(Sample Draft)

AGREEMENT TO SELL FOR RS. 00,00,000/-ONLY

(RUPEES ----------ONLY) ,

MARKET VALUE OF RS. /- STAMP DUTY Rs.0,00,000/- IS PAID THEREON .

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this _____ Day of _____, 2017 BETWEEN : (**1) SHRI BHIKULAL S/o JUGALKISHOR BAJAJ**, Aged 50 years, occupation – Agriculturist and Chartered Accountant, Office Address 1 st Floor Manoj Building Central Bazar Road Ramdaspeth,Nagpur-10, Tahsil and District – NAGPUR (Income Tax PAN AAGAS2034M) **(2) SHRI SUNIL S/o HARISHCHANDRA LADDHAD**, Aged 35 Years, Occupation – Agriculturist and Business, Office Address 1 st Floor Manoj Building Central Bazar Road Ramdaspeth , Nagpur-10, Tahsil and District – NAGPUR (Income Tax PAN AAGAS2034M) AND (**3) SHRI NIMISH S/o BRIJMOHAN LADDHAD**, Aged 36 Years, Occupation – Agriculturist and Chartered Accountant, Office Address 1 st Floor Manoj Building Central Bazar Road Ramdaspeth , Nagpur-10, Tahsil and District – NAGPUR (Income Tax PAN AAGAS2034M),, hereinafter called the VENDORS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said VENDORS, as well as their respective heirs, legal representatives, executors, liquidators, administrators and assigns of the ONE PART.

AND

MR._____ **(PAN NO.**_____), aged about 00 Yrs. Occupation:-Service,R/O.-_____ hereinafter called the **PURCHASER** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS, ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 4 of Mouza – ISASANI, having an area of 3.73 Hectors, Rental Rs. 8.75 held in Bhogwatdar Class-1 Rights, situate at Village – Issasani, P.S.K. 46, Thak No. 377, Mouza No. 25, Circle – Hingna, in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Sukhadev S/o Soma Bankar and shri. Shankar S/o Soma Bankar jointly, both Residents of Jaitala, Nagpur, being their separate property; AND

WHEREAS, the said Shri. Sukhadev S/o Soma Bankar and shri. Shankar S/o Soma Bankar lateron jointly transferred the aforesaid entire land by way of Sale to Shri. Bhagwandas S/o Hashmatrai Bhatia, by a Sale Deed Dated 21-11-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5465 on even date; AND

WHEREAS, the aforesaid Shri. Bhagwandas S/o Hashmatrai Bhatia left for heavenly abode on 17-11-1998 leaving behind him, his Widow Smt. Gunwanti, only son Shri. Neelam and 2 married daughters namely (i) Mrs. Poonam W/o Kishor Lala and (ii) Mrs. Vandana W/o Vimal Primlani, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS, the aforesaid (i) Smt. Gunwanti Wd/o Late Shri. Bhagwandas Bhatia, (ii) Shri. Neelam S/o Late Shri. Bhagwandas Bhatia, (iii) Mrs. Poonam W/o Kishor Lala and (iv) Mrs. Vandana W/o Vimal Primlani lateron in their turn jointly transferred their aforesaid property comprising ALL THAT Agricultural Land bearing Kh. No. 4 of Mouza – ISASANI, having an area of 3.73 Hectors, Rental Rs. 8.75 having in Bhogwatdar Class-1 Rights, situate at Village – Isasani, P.S.K. 46, in Tahsil – Hingna and District - NAGPUR by way of Sale to (i) Shri. Bhikulal S/o Jugalkishor Bajaj, (ii) Shri. Sunil S/o Harishchandra Laddhad and (iii) Shri. Nimish S/o Brijmohan Laddhad, the Grantors hereinabove named, jointly by a Sale Deed Dated 28-07-2010, which is duly Registered in the Office of the Joint Sub-Registrar, Hingna in Book No. 1, at Sr. No. 3655 on even date. As a result therefore the Grantors hereinabove named have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS, the aforesaid entire land comprising Kh. No. 4 of Mouza – ISASANI, P.S.K. 46 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 06-09-2010 Passed in Revenue Case No. 59/NAP-34/2010-2011 of Mouza – Isasani; AND

