Stamp Duty Rs.....

Registration Fee Rs.....

AGREEMENT TO SALE/DEED OF SALE OF SHOP/FLAT/APARTMENT

Total Consideration amount of Rs.....
Market Value Rs..... as per Govt. Ready Reconer
Rate @ Rs..... per sq.mtr.

SHOP/FLAT NO....., TYPE-....., ... FLOOR VASTUVISHWA APARTMENTS BACHELOR ROAD, OPPOSITE NEW ARTS COLLEGE, ON PLOT NOS.14, F.S.NO.51(Revised/New), OLD SURVEY NO. BEING 6/3, MOUZA: NALWADI, TAH. & DIST. WARDHA , WITHIN THE LIMITS OF MUNICIPAL COUNCIL, WARDHA

AGREEMENT TO SALE/DEED OF SALE OF SHOP/FLAT/APARTMENT is executed at Wardha on this .....day of ..... **2020/2021** by and between :-

M/s. VASTUVISHWA DEVELOPERS, through

Mr. SAJU ANAPARA JOSEPH VERGHESE,
Aged about 52 years, Occupation- Business,
R/o. Naidu Complex, Near Rly. Station, Wardha,
Tah. & District Wardha,
PAN No.ACIPV6868R

being the authorised POWER OF ATTORNEY vide the GENERAL POWER OF ATTORNEY, executed & duly registered at Sub-Registrar Office, Wardha vide Document No.WRD-1958/2020 dt.14.09.2020 by the Original Plot Owners, being the **Grantors** namely;

1-A) **Shri.Gunwant Mahadeorao Ghumde,**
Aged about 78 years, Occupation- Agriculturist,
R/o. Village- Kotamba, Taluka - Seloo, Dist. Wardha

1-B) **Shri. Gandhar Mahadeorao Ghumde,**
Aged about 72 years, Occupation- Agriculturist,
R/o. Plot No.25, Durga Nagar, Near Durga Mandir, Manewada road,
Nagpur, Tah. & Dist. Nagpur

2) **Smt. Rukhama** Wd/o. **Shri. Shankarrao Mokadam**
Aged about 75 years, Occupation: Housewife,
R/o. Village- Ashti, Taluka- Ashti, Dist. Wardha

Hereinafter referred to as "VENDOR (Which expression shall unless repugnant to the context or meaning thereof shall mean and include the Vendor, his Executors, Administrators, Assigns, Representatives, Legal heirs, etc.) of the ONE PART .

AND

Name : .....
Aged about ..,..... years, Occupation - .. ..
PAN No. .....
R/o. .....

Hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include the purchaser, his heirs, Representatives, Executors, Assigns and Transferees, etc.) of the OTHER PART .

WHEREAS, the Vendor/ Grantors namely; **1-A) Shri.Gunwant Mahadeorao Ghumde, 1-B)Shri.Gandhar Mahadeorao Ghumde & 2) Smt. Rukhama** Wd/o. **Shri. Shankarrao Mokadam** being the joint owners of the said Plot No.14, had purchased the Landed property vide Registered Sale Deed vide Regd. Document No.1387/1994 dated 06.04.1994 & Regd. Document No.1613/1983 dated 29.04.1983 respectively & in the office of Sub-Registrar, Wardha, having Plot No.14, carved out of Field Survey No.51 (Revised) Old Survey No.6/3, admeasuring 3.50 H.R. situated at Mouza-Nalwadi, Mouza No.73, within the limits of Municipal Council, Wardha admeasuring 5200Sq.ft. (483.27 Sq.meter) which is more specifically described in the Schedule-A annexed herewith. The Vendor/ Party No.1 is the authorised developer of said premises and except those shop and flats agreed to be allotted to the Grantors/Original Plot Owners as per the Agreement of Development and Power of Attorney registered in Sub Registrar Office on dt.14.09.2020 vide Document No.1957/2020 and No.1958/2020 respectively and is authorised thereof and is seized to have all rights to dispose it of.

WHEREAS the Grantors/ vendor/ Party No.1 have floated a scheme of residential Flat/Apartment/Shops which style and titled as **"VASTUVISHWA APARTMENTS- BACHELOR ROAD"** on the said plot as per approved plan by the Municipal Council, Wardha vide sanction Permit No.CAWRM/B/2020/APL/00096 dated 10.02.2020 and after obtaining the permission from competent authority for development of said property, the Vendor/ Party No.1 has started the construction of the said apartment/shoping scheme over the said plot.

