AGREEMENT TO SELL FOR `. /- ONLY

(RUPEES ONLY)

MARKET VALUE AT . /-

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this ___ Day of June, 2019, BETWEEN : **SHRI SHIRISH HARISH JANGLE** Aged 30 Years, Occupation – Private AADHAR NO : 796107024160 PAN: AOPPJ7773Q M-9890292824 And **SHRI SUBODHI HARISH JANGLE** Aged about 36 years, occup. Service AADHAR NO : 948727247013 PAN: AHMPJ9579L M-9890292824 Both R/O Near Shahu Kirana Store Plot No 4 Dwarkapuri Rameshwari Road Bhagwan Nagar Nagpur-27 hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART**.

AND

(1) _____, Aged _____ years, (Income Tax PAN – _____), (Adhar No. _____) (Mobile No. _____), Resident of _____, 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 their heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.

1. That, **ALL THAT Piece and Parcel** of land situated at Mouza Babulkheda, Mouza no 275, Bandobast no 278

THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14,kh no 71**, plot no 4** having length East West 100 ft and North-South 100 ft total admeasuring about 10000 sq ft, bearing Corporation House No. 4986 Mohalla Dwarkapuri Chalta no 64 City Survey No. 4362 Sheet No. 284 situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District – NAGPUR was belongs to Shri Rupchand Govindrao Khawasa and Shri Govindrao Sonbaji Pingle having purchased the same from Shri Shriyut Vishwaswarrao Anat Limay and became the owner by virtue of the sale deed duly registered in the office of sub-registrar Nagpur at sr. No. 2309 on dt 15/7/1968.

2. That above mentioned plot no 4 was purchased by Karnuji Ramaji Jangle from Rupchand Govindrao Khawase and Govindroa Sonbaji Pingade and became the owner of said Plot No. 4 by virtue of Sale Deed Executed and Registered in the office of Sub-Registrar Nagpur -1 at Sr .no 784 on dt 10/02/1983.

That **the owner** Late Karnuji Ramaji Jangle executed the Registered Will Deed in the office of Sub-Registered Nagpur-1 vide Docu. No 108 dt 12/01/1988 in favour of the 1. SHRI SHIRISH HARISH JANGLE 2. SHRI SUBODHI HARISH JANGLE thereby bequeathed the plot area of 5000.00 sq. ft. from Northern side having Length 100 ft and Breadth 50 ft of the said plot . That thus SHRI SHIRISH HARISH JANGLE and SHRI SUBODHI HARISH JANGLE became the absolute joint owner of the said Plot No.4-A .

3. **That** the owner hereinabove named has now decided to develop the said property comprising Plot No. 4A containing by admeasurements 5000.00 Sq.Fts into a RESIDENTIAL ESTATE by constructing a Multistoried

Building thereon consisting of various self contained separate Apartments therein;

4. That, the aforesaid plot no 4A comprising Khasra/ Survey No. 71 is converted for Non Agricultural (Residential) Use by the Sub Divisional Officer, Nagpur vide his Order Dated 5/11//2012 passed in Revenue Case No. 617/NAP-34/2012-13 of Mouza : Babulkheda.
5. That the owner according get the Map sanctioned attached hereto as **EXHIBIT-A** which is **approved by Nagpur Improvement Trust** vide its **Building Permit No. BE (South)/ case no.AB-Sr.7444/ T.No.20181022179/1090 Dated 14/03/2019,** and which is made a part hereof. The **postal address** of the building is **"KARAN VILLA" At Galli No 4 Plot No. 4a, Dwarkapuri Layout,Nagpur.**
6. That, the OWNER submitted aforesaid entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 11/9/2019 and the same is registered in the Office of the Sub-Registrar, Nagpur-8 in at Sr. No. 2809 on even date.

