

OFFER LETTER

Date: 06/03/2024

This Offer Letter is made and executed at Mumbai on this 5th day of March 2024.

BETWEEN

- 1. Mr. Sajay Bedi**
S/O M.M. Bedi
Age: 59 years, Occ: Service
R/at : E-4/320 Arera Colony, R.S. Nagar
Bhopal, Madhya Pradesh 462016
Aadhar No. 6860 1951 9945
- 2. Mrs. Seema Bedi**
W/O Sanjay Bedi
Age: 59 years, Occ: Service
R/at : E-4/320 Arera Colony, R.S. Nagar
Bhopal, Madhya Pradesh 462016
Aadhar No. 6901 9979 1497

...hereinafter called the Purchaser

[which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include this successors, executors, administrators and assigns]

...PARTY OF THE FIRST PART

AND

- 1. Mr. Nilesh Kauthe**
Age: 38 years, Occ: Business
R/at : Flat No. 005, Tower 10
Powai, Mumbai, Maharashtra 400072
Aadhar No. 6399 2387 7519
- 2. Ms. Devanshi Shah**
Age: 36 years, Occ: Service
R/at : Flat No. 005, Tower 10
Powai, Mumbai, Maharashtra 400072
Aadhar No. 3218 8238 7804

...hereinafter called the Transferor

[which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include this successors, executors, administrators and assigns]

...PARTY OF THE SECOND PART

**Total Consideration Amount Rs. 2,00,00,000 / -
(Rupees Two Crore Only)**

WHEREAS the Transferor are absolutely seized and possessed of all that Flat No. **B-2104** situated on the **21th** floor of Tower [**B**] in the building known as "DAFFODILS " admeasuring 73.65 Sq. Mtrs.

Carpet area plus 1.83 Sq. Mtrs of utility area as per RERA and one (1) car parking space in the basement/podium/stilt constructed in the project **RUNWAL BLISS** situated at plot bearing CTS No. 1004 (P) CTS No. 1005, CTS No. 1005/1, CTS No. 1006, CTS No. 1007/3 (P) & CTS No. 1009 (P) of village Kanjur, Taluka Kurla, District Mumbai Suburban, situated at Kanjur Marg (East), Mumbai 400 042 more particularly described in the Schedule hereunder belongs to the Transferor having been purchased from EVIE REAL ESTATE PRIVATE LIMITED (through its duly Authorized Signatory Mr. Manish Wahal hereinafter referred to as the "the Promoter"), on 4th day of May 2019 by a registered agreement, for sale which agreement is registered with Sub-Registrar Kurla – 4 at Serial No. 5264/2019 dated 04/05/2019. They have paid the total consideration amount to the promoter and obtained vacant and peaceful possession of the said flat and became absolute owner of the said flat.

AND WHEREAS the Transferor herein decided to transfer all their occupancy rights, interest, title in the said flat and Purchasers in search of likewise Property and approached the Transferors and offer between the parties regarding the sale of the said flat, Purchase price and other terms and conditions are reduced in writing as under mutually decided by themselves.

NOW THEREFORE, THESE PRESENTS WITNESSTH AND IT IS AGRRED BY AND THE PARTIES HERETO AS UNDER:-

1. Transferor has hereby agreed to transfer and assign all his occupancy rights, interests, and title in respect to the said flat in favour of Purchaser for the total consideration of Total Consideration Amount Rs. 2,00,00,000/- (Rupees Two Crores Only) which has to be paid as detailed in clause 6 below.
2. The transferor has an existing Home loan on the property from Bank of Baroda with a principle outstanding of Rs. 26,50,798/- (Twenty Six Lakhs Fifty Thousand Seven Hundred and Ninety-Eight Only) and the same will be closed prior to the disbursal of Purchaser's loan.
3. Purchaser assures that he will provide the Transferor a copy of approved loan sanction letter prior to the date of Agreement for Sale.
4. The transferor shall hand over vacant and peaceful possession of the said Flat to the Purchaser after receiving the full /entire consideration amount from the Purchaser in respect of the said Flat.
5. The transferor assures that the said flat is free from all encumbrances of whatsoever nature, the said flat is free and marketable and Transferor has full and absolute authority to transfer the same to any person of his choice.
6. The transferor hereby declares that he has till the date of this Offer Letter made all the payments of all outgoing towards concerned Govt. Authority and other charges and dues in respect of the said flat till date. If any dues are there from the date of possession of the said flat by the Purchaser and from the date of Agreement for Sale, it is the responsibility of the Purchaser to pay the same.
7. All expenses like Registration Fees, Stamp duty and other incidental charges will be borne by the Purchaser.