WHEREAS the Vendors later on decided to develop the said Piece of land containing by admeasurements 29944.16 Sq. Mtrs. of the entire land bearing Kh. No. 4 of Mouza – ISASANI, situate at Village – Isasani, in Tahsil – Hingna and District – NAGPUR into a RESIDENTIAL ESTATE by constructing 15 (FIFTEEN) separate Multistoried Buildings thereon, each consisting of various self contained separate Apartments therein; AND

WHEREAS accordingly it prepared a/the Plan(s) of the said Multistoried Buildings proposed to be constructed on the said Piece of land and to be known and styled as "RIDDHI, SIDDHI, GANPATI, MANGALMURTI, VINAYAK, EKDANT, BHALCHANDRA, GANADHISH, GAJMUKH, KAPIL, SIDDHIVINAYAK, MANGALMURTY, GANESH, MORESHWAR and SARVESH" and the said entire Complex to be collectively known and styled as "SUMANGAL VIHAR" and the same is duly sanctioned and approved by the Assistant Director, Town Planner, Town Planning Department, Nagpur vide his Building Plan No. ADTP/3430 Dated 4-9-2010; AND ADTP/3557 DATED 08.09.2010.

WHEREAS the PURCHASER herein above named has satisfied herself/himself in respect of the Vendors' title to the said property as good, valid and marketable; AND

WHEREAS the PURCHASER has also seen and approved the Plan of the proposed Building(s); AND

WHEREAS the PURCHASER being desirous of owning an Apartment for her/his Residential use in the said Complex known and styled as "SUMANGAL VIHAR" with heritable and transferable rights therein has approached the Vendors and expressed her/his desire and willingness to purchase the Undivided proportionate share and interest in the said Piece of land TOGETHER WITH the entire R.C.C. Superstructure comprising Apartment No. **000,** on the _____ **FLOOR,** of a building proposed to be constructed thereon and known and styled as **"**_____**"**, out of "SUMANGAL VIHAR" and after detailed negotiations she/he has also agreed to pay, provide and contribute the entire cost of construction of the said Apartment as well as the cost of Undivided share in the said Piece of land to the Vendors; AND

WHEREAS considering her/his request and after detailed negotiations the Vendors has now agreed to sell the aforesaid property to the PURCHASERS for a total consideration of **Rs.00,00,000/- (RUPEES**_____**- ONLY)**upon the following terms and conditions.

NOW THEREFORE IT IS HERBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREBY AS FOLLOWS :-

(1) THAT the VENDORS will SELL and the PURCHASERS will BUY THE UNDIVIDED _____PERCENT share and interest in ALL THAT Non Agricultural Land bearing Kh. No.4, Plot No. 1, CONTAINING BY ADMEASUREMENT 29944.16 Sq. Mtrs. of Mouza–ISASANI, P.H. No. 46 TOGETHER WITH the entire R.C.C. Superstructure comprising Apartment No.000 on the _____ **FLOOR,** covering a Carpet area of _____ **Sq. Mtrs**. Out of building proposed to be constructed thereon and known and styled as **"MORESHWAR**", and out of the entire complex known as "SUMANGAL VIHAR", situate at Village – Isasani, in Tahsil – HINGNA and District – NAGPUR and more particularly described in the FIRST and SECOND SCHEDULES hereunder written.

(2) THAT the total price agreed is **Rs.00,00,000/- (RUPEES_____ONLY)** which the PURCHASER has specifically agreed to pay to the Vendors in the following manner. The cost so agreed is fixed and not subject to any increase inspite of rise in prices of various building materials over the basic rates.

PAYMENT DETAILS:-

Rs. 00,00,000.00 (Rupees_____Only) paid by the Purchaser to the Vendors by NEFT/RTGS dated_____.

* An amount equal to the 10% cost of flat is agreed to be paid on the completion of each slab, up to 7th floor slab

* An amount equal to the 5% cost of flat is agreed to be paid on completion of brick work and plaster work.

*An amount equal to the 5% cost of flat is agreed to be paid at time of possession of the flat.