WHEREAS, the Vendor has proposed to construct on the project land the Multistoried building to be known and styled as **"KARAN VILLA"** consists of the Ground Floor and four Upper Floors. There are 3 (Three) Apartment on the FIRST FLOOR of 2BHK. There are 3 (Three) Apartments on the Second FLOOR of 2 BHK, 2 (Two Apartments on THIRD Floor of 3 BHK And 2 (Two Apartments on Fourth Floor of 3 BHK. Thus there are in all 10 (Ten) independent and self contained separate Apartments in the said Building.

WHEREAS, the Vendor has entered into a standard Agreement with an Architect registered with the Council of

Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

WHEREAS, the Vendor/Developer shall get the said Project registered under the provisions of the Act with the Real Estate Regulatory Authority within the stipulated time period;

WHEREAS, the Vendor has appointed a structural Engineer for the preparation of the structural design and drawings of the multistoried building and the Vendor accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

WHEREAS, on demand from the Purchasers, the Vendor has given inspection to the Purchasers of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor Architects Shri Rohit Yogesh Sontakke and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 ***(hereinafter referred to as "the said Act")*** and the Rules and Regulations made thereunder. The Purchasers has, prior to the execution hereof perused the Title documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor and satisfied herself /himself/themselves about the title of the Vendor to the said Property and/or right of the Vendor to sell the same on ownership basis. The Purchasers hereby confirms that the Vendor has produced for inspection to the Purchasers, all information and documents and has made full and true disclosure as demanded by the Purchasers and the Purchasers is satisfied with the same and has no further or other information nor disclosure to be required from the Vendor AND ;

WHEREAS, the authenticated copies of Certificate of Title issued by the advocate of the Vendor authenticated copies of Property card showing the nature of the title of the Vendor to the Project Land on which the Apartments are to be constructed have been ***annexed hereto and marked as Annexure 'A' and 'B', respectively*** AND;

WHEREAS, the authenticated copies of the plans of the Building Plans as sanctioned and approved by the local authority have been ***annexed hereto and marked as Annexure C-1***;

WHEREAS, the authenticated copies of Specifications of the Apartment agreed to be purchased by the Purchasers have been ***annexed and marked as Annexure-D;***

WHEREAS, while sanctioning the said plans concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Vendor while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority AND;

WHEREAS, the Vendor has an ongoing project and decided to dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act shall be executed after utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Purchasers. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the

terms and conditions contained in the said Deed of Declaration 11/9/19 and the same is registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 2809 on even date and the Bye-laws appended thereto shall always remain binding upon the Purchasers and her/his/their successors in title AND;

WHEREAS, the Vendor has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

WHEREAS, the Purchasers has applied to the Vendor for purchase of Apartment No. _____ on _____ FLOOR of a building known constructed thereon and the building known and styled as " **KARAN VILLA**";

WHEREAS, the **Carpet area** of the said Apartment is **_____ square meters;** and **"Carpet Area"** means the net usable floor area of an apartment (excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchasers or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchasers), but includes the area covered by the internal partition walls of the apartment AND;

WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter AND;

WHEREAS, prior to the execution of these presents the Purchasers has paid to the VENDOR a sum of `. _____/- (Rupees _____ Only), being part payment of the sale consideration of the Apartment agreed to be sold by the VENDOR to the Purchasers as advance payment or Application Fee in the following manner :-

/- (Rupees _____ Only) paid by the Purchasers to the VENDOR by Cheque No. _____, Dated _____ drawn on _____, the receipt whereof is hereby acknowledged by the Vendor .

(the payment and receipt whereof the VENDOR hereby admit and acknowledge) and the Purchasers has agreed to pay to the VENDOR the balance of the sale consideration in the manner hereinafter appearing;

WHEREAS, the Vendor/Developer has proposed to register the said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority;

WHEREAS, under section 13 of the said Act the VENDOR is required to execute a written Agreement for sale of said Apartment with the Purchasers, being in fact these presents and also to register said Agreement under the Registration Act, 1908 AND;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Purchasers hereby agrees to purchase the said Apartment.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THAT, the aforesaid Project consists of a Multisoried Building to be known and styled as "**KARAN VILLA**" consists of the Ground Floor and Four Upper Floors. That the Vendor have specifically agreed to construct 10 (Ten) Apartment at its own costs, 1st and 2nd floor 3 apartment on each floor of 2 BHK and 3rd and 4th floor 2 apartments on each floor of 3 BHK in the said scheme. Thus there are in all 10 (Ten) Apartments independent and self contained separate Apartments in the said Building to be constructed by the Vendor on the said Project Land in accordance with the plans, designs and specifications as approved by the Competent local authority from time to time.

