED

by withinnamed Vendor

Icon Construction, Proprietary firm,

Through its Prop.

Mr. Vijay Gajanan Rasane

SIGNED,SEALED& DELIVERED

by withinnamed Purchaser

Mr. / Mrs.

In presence of Witnesses ::

1. _____

2. _____