WHEREAS VENDOR/ PARTY No.2 has entered into an a Agreement to Sale / Deed of Sale of Shop/Flat/Apartment in **VASTUVISHWA APARTMENTS-BACHELOR ROAD** with **VASTUVISHWA DEVELOPERS,** a Proprietorship Firm, through it's Proprietor namely **SHRI.SAJU ANAPARA JOSEPH VERGHESE** and the firm registered under the Shops and Establishments, having it's registration no. Wardha/Vyas/1489 dtd.03.07.2009 and having it's registered office at Shop No.49, Naidu Complex, Opp. Bhuvikas Bank, Main Sabji Market, Wardha.

AND WHEREAS, the Grantor/Vendor/ Party No.1 has agreed to sell the said **Shop/Flat No......, Type-....., ... floor**, as chosen by the purchaser alongwith the proportionate undivided share of land .....% (i.e..... Sq.Mt.), after due inspection of the plan, design, floor, etc., for a consideration of **Rs.....** (In words rupees ..... only) as on dtd. ..... **vide allotment letter of the said Shop/Flat.**

AND WHEREAS, the party no.2/ purchaser in response to the said scheme has approached the vendor for purchase of **Shop/Flat No.....**, **Type-.....**, ... **floor,** alongwith the undivided proportionate share of land in the said plot, which is .....**% (i.e. ..... Sq.Mt.)** and is relatable to the said flat, and has agreed to pay the consideration amount of **Rs.....** (In words rupees .... only), to the party No.1./Vendor.

The Purchaser/Party No.2 knows that the Vendor/Party No.1 has executed a Deed of Declaration on behalf of all the purchasers including him/her/them, as required under section 2 of the Maharashtra Apartment Ownership Act 1970, as registered in Registrar Office, Wardha, vide WRD-1959/2020, dtd.14.09.2020. Also that the project is registered under MAHARERA as Regn.No.P-.....

AND WHEREAS Vendor/Party No.1, as per the A.O.D. & P.O.A. has decided to dispose of the said premises and the purchaser has also agreed to purchase the same on the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT TO SALE OF SHOP/FLAT NO..... WITNESSETH AS UNDER :

1. WHEREAS, the Party No.1/Vendor owns & is in possession of the pLOT No.14 carved out of Field Survey No.51 (Revised) (old S.No.6/3) admeasuring 3.5 H.R. situated at Mouza-Nalwadi, Mouza No.73, within the limits of Municipal Council, Wardha, Tahsil and District Wardha admeasuring 5200 Sq.ft. (483.27 Sq.meter) as per revenue record, duly sanctioned by S.D.O. Wardha vide Revenue Case No.5/NAP/79-80, dt.12.02.1981.

2. AND WHEREAS, the Party No.1/Vendor/Grantors have floated an Apartment Scheme to be named as **"VASTUVISHWA APARTMENTS - BACHELOR ROAD"** on the above said plot as per building Plan duly sanctioned vide sanction Permit No.CAWRM/B/2020/APL/00096 dated 10.02.2020 by Municipal Council, Wardha. The total flats being constructed under the scheme is 10 nos. (2 BHK), 10 nos. of commercial shops/blocks to be constructed as per the sanctioned plan.

3. AND WHEREAS, the party No.1/Vendor has agreed to sell to the purchaser and the Purchaser/Party no.2 has agreed to purchase from the Vendor, the **Shop/Flat No.....**, **Type-.....**, ... **floor,** admeasuring ..... Sq.Mtr. carpet area, ... Sq.mt. built up area & ..... Sq.Mt. super built up area (which includes Balcony area, open and covered parking area, area of servant quarter, common area of staircase, lift and lobby) hereinafter called as the SAID FLAT/APARTMENT and more particularly described in the SCHEDULE 'A', 'B' and 'C' hereunder, situated in apartment scheme to be known as **'VASTUVISHWA APARTMENTS - BACHELOR ROAD'** scheme as per

the sanctioned building plan duly sanctioned by the Municipal Council, Wardha, to being built on the Plots No.14.