Provided that the Vendor shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications, which may adversely affect the Apartment of the Purchasers, except any alteration or addition required by any Government Authorities or due to change in law.

1.a i) The Purchasers hereby agrees to purchase from the VENDOR and the Vendor hereby agrees to sell to the Purchasers **Apartment No. _____** having **Carpet area admeasuring _____ Sq. Metres** on **_____ FLOOR** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked **Annexures C-1 and C-2** for the total sale consideration **`. _____/- (Rupees _____Only),** which includes :

`. _____/- towards cost of Apartment includes being the proportionate price of the common areas, facilities and Infrastructure cost appurtenant to the premises, the nature, extent and description of the common areas and facilities.

1.b Thus the total aggregate consideration amount for the said Apartment including Parking Space is **`. _____**/-.

1.c WHEREAS prior to the execution of this Agreement the Purchasers has paid to the VENDOR a sum Rs. _____/- (Rupees _____Only) being actual payment as advance payment or Application Fee and hereby agrees to pay to the VENDOR the balance amount of Rs _____/- (Rupees _____ Only) in the following manner:-

1.c WHEREAS prior to the execution of this Agreement the Purchasers has paid to the Vendor a sum Rs. _____/- (Rupees _____ Only) being actual payment as advance payment or Application Fee and hereby agrees to pay to the Vendor the balance amount of Rs _____/- (Rupees _____ Only) in the following manner:-

i) Rs. _____/- (_____ ___) Only ***(not exceeding 30% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of execution of this Agreement.

ii) Rs. _____/- (_____ ___) Only ***(not exceeding 45% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of completion of the Plinth of the building / wing in which the said Apartment is located.

iii) Rs. _____/- (_____) Only ***(not exceeding 70% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of completion of the slabs including podiums and stilts of the building in which the said Apartment is located.

iv) Rs. _____/- (_____) Only ***(not exceeding 75% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v) Rs. _____/- (_____) Only ***(not exceeding 80% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi) Rs. _____/- (_____) Only ***(not exceeding 85% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

vii) Rs. _____/- (_____) Only ***(not exceeding 95% of the total consideration)*** agreed to be paid by the Purchaser to the Vendor within _____ days from the date of 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 wing in which the said Apartment is located.

viii) Rs_____/- (_____) Only agreed to be paid by the Purchaser to the Vendor against and 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. (RUPEES

_____

_____ ONLY)

1.d The above mentioned total price/consideration excludes Taxes (consisting of tax paid or payable by the Vendor by way of Value Added Tax, Service Tax and Cesses, GST, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Vendor) up to the date of handing over the possession of the said Apartment. The Purchasers specifically agrees to pay to the Vendor all such Taxes & Insurance Premium as and when demanded and shall always keep the Vendor indemnified against the same. In the event of implementation of GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Purchasers. It shall be obligatory on the part of Purchasers to pay the amount of VAT, Service Tax (GST as may be applicable) etc. simultaneously with the payment of each installment.

1.e The Purchasers does hereby state and declares that it shall be the sole liability and responsibility of the Purchasers to pay the amount of Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department, if applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the Purchasers from the Sale Consideration payable to the Vendor and to credit the same in the appropriate account of Income Tax Department.

