Stamp Duty - Rs. _____ /-

AGREEMENT TO SELL

(FLAT)

VALUED AT Rs. 85,00,000/-

(Eighty Five Lacs only)

Value as per Ready Reckoner Rs. _____/-

Mouza – AJNI,

Item No. _____, Page No. _____, @ _____ P/Sq.Mtr.

THIS AGREEMENT TO SELL is made on this _____ day of August, 2021

(1) SMT. SHEELA Wd/o LATE SHRI VISHWANATH KAMDE, aged about 85 Years, Occupation - Housewife, (Income Tax Permanent Account No. APPLIED FOR & Aadhar Unique Identity No. 9981 3233 6779, Resident of Plot No. 17 in Block “R” (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(2) SHRI. SUDHIR S/o LATE SHRI VISHWANATH KAMDE, Aged about 59 Years, Occupation - AGRICULTURIST, (Income Tax Permanent Account No. ABAPK2484R & Aadhar Unique Identity No. 4866 4548 0765, Resident of Plot No. 17 in Block “R” (R-17),

Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(3) SHRI. PARAG S/o LATE SHRI VISHWANATH KAMDE, Aged about 51, Occupation - SERVICE, (Income Tax Permanent Account No. AFLPK0586K & Aadhar Unique Identity No. 8953 1131 9389, Resident of Plot No. 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(4) SHRI. ADHIR S/o LATE SHRI VISHWANATH KAMDE, Aged about 56 Years, Occupation - AGRICULTURIST, (Income Tax Permanent Account No. GXEPK5178N & Aadhar Unique Identity No. 5606 7437 1935, Resident of Plot No. 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(5) MRS. RAGINI W/o ANIL BHOLE, (Maiden name Miss. Ragini D/o Late Shri. Vishwanath Kamde), Aged about 62 Years, Occupation – RETIRED-PRINCIPAL, (Income Tax Permanent Account No. AEJPB3732R & Aadhar Unique Identity No. 5569 7387 4895, Resident of Flat No. 4, Plot No. 82, Ambe Ashish, Sector 28, Vashi – 400703, Navi Mumbai; AND

(6) MRS. MEENAL W/o ANIL TADAS, (Maiden name Miss. Bhagyashri D/o Late Shri. Vishwanath Kamde), Aged about 54 Years, Occupation – HOUSE WIFE, (Income Tax Permanent Account No. AFWPT5222N & Aadhar Unique Identity No. 8406 9704 0469, Resident of B-3, Tulip Apartments, Plot No. F-11, Laxminagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State), hereinafter all jointly called the **VENDORS, represented through their Power of Attorney holder M/s. DEV ASSOCIATES,** (Income Tax Permanent Account No. AUBPJ1502D A Proprietorship Firm, having its Office at Plot No. 53, Madhav Nagar, Nagpur and acting through its Proprietor **Mr. DEOVRAT JAISWAL,** Aged about 26 Years, Occupation – Business, (Income Tax Permanent Account No. AUBPJ1502D & Aadhar Unique Identity No 654642050185) Resident of 30, Ravindra Nagar, Nagpur-440 022, Tahsil and District – NAGPUR which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **OWNERS/VENDORS,** as well as, their respective heirs, legal representatives, executors, administrators, power of attorney holder, successors and assigns of the **ONE PART.**

AND

PURCHASER NAME ONE, aged about XX years, Occupation :_____, **PAN : XXXXXXXXXX,** AADHAAR NO. : XXXX XXXX XXXX, Mob. No. +91 xxxxx xxxxx, Resident of _____, and **PURCHASER NAME TWO,** aged about XX years, Occupation :_____, **PAN :**

XXXXXXXXXX, AADHAAR NO. : XXXX XXXX XXXX, Mob. No. +91 xxxxx xxxxx, Resident of _____, hereinafter together called the **PURCHASERS**, which expression also shall unless repugnant to the context and meaning thereof mean and include the said Purchasers, his/her/their legal heirs, executors, successors, representatives and assigns of the SECOND PART**.**

