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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 10th day of April, 2014

BETWEEN:

PALAVA DWELLERS PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai 400001, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

Swapnil Kharat and Meena Kharat, residing / having its address at Deep **10 Sanpada Navi Mumbai Near Dmart And Juhinagar Railway Station** Navi Mumbai 400705, India and assessed to income tax under permanent account number (PAN) CUWPK4967L, AGLPL6812G hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an individual, his heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "**Parties**".



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M.S. Lkhande