4. THAT, the Vendor/Party No.1 has agreed to sell the said Flat/Apartment in the said property for the consideration of **Rs.....** (In words rupees .....only) including the cost of Undivided Share of land to be paid to the vendor/ party no.1, to which the purchaser/party no.2 has agreed, in the manner as per the schedule of payment mentioned below.

5. **MANNER OF PAYMENT / PAYMENT SCHEDULE :**

1)	On Booking	-	10%
2)	Execution of Agreement	-	20%
3)	Plinth	-	15%
4)	1st Floor Slab (or as per the Booking/Agreed payment terms)	-	10%
5)	2nd Floor Slab (or as per the Booking/Agreed payment terms)	-	10%
6)	3rd Floor Slab (or as per the Booking/Agreed payment terms)	-	05%
7)	4th Floor Slab (or as per the Booking/Agreed payment terms)	-	50%
8)	Brick work & Internal Plaster of said apartment	-	05%
9)	Stairs, Lift well and lobbies upto floor level of said apartment	-	05%
10)	Completion of external plumbing, external Plaster	-	05%
11)	Completion of Lift, Water Pump, Electrical Fittings, Entrance lobby, Paving areas.	-	05%
12)	On Possession	-	05%
	Total	-	**100%**

6. That the purchaser/party no.2 has satisfied himself/theirself with respect to the vendors title to the said property and found the title as good, valid and marketable.

7. That, the interest hereby to being transferred w.r.t. the undivided share of land and conveyed in the said Shop/Flat/Apartment shall be quietly entered into, held and enjoyed the rents and profits which will be received therefore by the purchaser without any interruption or disturbances by the Vendor and or any person claiming on behalf of Vendor/Party no.1.

8. That, the Vendor/Party no.1 being the absolute owner and entitled, have full right, authority and power to transfer the interest, share in the said property to the purchaser. The title of the property hereby being sold is clear and free from any encumbrances whatsoever and if it is noticed or disclosed at any time in future that there is any claim or dispute and if any damage is caused to the purchaser then the Vendor hereby undertake to pay good the losses and indemnify to the purchaser from any losses thereof, however the Vendor upto this date have not done any act whereby the property transferred herein is encumbered in any way.

9. That, the Vendor/Party no.1 has paid all the taxes, rents, cesses etc. upto this date to the concerned authorities. However, if any dues or arrears found unpaid or levied in future, the Vendor undertake to pay the same to the respective authorities and keep the purchaser indemnified in this respect. The Purchaser/Party No.2 has verified and inspected the relevant documents/deeds as to the right, title and authority of the Vendor and also the specifications, design, plan, and is fully satisfied with respect to the same. The Purchaser has personally seen and verified the spot and site.

10. That, the Vendor/Party no.1 upon every reasonable request of the purchaser will produce or make available all or any of the documents of the title relating to the said property and furnish such true copies of the documents to the purchaser.

11. That, the Vendor/Party no.1 will make himself available and undertake to support any application made by the purchaser for mutation of his/her name or for any other purposes to pay local or Government authorities and institutions.

12. That, the said property shall be considered as correctly described in the **Schedule-'A', 'B' & 'C'** written hereunder and right of the other individual co-sharers of undivided share found mis-stated or any error or omission if discovered, the same shall not make this deed null and void.

13. THAT, the Party No.2 has perused, understood and approved the Specifications provided in **Schedule- 'B' & 'C'** appended here to forming part of this deed.

14. That, the Party No.2 has also perused, understood and agreed to purchase the said **Shop/Flat No.....**, **Type-.....**, situated in the ..... **floor** as per the floorwise plan for the Scheme as mentioned in the sanctioned plan attached herewith and forming part of this deed.

15. That, the purchaser holding the right, title, interest of .....% undivided share in the said property will have full right, authority and entitled to get an Shop/Flat/Apartment of a built up area proportionate to his/her undivided share by this deed.

16. That the purchaser/ party no.2 shall not do any such act or deed or things which may cause any disturbances or obstructions or damages to other flat/shop owners and shall always abide by the rules and regulations of Apartment Associations similar on the lines of Maharashtra Apartment Ownership Act, 1970 though the said Act is not applicable to the city of Wardha.

17. The Purchaser shall always keep the said Shop/Apartment/Flat in as good repairs and habitable conditions and shall always use the same for commercial purpose only.