1.f The Total Price is escalation-free, save and except escalations/increases, due to increase on account of

development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/ Local Bodies/ Government from time to time. The Vendor undertakes and agrees that while raising a demand on the Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor shall enclose the said Notification / Order / Rules / Regulation published / issued in that behalf to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

1.g THAT the Vendor shall be exclusive in-charge of the construction without any let or hindrance or interference by the Purchasers or any other contractor and under no circumstances during the subsistence of this contract, the Purchasers shall enter into any building contract in respect of Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by the Purchasers shall be void and shall not be binding upon the Vendor .

1.h THAT during the period of building construction the Purchasers with Three days advance intimation to the Vendor, may enter upon the said Plot of land to inspect the Plans, specifications, Building materials if available at site and also the workmanship undertaken on the site.

1.i THAT, the Vendor may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchasers to the Vendor by discounting such early payments @ 9 % per annum for the period by which the respective installments has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchasers by the

Vendor.

1.j THAT, the Vendor shall confirm the final Carpet Area that has been agreed to be sold to the Purchasers after the construction of the said proposed Multistoried Building is complete and the Occupancy Certificate is granted by the Competent Authority. However it is understood by the Purchasers that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork and particularly described in specifications appended hereto. It is understood by the Purchasers that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur. It is agreed by the Purchasers that on account of practical constraints there will be an allowance of plus or minus Three percent variation in dimensions shown in sanctioned Building Plan or mentioned in this Agreement and no compensation shall be given to the Purchasers for such variations. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor. If there is any reduction in the carpet area beyond the defined limit, then the Vendor shall refund the excess money paid by the Purchasers within 45 (Forty-Five) Days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers. If there is any increase in the carpet area allotted to Purchasers, the Vendor shall demand additional amount from the Purchasers as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1.k The Purchasers do hereby authorizes the Vendor to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her

name as the Vendor may in its sole discretion deem fit and the Purchasers undertakes not to object/demand/direct the Vendor to adjust her/his payments in any manner.

2.1 THAT, the Vendor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchasers, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.

2.2 THAT, Time is essence for the Vendor as well as the Purchasers. The Vendor shall abide by the time schedule for completing the project and handing over the Apartment to the Purchasers and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate, as the case may be. Similarly, the Purchasers shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Vendor as provided in clause 1 (c) herein above. **("Payment Plan")**.

3. The Vendor hereby declares that the Floor Space Index available as on date in respect of the project land is as per sanctioned map and Vendor has planned to utilize Floor Space Index of as per sanctioned map by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to

the said Project. The Vendor has disclosed the Floor Space Index of as per sanctioned map as proposed to be utilized by it on the project land in the said Project and Purchasers has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Vendor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Vendor only.

4.1 If the Vendor fails to abide by the time schedule for completing the project and handing over the Apartment to the Purchasers, the Vendor agrees to pay to the Purchasers, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchasers, for every month of delay, till the handing over of the possession. The Purchasers agrees to pay to the Vendor, interest at the rate stipulated by State Bank of India being highest Marginal Cost of Lending Rate plus two percent, on all the delayed payment which become due and payable by the Purchasers to the Vendor under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Vendor .

4.2 Without prejudice to the right of Vendor to charge interest in terms of sub clause 4.1 above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Vendor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Vendor shall at his own option, may terminate this Agreement:

Provided that, Vendor shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address

provided by the Purchasers and mail at the e-mail address provided by the Purchasers, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchasers fails to rectify the breach or breaches and/or to make payment of defaulted installments along with interest payable thereon, as mentioned by the Vendor within the period of 15 (Fifteen) Days of such Notice, then at the end of such notice period, this Agreement shall IPSOFACTO stand cancelled and terminated absolutely forever.

Provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchasers, subject to deduction of a sum of Rs. 1,00,000/- (Rupees One Lakh) Only plus the amount of interest chargeable at the rate prescribed under Clause No. 4.1 of this Agreement, on the defaulted installments from the due date till the date of Cancellation, towards liquidated damages, within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchasers to the Vendor.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like with particular brand or price range (if unbranded) to be provided by the Vendor in the said building and the Apartment as are set out in ***Annexure 'E', annexed hereto***.

