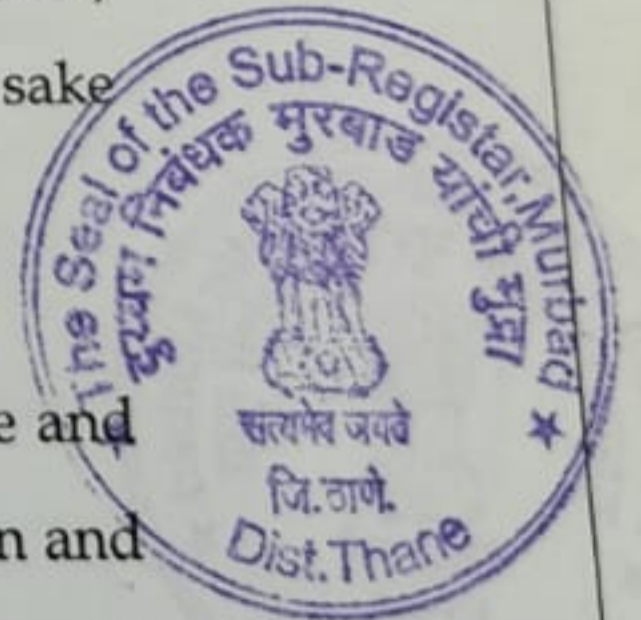


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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Murbad this 27<sup>th</sup> day of December, 2019, BETWEEN (1) MR. MOHIT SHRIKRISHNA EKBOTE, Age 51 years ( PAN - AAAP6207H), (2) MRS. MADHURA MOHIT EKBOTE, Age-49 Years, ( PAN - AANPE2190E) Both Hindu, Indian Inhabitant residing at 1302, Bldg.No.1C, Siddhachal Phase VI, Pokhran Road No.2, Thane (West) - 400 601, hereinafter called "THE VENDORS"(Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the ONE PART; \* AND \* (1) MRS. POORNIMA PARAG OAK, Age 49 years, ( PAN - AAEP05390H), (2) MR. PARAG YASHWANT OAK, Age 53 Years, (PAN - AAAP00659D) both Hindu, Indian Inhabitants, residing at Flat No. A- 601, Chandravijay Co-op. Hsg. Soc. Ltd., Mahatma Phule Road, Mulund (East), Mumbai - 400 081, hereinafter jointly called "THE PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS by virtue of Sale Deed dated 9<sup>th</sup> day of February, 2012, the VENDORS herein purchased from M/S. Eco Properties, the Vendor therein, 2 Non-Agricultural Plots being Plot No.11 B admeasuring about 306.90 sq. mtrs. and Plot No. 12 B admeasuring about 255 sq. mtrs. along with construction of 1840 Sq. Ft. (3 BHK Bungalow) as per approved layout and the scheme known as "Palm Village" Phase II, situated at Village - Shirvali, Taluka - Murbad, District - Thane - 421 401 and more particularly described in the Schedule written hereunder. The said Sale Deed was duly registered in the Office of Sub-Registrar, Murbad on 10/02/2012 under Sr. No. MRB/00511/2012. (for brevity's sake hereafter the same is referred to as "The Said Plot and the said Bungalow").



AND WHEREAS the VENDORS herein have agreed to sell their right, title and interest in the said Plot and the said Bungalow to the PURCHASERS herein and the PURCHASERS have also agreed to purchase The Said Plot and the said Bungalow for a consideration and on the terms and conditions agreed by and between the parties hereto.

*[Handwritten signature]*

*[Handwritten signature: mshbote]*

*[Handwritten signature: Poornima Oak]*

*[Handwritten signature: Parag Oak]*

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AND WHEREAS the parties hereto are desirous of recording the terms and conditions agreed between them into writing.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. The VENDORS have agreed to sell and the PURCHASERS have agreed to purchase The Said Plots i.e. 2 Non-Agricultural Plots being Plot No.11B admeasuring about 306.90 sq. mtrs. and Plot No. 12 B admeasuring about 255 sq. mtrs. along with construction of 1840 Sq. Ft. (3 BHK Bungalow) as per approved layout and the scheme known as "Palm Village" Phase II, situated at Village - Shirvali, Taluka - Murbad, District - Thane - 421 401 for the total consideration of Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only).

2. a) The PURCHASERS have paid on or before the execution this Agreement an amount of Rs.1,00,000/- (Rupees One Lakh Only) to the VENDORS herein, being part payment towards the consideration amount of the said Plot and the said Bungalow. (The receipt whereof the VENDORS do hereby admit and acknowledge.)

b) It is agreed by and between the parties hereto that the balance consideration of Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only) in the following manner:-

(i) Rs.69,000/- (Rupees Sixty Nine Thousand Only) being 1% Tax Deducted at source as per Section 194IA of the Income Tax Act, 1961 shall paid by the PURCHASERS herein within a period of 15 days from the date of registration of this Agreement and the challan/TDS certificate shall be handed over to the VENDORS herein.

(ii) Rs.67,31,000/- (Rupees Sixty Seven Lakhs Thirty One Thousand Only) shall be paid by the PURCHASERS to the VENDORS herein within a period of 30 working days from the date of Registration of this Agreement by availing loan from Bank of Maharashtra, Mulund (East), Branch, time being the essence of this Agreement, subject to availability of all the documents for loan disbursement as may be required by Bank of Maharashtra, Mulund (East) Branch.



*[Handwritten signature]*

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**SCHEDULE ABOVE REFERRED TO**

Non Agricultural NA Plot No. 11B and 12B of Phase II, admeasuring about 306.90 sq. mtrs. and 255.00 mtrs respectively, within admittedly Land bearing 1) Gut No. 472, admeasuring about 60 Gunthas, 2) Gut No. 477/1 admeasuring 84 Gunthas, 3) Gut No. 477/2 admeasuring 40 Gunthas, 4) Gut No. 477/3 admeasuring 40 Gunthas, 5) Gut No. 481 (part) admeasuring 1 Acre 28 Gunthas and 6 Pratis, 6) Gut No. 481 (part) admeasuring 10 Gunthas and 6 Pratis, thus totally admeasuring about 36320 sq. mtrs. lying and situated at Village - Shirvali, Taluka - Murbad, District - Thane, along with Construction of 1840.00 Sq. Ft. (3BHK Bungalow), as per approved layout and the Scheme Known as "Plam Village", Phase II, within the precincts of the Group Grampanchayat Shirvali and within the limits of the Panchayat Samiti Murbad, Taluka - Murbad, Dist:- Thane as also within registration limits of the Sub Registrar of Assurances, Murbad

SIGNED, SEALED AND DELIVERED BY |  
 THE WITHIN NAMED VENDORS |  
 MR. MOHIT SHRIKRISHNA EKBOTE |  
 AND |  
 MRS. MADHURA MOHIT EKBOTE |

In the presence of Sangam..... |

Sangam R Bansode



THE WITHIN NAMED PURCHASERS |  
 1. MRS. POORNIMA PARAG OAK |  
 AND |  
 2. MR. PARAG YASHWANT OAK |

In the presence of Chitra..... |

Chitra Santosh Dalve



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SIGNED, SEALED AND DELIVERED BY |  
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