

EXECUTED BY:

SHRI KAMALKISHOR DAMODAR BAJAJ,
S/o. Damodar Badrinarayan Bajaj,
Aged about 49 years,
Aadhar No: 4051 5159 4109
IT PAN No: AGCPB2848M
Cell No: 9420906125
Residing at: No. D-19/04, DRDO Township, Phase 1,
CV Raman Nagar, Opp KV DRDO, Bengaluru - 560093.

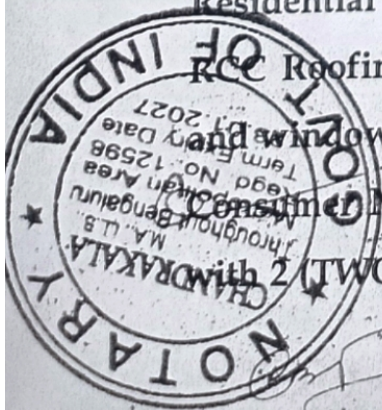
Hereinafter referred to as the **VENDOR** (which expression whenever the context so requires or admits shall mean and include his heirs, executors, administrators, successors-in-interest and assignees or any one claiming through or under him) of the **ONE PART**.

IN FAVOUR OF:

SHRI BHISAJI VISHNU DALVI,
S/o. Late Shri Vishnu Bhisaji Dalvi,
Aged about 39 years,
I.T. PAN No: AKPPD1227K
Aadhar No: 5180 2180 5567
Cell No: 7875576336
Residing at : Room No 22, Chawl No 2, Siddheshwar Society,
Laxman Nagar, Goregaon East Mumbai 400 063.

Hereinafter referred to as the **PURCHASER** (which expression whenever the context so requires or admits shall mean and include his heirs, executors, administrators, successors-in-interest and assignees or any one claiming through or under him) of the **OTHER PART**.

A. WHEREAS Vendor is absolute owner of Residential Flat bearing No. 09, measuring 87.81 sq.mtr. of Super built area and 72.64 sq.mtr. of Carpet area, situated at "B" Wing, Third Floor in the Residential Apartment Complex known as "GREEN ORCHID" with RCC Roofing, Vitrified tiles Flooring, Doors made of Honne wood and windows are made of aluminum, having electricity (under MSEB Consumer No. 049157107681), water and all civil amenities together with 2 (TWO) BHK and 1 (One) covered car parking space No. F-09B,



B.v. Dehu

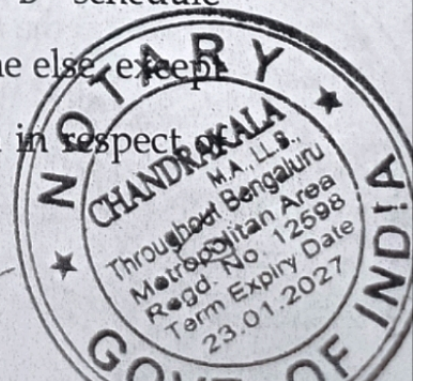
having Nashik Municipal Corporation Index No: 31015129, House No. : 310/B/501/GA/F-9. which is hereinafter referred to as 'B' schedule property, the 'B' schedule property was constructed on the land plot No.3, admeasuring 218.50 Sq. Mts., out of Gat No. 501/3 Plot No.4 admeasuring 212.50 Sq. Mtrs, out of Gat No. 501/4, Plot No.5 admeasuring 369.00 Sq, Mtrs., out of Gat No.501/5 lying and beaing at Village Adgaon, within the limit of Nashik Municipal Corporation, Nasik District, which is more fully described in the 'A' schedule and hereinafter referred to as 'A' schedule property.

C. Whereas the vendor has purchased the 'B' schdule property under registered sale deed No. 3547/2018 dated 12-04-2018 registered in the office of the sub registrar NSK1-HQR Registrar of Nashik, the vendor herein as per the sale deed vendor herein having absolute right, title, interest and possession of the "B" schedule property. The vendor is in possession and enjoyment of the same till today.

