

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai, on this ____ day of _____, in the Year Two Thousand Twenty Five.

BETWEEN

SMT. VRINDA NARAYAN TULPULE, PAN: AARPT3793N, age 75 years, an adult, Indian Inhabitant, having address at B-122, Palan Shojpal Building, Near Antonia Dsilva High School, S.K. Bole Road, Dadar West, Mumbai - 400028, hereinafter called as the “**VENDOR**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, representatives, executors and administrators) of the **ONE PART**;

AND

1) MRS. BHAVI LAXMAN PEDNEKAR, PAN: AGTPP4966B, age 50 years and **2) MR. LAXMAN CHANDRAKANT PEDNEKAR, PAN: AAIPP7489G**, age 52 years, both adults, Indian Inhabitants, having address at 402, Avarsekar Residency C.H.S. Ltd., Ganesh Peth Lane, Dadar West, Mumbai - 400028, hereinafter called as the “**PURCHASERS**” (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS:-

- A) **SMT. VRINDA NARAYAN TULPULE**, the VENDOR herein is seized and possessed of or otherwise well and sufficiently entitled to the ownership of Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the Newly constructed building known as _____ situated at S.K. Bole Road, Dadar West, Mumbai - 400028 (**hereinafter referred to as the “said Flat”**) lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division more particularly described in schedule hereunder and is in exclusive use, occupation and peaceful possession of the said Flat as an absolute sole owner thereof.
- B) **1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA (hereinafter referred to as “the Land Owners”)** the Land Owners are and seized and possessed of and well and sufficiently entitled to all that piece or parcel of land bearing Final Plot No.240 (P) TPS IV of Mahim Division and admeasuring 3762 sq. yds. equivalent to 3145.5 sq. mtrs. or thereabouts together with building standing thereon known as ‘Palan Sojpal Building - B’ consisting of ground and three upper floors situated at S.K. Bole Road, Dadar West, Mumbai - 400028, within the registration district and sub-district of Mumbai City and Mumbai Suburban (**hereinafter referred to as the “said Property”**).
- C) By an Agreement for Development dated 01/08/2012 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-2/5770/2012 made and entered between **1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH ALIAS**

NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA , referred therein as the “**The Owners**” of the One Part and **M/S. KUMAR HOUSING AND LAND DEVELOPMENT** a partnership firm, referred therein as the “**The Developers**” of the of the Other Part, therein the Owners allowed the Developers to redevelop the said property on the terms and conditions and for the consideration as more particularly set out therein.

- D) Pursuant to the aforesaid, the said **M/S. KUMAR HOUSING AND LAND DEVELOPMENT**, partnership firm has become the developers and seized and possessed of or otherwise well and sufficiently entitled to develop the said Property as per the terms and conditions set out in the said Development Agreement.
- E) Pursuant thereto, **M/S. KUMAR HOUSING AND LAND DEVELOPMENT**, who was earlier a partnership firm registered under the Partnership Act, on 02nd April, 2013 got converted into a Limited Liability Partnership, registered under the provisions of Limited Liability Partnership Act, 2008 being **M/S. KUMAR HOUSING & LAND DEVELOPMENT, LLP ("said LLP")**, with introduction of an additional partner being KUL Developers Private Limited. In view thereof, the said LLP are now the developers and are seized and possessed of or otherwise well and sufficiently entitled to develop the said Property as per the terms and conditions set out in the said Development Agreement. Pursuant thereto, the name of the said LLP has changed to **M/S. CHINTAMANI LAND AND HOUSING LLP (hereinafter referred the as the said “Developers”)**.
- F) In the said property there were several tenements, which were fully occupied by 134 monthly Tenants / Occupants.
- G) The said **M/S. CHINTAMANI LAND AND HOUSING LLP** were desirous of re-developing the said property and rehabilitating all the tenants and occupants on the said property by providing the

permanent alternate accommodation in lieu of their respective tenancy and occupancy rights in their respective tenements on the said property after getting all the necessary approvals and sanctions from the concerned authorities.

