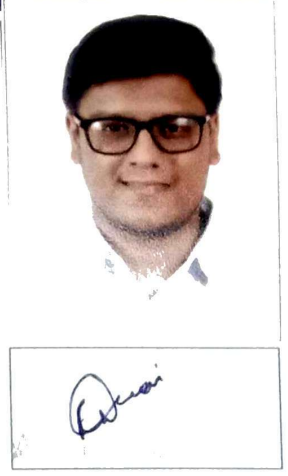


FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

If Yes, CIF No/ Account No.



Name: First Name MIDDLE NAME LAST NAME
 Name: RIKEN NILESH DESAI

Date of Birth: 08061998 PAN: D0GPO8414E

Mobile: 7021374510

e-mail: rikendesai63@gmail.com

Name of Spouse:

Name of Father: NILESH BHASKAR DESAI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 374867454160

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 8/A/4 SAHAWAS CHS JANKALYAN NAGAR

Address 2: MALAD WEST MUMBAI - 400095.

Address 3: OPPOSITE MUMBAI PUBLIC SCHOOL

Village: City: MUMBAI

District: State: MAHARASHTRA

Country: INDIA Pin Code: 400095

Current address same as the permanent address Yes No

Current Address:

Address 1:

Address 2:

Address 3:

Village: City:

District: State:

Country: Pin Code:

Address type for communication: Permanent Current

Residential type Rented Company lease Owned

Years residing in current address: Months residing in current address:

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify _____

No. of existing house/plot owned individually or jointly by the customer:

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

If Yes, CIF No/ Account No.



Name: First Name: Middle Name: Last Name:
RIKEN NILESH DESAI

Date of Birth: PAN:
08061998 DOGPO8414E

Mobile:
7021374510

e-mail:
rikendesai68@gmail.com

Name of Spouse:

Name of Father: NILESH BHASKAR DESAI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Please Sign

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.
374867454160

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Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

UNDER:

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this _____ day of SEPTEMBER, 2023 BETWEEN : SHRI GOVIND BALRAMDAS AGRAWAL, Aged 68 years, (PAN No.AABPA3098D), Indian Inhabitant of Mumbai, residing at Flat No B 2401, 24th Floor, "IMPERIAL HEIGHTS", Near BEST, Off. Link Road, Goregaon (West), Mumbai-400 104, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND : (1) MR. RIKEN NII FSH DESAI, Aged 25 years, (PAN No.DOGPD8414E), (2) MRS. FALGUNI NILESH DESAI, Aged 50 years, (PAN No.AYEPD7956J) & (3) MR. NILESH BHASKAR DESAI, Aged 55 years, (PAN No.AJKPD2127N), Indian Inhabitants of Mumbai, residing at Flat No. 8/A/4, SAHAWAS CO-OPERATIVE HOUSING SOCIETY LTD., Marve Road, Near Jay Nagar, Jankalyan Nagar, Kharodi, Malad (West), Mumbai-400 095, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of OTHER PART;

WHEREAS :

a. By an Agreement for Sale dated 30th March, 2021 (hereinafter referred to as "THE SAID ORIGINAL AGREEMENT") made and entered into between D. G. LAND DEVELOPERS PVT. LTD., a company, incorporated under the provisions of Companies Act, 1956 and having its registered office at : DGS House, 1st Floor, Sheetal Krupa, Aarey Road, Goregaon (East), Mumbai-400 063, therein called "THE PROMOTER" of the One Part; and "THE VENDOR" herein, MR. GOVIND B. AGRAWAL, therein called "THE ALLOTTEE" of the Other Part; the said D. G. LAND DEVELOPERS PVT. LTD., agreed to sale and "THE VENDOR" herein, MR. GOVIND B. AGRAWAL agreed to purchase Flat No.404, in 'B' Wing, on 4th Floor, along with Stilt type (Stack) Parking, in the Building known as "SHEETAL DHARMARAJ", situated at Vishal Nagar, Mith Chowki, Marve Road, Malad (West), Mumbai-400 064, together with all rights, title, interest, benefits and on the terms, conditions and for the consideration mentioned therein. The said Original Agreement for Sale dated 30th March, 2021 is properly stamped for Rs.3,18,800/- and was lodged for registration with the Office of the Sub-Registrar of Assurances, Borivali-9, Mumbai Suburban District at Sr. No.BRL-9/5703/2021 dated 30.04.2021 and the same is duly registered and the said Original Agreement is still in force and "THE VENDOR" herein has not taken any refund of stamp duty on the said Original Agreement. "THE VENDOR" had purchased the said Office as an investor and this Agreement for Sale dated _____ September, 2023 is always subject to and covered under Article 5 (g-a) (ii) of the Bombay Stamp Act, 1958.