AND

M/s. DEV ASSOCIATES, (Income Tax Permanent Account No. AUBPJ1502D A Proprietorship Firm, having its Office at Plot No. 53, MADHAV NAGAR, Nagpur and acting through its Proprietor **Mr. DEOVRAT JAISWAL,** Aged about 26 Years, Occupation – Business, (Income Tax Permanent Account No. AUBPJ1502D & Aadhar Unique Identity No 654642050185) Resident of 30, Ravindra Nagar, Nagpur-440 022, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER/CONFIRMING PARTY,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said proprietorship and its representatives**,** as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the VENDORS hereinabovenamed are the Share Holder Members of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, a Society duly registered under the Co-operative Societies Act, (II of 1912), bearing Registration No. 321, having its Registered Office at Scientific Society, Laxminagar, Nagpur; AND

WHEREAS the Vendors hereinabovenamed are Joint/Co-Owners and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block “R” (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, hereinafter referred as **“the said property”**; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block “R” (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Smt. Godawaribai W/o Ramchandra Kamble, being her self-acquired property, having purchased the same by her from the aforesaid

The Scientific Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 27-05-1954, which is duly registered at the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 230 on Pages 20 to 25 at Sr. No. 429 on 28-05-1954; AND

WHEREAS the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 22-02-1952 made by and between the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 26-10-1976 passed in Revenue Case No. 104/A-2/66-67 of Mouza - AJNI; AND

WHEREAS the aforesaid Smt. Godawaribai Ramchandra Kamble lat

eron in her turn transferred/sold the said Plot No. 17 in Block “R” (i.e. R-17), situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur by way of sale to Shri. Vishwanath S/o Sadashivrao Kamde, husband of Owner No. 1 and father of Owner Nos. 2 to 6 abovenamed, by a Sale Deed Dated 04-04-1970, which is duly registered at the Office of the Sub Registrar, Nagpur in Book No. I at Sr. No. 2377 on even date and the said property was also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 17713 Dated 15-12-2018; AND

WHEREAS the aforesaid Shri. Vishwanath Sadashivrao Kamde left for heavenly abode on 25-05-2019 and consequent upon his death/demise, his aforesaid entire property comprising Plot No. R-17 situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur devolved upon his Widow Smt. Sheela Vishwanath Kamde, three sons namely (i) Shri. Sudhir Vishwanath Kamde, (ii) Shri. Parag Vishwanath Kamde and (iii) Shri. Adhir Vishwanath Kamde and two married daughters namely (i) Mrs. Ragini W/o Anil Bhole (maiden name Miss. Ragini Vishwanath Kamde) and (ii) Mrs. Meenal W/o Anil Tadas (maiden name Miss. Bhagyashri Vishwanath Kamde), the Owners hereinabovenamed jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the said Smt. Sheela Vishwanath Kamde and five others have now become the Joint/Co-Owners of the said entire property with heritable and transferable rights therein. The said property is mutated in their joint names in all relevant records and also in the Property Card of City Survey Office; AND

WHEREAS the Owners herein above named have now jointly decided to develop the said property comprising Plot No. R-17, situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District - Nagpur into a **RESIDENTIAL ESTATE** by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein; AND

WHEREAS the said OWNERS later on decided to develop the aforesaid Plot No. R-17 in a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein and accordingly they have entrusted the entire work of Development of the said property to **M/s. DEV**

ASSOCIATES, A Proprietorship Firm, having its Office at Plot No. 53, Madhav Nagar, Nagpur upon the several terms and conditions contained therein vide registered Agreement to Development dated 01 March 2021 which is duly registered at Sr. No. NGN4-1950-2021 before the Sub registrar No. 4, Nagpur. And accordingly the Owners also duly appointed the said Developer as their Power of Attorney holder vide registered document at Sr. No. NGN4-1951-2021 before the Sub registrar No. 4 dated 1 March 2021.

WHEREAS in pursuance of the said Agreement the said M/s. DEV ASSOCIATES accordingly prepared a Plan of a Multistoried Building then proposed to be constructed on the said Plot of land and to be known and styled as **"R 17 DEV HEIGHTS"** and the same is duly sanctioned and approved by the Town Planner, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 289/BP/Ajni/7P/NMC/34 **AND**

WHEREAS by the same Agreement he had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. R-17 in favour of each such individual buyer as may be nominated by M/s. DEV ASSOCIATES; **AND**

WHEREAS the Vendor/Confirming Party accordingly submitted the said Scheme to the provisions of Maharashtra Apartment Ownership Act, 1970 and Deed of Declaration is registered at Sr. No. _____ before the Sub registrar No. _____, Nagpur on _____.

