SALE DEED

FOR RS. ----------=00 ONLY

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

VALUATION AS PER ANNUAL STATEMENT OF

RATES (ASR) RS. ----------/- ONLY

STAMP DUTY : RS. ---------/- REG. CHARGES : RS. ----------/-

THIS SALE DEED is made and executed at NAGPUR on this ___ DAY OF ----------, 2022 BETWEEN:

[1] **SHRI. DILIP LALJI PATIL** [PAN No.AIMPP-2160-J] [Aadhar ID 9956-5625-8809] [Cell No.98604 45997] Age 57 Yrs., Occ.- Business [2] **SHRI. SARANG DILIP PATIL** [PAN ----------] [Aadhar ID _____] [Cell No.8149473338] Age 33 Years, Occ.- Business AND [3] **SHRI. PRITESH DILIP PATIL** [PAN_____] [Aadhar ID 8870-7494-5615] [Cell No.8149473469] Age 31 Years, Occ.- Business ALL R/o Flat No.101 & 102, Kaushalya Apartments, Plot No.276, Laxminagar, Nagpur 440022. Vendor No. (2) and Vendor No. (3) through their Constituted Attorney Shri. **SHRI. DILIP LALJI PATIL** [PAN No.AIMPP-2160-J] [Aadhar ID 9956-5625-8809] [Cell No.98604 45997] Age 57 Yrs., Occ.- Business, Resident of Flat No.101 & 102, Kaushalya Apartments, Plot No.276, Laxminagar, Nagpur 440022.

(Power of Attorney duly registered on 11-02-2022 in Book No. 1 at Serial No. 952 in the Office of the Joint Sub Registrar-3, Nagpur)

Hereinafter Jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS** as well as his/her/ their respective legal heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

1) **SHRI.** --------, **(PAN-** --------) **(AADHAR UID.** --------) Aged --- Years, Occupation – Business- Resident-s of Plot No. ----------.

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 his/her/their respective legal Heirs, representatives, Executors, Successors, Administrators, and Assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR Originally belonged to Shri. Laxman Yadavrao Dhote having purchased from The Ujwal

Sahakari Gruh Nirman Sanstha, Nagpur way of a Sale Deed dated 30-03-1974 which is duly registered in the office of the Joint Sub-Registrar, Nagpur-III in Addl Book No. 1, Volume 169 on Pages 89 to 94 at Sr. No. 383 (P).

WHEREAS, the said Shri. Shri. Laxman Yadavrao Dhote later on sold the said Plot No. 17 to Smt.Jyoti Dilip Patil by way of a Sale Deed dated 22-12-2015 which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 6518.

WHEREAS, Smt. Jyoti Dilip Patil died intestate on 23-12-2018 leaving behind her husband (i) Shri. Dilip Lalji Patil and two sons (ii) Shri. Sarang Dilip Patil and (iii) Shri. Pritesh Dilip Patil, the Vendors herein above named as her only legal heirs and successors to inherit the said property and their names are also accordingly mutated in the relevant revenue records; AND .

WHEREAS, the Vendors herein above named have thus become the Joint Co-Owners of the said Property with transferable and heritable rights therein and their names are also accordingly mutated in the relevant revenue records; AND

WHEREAS, the Vendor (i) Shri. Sarang Dilip Patil and (ii) Shri. Pritesh Dilip Patil has executed a Power of Attorney in favor of their father Shri. Dilip Lalji Patil which is duly registered on 11-02-2022 in Book No. 1 at Serial No. 952 in the Office of the Joint Sub Registrar-3. Nagpur.

WHEREAS, the Vendors have formed a Partnership firm dated 3-02-2022 in the name of "Kausalya Builders & Developers" engaged in the business of construction, development, sale of residential and commercial complex and other allied business and have entrusted the entire work of construction and development of the present land to the said "**Kaushalya Builders & Developers**"

WHEREAS the Vendors hereinabove named later on jointly decided to develop the said Plot Nos. 17 into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

WHEREAS the Vendors do hereby state and declare that there are no impediments attached to the said property. There are no any Tenants or illegal encroachment on the said property and the Vendors have clear possession of the said property. The said property is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority; AND

WHEREAS the Vendors are entitled and enjoined upon the construct buildings on the Project land in accordance with the recitals hereinabove;