b. "THE VENDOR" is the sole, absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to an ownership Flat No.404, in 'B' Wing, on 4th Floor, along with Stilt type (Stack) Parking, in the Building known as "SHEETAL DHARMARAJ", situated at Vishal Nagar, Mith Chowki, Marve Road, Malad (West), Mumbai-400 064, (which is hereinafter referred to as "THE SAID FLAT") and "THE VENDOR" herein paid the entire consideration amount to the said DEVELOPERS and "THE VENDOR" herein is in occupation and possession of the said Flat.

Original Agreement and he has himself good right, full power and absolute authority to sale and dispose off the said Flat and he has truly, faithfully and honestly disclosed all the facts to "THE PURCHASERS" without suppressing or misrepresentations of any facts from "THE PURCHASERS" and his rights in respect of the said Flat is absolutely clear, marketable and free from all encumbrances and doubts at law and equity, right, title, interest and/or claims in favour of any third party whosoever in respect of said Flat and the aforesaid Original Agreement which affects the right of "THE PURCHASERS" and he has not received or agreed to receive any consideration from any third party whosoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.

d. Upon the strength of the aforesaid representations made by THE VENDOR to THE PURCHASERS and THE PURCHASERS believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations THE VENDOR herein has agreed to sale, transfer and assign to THE PURCHASERS and THE PURCHASERS have agreed to purchase and acquire from the said VENDOR the said Flat together with all rights, title, interest, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs.1,15,00,000/- (RUPEES ONE CRORE FIFTEEN LAKHS ONLY) subject to THE VENDOR putting THE PURCHASERS in possession and/or getting the names of THE PURCHASERS recorded in the records of the said DEVELOPERS to which THE VENDOR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

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

1. "THE VENDOR" has agreed to sale, transfer and assign to "THE PURCHASERS" and "THE PURCHASERS" have agreed to purchase and acquire the said Flat No.404, in 'B' Wing, on 4th Floor, along with Stilt type (Stack) Parking, in the Building known as "SHEETAL DHARMARAJ", situated at Vishal Nagar, Mith Chowki, Marve Road, Malad (West), Mumbai-400 064, together with all rights, title, interest, benefits of the aforesaid Original Agreement etc. at the lump sum price or consideration amount of Rs.1,15,00,000/- (RUPEES ONE CRORE FIFTEEN LAKHS ONLY).
2. "THE PURCHASERS" have paid to "THE VENDOR" the sum of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), on execution of this Agreement, being token money, as per the details mentioned in the receipt hereafter written (the payment and receipt whereof "THE VENDOR" doth hereby admits and acknowledges).
3. "THE PURCHASERS" will pay to "THE VENDOR" the sum of Rs.72,85,000/- (RUPEES SEVENTY TWO LAKHS EIGHTY FIVE THOUSAND ONLY), on execution of this Agreement, being part consideration amount, as per the details mentioned in the receipt hereafter written (the payment and receipt whereof "THE VENDOR" doth hereby admits and acknowledges).
4. "THE PURCHASERS" will directly pay Rs.1,15,000/- (RUPEES ONE LAKH FIFTEEN THOUSAND ONLY), to INCOME TAX DEPARTMENT (ONLINE PAYMENT