18. The Purchaser shall not erect any superstructure either temporary or permanent upon the available opon space or on the top/terrance of the said building or to make any alterations, modifications or changes to the said Shop/Apartment/Flat which may damage the structural frame work of the entire building or complex or in any manner impair the building or complex as a whole or part or change the existing elevation thereof in any manner whatsoever. The Purchaser understand, agree and confirm that the specifications, facilities and amenities in the said building are as per his wishes and desires to his/her full satisfaction in all respects. The Purchaser shall always abide by the building regulations of the Gram Panchayat/Municipal Council and/or any other concerned Authority.

19. The leakage of W.C. Kitchen, etc. if any, in the said Shop/Apartment/Flat, which may cause nuisance to the other owners/occupants, shall be got repaired by the Purchaser at his own cost at earliest. Similarly, the Purchaser shall allow access to his Apartment/Flat to the Vendor or any owner/occupant of any other apartments/shops in the said complex, for the purpose of any repairing work etc.

20. The Purchaser shall not throw any garbage, dirt or water on the open space, and shall use dust bins at his/her own cost and further shall not or shall use the balconies, if any, for washing and/or urinating to the annoyance of the other owners/ occupants and shall extend every co-operation that is essential to maintain harmony and peaceful enjoyment of the entire building without any reservation. The Purchaser shall abstain from doing any act, deed or thing which may cause annoyance or inconvenience or disturbance or obstruction to the other occupants of the

said building and further shall not do any act which will impair or damage the said building or complex as a whole or party in any manner whatsoever. The Purchaser shall not be entitled to keep any animal in the said Shop/Apartment/Flat, nor shall obstruct the way of passages etc. by putting coolers or in any manner whatsoever.

21. The Purchaser shall hold the undivided variable proportinate share in land jointly with other owners and shall never claim the division or partition of the same, nor the Vendor shall be liable for it.

22. The Vendor shall be free and at liberty to carry on the further construction work of the said building to which the Purchaser shall not interfere or obstruct. The Vendor shall be free to change/revise/re-revise the existing building plan or design including amalgamation, division or clubbing of any Apartment/shops, land for any reasons to which the Purchaser shall have no objection or claim of any sort and the Purchaser shall be liable to sign or execute any deed or document or plan or design as the Vendor may desire. However, the Vendor shall not make any such change/revision/re-revision so as to minimize the carpet up area of Apartment/Flat here by agreed to be allotted and sold. The Vendor further will be free and at liberty to utilize and use the common walls, roof/terrace for further construction work to which the Purchaser shall have no objection and shall be liable and responsible to allow the Vendor to have access in the said Shop/Apartment/Flat for any purpose or to make arrangements for electricity supply, water supply, staircase or any other purpose through or under the walls or roof of said Shop/Flat/Apartment by making required arrangements therein.

23. The Vendor shall be free and at liberty to consume the full F.S.I. or land presently available and also which may be made available under any scheme by constructing many Shop/Apartments/Flats etc. or to dispose off the F.S.I. or land to any person or persons of its choice or to enjoy the benefits of T.D.R. scheme or any other scheme. The Purchaser hereby undertake, agree and understand that in case of any increase in the F.S.I. by the concerned authorities/Gram Panchayat/Town Planning Dept. or use of land by the Vendor, the undivided variable proportionate share and interest in the said piece of land of the Purchaser, shall stand reduced in accordance with the increase in F.S.I. or use of the land. The Vendor hereby states that the F.S.I. used in construction of the said scheme is strictly in accordance with the sanctioned plan approved by the Municipal Council/Town, Planner, Wardha, vide Permit No.CAWRM/B/2020/ APL/ 00096 dt.10.02.2020.

24. THAT, the party no.2 hereby specifically agrees with the Party no.1/Builder, that even after his/her taking over the possession of the Shop/Flat/Apartment by him/her he/she will not object or prevent or obstruct the party no.1/Builder in any way in carrying on completing the work of other Apartments in the said Building and keeping building materials on the available land.

25. THAT, the aforesaid cost of the Shop/Apartment/Flat does not include any charges for deposits required to be paid for obtaining electric meter and water meter and the same shall be paid separately by the party no.2 over & above the cost of Shop/Flat herein above mentioned.

26. THAT, in case extra amenities such as generator, compound wall, main gate, collapsible gate are required to be installed or constructed or if M.S.E.B. insists on an installation of a transformer, the expenses of such item if any shall be borne by the party no.2 proportionately along with the other Apartment & shop owners of the said scheme and also the electric and water meter deposit and connection charges for the Apartment will be borne by the party no.2 separately.