WHEREAS, the PURCHASER being desirous of owning a Flat for his/her/their residential use with heritable and transferable rights therein have approached the confirming party and expressed his desire and willingness to purchase the share and interest in the said land together with the entire R.C.C. Superstructure comprising of the **Flat No. 502** proposed to be constructed thereon and after detailed negotiations the CONFIRMING PARTY has agreed to sell the same to the Purchaser and the Purchaser has specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of land and construction thereof to the CONFIRMING PARTY upon the following terms and conditions

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN

THE PARTIES HERETO AS FOLLOWS:

1. THAT, the Vendor/Confirming Party will sell and the Purchaser will buy ALL THAT piece and parcel of **Flat bearing No. 502 on the Fifth Floor** of **"R-17 Dev Heights"** alongwith Undivided Share of **6.25%** in Plot No. R-17 containing by admeasurement super-built up area of about 1968 Sq. Ft.

2. THAT the total price agreed is Rs. **1,33,20,000**/- (Rupees One Crore Thirty Three Lacs and Twenty Thousand Only), which the Purchaser has specifically agreed to pay to the CONFIRMING PARTY in the following manner:

Sale Deed Consideration		**₹ 85,00,000**
Token		₹ 21,000
At Confirmation of Booking/Agreement	10%	₹ 8,29,000
At Plinth Slab	15%	₹ 12,75,000
At Second Floor Slab	9.2%	₹ 7,82,000
At Fourth Floor Slab	9.2%	₹ 7,82,000
At Sixth Floor Slab	9.2%	₹ 7,82,000
At Eighth Floor Slab	9.2%	₹ 7,82,000
At Completion of Brick-work	9.2%	₹ 7,82,000
At Completion of Plaster	9.2%	₹ 7,82,000
At Possession	19.8%	₹ 16,83,000
Cumulative:	100%	**₹ 85,00,000**

3. THAT, the interest in the said Plot of Land alongwith the construction hereby agreed to be sold shall be free from encumbrances of all kinds whatsoever.

4. THAT, the PURCHASER has satisfied himself with respect to the VENDORS/CONFIRMING PARTYS title to the said property as good, valid and marketable and they have satisfied themselves about their right to enter into this Agreement with the PURCHASER.

5. THAT, the PURCHASER shall pay respective installments as stipulated herein above strictly on the stages mentioned above. It is specifically understood and agreed by PURCHASER that the time so stipulated for payment of each installment is the ESSENCE OF CONTRACT and consequently therefore this Agreement shall stand automatically cancelled and terminated on the PURCHASERS failure to pay above installments on the due stages. It is specifically understood by the PURCHASER that the VENDOR shall grant no extension of time for payment of any installment to them. However in case of an unforeseen exigency, the VENDOR may at its discretion allow a period of one month from the due date for making payment and this extension period

shall carry an interest as per guidelines of RERA on the amount payable. In the event of such termination/cancellation of this Agreement the VENDOR shall be at full liberty to resell the said UNIT together with the land to any other intending buyer without any further intimation or reference/notice to the PURCHASER and in such event the VENDOR shall within 12 months from the date of cancellation return back the amounts till then received by it against the said UNIT to the Purchaser, free of any interest thereon, but after deducting there from a fixed amount of Rs. 2,00,000/- (Rupees Two Lacs Only) from the received amount by way of liquidated damages. It is also specifically understood by the Purchaser that delay in securing a Housing Loan, if any, applied for by him shall not be a ground for non payment of the installments on due stages.

6. THAT, the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and sold subject to the outgoing agreements, restriction and rights to the Vendor and other Co-owners of the remaining tenements and the Owners of the other built up premises in the proposed lay out affecting the same and if any misstatement, error or omission is discovered, the same shall not annul this 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.

7. THAT, it is understood by the Purchaser that by an Agreement made between the Vendor, they are allowed and permitted to develop the said plot of land and shall remain exclusively in charge of the entire construction of the proposed building in all respects, without any hindrance or interference by the aforesaid Vendors/Confirming Party. The Purchaser shall also not interfere in any manner whatsoever in this behalf.

8. THAT Extra/Additional facilities shall however be provided by the Vendor/Confirming Party at the request of the Purchaser subject to extra payments thereof which shall be paid by the Purchaser in advance, provided such extra work does not affect the outer elevation of the Building proposed to be constructed. However whether to undertake the additional/extra construction work shall be the sole discretion of the Vendor.