OF TDS OF "THE VENDOR") as and by way of part of the full and final consideration, within 30 (THIRTY) days from execution of this Agreement, being the 1% TDS on the consideration received by "THE VENDOR" which is to be deducted by "THE PURCHASERS" as per Section 194-IA of Income Tax Act providing for TDS @ 1% of the total consideration to be deducted by "THE PURCHASERS". The said amount of TDS will be deposited by "THE PURCHASERS" in a designated Bank and they undertake to handover the challan counterfoil acknowledgement printout to "THE VENDOR".

5. "THE PURCHASERS" will pay to "THE VENDOR" the balance consideration amount of Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY), on or before _____ 2023 by taking Housing Loan from any Financial Institution/Bank against getting the vacant and peaceful possession of the said Flat.

6. THE VENDOR shall hand over to THE PURCHASERS the vacant and peaceful possession of the said Flat on or before _____, 2023 against receiving the balance full and final consideration amount.

7. "THE VENDOR" shall hand over to "THE PURCHASERS" all the original papers and documents including the said Original Agreement for Sale dated 30th March, 2021 along with it's Registration Lodging Receipt in respect of the said Flat on completion of transaction of sale.

8. THE PURCHASERS agree to become the members of the Society to be formed in the said Building "SHEETAL DHARMARAJ" and shall be abide by the rules, regulations and bye-laws of the said Society.

9. "THE VENDOR" agrees to pay the maintenance charges, dues and arrears in respect of the said Flat upto the date of possession of the said Flat and thereafter such charges will be paid by "THE PURCHASERS".

10. "THE VENDOR" hereby declares that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE VENDOR" doth hereby agrees and undertakes to indemnify "THE PURCHASERS" against such claims.

11. "THE VENDOR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings and any other documents/papers etc. in respect of the said Flat in favour of "THE PURCHASERS" and/or in favour of the said DEVELOPERS and/or in favour of other Government/Semi-Government authorities for effective transfer of the said Flat and all incidentals thereof in the names of "THE PURCHASERS".

12. "THE VENDOR" agrees and undertakes to get the said Flat transferred in the records of the said PROMOTER in the names of "THE PURCHASERS" and transfer charges payable to the said PROMOTER will be borne and paid by both the parties in equal proportion.

13. "THE VENDOR" hereby declares that there are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Flat, "THE VENDOR" further declares that no attachment has been levied on the said Flat.

14. "THE PURCHASERS" shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on this Agreement for Sale.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

PROPERTY SCHEDULE

Flat No.404, in 'B' Wing, on 4th Floor, admeasuring 675 sq. fts. carpet area as per RERA, along with Stilt type (Stack) Parking, in the Building known as "SHEETAL DHARMARAJ", situated at Vishal Nagar, Mith Chowki, Marve Road, Malad (West), Mumbai-400 064, constructed on all that the pieces or parcels of land bearing C.T.S. No.308 of Village : Valnai, Taluka : Borivali.

SIGNED AND DELIVERED by the)
 within named THE VENDOR)
 SHRI. GOVIND BALRAMDAS AGRAWAL)
 in the presence of)

SIGNED AND DELIVERED by the)
 within named THE PURCHASERS)
 (1) MR. RIKEN NILESH DESAI)
 (2) MRS. FALGUNI NILESH DESAI)
 (3) MR. NILESH BHASKAR DESAI)
 in the presence of)

RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), as per the following details, being token money from the withinnamed THE PURCHASERS as withinmentioned.

<u>AMOUNT/Rs.</u>	<u>CHEQUE No.</u>	<u>DATED</u>	<u>DRAWN ON</u>
1,00,000/-	731814	01/09/2023	State Bank of India

Rs.1,00,000/- TOTAL
=====

I SAY RECEIVED

(GOVIND B. AGRAWAL)
THE VENDOR

WITNESSES :-

1.

2.