

READY RECKNER CHART NO. : 14.5
CONSIDERATION RS. :
GOVERNMENT VALUE RS. :
5% STAMP + 1% SURCHARGE RS. :
REGISTRATION FEE RS. :

II Om Gurudev II

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this ---th
day of ----- 2018.

B E T W E E N

Mr. AJAY ABAJI CHAVAN

Age : ---, Occ.: Business,

Pan No.: ADKPC 7553 K

R/o : Flat No. 13, Nirman Vihar, Vise Mala, College Road, Nashik.

Hereinafter referred to as the "**VENDOR / SELLER**" (Which expression shall unless it be repugnant to the context or meaning there of mean and include his heirs, Executors, Administrators, assigns, etc.) of the **FIRST PART**.

AND

1. Mr. RAHUL BHASKARRAO THAKARE

Age : ---, Occ.: Business,

Pan No : AHKPT 7367 G

R/o : Flat No. 6, Vasant Vihar Apartment, Pipe Line Road, Satpur, Nashik

2. Mr. AJAY ABAJI CHAVAN

Age : ---, Occ.: Business,

Pan No.: ADKPC 7553 K

R/o : Flat No. 13, Nirman Vihar, Vise Mala, College Road, Nashik.

Hereinafter referred to as the "**CONSENTING PARTY**" (Which expression shall unless it be repugnant to the context or meaning there of mean and include his heirs, Executors, Administrators, assigns, etc.) of the **SECOND PART**.

Mr. _____

Age : _____ Years, Occupation : _____,

Pan No. : _____

R/o : _____

Hereinafter referred to as the "**PURCHASER**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, Administrators, assigns, etc.) of the **THIRD PART**.

AND WHEREAS the Vendor and Consenting Party, hereinafter referred to as the joint land owners and they are the absolute & exclusive joint owners. Also they are well & sufficiently entitled to all that piece & parcel of the vacant land situated at Village Makhamalabad, more particularly described in the first schedule written hereunder and thereafter referred to as the SAID PROPERTY.

AND WHEREAS the said Vendor and Consenting Party decided to purchase plot property jointly therefore Vendor and Consenting Party purchased the Plot No. 104 jointly from Mrs. Dipali @ Anushree Aashish Desai, Mr. Vaibhav Martand Kshirsagar and Mr. Rajendra Martand Khirsagar by way of Sale Deed, the said Sale Deed is duly executed and registered at the Office of Sub -

Registrar Class II, Nashik : 1, vide Sr. No. 10424/2012 dated 01/12/2012. Vendor and Consenting Party paid total consideration amount of the said Plot by equal contribution to Mrs. Dipali @ Anushree Aashish Desai and others. By Virtue of the said Sale Deed the name of both Vendor and Consenting Party entered into the record of rights of column as a joint owners of the said Plot Property. Accordingly Vendor and Consenting Party decided to develop the said plot property jointly. Vendor and Consenting Party has absolute right to develop the said property by constructing a building thereon therefore Vendor and Consenting Party Purchased Additional "D" Zone T.D.R. of area 130.00 sq. mtr. from Mr. Kiran Sitaram Chavan. The Said document was duly executed and registered at the Office of Sub – Registrar Class II, Nashik : 05, vide Sr. No. 12668/2013, dated 14/11/2013. Vendor and Consenting Party paid total consideration amount of the said TDR by equal contribution to Mr. Kiran Sitaram Chavan. The both Vendor and Consenting Party jointly commence to construct the commercial and residential building on the said plot property. For that purpose both the Vendor and Consenting Party have to bear all expenses of construction. Therefore both Vendor and Consenting Party bear the all expenses of constructions separately. Accordingly both Vendor and Consenting Party have taken their shares in constructed premises. Both Vendor and Consenting Party are entitled to sale their shares in the constructed premises separately to the prospective purchaser at the price and the terms and conditions as the individual Vendor and Consenting Party may deem fit.

