

AND WHEREAS as per the rights of the Vendor prepared a building plan which is duly approved by Nashik Municipal Corporation under Commencement Certificate No. LND/BP/CD/ Nashik - 437 / 1290 dated 21-10-2003 and revised under No. LND/BP/Nashik/A1/392 dated 2-9-2003 and obtained Completion Certificate from Nashik Municipal Corporation under No. Nagar rachna / 005550 dated 21-4-2006.

AND WHEREAS the Vendor agreed to sell the apartments in the said building to different purchasers and the Vendor agreed to sell Flat to the purchaser described in the second schedule written hereunder in the building known as **SHREE PRAKASH COMPLEX APARTMENT** constructed on the said property.

AND WHEREAS the Vendor subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar, Nashik and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this agreement of sale is executed amongst the parties.

**NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS
HEREIN.**

(1) That for total consideration and price of **Rs. 44, 00,000/- (Rs. Forty Four Lakh Only)** the Vendor do hereby convey, alienate and transfer all that the said apartment/ flat in **SHREE PRAKASH COMPLEX APARTMENT** more particularly described in Second schedule written hereunder and hereinafter referred to as the said flat /apartment constructed on the property as described in the first schedule written hereunder.

(2) The aforesaid amount of consideration includes the amount of consideration of the said Apartment alongwith right in common areas and facilities as mentioned in the Declaration of Apartment registered at the office of Sub Registrar.

(3) The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The Vendor has received from the purchaser the aforesaid amount of consideration of **Rs. 44, 00,000/- (Rs. Forty Four Lakh Only)** in the following manner:-

Rs. 1,00,000/- Received from the purchaser by the vendor by
Cheque No. 953319 drawn on State Bank of India
Dated 09/01/2024.

B. P. MATSAGAR
(NOTARY GOVT. OF INDIA)