D. Whereas the vendor has offered to sell right, title, interest and share in the Schedule 'A' Property and absolute ownership of 'B' schedule for a valuable consideration of **Rs.41,00,000/- (Rupees Forty One Lakhs Only)** to benefit of his Family and legal necessities and in order to invest the sale proceeds to better prospects of his family. The purchaser herein has agreed to purchase undivided right, title, interest and share in the Schedule 'A' Property and absolute ownership of the 'B' schedule property for a valuable consideration of **Rs.41,00,000/- (Rupees Forty One Lakhs Only)** the vendor has declares that 'B' schedule property is free from all kinds of encumbrances and no one else except the Vendor. The having all right, title or interest or claim in respect

[Handwritten signature]

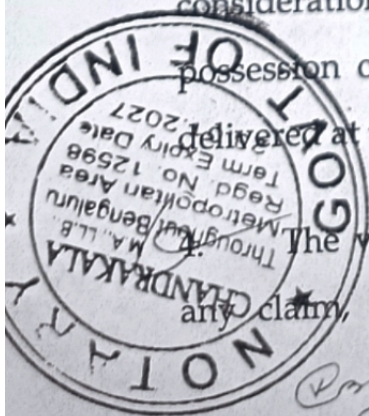
B. V. Dahi



the Schedule 'A' Property and 'B' schedule property. It is free from all kinds of encumbrances and other terms and conditions;

NOW THESE PRESENTS WITNESSETH AGREEMENT OF SALE AS FOLLOWS:

1. That in pursuance of above said terms today the PURCHASER have paid part of the sale consideration of Rs.1,00,000/-(Rupees One Lakhs Only) by IMPS No:SBILT14042024115925788274 dated 14-4-2024 State Bank of India to the vendor account herein out of the Sale consideration of Rs.41,00,000/-(Rupees Forty One Lakhs Only) the receipt of which the Vendor is hereby acknowledges the same before the witnesses here under and the balance amount of Rs.40,00,000/-shall be paid at time of execution of sale deed to 'B' schedule property by the purchaser to the Vendor.
 2. The PURCHASER covenant with the vendor that they shall pay the balance sale consideration and get registered sale deed in her 'favour on or three Months from the date of this agreement of sale, The PURCHASER shall pay the balance sale consideration within the stipulated period and to get it registered sale deed at his own cost. In case the purchaser has not obtained sale deed by paying the balance sale consideration within the stipulated period then the advance paid by the purchaser shall be treated as forfeited.
 3. The vendor covenant with the purchaser he shall execute the sale deed in the name of the PURCHASER after the payment of balance sale consideration within the stipulated period. The vendor has not delivered possession of the 'B' schedule property to the PURCHASER same will be delivered at the time of the registered sale deed.
- The vendor further covenant with the purchaser that in the event of any claim, dispute, litigation, court attachment, acquisition proceedings,



B. V. D...

demand, charges, etc., that arise over the 'B' schedule property, the vendor shall set right the same at his own cost and expenses.

5. The vendor shall at all times indemnify and keep indemnified the purchaser against loss, damages cost, charges and expense if any suffered by reason, of any defect in the clear, free and subsisting title of the vendors or by breach of the covenants herein above contained.

6. Vendor further assures that if subsequently it is found that vendor has suppressed any latent defects or misrepresented, in regard to any facts pertains to "B SCHEDULE PROPERTY", the vendor shall pay sale consideration amount received towards this sale agreement.

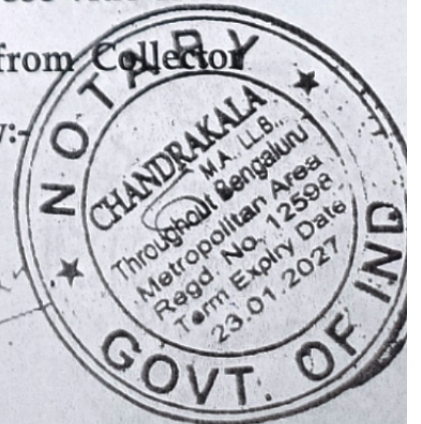
7. The parties are herein shall mutually co-operate in smooth implementation of the terms and conditions of this agreement of sale. However, either of the parties to the contract shall be liberty to enforce specific performances of the contract at the cost and expenses of the defaulting party.