AND WHEREAS the Vendor and Consenting Party prepared a building plan which is approved by the Nashik Municipal Corporation under Commencement Certificate No. **LND / BP / Panch/ C-2 / 490 / 2527, dated 20/10/2014**. as per the building plan the Vendor and Consenting Party has commenced the construction on the said property and proposes to construct a building consisting of Ground and Three upper floor, hereinafter referred to as the SAID BUILDING. Vendor and Consenting Party as per the said Sanctioned Building Plan Obtain Plinth Completion Certificate from Nashik Municipal Corporation, Nashik vide its Certificate No.: **LND/ WS/62/27/2017** dated 27/10/2017.

AND WHEREAS the Vendor and Consenting Party has entered into a standard Agreement with Architect registered with the Council of Architects and the Vendor and Consenting Party has appointed a structural engineer for the preparation of the structural design and drawings of the building and the Vendor and Consenting Party shall accept the professional supervision of the Architects and structural Engineer till the completion of the building. Vendor and Consenting Party paid total fees of the said Architect and Structural engineer by equal contribution.

AND WHEREAS the Vendor and Consenting Party have taken their shares in constructed premises therefore Vendor and Consenting Party have executed a Declaration of **SHREE RAJ VIHAR APARTMENT** under Rule 3 of the Maharashtra Apartment Ownership Rules 1972, which has been duly registered at the office of Sub – Registrar Class II, Nashik : 01 at Sr. No.: **1963/2018, dated 08/03/2018** and the proportionate ownership of the Vendor and Consenting Party has been specifically mentioned in the said Declaration Deed.

AND WHEREAS the Vendor and Consenting Party has registered the said Project under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 (hereafter referred to as "the said Act") with the Real Estate Regulatory Authority at Mumbai having its Registration No. -----, authenticated copy of such Registration Certificate is attached herewith;

The said project when completed will be known and styled as "**SHREE RAJ VIHAR APARTMENT**".

According to the said Declaration Deed the Vendor and Consenting Party have taken their shares in constructed premises known by the name of SHREE RAJ VIHAR APARTMENT. According to said Declaration Deed Vendor have taken his share in constructed premises in Shree Raj Vihar Apartment i. e. Flat No. 01, 02, 03, 05, 06, 09, 11. The Vendor / Seller is entitled to sale any shop or Flat herein mention above to the prospective purchaser at the price and the terms and conditions as the Vendor / Seller may deem fit. Therefore the Vendor / Seller intend to sale Flat No. --- (more specifically mentioned in Schedule Second) to the Purchaser. The Consenting Party also gave Consent to the Vendor / Seller to sale the said Flat No. --- to the Purchaser.

AND WHEREAS the purchaser demanded from the Vendor / Seller & the Vendor / Seller has given inspection to the Purchaser and delivered the copies of all the documents, Sale Deed, Agreements, approved Plans, Designs and Specifications prepared by the Architect of the Vendor, & of such documents which are specified under Maharashtra. Ownership Flat (Regulation of Promotion of Construction, Sale, Management & Transfer) Act 1963 (Hereinafter referred to as the said Act) & rules there under.

AND WHEREAS the Purchasers approached to the Vendor / Seller for purchase of the Flat No.: --- (-----) On ----- FLOOR admeasuring area ----- Sq. Mtrs. including balcony Carpet area along with the absolute and exclusive right to use, utilise and enjoy the open space, stair case, common parking and other common facilities adjoining to the said flat in the building known by the name as **SHREE RAJ VIHAR APARTMENT** situated in the said land property at Village Makhamalabad, Tal & Dist. Nashik.

AND WHEREAS relying upon the said approach the Vendor / Seller has agreed to sell to purchaser a Flat at the price and on the terms and conditions hereinafter appearing. The Consenting Party has no objection to sell the said flat to purchaser.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the Vendor / Seller is required to execute said agreement for sale of the said Flat to the purchaser being this present & also to register the under the registration Act.

NOW THIS AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED
BY AND BETWEEN THE PARTIES THAT:

(1) The Vendor and Consenting Party shall construct the said building consisting of Parking on Ground and Three floors on the said property in accordance with plans, and specifications approved by Nashik Municipal Corporation, Nashik which have been seen and approved by the purchaser with liberty to the Vendor and Consenting Party of making such variations and modifications as the Vendor and Consenting Party may consider necessary or as may be required by Nashik Municipal Corporation, Nashik and the purchaser shall not raise any objection regarding the variations as may be made by the Vendor and Consenting Party in the sanctioned building plan from time to time.