27. That it is agreed that the Vendor shall have a right to allow display of Hoardings/Neosigns on the top of the terrace of the complex for advertisement or use any portion of terrace of the complex for advertisement/ installation of machinery, equipments for Telecommunication, Mobile tower etc. to which the purchaser shall have no objection. The electrical supply of this display shall be from seperate electrical meter and the charges be borne and paid by the user/s.

28. That it is agreed by the purchaser that due to heterogeneous nature of construction, and joints between masonery/concrete or any other such joint, seepage of water may occur, if exposed continuously to rain water or wet conditions, as it is well understood that the plastered masonery and concrete are not water proof in nature, and hence this condition shall not be treated as defect and no compensation shall be given to the purchaser for such happenings. However, if any structural defect or fault in the construction of his/her Shop/Apartment is discovered after taking possession of the premise, the same shall be notified in writing to the Vendor/Builder, within six months from the date of taking over actual possession thereof and in such event the Vendor/Builder hereby agrees to remove the defect if any or correct the fault at his own cost/expenses. No such request shall be entertained after the expiry of six months from the date of possession.

29. That, it is further agreed by the purchaser that on account of practical constraint there may be some minor variations on either sides in dimension shown in sanctioned plan or as mentioned in the sale deed and no compensation or damages shall be given by the Vendor for such variations.

30. That, the Vendor shall be free and at liberty to utilize/use the common walls, roof/terrace for further development/renovation/ repair works if and when required, and the purchaser shall have no objection or claim of any sort in this regard, but the internal space sold to the Shop/Flat owners is from Floor to Ceiling of their Shop/Flats.

31. That, it is agreed that all the expenses for the preparation of all kinds of agreements, documents including cost of stamp duty, registration charges, legal fees and other miscellaneous expenses such as tax on works contract, VAT, Service tax, Sale tax, or any other taxes if charged by the authorities (Govt.) shall be born by the purchaser. Because of any amendment, modification or revision of any tax rules, it is also agreed by the party no.2 that the above said tax will have to borne by the party no.2 even in case the possession of the Shop/Flat/Apartment has been given to him/her in past, but the above taxes are due and arose because of this contract. The purchaser hereby specifically agrees to pay the necessary and proportionate G.S.T.. **The sale price of this Shop/Flat/Apartment is exclusive of the amount towards Goods & Service Tax**. Even if the tax is required to be paid by the Builder/Vendor, the same shall be recovered from the Party No.2/Purchaser, before the possession is given to him/her. That in any case, Tax, Fees, cess, society formation expenses, etc, is levied on, in respect of the Shop/Flat/Apartment chosen by the purchaser, then in such event, the Party No.2/Purchaser also agrees to pay the same to the concerned authorities or to the builder and shall always keep the Vendor/Party No.1 indemnified against the same. The Vendor shall not deliver the actual possession of the said Shop/Flat/Apartment to the Purchaser until the entire cost are paid by him/her for the M.S.E.B. transformer, Network charges, Meter deposits, etc. & all the required govt. taxes due arising out of this agreement. The time period for completion of the scheme/possession of the Flats/Shops, is agreed to be not more than dt.20.09.2023, or as per RERA Registration.

32. Late payment charges after the stage of work being completed, or after a demand is raised, shall attract an interest @15% p.a.

SCHEDULE 'A'

DESCRIPTION OF THE SHOP/FLAT/APARTMENT

ALL THAT, **Shop/Flat No.....**, **Type-.....** admeasuring about ..... Sq.Mtr. Carpet Area, ... Sq.Mtr. built up area & ..... Sq.mt. super built up area (which includes Balcony area, open and covered parking area, area of servant quarter, common area of staircase, lift and lobby), bearing an undivided share of land .....**%** (i.e.....Sq.Mtr.) situated on ..... **floor** in the building known as **'VASTUVISHWA APARTMENTS-BACHELOR ROAD'** being constructed on amalgamated Plot no.14 carved out of Field Survey No.51 (Revised) Old S.No.6/3 admeasuring 3.50 H.R. situated at Mouza-Nalwadi, Mouza No.73, within the limits of Municipal Council, Wardha, Tahsil and District Wardha admeasuring 5200 Sq.ft. (427.83 Sq.meter). The said plot is bounded as follows :

To the East	:	Plot No.15 of the layout
To the West	:	Plot No.13 of the layout
To the North	:	Cement Concrete road
To the South	:	Portion of Plot No.19 & 20

The said **Shop/Flat/Apartment No.....**, **Type-.....** situated on. ..... **floor** is bounded as follows :

To the East	:	.....
To the West	:	.....
To the North	:	.....
To the South	:	.....
Above	:	.....
Below	:	.....

