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THIS ARTICLE OF AGREEMENT TO SALE made and entered into at Bhiwandi, (Dist. Thane) on this 21st day of August, 2023.

BETWEEN

(1) SHRI PRAMOD NARSHAYYA KUSMAL, (PAN: BMNPK1760K) Adult, Age: 37 Years, Occ: Business, (2) SHRI PRAVIN NARSAIAH KUSMAL, (PAN: BMNPK1763L), Adult, Age: 34 Years, Occ: Business, both residing at M.H.No.307, Dr. Chunnam Building, Room No.4, Padmanagar, New Kaneri, Near Mallesh Medical, Bhiwandi-421305, (Dist. Thane) hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, administrators, representatives and assigns etc.) Party of the First Part;

AND

(1) SHRI SUSHILKUMAR BALRAJ DODDI, (PAN: AGZPD1569L), Adult, Age: 40 years, Occ: Service/Business, (2) SHRI SUNILKUMAR BALRAJ DODDI, (PAN: AGXPD4947N) Adult, Age: 41 Years, Occ: Service/Business, both residing at B-7, Flat No.501, Mansarovar, Gardan Society, Mansarovar Road, Near Varaladevi Lake, Bhiwandi, (Dist. Thane) hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, administrators, representatives and assigns etc.) Party of the Second Part;

WHEREAS, the Vendors are in sole and absolute Owner and fully seized and possessed of One Self Contained Flat admeasuring about 74.00 sq. meters Carpet Area (105.48 sq. meters Built-up) or thereabouts bearing Flat No.101 on First

Sir
[Signature]

[Signature]

W. Praveen



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AGREEMENT TO SALE

(Valued Rs.41,88,000/-)

(Stamp Rs.2,93,200/-)

Dated this 31st day of August, 2023.

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Floor in the Tower No.04, Building Type 05, Wing "1" in Housing Project known as "ATLANTA RESIDENCY" in the area known as ATLANTA TULIP CO-OP. HOUSING SOCIETY LTD., M.H.No.1676/101, Kamatghar, Bhiwandi alongwith Ten shares, Member's Register No.01 vide Certificate No.001, and Distinctive No.1 to 10 constructed on N.A.Land bearing S.No.124 Hissa No.5-P, 6, 7, 9 & 10-P, S.No.159 Hissa No.6, S.No.161 Hissa No.5-P, 8 & 14 at Village: Kamatghar within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, (Dist. Thane) (hereinafter referred to as "THE SAID FLAT").

THAT, the Vendors have purchased the said Flat from M/s. Sri Balaji Developer of Thane vide Agreement For Sale dated 04/09/2018 duly registered with The Sub Registrar, Bhiwandi vide Reg.Sr.No.BVD-2-6834/2018 dated 04/09/2018.

AND, accordingly the Vendors have become absolute Owner of the said Flat having clear and marketable title free from all encumbrances and legally competent and even otherwise sufficiently entitled to deal with the said Flat intends to dispose off the same.

AND, the Purchaser hereto is interested to purchase the said Flat have approached to the Vendors. And, the Vendors have provided copies of document related to title of the said Flat and submits that they have paid balance amount of the said Flat to the previous Vendors/Builders towards full and final payment of consideration amount and no dues are outstanding to the previous Vendor for the said Flat and they have obtain Housing Society NOC & Possession Letter for the same. (Copy enclosed)

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[Handwritten signature: W. A. Naveer]



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AND, after negotiation between the Parties hereto, the Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said Flat admeasuring about 74.60 sq. meters Carpet Area (101.40 sq. meters Built-up or thereabouts bearing Flat No.101 on First Floor in the Tower No.04, Building Type 05, Wing "I" in Housing Project known as "ATLANTA RESIDENCY" in the area known as ATLANTA TULIP CO-OP. HOUSING SOCIETY LTD., M.H.No.1696/101, Kamatghar, Bhiwandi, (Dist. Thane) more particularly described in Schedule "A" hereto for a consideration amount of Rs.41,88,000/- (Rupees Forty One Lacs Eighty Eight Thousand only) on the terms and conditions agreed upon between the parties hereto as follows :-

**NOW THIS AGREEMENT WITNESSETH AND IT IS EXPRESSLY
AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:**

1. THAT, for a consideration amount of Rs.41,88,000/- (Rupees Forty One Lacs Eighty Eight Thousand only) the Vendors have agreed to sell, transfer, convey, assign, release, discharge their all rights and interest in the said Flat in favour of the Purchasers.

2. THAT, the Purchasers have paid a sum of Rs.41,88,000/- (Rupees Forty One Lacs Eighty Eight Thousand only) to the Vendor as per details below :-
 - Rs.08,38,000/- (Rupees Eight Lacs Thirty Eight Thousand only) the time of execution of this Agreement To Sale.

 - Rs.33,50,000/- (Rupees Thirty Three Lacs Fifty Thousand only) On or before 90 days of execution of this Agreement & at the time of possession

 - Rs.41,88,000/- (Rupees Forty One Lacs Eighty Eight Thousand only)

5/2 [Signature] @ [Signature]