WHEREAS the Vendors are in possession of the Project Land;

WHEREAS the Vendors have proposed to construct on the Project Land containing by admeasurements **513.50 Sq. Mtrs** Sq. Mtrs. by constructing 1 (ONE) Multistoried Building consisting of various self contained separate Apartments therein consisting of Parking on Ground

Floor and 7 (SEVEN) Upper Floors. There are 2 (Two) Apartments each on FIRST FLOOR to SEVENTH FLOOR. Thus presently there are in all 14 (FOURTEEN) independent and self contained separate Apartments in the said Building;

WHEREAS, the Vendors have 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 Vendors have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai vide Registration No. **P**_____; ***authenticated copy is attached in Annexure 'F'***;

WHEREAS, the Vendor has appointed Architect SHRI. _____.

WHEREAS, the Vendor has also appointed the Structural Engineer Shri. _____ for structural designs and drawings of the building/s and the Vendors shall accept professional supervision of the Architects and the Structural Engineers till the completion of the building;

WHEREAS, the Vendors have sole and exclusive right to sell the Apartments in the said building to be constructed on the Project Land and to enter into Agreement/s with the prospective Purchaser(s)/s of the Apartments and to receive the sale consideration in respect thereof;

WHEREAS, the Vendors have started the construction of the Apartment Scheme known and styled as **"JYOTI HEIGHTS" on the project land in accordance with the** Building Plans as sanctioned and approved by Assistant Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 693/BP/Futala/ TP/ NMC/403 Dated 24-01-2022; AND

WHEREAS, on demand from the Purchaser, the Vendors have given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendors Architect Shri. ---------- 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 Purchaser 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 Vendors and satisfied herself/ himself/ themselves about the title of the Vendors to the said Property and/or right of the Vendors to sell the same on ownership basis. The Purchaser hereby confirms that the Vendors have produced for inspection to the Purchaser, all information and documents and has made full and true disclosure as demanded by the Purchaser and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Vendors;

WHEREAS, the authenticated copies of Certificate of Title issued by the advocate, 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 Annexure 'B', respectively***;

WHEREAS, the authenticated copies of the plans of the Layout and Building Plans as sanctioned and approved by Assistant Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 693/BP/Futala/ TP/ NMC/403 Dated 24-01-2022.

WHEREAS, the authenticated copies of Floor Plan of the Apartment agreed to be purchased by the Purchaser have been ***annexed and marked as Schedule 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 Vendors 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;

WHEREAS, the Vendors has dedicated 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, which is duly registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 951 on 11-02-2022. Thus the said Project will be governed by 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 Purchaser and her/his/their successors in title;

WHEREAS, the Developer/ Promoter/ Confirming Party has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the Purchaser has approached to the Vendors and the Purchaser has seen and approved the sanction Building Plan and Vendor's title and the Purchaser has also agreed to purchase ALL THAT R.C.C. Superstructure comprising of a **Apartment No.** ----- on ------- **FLOOR** having a having a Carpet Area --------- Sq. Mtrs., **Built up area -------- Sq. Mtrs.** Balcony area ------ Sq. Mtrs. Terrace area ------- Sq. Mtrs., Staircase area -------- Sq. Mtrs. and thus the total **Super Built up area ------- Sq. Mtrs.** including common area and facilities provided **as per Deed of Declaration** in a building known as **"JYOTI HEIGHTS"** to be constructed and standing on Plot of land for a total consideration of **Rs. ----------/- (Rs---------- Only)** by executing Agreement for Sale dated ---------- duly registered in the office of Joint Sub Registrar Nagpur No. ------- bearing Document No. ---------- on 12/04/2----------021 by paying requisite Stamp Duty and Registration Charges as mentioned above; AND

WHEREAS, the Construction of said Scheme has been completed and all Apartments of said Scheme are ready to use, thus the Vendor has applied for issuance of Completion Certificate / Occupancy Certificate, which has been issued by _____ vide its Letter bearing No. _____ dated _____; AND

WHEREAS, the Purchasers have paid full consideration and now all the formalities essential for execution and registration of the sale deed are completed, hence executing this deed on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSESS AS UNDER:-