6. The Vendor shall give possession of the Apartment to the Purchasers on or before 24 months from the date of this agreement but subject however subject to grant of necessary electric and water connections or supply and also subject to the Government restrictions, strike or any notice, order, rule, notification of the Government and / or other public or

competent authority or any cause beyond the control of the Vendor any other reasonable cause and the Purchasers agree to ignore reasonable delay in getting possession due to any of the above mentioned reasons and / or for any reason beyond the control of the Vendor. If the Vendor fails or neglects to give possession of the Apartment to the Purchasers on account of reasons beyond his control and of his agents by the aforesaid date, then the Vendor shall be liable on demand to refund to the Purchaser the amounts already received by it in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendor received the sum till the date the amounts and interest thereon is repaid.

Provided further that the Vendor shall not deliver the actual physical possession of the said Apartment to the Purchasers until the entire Consideration including also the charges for installation of Electric and Water Meters, Legal Expenses, Stamp Duty and Registration Fees and Service Tax, VAT Tax,GST etc. are paid by the Purchasers in full to the Vendor hereto.

Provided further that the Vendor shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(iii) delay in obtaining Government Statutory permissions and compliances therefore including Occupancy Certificate/Completion Certificate.

(iv) non-availability of steel, cement or any other building materials, water or electric supply, any delay on the part of the Office of the Corporation or any other

public Body or Authority, including the M.S.E.D.C.L. in issuing or granting necessary Certificates /NOC's/ Permissions/ Licenses/Connections of any service such as Electricity, Drains and Water Connections and Meters to the said Project under construction by the Vendor/Developer/ Confirming Party on the said land, any other reasons beyond the control of the Vendor.

7.1 Procedure for taking possession – The Vendor upon obtaining the Completion Certificate or Occupancy Certificate from the competent authority and the payment made by the Purchasers as per the agreement shall offer in writing the possession of the Apartment to the Purchasers in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Vendor shall give possession of the said Apartment to the Purchasers. The Vendor agrees and undertakes to indemnify the Purchasers in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor. The Purchasers agree(s) to pay the maintenance charges as determined by the Vendor ``or Association of Purchasers, as the case may be.

7.2 The Purchasers shall take possession of the Apartment within 15 days of the written notice from the Vendor to the Purchasers intimating that the said Apartment is ready for use and occupancy.

7.3 THAT the Purchasers hereby agrees not to occupy the said Apartment without prior written permission of the Vendor else Purchasers shall be treated as a trespasser.

7.4 THAT the Vendor does hereby agree with the Purchasers 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, Maintenance charges, payment of GST and all other Taxes and Cesses that may be levied and payable at the time of Registration from Purchasers, the Vendor will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the entire R.C.C. Superstructure comprising Apartment hereby agreed to be sold in favour of the Purchasers or the nominee(s) appointed by the Purchasers and get the same duly registered at the costs of Purchasers in accordance with the law in force provided the Purchasers shall have also paid the entire agreed cost of construction of the Apartment chosen by the Purchasers to the Vendor.

7.5 THAT on obtaining the proper Sale Deed relating to the Undivided share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchasers jointly with the other Co-owners thereof. However the Apartment chosen by Purchasers in the proposed multistoried building shall be owned and possessed by the Purchasers exclusively with heritable and transferable rights therein. The common areas and facilities shall vest with the Association of the Apartment Owners for the purpose of maintenance.

