

SALE OF PARKING AGREEMENT

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this _____ day of MARCH, 2025 ; BETWEEN; KAMLA HOMES AND LIFESTYLES PVT LTD, having office at 101, Mayur Tower, Chandavarkar Road, Borivali (W), Mumbai - 400 092. hereinafter called "THE SELLER" of the One Part;

AND; (1) MR. SUKRUT PRAKASH SHAH, aged 29 years, (2) MRS. SHRENI SUKRUT SHAH, aged 29 years, (3) MR. PRAKASHBHAI TULSIDAS SHAH, aged 53 years & (4) MRS. RINA SHAH, aged 51 years, Indian Inhabitants, having address at 204, Lotus Apartment, Sandhkuva, Navsari, State: Gujarat-396445, hereinafter called "THE BUYER" of the Other Part;

WHEREAS the Seller is the lawful owner of a parking space situated at Prasanna Jeevan, Borivali West, Mumbai, Maharashtra ("Property"); and

WHEREAS the Buyer is desirous of purchasing the said parking space from the Seller for consideration and upon the terms and conditions set forth herein;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. SALE OF PARKING SPACE

The Seller agrees to sell and transfer, and the Buyer agrees to purchase, the parking space designated as Parking No. __, situated at Prasanna Jeevan, Borivali West, Mumbai, Maharashtra.

2. CONSIDERATION

The total sale consideration for the parking space shall be Rs. 8,00,000 (Rupees Eight Lakhs only), payable in full at the time of execution of the final sale deed. No advance payment shall be required at the time of execution of this Agreement.

3. POSSESSION

The Seller agrees to hand over vacant and peaceful possession of the parking space to the Buyer upon receipt of the full and final consideration amount.

4. REPRESENTATIONS & WARRANTIES

- The Seller confirms that the parking space is free from any encumbrances, liens, or legal disputes.
- The Seller shall indemnify the Buyer against any claims, disputes, or liabilities arising before the transfer.
- The Buyer shall use the parking space only for parking purposes and not for any commercial or unlawful activities.

5. TRANSFER & REGISTRATION

- The Seller agrees to execute all necessary documents for the transfer of ownership of the parking space in favor of the Buyer.
- Any stamp duty, registration charges, and legal expenses shall be borne by the Buyer.

6. DEFAULT CLAUSE

- If the Buyer fails to make the payment as agreed, the Seller shall have the right to terminate this Agreement and forfeit any advance amount paid.
- If the Seller fails to transfer the parking space as agreed, the Buyer shall have the right to seek legal remedies.

7. GOVERNING LAW & JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of India, and any disputes shall be subject to the jurisdiction of the courts in Mumbai.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

SIGNED SEALED AND DELIVERED by the)
Within named the “THE SELLER”)
KAMLA HOMES AND LIFESTYLES PVT LTD)
Through their representatives
In the presence of) First Party

SIGNED SEALED AND DELIVERED by the)
Withinnamed “THE BUYER”)
(1) MR. SUKRUT PRAKASH SHAH)
(2) MRS. SHRENI SUKRUT SHAH)
(3) MR. PRAKASHBHAI TULSIDAS SHAH)
(4) MRS. RINA SHAH)
In the presence of) Second party.