(2) The Purchaser/s hereby gives/give his/her/their irrevocable consent to the Vendor and Consenting Party herein to take / purchase / load additional TDR permitted by the Govt. and the Concerned Authority as per the prevailing policy and rules and for the said purpose to revise the building plan from time to time and to carry out such additions, alteration, modifications in the sanctioned plan of the said building as the Vendor and Consenting Party in its discretion thinks fit and proper and/or such modifications and alterations which are necessary in pursuance of any law, rules, regulations, order or request made by the local authority, planning authority or Government or any officer of any local authority. It is hereby specifically agreed that the Vendor and Consenting Party shall be fully and absolutely entitled to transfer / load T.D.R of the other land or portion thereof on the said Building and as result of this, allowed to increase the floors accordingly as per the rules and regulations of Nashik Municipal Corporation.

(3) The Purchaser do hereby agreed to purchase from the Vendor / Seller and the Vendor / Seller agrees to sell to the purchaser a **Flat No.:** ---- (-----) On ----- Floor admeasuring area ----- Sq. Mtrs. Carpet area along with the absolute and exclusive right to use, utilise and enjoy the open space, stair case and other common facilities adjoining to the said flat as described in the second schedule written hereunder, hereinafter referred to as the said Flat at the consideration of **Rs.:** -----/- (**Rs.** ----- **Only**). The said consideration is fixed for the amenities and specifications as per the Annexure "A" attached hereto. In case the purchaser requires any change in the amenities or additional amenities the purchaser agrees to pay additional consideration for the said extra amenities. This amount of consideration includes the proportionate price of common areas, facilities appurtenant to the said flat. This amount of consideration is fixed with mutual consent and there is no dispute about the same between the Vendor / Seller & Purchaser.

(4) AND WHEREAS on execution of this Agreements present Purchaser has paid to the Vendor / Seller a sum of Rs. -----/- (**Rs.** ----- **Only**) being part payment of sale price of the Flat agreed to be sold by the Vendor / Seller to purchaser and remaining amount of Rs. -----/- (**Rs.** ----- **Only**) Shall be paid by the purchaser to the Vendor / Seller by means of Housing loan or by self contribution. The Consenting Party has not received any consideration amount from purchaser. The Mode of payment of remaining amount is specifically mentioned in Payment Schedule written hereunder.

PAYMENT SCHEDULE

Sr. No.	Amount	Particulars
01	-----/-	Paid by Cheque No.: -----, dated ---/---/2018, drawn on -----.
02	-----/-	The Purchaser hereby agrees and undertakes to pay to the Vendor / Seller the said amount by means of Loan from any Financial Institution or by self contribution within 30 days from Registration of the said Agreement.
TOTAL	-----/-	Rs. ----- ONLY.

That the payment of the aforesaid installments on the due dates is the essence of the contract. The vendor is not liable to give any intimation or notice of the installment becoming due, even oral demand is sufficient.

(5) The Purchaser will pay the consideration amount by Cheque / Demand Draft / NEFT / RTGS in the name of "Mr. Ajay Abaji Chavan". The Vendor / Seller opens Saving Account No. 37573011187, in State Bank Of India, Canada Corner, Nashik.

(6) The Purchaser agrees to pay the amount essential for individual Electric Meter, Common water Meter and expenses of stamp duty, registration fee, and legal expenses for this agreement and the Deed of Apartment (Sale Deed).

(7) The Purchaser agrees to pay the amount of GST & any Other Central / State Government Taxes and Local Body Taxes applicable for the said flat property as imposed.

(8) Carpet area shall be a clear dimension from finished wall to finished wall. No deductions shall be made for structural members of the building like columns, beams, door jambs, skirting, dados in the room, passages, toilet, bath, kitchen. The purchaser is well in knowledge and is satisfied about the said conversion and has no complaint about the same.

