

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at
Mumbai, on this day of DECEMBER, 2024 BETWEEN

- 1) **DR.VIJAY JAGANNATH AHIRE**, Aged:49 yrs, holding
**PAN No.ADGPA3235J & AADHAAR NO:97570205
2207 AND**
- 2) **MRS. ANURADHA VIJAY AHIRE**, Aged:45 yrs,
holding **PAN No.ALKPA7358Q AND AADHAAR NO:
435411885348**, both Indian Inhabitant residing at
Flat No:W-10/2003, Floor No:20th, Building
Name:Lodha Amara, Block Sector:Near
Sandozbaug,Road:Kolshet Road, Thane, Thane,
Maharashtra, 400607, hereinafter called and referred
to as **"THE VENDORS"** (which expression shall unless
be repugnant to the context or meaning thereof shall
mean and include their heirs, executors, administrators
and assigns) of the **ONE PART**

AND

- 1) **MR.ROHIT KUMAR**, Aged:39 yrs, S/o. Shri. Rabindra
Kumar Roy, holding **PAN No.AKKPR9385D, AND
AADHAAR NO:231524008327, AND**
- 2) **MRS.NEHA ROHIT ROY**, Aged:35 yrs, W/o. Rohit
Kumar, holding **PAN No.ATLPG4413F, AND
AADHAAR NO:857272509491**, both residing at Flat
No: 504/7, Cosmos, Highland Residency CHS Ltd.,
Dhokali Kolshet Road, Thane (West) 400607,
hereinafter called and referred to as **"THE
PURCHASERS"** (which expression shall unless be
repugnant to the context or meaning thereof shall

(built up area) situate at a Highland Residency "D" Co.op. Hsg. Soc. Ltd., Near Dhokali Naka, Kolshet Road, Thane (West), Mumbai - 400098 and as such holding 5 shares of Highland Residency "D" Co-op Hsg. Ltd., bearing Share Certificate No. 37 dated: 19.05.2007 and bearing Nos.181 to 185.

- f) The Vendors are the legal and bonafide members of the Highland Residency "D" Co-operative Housing. Society Ltd.
- g) The Purchasers being in need of a Residential accommodation approached the Vendors with a proposal to transfer and assign all their benefits, rights, title and interest together with right, title and interest over the said Flat No:101 on 1st Floor, in favour of the Purchasers, which proposal the Vendors have agreed to accept on certain terms and conditions hereinunder contained.

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

- 1) The Vendors hereby declare that they are the owners of the said Flat No:101 and are lawfully seized and possessed of all right, title and interest over the said Flat No:101 on the 1st Floor of the Building No.17 named "GLENMARK" admeasuring 698 sq.ft (Carpet Area) i.e. 918 sq.ft (built up area) situate at a Highland Residency "D" Co.op. Hsg. Soc. Ltd., Near Dhokali Naka, Kolshet Road, Thane (West), Mumbai -400098, more particularly described in the Schedule hereinunder written.

- 2) The Vendors hereby agree to sell and assign all their benefits, rights, title and interest in respect of the said Flat No:101 on 1st Floor, now vested in them, in favour of the Purchasers for a total price and consideration of Rs. 1,00,00,000 /- (RUPEES: One crore ONLY).
- 3) Out of the Lumpsum Purchase Price of Rs. 1,00,00,000 /- (RUPEES: One crore ONLY), the Purchasers have on or before the execution of this Agreement, paid to the Vendors Rs. 5,00,000/= (Rupees Five lakhs only), which the Vendors doth hereby acknowledge, in the following manner:-
- a) Rs._2,50,000/= (Rupees Two lakhs fifty thousand only) by Cheque No: 056088 Dt: December 18, 2024 drawn on ICICI Bank, Hughes Road, Mumbai Branch in favour of the Vendor No.1.
- b) Rs._2,50,000/= (Rupees Two lakhs fifty thousand only) by Cheque No: 056089 Dt: December 18, 2024 drawn on ICICI Bank, Hughes Road, Mumbai Branch in favour of the Vendor No. 2.

Which the Vendors doth hereby acknowledge and forever acquit the Purchasers from the said Payment.

- c) Rs._1,00,000/= (Rupees One lakh only) being the TDS shall be paid to the Income Tax Department and necessary TDS

certificate shall be issued to the Vendors within 15 days of the payment being done.

- d) The Balance consideration of Rs.94,00,000/= (Rupees Ninety-four lakhs only) shall be paid on or before 30 days from the execution of this Agreement.
- 4) The Vendors shall on receipt of the entire Full consideration amount of Rs. 1,00,00,000/- (RUPEES: One crore ONLY), shall handover to the Purchasers vacant and peaceful possession of the said Flat No.101.
- 5) The Vendors hereby declare that their right, title and interest in respect of the said Flat No.101, has not been transferred, charged, mortgaged or encumbered so far in any manner whatsoever to any other party or person.
- 6) The Vendors further declare that on payment of the entire consideration as mentioned hereinabove, the Purchasers shall be entitled to have and hold the possession, occupation and use of the said Flat No.101 and the Purchasers shall hold the same unto and to the use and benefit of the Purchasers, alongwith their heirs, successors and assigns for ever without any claim, charges, right, interest, demand or lien of the Vendors or any person or person claiming through or under them or in trust for them subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the said society, Government, revenue or

local authorities from the date the Purchasers receives vacant possession of the said Flat No.101.