- H) AND WHEREAS, **SMT. VRINDA NARAYAN TULPULE** was in occupation of Room No.122 admeasuring 250 sq.ft. of carpet area on the Third Floor of the building situated on the said property (**hereinafter referred to as the “said old premises”**) paying monthly rent of Rs.98/- (Rupees Ninety Eight Only) to the said Developers.
- I) By an Agreement for Permanent Alternate Accommodation dated 22/03/2018 made and entered into by and between **1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA**, therein referred to as the “said Owners” of the FIRST PART; **M/S. CHINTAMANI LAND AND HOUSING LLP** earlier known as M/S. KUMAR HOUSING & LAND DEVELOPMENT LLP, therein referred to as the “said Developer” of the SECOND PART and **SMT. VRINDA NARAYAN TULPULE**, therein referred to as the “said Tenant/s” of the THIRD PART, therein the said Owners and Developer agreed to allot to the said Tenant/s the said Flat on ownership basis as and by way of Permanent Alternate Accommodation free of cost in lieu of the said old premises and on the terms, conditions and consideration appearing in the said Agreement for Permanent Alternate Accommodation dated 22/03/2018. The said Agreement for Permanent Alternate Accommodation dated 22/03/2018 is duly registered under serial no. BBE-3/2507/2018 on 22/03/2018, in the office of the Joint Sub-registrar Mumbai City III.

- J) All the purchaser/s or allottee/s or Tenant/s or buyer/s in the newly constructed building known as “_____” are still regulated by **M/S. CHINTAMANI LAND AND HOUSING LLP**, the said Developers herein and hence all the transfers are regulated under provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963. And as and when the Co-operative Housing Society will be formed, the shares and share certificate shall be allotted in the name of the VENDOR and subsequently the said share certificate will be transferred in the name of the PURCHASERS herein or shall be directly issued in the name of the PURCHASERS.
- K) Thus, **SMT. VRINDA NARAYAN TULPULE** (VENDOR herein) in seized, possessed and sufficiently entitled to the ownership right, title and interest of the said Flat as an absolute owner thereof.
- L) The VENDOR declare that she has not deposited any agreements / documents as the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc. and the said Flat is free from all charge and or encumbrances and the title to the said Flat is clear and marketable and there is no impediment to sell and transfer the same to the PURCHASERS herein.
- M) The VENDOR hereby declare that no other person or persons or any other heirs or legal representatives are entitled to any rights, title and interest in the said Flat.
- N) The VENDOR is desirous and agree to sell and transfer the said Flat and the PURCHASERS agree to purchase and acquire from the VENDOR, the said Flat and all right, title, interest, benefits and privileges incidental to and attached to the said Flat for the total consideration of **Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY)** inclusive of 1% TDS and on the terms and conditions appearing hereinafter.

- O) The PURCHASERS have agreed to purchase the rights of the said Flat with all deposits and benefits thereof at and for the total consideration with permanent rights of ownership, use and occupation of the said Flat.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Flat. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and in the operative part of this Agreement as if the same are reproduce verbatim.

2. The VENDOR do hereby agree to sell, transfer and assign and the PURCHASERS hereby agrees to purchase the Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the Newly constructed building known as _____ situated at S.K. Bole Road, Dadar West, Mumbai - 400028 (**hereinafter referred to as the "said Flat"**) lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division within the Registration District and Sub- District of Mumbai together with the benefits/ privileges of common Area and facilities and Limited Common Area and facilities appurtenant to the said Flat TOGETHER WITH right to become members of the Co-operative society/condominium and also shares to be issued in respect thereof as and when formed and registered by the Occupants and Purchasers in the "Om Heights" building to the PURCHASERS and the PURCHASERS herein has agreed to acquire all her rights, title and interest in the said Flat for the total consideration of **Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY)** including 1% TDS, will be paid by the PURCHASERS as a statutory deduction under Income Tax Act 1961 and rules made thereunder inclusive of all costs, charges and the amount standing to the credit of the VENDOR in respect of the said Flat. The said consideration which is partly and the balance will be paid by the PURCHASERS to the VENDOR and in the manner appearing hereunder :-