9. THAT, the Purchaser has finally chosen to own and possess **Flat No. 502, alongwith 6.25%** undivided share in land, more particularly described in the SCHEDULE “B” hereunder written.

10. THAT the Vendor/Confirming Party shall not deliver the actual physical possession of the said **Flat No. 502** to the Purchaser until the entire cost of construction and Land is paid. The purchaser shall separately pay all the charges for the Legal Expenses including Stamp Duty and Registration Fee etc., as may be applicable, in full to the Vendor. However, the costs of installation of electric and water connections agreed to be borne by the vendor.

11. THAT the Vendor/Confirming Party shall be exclusively in charge of the construction without any 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 this Agreement with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by them shall be void and shall not be binding upon the Vendor/Confirming Party.

12. THAT the Purchaser agrees to incorporate such terms, conditions, stipulations and restrictive covenants in the Deed of Sale as are not set forth herein, but which would be deemed essential to guide or regulate the Easement Rights, privileges and Appurtenances of the other co-owners interest.

13. THAT the Purchaser hereby undertakes to pay any subsequent, GST, or any other tax for that matter arising out of the said transaction and keep Vendor indemnified.

14. THAT the Purchaser hereby specifically agrees with the Vendor/Confirming Party that even after his taking over possession of the Apartment chosen by him/her/them then the Purchaser will not object, prevent or obstruct the Vendor/Confirming Party in any way in carrying on and completing the work of other Apartments in the scheme and keeping building materials on the available open space.

15. THAT, the Vendor/Confirming Party will deliver the actual possession of the said UNIT, hereby agreed to be sold, to the Purchaser at the time of registration of the Sale Deed which will be executed after the entire building proposed to be constructed thereon is completed in all respects and made available for occupation.

16. THAT the proposed construction is expected to be completed and possession shall be handed over within the stipulated timeframe as requisite by the Real Estate Regulation Act. However, this will depend on timely payment by the Purchaser without any default, and as per the Schedule of Installments and the availability of construction material. Other things being normal the Vendor/Confirming Party shall complete the construction on a time bound schedule.

17. THAT the Purchaser shall pay the proportionate share of Non Agricultural Assessment, Ground Rent and all other dues whatsoever occurring payable in respect of his proportionate share of land in the said property to the Vendor/Confirming Party or to the competent revenue authority with effect from the date of registration of the Sale Deed or from the date of his taking over actual physical possession thereof whichever is earlier and shall always keep the Vendor/Confirming Party indemnified from such payments.

18. THAT it is understood by the Purchaser that the proposed construction is heterogeneous in nature comprising of R.C.C and brick work and particularly described in specifications

in SCHEDULE “C”. It is understood by the Purchaser that short comings inherent to the heterogeneous nature of construction like those due to unequal construction and expansion or unequal settlement of footing are likely to occur and will not be treated as defects. Further it is agreed by the Purchaser that on account of practical constraints there will be made an allowance of five percent variation on either side in dimensions shown in the sanctioned plan or mentioned in the Agreement and no compensation shall be given to the Purchaser for such variations.

19. THAT the Vendor/Confirming Party shall not be liable to pay compensation or to make good any defect in the proprietary items used in the construction of the said UNIT and proper claim regarding this shall directly be made by the Purchaser to the manufacturer of such items keeping the Vendor/Confirming Party indemnified.

20. THAT the Purchaser shall intimate to the Vendor/Confirming Party in writing about the change of address for correspondence within one week of shifting over to the new address. In case of change in address and non-intimation thereof, all the correspondence on the address given in this Agreement would be valid and binding on the Purchaser and shall be sufficient proof of the Purchaser having received them and shall effectually discharge the Vendor/Confirming Party of any obligation under this Agreement.

21. THAT it is agreed that in case of any dispute arising between the parties out of this Agreement or the transaction it would be subject to the arbitration before the Arbitrators appointed in this Agreement. The award of the Arbitrators would be binding on the parties. In view of this Agreement regarding arbitration, the parties agree not to approach the court of law, without availing the arbitration proceedings.

22. THAT two parking slots shall be allotted on the ground floor of the said building premises along with this apartment no. 502.

23. THAT this Agreement / Contract is subject to the jurisdiction of the Competent Civil Court at Nagpur.

24. THAT the Purchaser further declare that the Vendor/Confirming Party shall not be held responsible for any loss or damages suffered against the UNIT agreed to be purchased by him on account of any natural calamity such as earth quake, flood or act of god.