RS. 00,00,000.00 (RUPEES_____ONLY)

* THAT the PURCHASER shall pay the respective installments as stipulated herein above strictly on the dates/stages mentioned above. It is specifically understood and agreed by the PURCHASER that the time so stipulated for Payment of each installments is of the ESSENCE OF CONTRACT and consequentially therefore this agreement shall automatically stand terminated and cancelled immediately on the Purchaser's failure to pay any of the above installments on due dates/stages. It is specifically understood by the PURCHASER that no extension of time for payment

of any of the installments shall be granted to her/him by the Vendors. In the event of such termination/cancellation of this Agreement, the Vendors shall be at full liberty to resell the said Apartment Together with the Undivided proportionate share and interest in the said Plot of land to any other intending buyer without any further intimation or notice to the PURCHASER and in such event the Vendors shall within 3 (Three) Months from the date of such cancellation return back the amounts till then received by it to the PURCHASER free of any interest thereon and also after deducting there from a fixed sum of Rs. 50,000/- (Rupees Fifty Thousand) Only by way of liquidated damages. It is also specifically understood by the PURCHASER that delay in securing sanction to the Housing Loan, if any, applied for by her/him shall not be a ground for non payment of any of the installments on due dates/stages.

(3) THAT the Undivided _____ Percent share and interest in the said Piece of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

(4) THAT the PURCHASER has satisfied herself/himself with respect to the Vendors' title to the said property as good, valid and marketable and she/he has accepted the same without any further investigation.

(5) 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 agreements, restrictions and right of the Vendors and the other co-owners of the remaining Undivided share in the said Plot of land and the Owners of other built-up spaces/premises 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 PURCHASER, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(6) THAT it is understood by the PURCHASER that the Vendors herein above named is an exclusively in-charge of the entire construction of the proposed building in all respects without any let, hindrance or interference anybody else. However the PURCHASER shall also not interfere in any manner whatsoever in this behalf.

(7) THAT the Vendors shall erect and build the proposed Multistoried building(s), each consisting of various self contained separate Apartments therein strictly in accordance with the Plan as may be sanctioned by ADTP/3430 Dated 4-9-2010 and the specifications mentioned in ANNEXURE-A appended thereto and also specifically described in the corrected Deed of Declaration dated 19.07.2011 executed by the VENDORS and the same is duly registered with Joint sub-registrar Hingna ,at Sr. No. 3966 dated 19.07.2011. No deviations shall be made in the

sanctioned Plan. Extra/Additional facilities shall however be provided by the Vendors at the request of the PURCHASER subject to extra payment thereof to be made by her/him in advance.

(8) THAT the Vendors have reserved its rights to revise the sanctioned plan(s) subject to approval of the ADTP, Nagpur or the Competent Authority empowered in that behalf.

(9) THAT the PURCHASER has finally chosen to own and possess Apartment No. **000** on the _____ **FLOOR,** in a Building known as "_____" proposed to be constructed thereon and more particularly described in the **SECOND SCHEDULE** hereunder written.

(10) THAT the Vendors shall not deliver the actual physical possession of the said Apartment to the PURCHASER until the entire agreed cost including also the charges for installation of electric and water meters, legal expenses including stamp Duty, Registration fees, VAT, Service tax and all other taxes are paid by her/him in full to the Vendors.

(11) THAT the Vendors 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 PURCHASER shall enter into any building contract in respect of her/his Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by her/him shall be void and not at all binding upon the Vendors. Further the Purchaser shall not made or erect such construction or changes in the apartment chosen by him/her so that, the elevation of the building get defaced and also undertake not to make any construction/renovation causing structural damage to the apartment/building.

(12) THAT during the period of building construction, the PURCHASER with two days' advance intimation to the Vendors may enter upon the said Plot of land to inspect the Plans, specifications and the Building materials, if available at site.

(13) 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 Vendors has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly registered in the Office of the Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 3655 on 28/07/2010. Further corrected deed of declaration dated 19.07.2011 executed by the VENDORS and same is duly registered with sub-registrar, Hingna at Sr. No. 3966. The said Deed of Declaration, corrected DOD and the Bye-laws appended thereto shall always remain binding upon the PURCHASER and her/his successors-in-title.

(14) THAT the PURCHASER agrees to incorporate such terms and conditions, stipulated 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.

(15) THAT the available open space (Excluding the restricted area if any provided to the Apartment(s) as mentioned in Deed of Declaration), the common areas and facilities as may be provided in the said Building shall be of common use of all the Apartment owners in the said Building/Estate and shall always remain Undivided and no partition or division of any part thereof will be effected or carried out by the PURCHASER severally or jointly with any other Apartment owner or owners.