1. **That,** in pursuance of the Agreement for Sale and consideration of the sum of Rs. --------/- (Rupees ---------- Only) paid by the Purchasers to the Vendors in the manner appearing herein below, the Vendors does hereby transfer, assign and convey all rights and interest of the property consisting of THE UNDIVIDED _____% Share and Interest in ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur TOGETHER WITH the R.C.C. Superstructure bearing Apartment No. ---------- admeasuring Built-up Area -------- Sq. Mtrs AND Super Built Up Area of _____ Sq. Mtrs on _____FLOOR of the building known and styled as "JYOTI HEIGHTS" Apartment Scheme and all other easementrary rights appurtenant and belonging thereto, and also including the proportionate share in the common areas and facilities provided to the said Scheme being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR (Hereinafter called to and referred as the said 'Apartment' and more particularly described in the Schedule written hereinafter) to the Purchasers TO HOLD THE SAME TO AND UNTO THE PURCHASERS as an absolute owners thereof forever, free from encumbrances of all kinds whatsoever also free from payment of taxes, cesses etc., levied thereon and payable upto this date.

2. **That,** the Purchasers have paid Rs. ----------/- (Rupees ---------- Only)to the Vendors, as per details mentioned below, towards the payment of full consideration of the said Apartment. The Vendors does hereby acknowledge & admits the receipt of said amount.

DETAILS OF PAYMENT

S No.	Particulars	Dated	Amount
1.	By Cheque No----------, Drawn on _____ Bank _____Branch, Nagpur	----------	Rs. _____/-
2.	By Cheque No. ----------, Drawn on _____ Bank _____Branch, Nagpur	----------	Rs. _____/-
3.	By Cheque No. --------, Drawn on _____ Bank _____Branch, Nagpur	----------	Rs. ----------/-
		Total	Rs. ----------/-

3. **That,** all right, title and interest in the said Apartment and hereto enjoyed by the Vendor or otherwise entitled to as owner/developer thereof hereby specifically sold, transferred, conveyed and assigned to the Purchasers in amplification of any right which Vendor may have acquired under any law usage or custom. The Purchasers have become the absolute owners of the said Apartment with all rights and interest.

4. **That,** the physical & legal possession of the above-mentioned Apartment has been delivered to the Purchasers on _____ vide Possession Letter dated _____ / today at the time of execution and registration of this Deed. The Purchasers have accepted the peaceful

possession of the said Apartment accordingly. The Purchasers are satisfied with the quality of construction and have given consent that the said Apartment meets their requirement and agreed specifications. The Purchasers shall use and enjoy the said Apartment in the manner they like subject to the bye laws of Apartment Owner Association and provisions of applicable laws.

5. **That,** the Apartment sold herewith in favour of the Purchasers, described in the schedule shall be taken as correctly described and if any misstatement, mis-description, mistake, error or omission be discovered thereof, shall not annul this deed, but the same shall be subject to appropriate corrections by the parties hereto. The Vendor hereby agrees and undertakes to assist & extend all its help and support for the same.

6. **That,** the Apartment sold herewith and described in the schedule hereunder is the absolute property of the Vendor, having right to sell, transfer, convey and assign the same. No other person whatsoever has any right, title or interest in the same. The said Apartmentis not subject to any acquisition and requisition. The Vendor or any of its Designated Partners have not entered into any agreement in respect of the said Apartment with any other person and no agreement is subsisting as on date. No dispute or legal case in respect of the said Apartment is pending in any court, forum or authority. The Vendor declares that the said Apartment hereby sold, described in the schedule hereunder is free from all encumbrances, charge, mortgage, gift, lien, attachment whatsoever. The Vendor or any of its Designated Partners have not done or committed any act, deed or thing nor have been a party to any transaction whereby any lien or charge is created over the said Apartment.

7. **That,** the Vendor has paid Municipal Corporation Taxes, non-agriculture assessment Tax, Cess, levies, and other outgoing assessed & demanded on the said Plot upto the date of this Deed. The Vendor agrees to pay all arrears that may found due on the said Plot upto the date of this Deed. The Purchasers shall pay property tax on said Apartment from the date of possession of Apartment or date of this deed, whichever is earlier.