8. Particulars of Consideration Amount:-

Rs. 1,00,001/- Paid by NEFT Reference No. UTR HSBCN24061413693 , ICICI Bank, Branch- Sharanpur Road, Nashik dated 01/03/2024

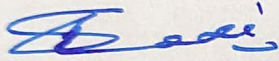
Rs. 4,00,000/-	Paid by RTGS Reference No. UCBAR52024030400076486, ICICI Bank, Branch-Sharanpur Road, Nashik dated 04/03/2024
Rs.43,00,000/-	To be paid at the time of executing registered Agreement for Sale i.e. on or before 31/03/2024.
Rs. 2,00,000/-	1% TDS amount will be paid by the Purchaser before the execution of Agreement for Sale.
Rs. 1,50,00,000/-	To be paid on obtaining loan at the time of possession
Rs. 2,00,00,000/-	(Rupees Two Crores Only)

9. The Transferor hereby acknowledges that he has received Rs. 5,00,001/- (Rs. Five Lakhs and one only) as an earnest money and he will co-operate to register Agreement for Sale in respect of the said Flat in favour of the purchaser after receiving total consideration amount from the purchaser without any demand or any hesitation.
10. The Transferor hereby undertakes to sign all necessary papers and application for the transfer of the said flat in the name of the purchaser, he will obtain necessary papers i.e. NOC from the builder/promoter for transferring the said flat and the cost of NOC will be borne by both the side mutually agreed by both the said mutually.
11. All the expenses like Stamp duty, Registration Fee and other incidental charges will be borne by the Purchaser for registering the Agreement for Sale in favour of the Purchaser.
12. The Transferor hereby undertakes that he will make available all necessary legal papers for availing the loan and necessary permissions from builder/promoter for registering the Agreement for Sale in respect of the said flat in favour of the Purchaser.
13. The Transferor assures and undertake that if he became unable to fulfill the terms and conditions of the said Offer Letter and complete his part of the contract, then Purchaser has a right to terminate the said offer and has right to demand amount given to the Transferor.
14. Purchaser further assures and undertake that they became unable to fulfill the terms and conditions of the said Offer Letter and complete their part of the contract, then Transferor has right to terminate the said offer and he will forfeit the said earnest money of the said Offer Letter and Purchasers have no right to take any legal action for the said earnest money as agreed by both the parties mutually.

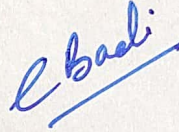
SCHEDULE OF THE FLAT/PROPERTY

All that piece and parcel of Flat No. **B-2104** situated on the **21th** floor of Tower [**B**] in the building known as "DAFFODILS" admeasuring 73.65 Sq. Mtrs. Carpet area plus 1.83 Sq. Mtrs of utility area as per RERA and one (1) car parking space in the basement/podium/stilt constructed in the project **RUNWAL BLISS** situated at plot bearing CTS No. 1004 (P) CTS No. 1005, CTS No. 1005/1, CTS No. 1006, CTS No. 1007/3 (P) & CTS No. 1009 (P) of village Kanjur, Taluka Kurla, District Mumbai Suburban, situated at Kanjur Marg (East), Mumbai 400 042, along with all facilities, amenities provided thereon.

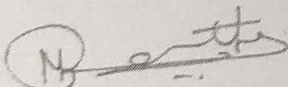
IN THE WITNESS WHEREOF THE Parties hereto have set their respective hands on these presents on the year, day and date first hereinabove written.



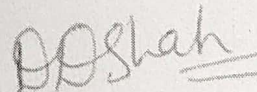
Mr. Sajay Bedi
Purchaser No. 1



Mrs. Seema Bedi
Purchaser No. 2



Mr. Nilesh Kauthe
Transferor No. 1



Ms. Devanshi Shah
Transferor No. 2

WITNESSES:

1. **Ruchir Bedi**
B-304 Daffodil Building
Runwal Bliss, Kanjurmarg, Mumbai
400042

2. **Ms. Sonali Das**
B-304 Daffodil Building
Runwal Bliss, Kanjurmarg, Mumbai
400042