7.6 Failure of Purchasers to take Possession of Apartment : Upon receiving a written intimation from the Vendor as per clause (7.1) the Purchasers shall take possession of the Apartment from the Vendor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Vendor shall give possession of the Apartment to the Purchasers. In case the Purchasers fails to take possession within the time provided in clause 7.2 such Purchasers shall continue to be liable to pay maintenance charges as applicable, to the Developer or the Association, if formed. Under such circumstances the

restrictions as may be imposed by the Association shall remain binding upon the Purchasers and her/his successors in title

7.7 THAT the Purchasers shall protect the important parts of the building such as columns, beams, walls, slabs of R.C.C., Pardis or other structural portions in the said Apartment and not cause any damage to the structural portions. In the like manner the Purchasers shall not damage water proofing, floor tiles etc. which will result in leakage in the building and thereby weaken the same and endanger the structure. For such unauthorized acts, if done by the Purchasers, then in such event, Purchasers will be solely responsible for any consequences which may arise. The Purchasers shall not be entitled to put pots (Kundi)/Plants etc. in the open passage / lobby.

7.8 If within a period of five years from the date of handing over the Apartment to the Purchasers, the Purchasers brings to the notice of the Vendor any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Vendor at his own cost and in case it is not possible to rectify such defects, then the Purchasers shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act. In case any defect found in the proprietary items used in construction of said Apartment, the Purchasers shall lodge claim of defects, shortcomings directly with the manufacturer of such item and the Vendor shall always cooperate and assist the Purchasers in this regard. It is specifically brought to the notice of the Purchasers that on account of extreme tropical climate, contraction and expansion result in hair cracks to walls and such hair cracks shall not be treated as defects.

Provided further that in case of any change or modification to the Specification are affected at the request of the Purchasers, then the defect Liability will not be applicable to such modified Specification items. Similarly if the Purchasers have made modifications, changes or repairs and alterations to the Apartment resulting in damages of any nature, then under such circumstances the Vendor shall not be liable for make good of the defect.

That it shall be the responsibility of the Purchasers to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Apartment/Flat/Unit are regularly filed with white cement/epoxy to prevent water seepage

That the Purchasers has been made aware and that the Purchasers expressly agrees that the regular wear and tear of the unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the R.C.C. structure which happens due to variation in temperature of more than 20*C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

If any time, after execution of this agreement, the service tax and Value Added Tax (VAT) GST etc is imposed/increased under respective statue by the Central and state government respectively and further at any time before or after execution of this agreement any additional taxes/duty/charges/premium cess/surcharge etc. by whatever name called, is levied or recovered or becomes payable under any statue/rule/ regulation notification order/either by the Central or the state Government or by the local authority or by any revenue or

other authority, on the said Apartment/Flat/Unit or this agreement or the transaction herein, shall exclusively be paid / borne by the Purchasers. The Purchasers hereby always indemnifies the Vendor/Developer/ Confirming Party from all such levies, cost and consequences. Provided that the Vendor shall provide to the Purchasers the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.

8.1 The Purchasers shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence for carrying on any Residential use. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

8.2 THAT it is understood by the Purchasers that the Vendor shall display any type of Board, signs, banners etc. on any exterior part of building proposed to be constructed on the said Plot of land and the Purchasers will neither object/disturb it, nor obstruct it's visibility in any way. The Vendor shall not pay, nor the Purchasers shall demand any rent etc. for any signs displayed by the Vendor.

9.1 That the Vendor has decided to dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act shall be executed after utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Purchasers. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall

always remain binding upon the Purchasers and her/his/their successors in title.

9.2 THAT the Purchasers agrees to incorporate such terms and conditions, stipulations 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 interse, in accordance with the provisions of The Maharashtra Apartment Ownership Act, 1970 and the rules made hereunder.

9.3 THAT the available open space (excluding the Restricted Area as may be mentioned in the Deed of Declaration), the common areas and common facilities as may be provided in the said Multistoried Building shall be of common use of all the Apartment Owners in the said building and shall always remain undivided and no partition or division of any part thereof will be effected or carried out by the Purchasers severally or jointly with any other Apartment Owner or Owners.

9.4 The Vendor shall, within 6 (SIX) months from the date of dedication of the said property to the provisions of the Maharashtra Apartment Ownership Act, as aforesaid, cause to be transferred to the said Association of Apartment owners, all the right, title and interest of the Vendor and /or the Owner in the said structure of the building in which the said apartment is situated.