(9) The Vendor and Consenting Party hereby declare that Floor space Index available in respect of the said property is 1 : 1 + T.D.R. only & that no part of the said FSI has been utilised by the Vendor and Consenting Party elsewhere for any purpose whatsoever and before receiving Completion Certificate (occupancy Certificate) from Nashik Municipal Corporation, Nashik as may be FSI increased due to any change in the municipal rules, the same shall be available to the Vendor and Consenting Party only and the Vendor and Consenting Party shall be entitled to consume the said unused FSI and except the Vendor and Consenting Party nobody shall have right to use the said FSI and the Vendor and Consenting Party shall be entitled to construct the additional floors or any additional construction as may be approved by the local authority and shall be further entitled to sell the said construction to any third party and the purchaser or other purchasers in the building shall not object or obstruct the Vendor and Consenting Party from doing so.

(10) The vendor hereby agrees that, he shall before handing over the possession of the Flat to the purchaser, make full and true disclosure of the nature of his title to the said property as well as any encumbrance including any right, title and interest of any party over the said property and the vendor shall as far as practicable ensure that, the said property is free from encumbrances and charges and that the Vendor and Consenting Party have clear and marketable title to the said property.

(11) The purchaser committing default in payment as per the payment schedule, payable to the Vendor / Seller under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) or the purchaser committing breach of any of the terms and conditions herein contained, the Vendor / Seller shall be entitled to terminate this Agreement at the terms and condition of the Vendor / Seller.

PROVIDED that the power of termination shall not be exercised by the Vendor / Seller unless and until the Vendor / Seller has given to the purchaser 15 days prior notice in writing of his intention to terminate this Agreement mentioning the

specific breach of the terms and conditions by the purchaser/s for which he intends to terminate this Agreement.

The Purchaser/s further agrees that upon termination of this Agreement, the Vendor / Seller shall refund to the purchaser the amount / consideration towards the Flat after deducting 10% administration charges from the amount paid till date by the purchaser. After termination of this Agreement the Vendor / Seller shall be at liberty to sell and dispose of the Flat to any such person at any such price as the Vendor / Seller may in his discretion think fit. The Purchaser shall not claim for any type of profit toward this resell of the said flat by the Vendor / Seller.

(12) The amenities to be provided by the Vendor / Seller in the said building and Flat are those that are set in Annexure 'A' annexed hereto. In case the purchaser needs any additional amenities, the purchaser shall pay extra charges towards the same before the Deed of Apartment (Sale Deed).

(13) **POSSESSION :** The Vendor / Seller agrees that he will hand over / deliver vacant and peaceful possession of the said Flat to the Purchaser immediately after the receiving total consideration amount from Purchaser. The Vendor / Seller also agrees that he will execute the Deed of Apartment in favour of Purchaser.

(14) The Vendor and Consenting Party shall complete the said project on or before 31/12/2022. The Vendor / Seller shall be entitled to reasonable extension for completing the said project on the aforesaid date, delayed on account of :

- a) Non-availability of steel and cement, other building material, water or electric supply.
- b) War, civil commotion or act of God;
- c) Any notice, order, rule, notification of the Government and/ or Public or Competent Authority, Court of Law etc.
- d) Changes in any Rules, regulation and Bye Laws of various statutory bodies and authorities from time to time then affecting the development and the project.
- e) Delay in grant of any NOC/ Permission /License /installation of any services such as lifts, electricity and water connections and meters to the Scheme/ Flat,
- f) Delay in issuing of any NOC, Occupancy Certificate by the Nashik Municipal Corporation or State Government.
- g) Delay or default in payment of dues by the any of the Purchaser/s of the said project.
- h) Any Act beyond control of the Developer.
- i) Pendency of any litigation.

(15) The purchaser shall take possession of the Flat within 15 days of vendor / Seller giving written notice to the purchaser.

(16) The purchaser shall use the Flat or any part thereof or permit the same to be used only for the residential purpose.

(17) The purchaser along with other purchasers in the building shall join in the association of apartment owners to be known by **SHREE RAJ VIHAR APARTMENT** and for that purpose from time to time sign and execute application or documents necessary becoming a member, including the bye laws of the association and duly fill in and sign and return it to the Vendor / Seller to register the Association.