SCHEDULE 'A' OF THE SAID PROPERTY REFERRED TO ABOVE

All the piece and parcel of land bearing plot No. 03 admeasuring 218.50 sq.mtr., out of Gat No. 501/3, plot No. 04 admeasuring 212.50 sq.mtr., out of Gat No. 501/4 and plot No. 05 admeasuring 369.00 sq.mtrs., out of Gat No. 501/5, lying and being at village Adgaon, within the limits of Nashik Municipal Corporation, Nashik and Registration and Sub Registration District of Nashik, Taluka and District of Nashik. The Land bearing Gat No. 501 is Converted to Non-Agriculture use for Residential purpose vide order no. MHA/Kaksh-3/N.A.P. No./468/1991 dt. 11/02/1992 from Collector of Nashik, which are bounded together as shown below:-

[Handwritten signature]

B. Vadav

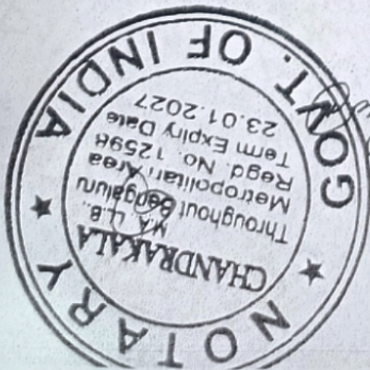


- East by : By Land Gat No. 493,
 West by : By 12 mtr. Wide colony road,
 North by : By Land Gat No. 499/8/7,
 South by : By 06 mtr. Wide colony road and plot No. 06.

SCHEDULE 'B' OF THE SAID PREMISES REFERRED TO ABOVE

The premises of the Residential Flat bearing No. 09, measuring 87.81 sq.mtr. of Super built area and 72.64 sq.mtr. of Carpet area, situated at "B" Wing, Third Floor in the Residential Apartment Complex known as "GREEN ORCHID" with RCC Roofing, Vitrified tiles Flooring, Doors made of Honne wood and windows are made of aluminum, having electricity (under MSEB Consumer No. 049157107681), water and all civil amenities together with 2 (TWO) BHK and 1 (One) covered car parking space No. F-09B, having Nashik Municipal Corporation Index No: 31015129, House No. : 310/B/501/GA/F-9 constructed on the 'A' schedule property and bounded as under :-

- East by : By Lobby, Staircase and Lift,
 West by : By "A" Wing building,
 North by : By Marginal open space,
 South by : By Marginal open space.



IN WITNESS WHEREOF, the Parties hereunto set their hands to these presents in the presence of the witnesses hereunder on the day, month and the year first above mentioned.

Signed & Delivered]
By the withinnamed vendor] *Bajaj*
shri Kamalkishor Damodar Bajaj] _____

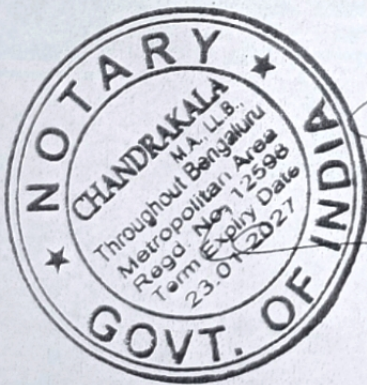
(OWNER/VENDOR)

Signed & Delivered]
By the withinnamed vender] *B. Vishnu Dalvi*
shri Bhisaji Vishnu Dalvi] _____
(PURCHASER)

IN THE PRESENCE OF WITNESSES: -

1. K. SRINIVAS
K. Srinivas
J-1, Alisda Residential Complex,
RT Nagar, Bengaluru-32.

2. *[Signature]*
Rajiba Lochana Panigrahy
QTR No. D-1, ALISDA Residential
Complex, Ministry of Defense
RT Nagar, Bengaluru-32



Execution Admitted Before Me

[Signature]
CHANDRAKALA, M.A., LL.B.,
ADVOCATE & NOTARY
GOVT. OF INDIA
293, 6th Cross, Indiranagar, Rajajinagar,
WOC Road, BENGALURU - 560 010.

This Document is entered in the
Notarial Register by No. *10022* in
Book *12* Pages *73* *01/01/2024*
CHANDRAKALA
NOTARY
GOVT. OF INDIA

AFIXING NOTARY STAMP
ABOLISHED BY GOVT. OF KARNATAKA
W.E.F 01-04-2007

[Signature]
NOTARY

My Commissionrate Expires
on : 23rd Jan 2027

15 APR 2024.