9.5 Within 15 days after notice in writing is given by the Vendor to the Purchasers that the Apartment is ready for use and occupancy, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes viz. Corporation Taxes, Cesses, Non Agricultural Assessments, betterment charges or such

other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchasers shall pay to the Vendor such proportionate share of outgoings as may be determined. The Purchasers further agrees that till the Purchaser's share is so determined the Purchasers shall pay to the Vendor provisional monthly contribution as determined by the Vendor per month towards the outgoings. The amounts so paid by the Purchasers to the Vendor shall not carry any interest and remain with the Vendor until handing over the management of the said Building to the Association of Apartment Owners.

10. REPRESENTATIONS AND WARRANTIES OF THE VENDOR :

The Vendor hereby represents and warrants to the Purchasers as follows :

i. The Vendor has clear and marketable title with respect to the project land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Vendor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;

vii. The Vendor and/or Vendor has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchasers under this Agreement;

viii. The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment to

the Purchasers in the manner contemplated in this Agreement;

ix. The provisions of The Maharashtra Apartment Ownership Act, 1970 shall applicable to this Agreement.

x. At the time of execution of the Sale Deed of the Apartment in favour of the Purchasers, the Vendor shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Apartment Owners;

xi. The Vendor has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the date of completion of the said project.

xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor and/or the Vendor in respect of the project land and/or the Project except those disclosed in the title report.

11. The Purchasers or herself/himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Vendor as follows :-

i. To maintain the Apartment at the Purchaser's own cost in good and tenantable repair and condition from the date that

of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. The Purchasers hereby specifically agrees with the Vendor that even after taking over the actual possession of the Apartment chosen by Purchasers, the Purchasers will not object or prevent or obstruct the Vendor 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.

iii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.

iv. To carry out at her/his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the

Vendor to the Purchasers and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

v. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Vendor and/or the Association of the Apartment Owners.

vi. Not to do or perform any activity, which will result in damages to the said Apartment and Common area of the Project. The Purchasers shall not be entitled to carry material in Lift, keeping the materials of repairs in open space, bring in any Carriage or transporting Vehicle beyond the sustainable limit of the Floor within the said Project.

vii. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

viii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated. Pay to the Vendor within fifteen days of demand by the Vendor, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Purchasers for any purposes other than for purpose for which it is sold.

x. The Purchasers shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Purchasers to the Vendor under this Agreement are fully paid up.

xi. The Purchasers shall observe and perform all the rules and regulations which the Association of the Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the

Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Association of the Apartment Owners regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xii. Till handing over the management of said Building maintenance to the Association of Apartment Owners, the Purchasers shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

xiii. In case some of the Apartments in the said Project remains unsold, even after completion of the same, then the Vendor shall bear and pay the 10% of regular Maintenance Charges payable for such unsold Apartments.

xiv. THAT the Purchasers hereby specifically agreed to deposit 1,00,000/- (Rupees One Lakh Only) separately towards maintenance fund with the Vendor before taking over possession or Sale Deed of the Apartment and shall thereafter pay separately the monthly maintenance charges at such rate that may be fixed by the Association of Apartment owners from time to time. The Vendor shall hand over the deposits collected from individual Purchasers to the Association of Apartment Owners when formed.

xv. The Vendor may charge the Purchasers separately for upgradation changes specifically requested or approved by Purchasers in fittings fixtures and specifications and any other facility which have been done on Purchasers request or approval but which have not been agreed upon herein as shown in website registered Authority.

12. The Vendor shall maintain a separate account in respect of sums received by the Vendor from the Purchasers as advance or deposit, sums received on account of the maintenance fund, expenses and also towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

13. Nothing contained in this Agreement is intended to be nor shall be construed as a demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Purchasers shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Vendor until the management of the said Building maintenance is handed over to the Association of Apartment Owners as hereinbefore mentioned.

14. 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 rights of the other co-owners of the remaining Undivided share in the said Plot of land and shall not annul this contract/Agreement, nor shall any compensation be allowed in respect thereof to the Purchasers, but all the same such mis-statement, error omission will always be subject to correction by the parties hereto.