SCHEDULE 'B'

SPECIFICATIONS FOR FLATS/APARTMENT

1)	**Structure**	:	Specially designed premium quality R.C.C. frame structre, clear height of 9.0' approx.
2)	**Brickwork**	:	Outer wall 150mm, Inner wall 115 mm thick. External wall with 20mm fanti-finish, internal wall with 15mm.
3)	**Doors**	:	Main door-T.W. solid frame with laminated panel. RCC frame flush doors for other rooms. PVC branded doors in toilets.
4)	**Windows**	:	M.S. window grills with fully glazed aluminium sliding window.

5)	**Flooring**	:	Drawing hall with Double charged vitrified 32'x32' tiles. Single charged vitrified tiles for other rooms. WC/Bath/toilet with antiskid ceramic tiles.
6)	**Painting**	:	Outer walls with water proof weather shield cement paint, inner wall with emulsion paint with putty finish.
7)	**Kitchen**	:	Marble top kitchen otta with steel sink & white glazed tiles upto 3' height on dado. One tap in sink from overhead water tank & one for fresh water. Provision for drinking water purification unit.
8)	**Toilet/Bath**	:	Designer toilets with premium quality fittings. 7ft. height tiles on walls, one toilet with orissa pan, other one with western commode with flush cock & tap. Plumbing work of PVC concealed type.
9)	**Electrical Fittings**	:	Concealed electric fitting 3.5 points each of 5 AMP. One no. point for T.V., for A/C & telephone in drawing hall, one point each on passage, balcony, bathroom/toilet/WC. 15 Amp. power point each for freezer in kitchen & geyser in bathroom. One additional point in kitchen for exhaust fan. All wirings in ISI Mark cables.
10)	**Water Supply**	:	24 Hours water supply by bore/open well. One tap each for kitchen, washing balcony, wash basin, WC/Bath/toilet, for supply from overhead water tank, Municipal Tap too.
11)	**Common Area**	:	Steps of 0.5' height with checker/marble mosaic tiles on stair case, passage & inter locking blocks in Parking area. Security room at entrance.
12)	**Lift**	:	Lift of suitable capacity shall be provided along with Inverter/UPS back up.
	Please Note	:	Registration, Stamp Duty & Documents preparation, M.S.E.D.C.L. Meter/ Transformer, Municipal Water Connection charges extra. Any extra work to be done with extra payment in advance. All legal dues to Govt. including G.S.T./other taxes if any to be borne by purchaser which is included in this sale value. Society formation expenses also chargable, as applicable.

SCHEDULE 'C'

**(ADDITIONAL AMENITIES PROVIDED IN FLAT NO.....,TYPE-.....,
..... FLOOR OF VASTUVISHWA APARTMENTS - BACHELOR ROAD)**

1) False Ceiling in "G-PROC" Gypsum Sheets of "St.Gobain" Brand in all rooms & kitchen.
2) Modular Kitchen with pannelling and premium Trolies in steel.
3) Double charged vitrified tiles tol be provided in all rooms.
4) Plywood/Mica pannelling to be provided at the main entrance door,
5) 1A.C.(One Tonne) to be provided in one Bed room of the said flat.
6) "JAQUAR" premium class bath fittings, Kitchen fittings taps & Sanitary ware.
7) 6 Ltr. Geyser in Bathroom attached with Master Bed Room.

IN WITNESS WHEREOF both the parties have put their respective hands & signed this Agreement to Sale/ Deed of Sale of Shop/Flat/Apartment at Wardha on this day, month and year first above mentioned in presence of attesting witness.

Wardha

Date :.....

VENDOR / PARTY NO.1

VASTUVISHWA DEVELOPERS

through authorised Power of Attorney

.....

(SAJU ANAPARA JOSEPH VERGHESE)

PURCHASER / PARTY NO.2

.....

Witnesses :

1.....

2.....