(18) The Flat purchaser shall observe and follow all the rules and regulations and bye laws of the said Association and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the building and the premises therein and for the performance and observance of Building Rules, regulations and bylaws of the concerned local authority, government or public bodies. The Purchaser shall also observe and adhere to all the terms and stipulations laid down by the Association regarding occupancy and use of the Flat and shall pay outgoings in accordance with the terms of this agreement.

(19) Commencing a week after notice in writing is given by the vendor / Seller to the purchaser that the Flat is ready for use and occupation, the purchaser shall be liable to bear and pay proportionate share (i. e. in proportion to flat area) of outgoings monthly expenditures in respect of said land and buildings, namely N.A. taxes, NMC Water Charges of common water meter, Electric Bills of common Electric Meters and salaries of Security Guards, sweepers and all other expenses necessary and incidental to the management and maintenance of said land and building. The purchaser undertake to pay such provisional monthly contribution of such proportionate share of outgoings regularly on the first day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

(20) The Deed of Apartment (Sale Deed) of the said Flat property in favour of the Purchaser will be executed by the Vendor / Seller only when Nashik Municipal Corporation, Nashik gives Completion Certificate to the vendor and Consenting Party. Before execution of Deed of Apartment the Purchaser must clear total cost of Flat, extra work charges payable to the Vendor / Seller.

(21) The purchaser/s himself with intention to utilize the premises of the Flat, do hereby agree as follows;

(a) Not to demolish or cause to be demolished and not to make at any time or cause to be made any changes, addition or alteration of whatsoever nature in or to the said Flat or any part thereof, or in or to the building in which said Flat is situated and not to make any alteration in the exterior part, elevation and outside colour scheme of the building or his Flat and shall keep the portion, sewers, drains, pipes and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect other parts of the building and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Flat without the prior written permission of the Vendor and/or the association as the case may be. After possession of the said Flat /s the Purchaser/s / association has / have agreed to carry out regular and periodical inspection and necessary repairs of the structure, beams, columns, projections, drainage lines, water lines, electrical lines, lifts, power back up, pumps, fire fighting system, automation, common garden etc. as and when required at their own cost.

(b) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building.

(c) To bear and pay the local taxes, water charges, insurance and such other levies, if any, from the date of possession in respect of the said Flat or Building and also pay any additional increased taxes, insurance etc. which are imposed by the concerned local authority and/or the Government and/or other public authority.

(d) The Purchaser/s until possession shall not let, sub-let, give on leave and license basis, transfer, assign or part with Purchaser/s interest or benefit factor of this agreement or part with the possession of the said Flat.

(e) Not to obstruct the development work for any reason and in any way.

(f) The Purchaser shall not fit any grills to his Flat, or enclose the open space.

g) The Purchaser shall use the Flat only for Residential purpose and shall not change the use without prior written permission of the Vendor or Association of the Apartment.

(h) If after delivery of possession of the said Flat, the Vendor or Association of Apartment requires to carry out repairs such as stopping leakage of water, breakage etc. then the Purchaser herein shall permit them to carry out such repairs without delay and shall give required help therefore. If such leakage is due to alterations made by the Purchaser or due to negligence of the Purchaser then the Purchaser shall be liable to carry out the said repairs and pay the cost therefore.

(i) Not to cause any nuisance to other purchasers and Vendor in any manner whatever. Purchaser shall not hang/fit any wires, cables, antenna, pipes, etc. on outer elevation of the building.

(j) The Purchaser will not develop any garden, lawns, flower bed, etc.

(k) The Purchaser shall not make personal use or encroach the area of common entrance lobby or create any such hurdles or obstacles on any floor which may cause difficulty or obstructions in the usage or access to the other members of the apartment.

(22) Vendor shall be entitled to allot and sell the exclusive and absolute right to use and enjoy the ground floor marginal space to the adjoining ground floor Flat to the respective purchaser and except such purchaser nobody shall claim any right on the said marginal space. The purchasers in the building shall not object and obstruct such allotment by the vendor.