25. THAT if the F.S.I in relation to the aforesaid plot is increased at any time then in that event the Confirming Party shall have full right on such increased F.S.I and it shall use and consume the same accordingly without changing elevation of the building.

26. THAT the Purchaser hereby agrees that he shall abide by all decisions made by the Apartment owners society regarding the maintenance of the building, vicinity and other matters.

27. THAT the aforesaid project is registered by the Confirming Party/Developer under RERA vide no. _____ dated _____.

28. THAT for all matters not covered by this agreement, the provisions of Transfer of Property Act, shall be applicable.

SCHEDULE OF THE PROPERTY 'A'

(RESIDENTIAL)

THE UNDIVIDED **6.25 %** share and interest in ALL THAT piece & parcel of land bearing out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.) together with the entire R.C.C Superstructure comprising **Flat No. 502 on Fifth Floor covering Built Up area of about xxxx Sq.Ft** of building proposed to be constructed thereon known and styled as **"R-17 Dev Heights"**, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and the said Plot is bounded as under:

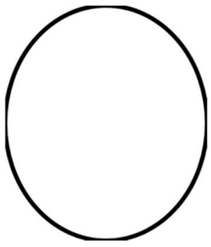
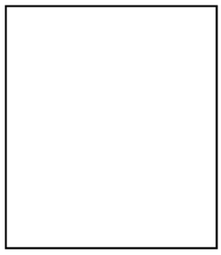
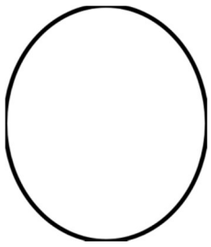
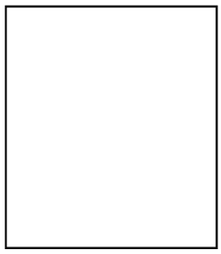
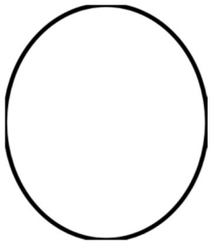
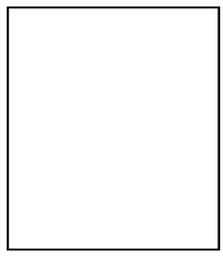
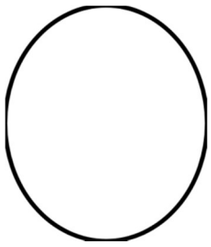
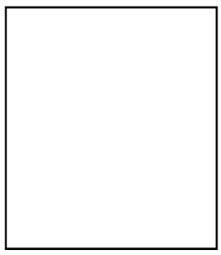
ON THE EAST	**-**	**PLOT NO. 18 IN BLOCK "R",**
ON THE WEST	**-**	**BY PLOT NO. 16 IN BLOCK "R",**
ON THE NORTH	**-**	**BY 12 METRE WIDE ROAD,**
ON THE SOUTH	**-**	**BY CONSERVANCY LANE AND PLOT NO. 6 IN BLOCK "R".**

And the Said Flat is bounded as below

ON THE EAST	**-**	
ON THE WEST	**-**	
ON THE NORTH	**-**	
ON THE SOUTH	**-**	**Staircase & Elevator Lobby**

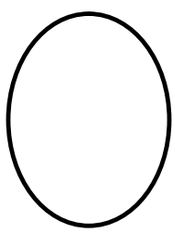
IN WITNESS WHEREOF the said Vendor, Purchaser & Confirming Party hereinabove named have hereto set their respective hands and signed this **AGREEMENT TO SELL** in the presence of attesting witnesses signing as such on the day, first above written.

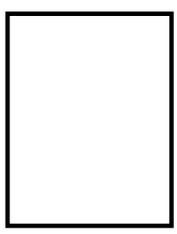
Drafted by: Adv. Ram Joshi.

	FINGER PRINT (LEFT THUMB)	**PASSPORT SIZE PHOTOGRAPH**	**SIGNATURE & FULL NAME**
01			**SHEELA VISHWANATH KAMDE AND FIVE OTHERS though POA Holder Mr. Deovrat Jaiswal** **OWNER**
02			_____ **PURCHASER NAME ONE** **PURCHASER**
03			_____ **PURCHASER NAME TWO** **PURCHASER**
04			**M/s. DEV ASSOCIATES** **CONFIRMING PARTY**

WITNESSES :

(1) _____





(2) _____

