

AGREEMENT FOR SALE

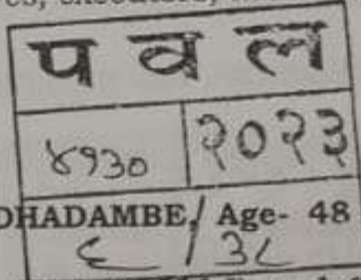
THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT
made at Panvel this 11th Day of May 2023.

BETWEEN

1) Mr. DATTATRAY SHANKAR BELWADE, Age 43 years,
Occupation - Service, (Pan No.AEIPB2212F) and 2) Mrs.
SEEMA DATTATRAY BELWADE, Age 45 years, Occupation -
Housewife, (Pan No.ALWPB9418N), Indian Inhabitants, Both
residing at- Flat No.C/1203, Radhekrishna Society, Roadpali,
Kalamboli Bus Depo, PlotNo.06, Sector- 17, Kalamboli Node,
Tal- Panvel, Dist.Raigad, 410218 hereinafter referred to as "THE
SELLERS" (which expression shall mean and include shall unless
it be repugnant to the context or meaning thereof mean and
include their heirs, legal representatives, executors, administrators
and assigns) of the **FIRST PART.**

AND

1) Mr. PANDHARINATH SHIVAJI DHADAMBE, Age- 48 years,
Occupation - Service, (Pan No. AHHPD9611J) and 2) Mrs.
USHA PANDHARINATH DHADAMBE, Age- 42 years,
Occupation - Housewife, (Pan No. BECPD4924H), Indian
Inhabitants, Both residing at- B-404 Guru Ashish CHS Ltd,
Plot No.35, Sector- 1E, Kalamboli, Tal* Panvel, Dist.Raigad,
410218 hereinafter referred to as "THE PURCHASERS" (which
expression shall unless it be repugnant to the context or meaning
thereof mean and include their legal heirs, representative ,
executors, administrators and assigns) of the **SECOND PART.**



Seema
Belwade

Dhadambe

Usha

AND WHEREAS by an Agreement for sale registered on Dated - 30/04/2007 between the Builders M/s. TULSI DEVELOPERS a partnership firm having office at- Shop No.11, Inderaprastha complex, PlotNo.1, Sector- 10, Khanda colony, New Panvel, Tal- Panvel, Dist.Raigad sold Flat No.401, 4th floor, B wing, building known as GURU -- ASHISH CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.35, Sector- 1E, Kalamboli, Navi Mumbai, Tal - Panvel, Dist.Raigad to 1) Mr. DATTATRAY SHANKAR BELWADE and 2) Mrs. SEEMA DATTATRAY BELWADE vide Document No.PVL1-03569-2007 on Dtd. 30/04/2007.

AND WHEREAS the SELLERS is not in need of the said flat, they decided to sell and dispose it off.

AND WHEREAS the PURCHASERS is being interested in purchasing the said flat, they approached the SELLERS and a talk regarding sale and purchase of the flat took place between the parties.

AND WHEREAS , The SELLERS are the absolute Owners of Flat

No.401, 4th Floor B wing, building known as GURU - ASHISH
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 CO-OPERATIVE HOUSING SOCIETY LTD, (Regd
 1030/2023
 No.NBOM/CIDCO/HSG/(TC)/2651 /JTR/Year 2007-2008) Plot
 40/3C
 No.35, Sector- 1E, Kalamboli, Navi Mumbai, Tal - Panvel,

Dist.Raigad of Raigad and within the jurisdiction of Sub -
 Regd. Tal. of Panvel and is in possession of the above referred Flat
 No.401, of the above Housing Society hereinafter referred to for
 the sake of brevity and convenience as "SAID FLAT" and the
 SELLERS are holding the relevant share certificate in the said
 Society.

Society.

Belwade
Belwade

Shadambe

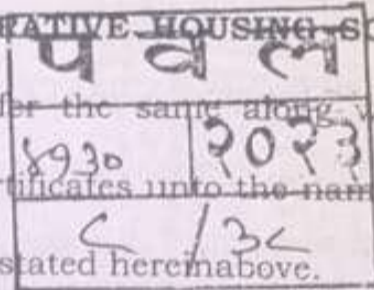
Usha

AND WHEREAS the SELLERS have agreed to sell and transfer to the "PURCHASERS" and the PURCHASERS have agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said flat in the said society.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The SELLERS hereby agree and accept consideration amount of the said flat i.e. **Flat No.401, 4th floor, B wing, building known as GURU - ASHISH CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.35, Sector- 1E, Kalamboli, Navi Mumbai, Tal - Panvel, Dist.Raigad to be Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only).**

2. The SELLERS hereby agrees to transfer the "Said Flat" referred in Clause No.1, above for which the society being **GURU - ASHISH CO-OPERATIVE HOUSING SOCIETY LTD** have agreed to transfer the same along with the share the relevant share certificates into the name of the PURCHASERS for the price stated hereinabove.



3. The SELLERS hereby confirms and admits that they have entered into the agreement for the consideration amount of **Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only)** in which **part payment of Rs.9,00,000/- (Rupees Nine Lakhs Only)** have been paid by the PURCHASERS to the SELLERS.



Handwritten signature:
Devidas
Devidas

Handwritten signature:
Shadambe

Handwritten signature:
Usha

FIRST SCHEDULEDESCRIPTION OF THE PROPERTY

All the piece and parcel of Land under 12.5% Gaothan Expansion Scheme being plot known as Plot No.35, Sector No.1E, Kalamboli Tal - Panvel, Dist.Raigad totally admeasuring about 1637.78 Sq.mtrs. or thereabouts and bounded as follows :-

| | | |
|----------------------------|---|---------------------------|
| On or towards the East by | : | Play Ground |
| On or towards the West by | : | Prop 11.00 mtrs wide road |
| Or or towards the South by | : | Plot No.29 |
| On or towards the North by | : | Prop Pathway. |

SECOND SCHEDULE

Flat No.401, 4th floor, B wing, building known as GURU - ASHISH CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.35, Sector- 1E, Kalamboli, Navi Mumbai, Tal - Panvel, Dist.Raigad.

Admeasuring Carpet area of 36.50 Sq.mtrs. equivalent to Builtup area of 43.46 Sq.mtrs. with attached Terrace area of 1.57 Sq.mtrs.

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Usha