(23) After getting the Completion Certificate of the building by concerned local authority if any work thereafter is required to be carried out by the Government or Corporation or any statutory authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of the other flats and shops in the said building at their own costs and the Vendor and Consenting shall not be in any manner liable or responsible for the same.

(24) The Vendor and Consenting Party shall obtain necessary permission from the concern authorities and execute works such as electrical substation/ elevators/ generator/fire fighting system/plumbing and drainage system and other works as per required specifications of local/government authorities. The Vendor and Consenting party will handover all the permission to the Association after obtaining Completion Certificate. In case of any mishap/accident of any nature due to improper maintenance or on any grounds whatsoever, the Vendor and Consenting Party shall not be held responsible on any account for the same.

(25) It is hereby agreed by and between the parties that in case of death of the Purchaser/s, the Vendor / Seller shall give possession & exclusive ownership right of the Flat premises to his /her/their legal heirs or to the remaining alive Purchaser (where there are more than one Purchasers).

Provided, the said alive Purchaser / nominee is ready and willing to perform the Purchasers remaining part of contract under this agreement.

In such event the said alive Purchaser / nominee shall be treated as Purchaser for all the purposes of these presents and notices served to the said alive Purchaser / nominees shall be treated as sufficient service on all legal heirs of the Purchaser.

(26) If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several.

(27) All notice to be served on purchaser as contemplated by this Agreement shall have deemed to have been duly served if sent to purchaser by R.P.A.D. at his address specified above or E-mail/ Fax / SMS on his mail ID, Fax No., Mobile Phone.

(28) This agreement shall always be subjected to the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management Transfer) Act 1963 and rules made there under or the provisions of Maharashtra Apartment Ownership Act 1970 and Maharashtra Apartment Ownership Rules 1972.

FIRST SCHEDULE OF THE SAID PLOT PROPERTY

All that piece and parcel of land bearing Survey No. 417/3A out of this Final lay-out Sanctioned bearing Plot No. 104 admeasuring area 320.00 Sq. mtr., Situated at Village Makhmalabad, Taluka and District Nashik within registration and Sub Registration District of Nashik within Nashik Municipal Corporation, Jointly Bounded as follows :

East	:	By Open Space
West	:	By Plot No. 103
North	:	By 12.00 Mtr. Colony Road
South	:	By Plot No. 105

SECOND SCHEDULE OF THE FLAT PROPERTY

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **FLAT NO.:** --- On ----- **FLOOR** admeasuring area ----- Sq. Mtrs. Carpet area alongwith the absolute and exclusive right to use, utilise and enjoy the open space, stair case, Common Parking and other common facilities adjoining to the said flat in the building known by the name as **SHREE RAJ VIHAR APARTMENT** bounded as follows :

East	:	By
West	:	By
North	:	By
South	:	By

ANNEXURE "A"

AMENITIES PROVIDED IN THE FLAT

STRUCTURE	:	R.C.C. Frame Structure
PLASTER	:	Internal Plaster : Neeru Plaster External Plaster : Sand Coat Plaster.
WINDOWS	:	Three Track with Mosquito Net with Safety Grill.
DOOR	:	Doors With Laminated Flush Door.
FLOORING	:	2 Ft. x 2ft Floor Tiles,
BATH - ROOM	:	Beth Room Tiles upto Lintel level with Anti Skid Flooring & W.C. Tiles upto Sill Level.

KITCHEN OTTA : Granite.
ELECTRIC : Concealed Fitting.
PLUMBING : Concealed Plumbing.
COLOUR : Asian Paint.

IN WITNESS WHERE OF THE PARTIES HERETO HAVE SIGNED
HEREUNTO ON THIS DAY AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED VENDOR /)
SELLER)
Mr. AJAY ABAJI CHAVAN)-----
VENDOR / SELLER

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED CONSENTING)
PARTY)
1. Mr. RAHUL BHASKARRAO THAKARE)-----

2. Mr. AJAY ABAJI CHAVAN)-----
CONSENTING PARTY

SIGNED SEALED AND DELIVERED)
THE WITHIN NAMED PURCHASER)
Mr. -----)-----
PURCHASER

: Witnesses :

1.----- 2.-----