PAYMENT SCHEDULE

- A) On or before execution of the present agreement the PURCHASERS have paid the net amount of **Rs.88,15,000/- (RUPEES EIGHTY EIGHT LAKHS FIFTEEN THOUSAND ONLY)** as a part payment after deduction of 1% TDS i.e. Rs.1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY) (the amount of 1% TDS is the part of the total consideration) on the total consideration of **Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY)** to the VENDOR by way of Cheque (the payment and receipt whereof the VENDOR do hereby admit and acknowledge) as shown at Receipt clause at the foot of the document.
- B) The PURCHASERS shall pay the balance amount of **Rs.95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY)** through Housing Loan, which shall be availed by the PURCHASERS from the Bank or Financial Institution vide RTGS/Demand Draft / Banker's Cheques issued by Bank or Financial Institution directly in favour of the VENDOR within working 30 days from the date of Registration of the present agreement. Simultaneously, on the receipt of the said balance consideration the VENDOR shall hand over the vacant and peaceful possession of the said Flat to the PURCHASERS and the PURCHASERS shall use, occupy the said Flat without any interruption or hindrance by the VENDOR and / or any other person/s claiming through the VENDOR as the lawful owner of the said Flat. Time is the essence of the contract.
- C) The PURCHASERS shall pay 1% TDS amount i.e. **Rs.1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY)** (the amount of TDS is the part of the total consideration) on the above mentioned amount of total consideration towards (TDS) under section 194 IA of the Income Tax Act, 1961 and they shall pay the said TDS AMOUNT with the Income Tax department in the names of the VENDOR within 15 days from the date of registration and they shall handover the said TDS Certificate in original to the VENDOR.

3. The VENDOR declares that she has obtained the N.O.C from the said Developers to transfer the said Flat held by the VENDOR in the newly constructed building in the said property in favour of the PURCHASERS, if required. And she shall also obtain the N.O.C. from the said Developers in the bank's format for Housing Loan which shall be availed by the PURCHASERS. Similarly, the VENDOR shall ensure timely submission of the pending documents from said Developers for the same whenever required.
4. The VENDOR shall hand over original registered Agreement for Permanent Alternate Accommodation dated 22/03/2018 made and entered into by and between 1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA, therein referred to as the "said Owners" of the FIRST PART; M/S. CHINTAMANI LAND AND HOUSING LLP earlier known as M/S. KUMAR HOUSING & LAND DEVELOPMENT LLP, therein referred to as the "said Developer" of the SECOND PART and SMT. VRINDA NARAYAN TULPULE, therein referred to as the "said Tenant/s" of the THIRD PART, and the chain of documents if any, title deeds, all other original documents relating to the said Flat to the Bank of PURCHASERS, 2-3 days prior to final disbursement of the housing loan or at the time of balance payment of consideration. It is however agreed that the VENDOR shall always be ready and willing to grant the inspection of the original documents to the bankers of the PURCHASERS whenever called upon to do so.
5. The VENDOR hereby covenants with the PURCHASERS that they shall and will indemnify and keep indemnified the PURCHASERS, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered or caused to be suffered by the PURCHASERS by reason of there

being found or discovered that any of the above statements made by the VENDOR is false or incorrect in any manner whatsoever.

6. The VENDOR hereby agrees and confirms to indemnify and keep indemnified for all times, the PURCHASERS against any dispute, claim, demand, action or proceedings that may be raised preferred, made or taken against the PURCHASERS solely or jointly and severally the VENDOR or any one or more of them by any person, body of persons or authority claiming any rights, title and interest or share in or to the said Flat or any part thereof, through any claim by any person claiming any right in respect of the said Flat or otherwise in respect of all costs, charges and expenses that the PURCHASERS may incur or suffer in defending, resisting or satisfying any such dispute, claim demand action or proceedings or any decree, award or order which may be passed in respect thereof.
7. The VENDOR covenant with the PURCHASERS that he shall and will indemnify and keep indemnified the PURCHASERS, that the PURCHASERS shall be entitled to hold, possess, occupy and enjoy the said Flat, without any interruption from the VENDOR or any person claiming through the VENDOR and the VENDOR or any person claiming through them, have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the PURCHASERS may be obstructed, prevented or hindered in enjoying the right to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment, possession of the PURCHASERS in respect of the said Flat may be disturbed. In the event of it being found that the PURCHASERS is unable to enjoy peaceful use, occupation, possession of the said Flat due to any reason which can be attributed to the VENDOR, in such event the VENDOR shall at her own cost remove any such interruption and indemnify the PURCHASERS to that effect.
8. The VENDOR hereby agrees and confirms to indemnify and shall keep indemnified the PURCHASERS and their heirs from and against all actions, claims, demands, charges and expenses etc. claimed as following due to the government authority in respect of