- 7) The Vendors doth hereby covenant with the Purchasers that the Purchasers on payment of the entire consideration as mentioned hereinabove, shall on handing over possession of the said Flat No.101 by the Vendors to the Purchasers, thereafter quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, denial, demand, interruption or eviction by the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors.

- 8) The Vendors hereby declare that they have paid all legal dues of the said Society in respect of the said Flat No.101, such as maintenance charges, Municipal Taxes etc., as per the demand of the said society upto the period ending December,2024 and the said Society has no claim whatsoever against the Vendors in respect of the said Flat No.101. The Vendors undertake to pay the maintenance charges, municipal charges, etc. till they handover the possession of the said Flat No.101 to the Purchasers.

- 9) The Vendors declare that they have obtained necessary permission from the said society as required under the bye-laws of the said society to transfer all their right, title and interest in respect of the said Flat No.101 including shares and

deposits in favour of the Purchasers and agree and undertake to co-operate and assist with the Purchasers for perfectly and effectively transferring the said Flat No.101 and Shares in the records of the Society, with all benefits thereof unto the Purchasers.

- 10) The Purchasers doth hereby agrees and undertake to pay punctually the monthly outgoings and do discharge all claims, demands and charges of said Flat No.101 from the date of possession.
- 11) The Purchasers doth hereby covenant with the Vendors that they shall abide by the rules and regulations and the bye-laws of the said society on admission as members thereof and that they agree and undertake to pay and discharge all calls demands, contributions and dues which the said society may make from the date of receipt of possession by the Purchasers, in respect of the said Flat No.101.
- 12) All Costs, stamp duty and the registration charges, if any payable on this instrument shall be paid by the Purchasers alone.
- 13) The Transfer charges of the society in respect of the said Flat No.101 shall be borne by the parties hereto in equal proportion.
- 14) The Vendors hereby agree to save, defend, keep, harmless and indemnify the Purchasers of and from and against all the former and other estate, title

charges and encumbrances, whatsoever made, executed, occasion or equitably claiming or to claim by from or in trust from them and also against all actions proceedings demands from anyone else claiming through or under this sale.

- 15) The Vendors hereby undertake to get the said Flat No.101 duly transferred in the name of the Purchasers in the record of the said Society and sign and execute all the further documents papers etc., necessary for the same.
- 16) The Vendors hereby declare that they shall on receipt of the entire consideration as stated hereinabove, handover the Original Agreement for Sale dated: 19/09/2003, Original Agreement for Sale dated: 21/09/2010, and Share Certificate No.37 dated:19.05.2007 being 5 shares bearing No.181 to 185 and other relevant papers.
- 17) The Vendors doth hereby further agree and covenant with the Purchasers that they shall from time to time and at all times whenever called upon by the Purchasers or their Advocates or Attorneys do and execute or cause to be done and Executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the said Flat No.101 agreed to be hereby sold unto and to the use of the Purchasers as shall or may be reasonably required and also attend to any office or any authority for fully and effectually completing the true intents of these presents for fully, completely and properly effecting the transfer

made according to law, but at the cost of the Purchasers

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

SCHEDULE OF THE FLAT

Flat No:101 on the 1st Floor of the Building No.17 named "GLENMARK" admeasuring 698 sq.ft (Carpet Area) i.e. 918 sq.ft (built up area) situate at a Highland Residency "D" Co.op. Hsg. Soc. Ltd., Near Dhokali Naka, Kolshet Road, Thane (West), Mumbai -400098 constructed on all that piece or parcel of Land plot of land bearing Survey No.71, Hissa No.1,2A,2B, 3, Survey No:80, Hissa No.1,2A, 2B, 3,4,5,8,9, Survey No.82, Hissa No.2,3,4,5A, 5B, 5C, 5D, 6A,6B,6C,6D, 6E, 87/2, 88/5/2, 5/3, 66/5 and Survey No.86/1,2,3,4A, 79/1, 2A,3 situate at Highland Residency, Near Dhokali Naka, Kolshet Road, Thane (West), Taluka and District Thane.

SIGNED AND DELIVERED BY THE)
withinnamed "VENDORS")

1) DR.VIJAY JAGANNATH AHIRE)

2) MRS. ANURADHA VIJAY AHIRE)
in presence of)

SIGNED AND DELIVERED BY THE)
Withinnamed "PURCHASERS")

1) MR.ROHIT KUMAR)

2) MRS.NEHA ROHIT ROY)

In presence_of)

Receipt

Received the day and year first hereinabove written from the withinnamed Purchasers a sum of **Rs. 5,00,000 /=-** (Rupees Five lakhs only) as under:-

- a) Rs._2,50,000/= (Rupees Two lakhs fifty thousand only) by Cheque No: 056088 Dt: December 18, 2024 drawn on ICICI Bank, Hughes Road, Mumbai Branch in favour of the Vendor No.1.
- b) Rs._2,50,000/= (Rupees Two lakhs fifty thousand only) by Cheque No: 056089 Dt: December 18, 2024 drawn on ICICI Bank, Hughes Road, Mumbai Branch in favour of the Vendor No. 2.

being the part consideration in respect of the said Flat No:101 as mentioned hereinabove.

WE SAY RECEIVED

1) DR.VIJAY JAGANNATH AHIRE

2) MRS. ANURADHA VIJAY AHIRE
(VENDORS)