8. **That,** the consideration mentioned above excludes Goods and Service Tax, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction/development work of Scheme or Apartment. If any tax, duty, cess or levy is charged by the State or Central Government or by any other authority in respect of the sale or development of the said plot or on construction thereon, then the said tax, duty, cess or levy shall be borne by the Purchasers. The Goods & Services Tax (GST) charged by the State or Central Government in respect of the sale of the said Apartment paid by the Purchasers /if applicable shall be payable by the Purchasers.

9. **That,** the Purchasers have seen, verified and inspected all the relevant original documents as to title, sanction building plan, building permit and other documents relating to right and authority of the Vendor and also verified & inspected the specification, design, sanctioned building plan etc relating to said Apartment. The Purchasers have visited the site and verified the constructions & its specifications. The Purchasers are fully satisfied with right, title and authority of the Vendor being

good, valid and marketable and has accepted the same. The Purchasers are also satisfied with specification, design, sanctioned building plan etc relating to said Apartment and therefore, they have purchased the above-mentioned Apartment. The Purchasers have accepted the specifications of the Apartment constructed by the Vendor.

10. **That,** the Purchasers hereby accepts and agrees to abide by all rules and regulation mentioned in the Deed of Declaration executed as per the Maharashtra Apartment Ownership Act, 1970. The Purchasers shall always abide by the building regulations of the Nagpur Improvement Trust, Nagpur Municipal Corporation or any other concerned authority. The Purchasers shall also abide by the provisions of the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 and any other Act, Rules and Regulation applicable to said Apartment and Scheme. The Vendor shall not be responsible for any consequences arising out of the breach of the conditions by the Purchasers. All the terms and conditions mentioned in the above referred Agreement for Sale, unless repugnant to this deed, shall be deemed to be the part and parcel of this deed and they shall apply for this sale of the Apartment in favour of the Purchasers or their transferee(s).The Purchaser shall also abide by terms & conditions of Agreement for Sale and all other deeds/documents relating to said Apartment, Plot and Scheme. All the terms and conditions mentioned in any of deeds/documents pertaining to said Apartment, Plot and Scheme shall be deemed to be the part and parcel of this Deed and they shall apply for this sale of the said Apartment in favour of the Purchasers or their transferee(s).

11. **That,** the Purchasers shall get their name mutated in the Government and Semi Government Records. The Vendor shall assist and co-operate the Purchasers for the same.

12. **That,** the Parties covenant that they and all persons claiming through or under them shall and will undertake to do and execute all such lawful acts, deeds and things from time to time and at all times necessary in pursuance to this deed and for the beneficial use and enjoyment of the said Apartment by the Purchasers or persons claiming through or under them or for true and perfectly conveying the said Apartment to the Purchaser or prospective transferee(s).

13. THAT the purchaser shall abstain from doing any act or thing which would cause annoyance, inconvenience or obstruction to the Vendors and /or the other Purchasers of Undivided share and interest in the said plot of land and the Build-up spaces in the said Building and shall always abide by the Rules and Zonal Regulations of the Nagpur Improvement Trust and / or the Nagpur Municipal Corporation, as the case may be.

14. THAT although the purchaser will be the joint owner of the said plots of land having Undivided _____ Percent share and interest therein it will be accessible to the other joint owners thereof. The purchaser shall not be entitled to the exclusive use and /or occupation of any portion of the said plot of land.

15. THAT the purchaser having already paid provided and contributed the entire cost of construction of the **APARTMENT No.** ---------- on the -------- **FLOOR** of the said building known and styled as "**JYOTI HEIGHTS**" standing on the said plot of land, he has become the full owner thereof with heritable and transferable rights their in. But he has full knowledge that the right, interest and ownership of the Undivided share in the said plots is not divisible by metes and bounds and for all times it shall remain joint with the other co-owners thereof and that under no circumstances he will construct a structure whether temporary or permanent on the available open space left out in the said plots of land or on the top/terrace of the said building. The purchaser also hereby declare that the he has visited the site on various occasions during the course of construction and has fully satisfied herself/himself about the specification and workmanship and that he has now nothing to receive from the confirming party on any account whatsoever.

16. THAT the responsibility of carrying out the repairs and maintenance of the Apartment chosen by the purchaser shall wholly rest on her/him and the cost of repairs of common facilities and amenities provided therein shall be borne proportionately by the purchaser and other Apartment owners. However the purchaser shall indemnify the Vendors from payment of maintenance charges.