15. After the Vendor executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchasers who has taken or agreed to take such Apartment.

16. BINDING EFFECT : Forwarding this Agreement to the Purchasers by the Vendor does not create a binding obligation on the part of the Vendor or the Purchasers until, firstly, the Purchasers signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchasers and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Vendor. If the Purchaser(s) fails to execute and deliver to the Vendor this Agreement within 30 (thirty) days from the date of its receipt by the Purchasers and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Purchasers for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchasers, application of the Purchasers shall be treated as cancelled and all sums deposited by the Purchasers in connection therewith including the booking amount shall be returned to the Purchasers without any interest or compensation whatsoever.

17. ENTIRE AGREEMENT : This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements

whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

18. RIGHT TO AMEND : This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS / SUBSEQUENT PURCHASERS : It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

20. SEVERABILITY : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT : Wherever in this Agreement it is stipulated that the Purchasers has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the Apartment in the said Project.

22. FURTHER ASSURANCES : Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23. PLACE OF EXECUTION : The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Office, or at some other place, which may be mutually agreed between the Vendor and the Purchasers, in Nagpur after the Agreement is duly executed by the Purchasers and the Vendor or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nagpur.

24. The Purchasers and/or Vendor shall present this Agreement as well as the Sale Deed at the proper registration Office of registration within the time limit prescribed by the Registration Act and the Vendor will attend such Office and admit execution thereof through.

25. That all notices to be served on the Purchasers and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Vendor by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below :

Name of Vendors:

(1) SHRI SHIRISH HARISH JANGLE

(2) SHRI SUBODHI HARISH JANGLE
Both R/O Near Shahu Kirana Store,

Plot No 4, Galli no 4, Dwarkapuri Rameshwari Road,
Bhagwan Nagar Nagpur-27

Name of Purchasers

_____

R/o _____

It shall be the duty of the Purchasers and the Vendor to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor or the Purchasers, as the case may be.

26. JOINT PURCHASERS : In case there are Joint Purchasers all communications shall be sent by the Vendor to the Purchasers whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

27. STAMP DUTY AND REGISTRATION : All expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed including cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchasers.

28. DISPUTE RESOLUTION : Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

29. GOVERNING LAW : The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for

the time being in force and the Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

30. THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.

FIRST SCHEDULE REFERRED TO ABOVE

THE **UNDIVIDED _____ PERCENT** share and interest in **ALL THAT Piece and Parcel** of land situated at **Mouza Babulkheda**, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, **Kh. No. 71, plot no 4(A)** having Length East-West 30.48 Sq. Mtr. and Breadth North-South 15.24 Sq.Mtr. total admeasuring about 464.515 Sq.Mtr., bearing corporation house no 4986 Mohalla Dwarkapuri Chalta no 64 **city survey no 4362 sheet no 284** situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District – NAGPUR :-

ON THE EAST - ROAD.

ON THE WEST - GALLI 10 FEET

ON THE NORTH - PLOT NO. 3

ON THE SOUTH - Plot Of Rupchand Govindrao

SECOND SCHEDULE REFERRED TO ABOVE (RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising **Apartment No. _____** covering a **Carpet area of _____ square meters**, on the **_____ FLOOR** of a Building proposed to be constructed on the aforesaid Plot No. 4A to be known and styled as **"KARAN VILLA"**.

IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabove named have fully examined and

read over this DEED OF AGREEMENT TO SALE before execution and the same is drafted a per their own say and instructions and the contents whereof are found to true, correct, and hereby signed the same, without any coercion , undue influence, threat, intoxication, misrepresentation and fraud of any kind, at Nagpur in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :

1)

(**SHRI SHIRISH HARISH JANGLE)**

(1) _____

(2) _____

2)

(SHRI SUBODHI HARISH JANGLE)
VENDOR

PURCHASERS

1. _____

2. _____