(16) THAT in the event of the PURCHASER committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the PURCHASER towards the cost of construction of the Apartment chosen by her/him shall be refunded to her/him free of any interest thereon and also after deducting there from a fixed sum of Rs. 50,000/- (Rupees Fifty Thousand) Only by way of liquidated damages within 3 (Three) Months from the date, this Agreement stands terminated/cancelled and in such event her/his right to purchase the Undivided _____ Percent share and interest in the said Piece of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Vendors shall be at full liberty to sell the said Undivided share and interest in the said Piece of land and also the said Apartment to any prospective/intending buyer as may be approved by the it without any further notice or reference to the PURCHASER.

(17) THAT the PURCHASER hereby specifically agrees with the Vendors that even after her/his taking over the actual possession of the Apartment chosen by her/him (on receipt of possession letter from Vendors), she/he will not object or prevent or obstruct the Vendors in any way in carrying on and completing the work of other Apartments in the said building and keeping building materials on the available open land.

(18) THAT the Vendors reserves it’s right to erect any additional construction on the available open space or on the top or terrace of the Building if the F.S.I. in relation to the said Piece of land is increased at any future date and in such event the PURCHASER shall not prevent or obstruct the Vendors in so utilizing and dealing with such additional F.S.I. and in such event the prospective buyers of such additional Apartments shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc. as may be provided to the said building. It is specifically agreed by the PURCHASERS that the percentage

and proportion of Undivided share in the said Piece of land shall always be subject to proportionate reduction if some additional Apartments are constructed thereon by the Vendors and in such case the PURCHASER shall not claim any proportionate refund of the cost price of land. The PURCHASER also further agrees that she/he will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building.

(19) THAT the PURCHASER shall individually pay all grampanchayat Taxes, Service Tax, VAT AND Cesses etc. as may be levied on the Apartment chosen by her/him with effect from the date of Registration of the Sale Deed or from the date of her/his taking over actual possession thereof, whichever may be earlier.

(20) THAT the Vendors shall deliver the actual possession of the Undivided proportionate share and interest in the said Piece of land Together with Apartment No. **000** on the _____ **FLOOR,** in the said proposed Building known as **"**_____", hereby agreed to be sold to the PURCHASER or her/his 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 flat chosen by her/him absolutely with heritable and transferable rights therein.

(21) THAT the PURCHASER hereby agrees not to occupy the said Apartment without prior written permission of the Vendors else she/he shall be treated as a trespasser.

(22) THAT the Vendors 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, Service Tax, VAT and all other taxes and ceases etc. that may be levied and payable at the time of Registration from her/him, it will execute a proper Sale Deed relating to the Undivided share and interest in the said Piece of land and also the entire R.C.C. Superstructure comprising Apartment No. **000** on the _____ **FLOOR,** of **"**_____**"** in favor of the PURCHASER or her/his nominee(s) and get the same duly registered at her/his costs in accordance with the law in force provided the PURCHASER shall have also paid the entire agreed cost of construction of the Apartment chosen by her/him to the Vendors.

(23) THAT the Vendors shall complete the said Buildings and make the apartment available to the Purchaser for her/his occupation. It is further agreed by and between the parties that, due to any unforeseen event or unavoidable circumstances, if the construction of the apartment chosen by the Purchaser could not be completed within the aforesaid time, the same shall be extended time to time mutually.

(24) THAT the Purchasers is agreed to pay the proportionate maintenance as may be decided by the Vendors after completion of entire site “SUMANGAL VIHAR” AND Service Tax and VAT as may be leviable and applicable for the flat chosen by the Purchaser.

(25) THAT on obtaining a proper Sale Deed relating to the Undivided share and interest in the said Piece of land hereby agreed to be sold, the same will be held by the PURCHASER jointly with the other co-owners thereof including the Vendors. However the Apartment chosen by her/him in the said proposed building shall be owned and possessed by her/him exclusively with heritable and transferable rights therein.

(26) THAT it is understood by the PURCHASER that the Vendors shall display any type of board, signs, banners etc. on any exterior part of building and the PURCHASER will neither object/disturb it, nor obstruct it’s visibility in any way. The Vendors shall not pay, nor the PURCHASER shall demand any rent etc. for any signs displayed by it. Further as per sanctioned plan there are two elevators but the Vendors reserves its rights to install one or more elevators in the apartment, for which the Purchaser shall not raise any objection.