Income Tax dues, Transfer Charges, any deficit of the Stamp Duty Payment, penalty or Registration Fees Payment or claimed as falling due to the Municipal or local authority pertaining to the Municipal Property Taxes or penalty, interest in future if necessary without any excuses payable by the VENDOR in respect of the said Flat.

9. The PURCHASERS hereby agrees to abide by the bye-laws of the said Society and the rules and regulations adopted by it or which it may adopt from time to time.
10. On the payment of the full and final Consideration of the said Flat the PURCHASERS will be the absolute joint owners thereof with all rights of occupation and peaceful possession thereto as the owners of the said flat and thereafter the VENDOR will have no right, title or interest whatsoever therein.
11. The VENDOR has represented to the PURCHASERS that:
 - i) Her title over the said Flat is clear, absolute and marketable and also free from all the encumbrances.
 - ii) That she is resident Indian and there is no proceeding pending under Income Tax Act.
 - iii) The VENDOR has been in exclusive use and peaceful possession and occupation of the said Flat.
 - iv) On the payment of the full and final consideration the PURCHASERS shall be entitled to occupy the same without any claim or interruption from the VENDOR or anybody claiming under VENDOR.
 - v) That the VENDOR has not made or registered (and shall not hereafter make or register) any lien or assignment in regard to the said Flat and that any such liens/ assignments (if found to have been registered by them prior to the execution of this Agreement for Sale) shall hereafter, be deemed to be null, void, inoperative, cancelled and withdrawn.

12. The VENDOR is aware that relying on the representations made by the VENDOR in this present agreement the PURCHASERS has agreed to purchase the said Flat.
13. The VENDOR agree to pay all the outstanding dues in respect of the said Flat up to the date of handing over possession of the said Flat to PURCHASERS and the VENDOR further undertake that in no case the PURCHASERS shall be liable for payment of dues of the said Flat if any pertaining to period of possession (retrospective effect) of the VENDOR in respect of the said Flat.
14. The PURCHASERS agrees to pay to the concerned competent authority regularly dues payable including, municipal taxes, water charges, service charges etc. in respect of the said Flat from the date of taking over possession thereof.
15. The VENDOR hereby declare and assure that the VENDOR or any person claiming through the VENDOR have not on or before the date of this Agreement, mortgaged/ transferred/ assigned or alienated VENDOR's interest in the said Flat except what is stated in the present agreement. The VENDOR hereby declare that the VENDOR or any person claiming through VENDOR has not contracted to sale, mortgage the said Flat or any part thereof to any person or persons and the VENDOR agree, undertake to remove all such objections or demands, if any, at VENDOR own cost. The VENDOR declare that the said Flat is not subject matter of litigation in any court of law or before any competent authority.
16. The VENDOR hereby declare that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat. The VENDOR further declare that no attachment have been levied on the said Flat.
17. It is agreed by and between the Parties that the expenses for the registration, stamp duty, incidental charges shall be borne by the PURCHASERS alone and the builder transfer charges shall be borne by VENDOR in respect of the said flat.