17. THAT the purchaser shall use the Apartment chosen by her/him for Residential purposes only and shall not do or cause to be done any act thing to the annoyance of the vendors and the other Apartment owners and shall give access to his Apartment for cleaning and repairing drainage water pipe line and inspection chambers provided for lavatory and bath units at all reasonable hours during the day.

18. THAT the purchaser shall not use the open space on the said plots and/ or terrace on the top of the building for keeping cattle, poultry or other pet animals.

19. THAT the leakage of the bathroom or W.C. provided in her/his apartment which may cause nuisance to the other Apartment owners shall be repaired by the purchaser at her/his cost in good time.

20. THAT the cost of repair of common services like electric (from the pole to meter board) drainage and rain water pipe etc. shall be borne and paid by the purchaser jointly with the other Apartment owners proportionately.

21. THAT it is expressly understood by the purchaser that the cost or General Maintenance of the other building and the common portion including periodically painting, white washing or color washing and repairs etc. shall be the common responsibilities of all Apartment owners and the expenses incurred therefore shall be borne and paid by all Apartment owners in proportion to their share in land. Similarly underground water storage tank and the pump installed thereon shall be maintained and repaired at the proportionate expenses of all the Apartment owners.

22. THAT it is also understood by the purchaser that all charges incurred on the consumption of electricity over the common facilities and replacement and of lights, fixtures and fittings in the

common facilities and amenities shall be borne and paid jointly by the purchaser and the other Apartment Owners in proportion to their share in land.

23. THAT the purchaser shall not throw any garbage, dirt or water on the open space, nor shall he/she use the balconies for washing and/ or urinating to the annoyance of the other Apartment owners and a co-operation that is essential to maintain harmony and peaceful enjoyment of Apartment shall without any reservations be extended by the purchaser towards other Apartment owners and he shall abstain from doing any act or thing which may cause inconvenience, nuisance or annoyance to the other Apartment owners.

24. That the PURCHASER further agrees that the rights of the Terrace on the top of the Buildings shall always remain Undivided and shall always belong to the Vendors. It is also agreed by the PURCHASER that he/she shall not erect any superstructure either temporary or permanent upon the available open land of the said plot or on the top of the Building or on the Terrace of the said Building.

25. THAT the Purchaser is fully aware that the said entire property is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the Office of the jOINT Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 951 on 11-02-2022. And consequentially therefore the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon her and her successors-in-title.

26. **That,** this deed is subject to the jurisdiction of the Civil Court, at Nagpur and no other court shall have any jurisdiction in respect of any dispute between the parties, arising under or incidental to this deed.

27. **That,** the expenses of preparation, execution and registration of this deed, Agreement for Sale and other deeds/documents including the cost of stamp duty, registration fees, documentation charges, typing charges, printing charges, legal expenses and all out of pocket and incidental expenses are paid by the Purchasers. The Purchasers agrees to pay any incidental stamps duty or fees with any fine, interest, and penalty etc. including impounding charges if any, payable thereon.

FIRST SCHEDULE ABOVE REFERRED TO

THE UNDIVIDED --------- **PERCENT** share and interest in ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR and bounded as under:-

ON THE EAST - **BY PLOT NO. 18.**

ON THE WEST -	**BY OPEN SPACE.**
ON THE NORTH -	**BY 9 MTRS. WIDE ROAD**
ON THE SOUTH -	**BY PURANIK LAYOUT.**

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT R.C.C. Superstructure comprising **Apartment no. ___** covering a **Built up area of ------- sq. mtrs AND Super Built up area of --------- sq. mtrs** (Including the Open Balcony, Staircase, Common Area) on the ------- **FLOOR** of the Building proposed to be constructed therein and to be known and styled as "**JYOTI HEIGHTS**".

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this SALE DEED at NAGPUR in the presence of the attesting witnesses, signing as such on the day first above written.

WITNESSES:-

1)----------

2)----------

---

1) **SHRI DILIP LALJI PATIL.**

---

2) **SHRI SARANG DILIP PATIL.**

3) **SHRI PRITESH DILIP PATIL.**

THROUGH THEIR CONSTITUTED ATTORNEY

SHRI. DILIP LALJI PATIL

(VENDORS)

SHRI ----------.

(PURCHASER)