(27) THAT it is understood by the PURCHASER that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork and particularly described in specifications appended hereto as ANNEXURE-A. It is understood by the PURCHASER that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion or unequal settlement of footings are likely to occur and will not be treated as defect. Further it is agreed by the PURCHASER that on account of practical constraints there may be an allowance of plus or minus one percent variation in dimensions shown in the sanctioned plan or mention in this Agreement and no compensation shall be given to the PURCHASER for such variations.

(28) THAT the Vendors 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 Vendors indemnified against the same. However the Vendors shall install only standard proprietary items in the said Apartment and it shall also see that they are working properly at the time of installation.

(29) THAT all notices to be served on the PURCHASER as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the PURCHASER by registered post at her/his address as described above.

(30) THAT the PURCHASER undertakes to notify in writing any change in her/his address to the Vendors.

(31) 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 and sale of the Apartment, (C) to settle the complaints regarding construction etc. The parties hereto are also a 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. In view of this Agreement regarding arbitration, the parties hereto specifically agree not to approach any court of law or consumer dispute redressal forum/commission etc. without first availing the Arbitration proceedings.

(32) THAT the parties to the indenture declare and confirm that they are the resident of India and the present indenture of agreement to sale is decided to be registered at Joint Sub-registrar office, Hingna, District:- Nagpur, by the Purchaser.

(33) THAT it is further declare that, the proposed property agreed to be purchased by the Purchaser is not mortgage, hypothecated anywhere and same is neither subject matter of any acquisition. Further there is neither any litigation pending in respect of the property to be sold at any court or office nor the Vendors have received the notices either from any Government, semi-government, grampanchayat or from any society till date.

(34) THAT the Purchaser hereby declare that, he/she has agreed to purchase the said property, after verifying the title as provided under section 41 and 55 of Transfer of Property Act and after verifying the same, the Purchaser is agreed to registered the present indenture with sub-registrar office, Hingna, District:- Nagpur.

(35) THAT the purchasers hereby declare that they have no objection for building with single lift as provided by vendors.

(36) THAT it is further declare that, there is no due against the property agreed to be sold, of the Government, Semi-Government or grampanchayat or towards any Society.

(37) THAT it is declare that, due to present transfer there is no violation of any statutory provisions of State Government or Central Government.

(38) THAT no permission is required for transfer of said property and if required the same will be transferred by taking due permission of the appropriate authority.

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

(40) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply to this Agreement.

(41) THAT all expenses on account of preparation of all kinds of documents, cost of stamp duty, registration fees and all other charges including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the PURCHASERS to the Vendors.

(42) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

FIRST SCHEDULE REFERRED TO ABOVE

THE UNDIVIDED _____ PERCENT share and interest in ALL THAT Land bearing Kh. No. 4 , Plot No. 1, containing by ad-measurements 29944.16 Sq. Mtrs. of Mouza – ISASANI, P.H. No. 46 situate at Village – Isasani, in Tahsil – HINGNA and District – NAGPUR and bounded as under :-

ON THE EAST - KH. NO. 6.
ON THE WEST - KHASRA BOUNDARY OF MOUZA – WAGDHARA.
ON THE NORTH - KH. NO. 3.
ON THE SOUTH - KH. NO. 6.

SECOND SCHEDULE REFERRED TO ABOVE(RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising Apartment No. **000** on the ____ **FLOOR,** of a building to be known and styled **"**_____**"** as per Sanction plan identified Block ____ Proposed to be constructed on the said Piece of land comprising the Kh. No. 4 out of the entire complex known and styled as "SUMANGAL VIHAR" covering a Carpet area of _____ **Sq. Mtrs** & Super built up area of _____ **Sq Mtrs.** Including / excluding share in Staircase and Balconies for upper floors, which is bounded as below

ON THE EAST - _____
ON THE WEST - _____
ON THE NORTH - _____
ON THE SOUTH - _____

IN WITNESS WHEREOF the VENDORS and the PURCHASER herein above named have hereto set their respective hands and signed this DEED OF AGREEMENT TO SELL at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :

(1) _____

1) (BHIKULAL JUGALKISHOR BAJAJ)

2) (SUNIL HARISHCHANDRA LADDHAD)

3) (NIMISH BRIJMOHAN LADDHAD)

VENDOR

2) _____

1) (_____)

PURCHASER