18. It is agreed by and between the parties that if the PURCHASERS does not make the full and final payment on or before working 30 days (this period may be extended with the mutual consent of both the parties in writing) from date of this agreement, the VENDOR shall have the rights to make the time as essence of the contract and cancel this agreement thereafter by giving notice in writing to the PURCHASERS to that effect and on cancellation of the agreement, the VENDOR shall return the amount paid by the PURCHASERS but without any interest to the PURCHASERS & only after the PURCHASERS returning all the original documents to the VENDOR. This is without prejudice to the right to seek specific performance of this agreement through Court.
19. That the VENDOR or anybody claiming through the VENDOR and/or her heirs and legal representatives shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed or signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, complaints, defences in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto the use of the PURCHASERS without claiming any extra charges, costs for effecting the transfer of said Flat in favour of PURCHASERS.
20. It is further agreed by and between the Parties that the VENDOR and/or her heirs/ successors/ representatives shall execute, sign, all necessary forms, NOC, Undertakings as may be required by any concerned competent authority without claiming any extra charges, costs for effecting the transfer of the said Flat in favour of the PURCHASERS.
21. The VENDOR agree and confirm that after receipt of full and final consideration in respect of the said Flat they will sign and execute / register the Sale Deed or Deed of Transfer in favour of the PURCHASERS if necessary for completion of the transaction in respect of the said Flat and said Shares (if issued/to be issued) without any monetary consideration.

22. The VENDOR declare and confirm that on execution of this Agreement, and on the full and final payment of consideration the PURCHASERS will be entitled to get the electricity connection transferred in respect of the electric meter and the deposits if any, and to get the LPG Gas connection transferred in respect of the Gas meter of the said Flat to their names in the records of the concerned authorities.
23. The VENDOR further declare and confirm that after receiving the payment of the full and final consideration from the PURCHASERS, the PURCHASERS will be entitled to get the Ration Card and all other usual permission being the PURCHASERS is occupants / residents of the said Flat to their names in the records of the concerned authority.
24. All disputes and difference between the parties, hereto, shall be settled amicably. In the event of the same turning futile, the same may be referred to be resolved in the Court of Law in Mumbai having Jurisdiction.
25. This agreement is subject to the provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963 and Co-operative Societies Act, 1960 with rules made there under.
26. It is agreed by and between the parties that the contents of this Agreement for Sale have been read by them and they are fully aware of this and with the satisfaction after knowing all these terms and now they are executing this Agreement for Sale in the presence of two witnesses.

THE SCHEDULE ABOVE REFERRED TO

Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the Newly constructed building known as _____ situated at S.K. Bole Road, Dadar West, Mumbai - 400028 lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban and assessed by the Assessor and Collector of Municipal rates and taxes under "GN" North Ward. The said building was constructed in the year _____ consists of Ground plus 22 upper Floors with lift facility/ies.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED & DELIVERED)

By the within named "**VENDOR**")

SMT. VRINDA NARAYAN TULPULE)

In the Presence of.....)

1)

2)

SIGNED & DELIVERED)

by the within named "**PURCHASERS**")

1) MRS. BHAVI LAXMAN PEDNEKAR)

2) MR. LAXMAN CHANDRAKANT PEDNEKAR)

In the Presence of.....)

1)

2)

RECEIPT

RECEIVED of and from the within named **PURCHASERS viz. 1) MRS. BHAVI LAXMAN PEDNEKAR AND 2) MR. LAXMAN CHANDRAKANT PEDNEKAR**, the net amount of **Rs.88,15,000/- (RUPEES EIGHTY EIGHT LAKHS FIFTEEN THOUSAND ONLY)** as a part payment after deduction of 1% TDS i.e. Rs.1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY) (the amount of 1% TDS is the part of the total consideration) on the total consideration of **Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY)** towards sale of the Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the Newly constructed building known as _____ situated at S.K. Bole Road, Dadar West, Mumbai - 400028. The details of the payment given as below:-

Sr. No.	Date	Cheque No.	Bank Name & Branch	Amount (Rs.)
1.	03/02/2025	763231	State Bank of India, Portuguese Church Dadar	88,15,000/-
Total Amount				Rs. 88,15,000/-

**I SAY RECEIVED,
Rs. 88,15,000/-**

**SMT. VRINDA NARAYAN TULPULE
[VENDOR]**

WITNESSES:

- 1.
- 2.