

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is executed at Pune on this _____ day of _____, 2026

BY AND BETWEEN

Mr. Ravindra Sadashiv Gaikwad

Age: 43 Years, Occupation: Service

Resident of: Flat No. 05, Sainik Residency Phase 5, Colony No. 07, Near ICICI ATM, Ganesh Nagar, Bopkhel, Pune, Maharashtra - 411031

PAN: AKSPG0126D | Aadhaar No.: 5417 4203 4663

(Hereinafter referred to as the "VENDOR" / "PROMOTER", which expression shall unless it be repugnant to the context or meaning thereof include his legal heirs, executors, administrators, and permitted assigns) of the FIRST PART;

AND

1. Mr. Rahul Keshav Kambale

Age: 33 Years, Occupation: Service

PAN: DPSPK0062Q | Aadhaar No.: 2042 4241 4453

2. Mrs. Atusha Rahul Kamble

Age: 33 Years, Occupation: Business

PAN: CABPJ7753E | Aadhaar No.: 7579 8345 5189

Both Resident of: Hind Keshri Nagar, Kate Building, Agarwal Gosavi Zapke Chawl, Devkar Daje, Bopkhel, Pune, Maharashtra - 411031.

(Hereinafter jointly referred to as the "PURCHASER" / "ALLOTTEE", which expression shall unless it be repugnant to the context or meaning thereof include their legal heirs, executors, administrators, and permitted assigns) of the SECOND PART.

WHEREAS:

A. The Vendor is the absolute owner and possessor of residential unit i.e., Flat No. 402, situated on the 4th Floor of the building known as "Sainik Residency Phase V", having a built-up area of 675 Sq. Ft. (62.73 Sq. Meters) constructed on land bearing Survey No. 147, Hissa No. 1/2/11, measuring 00 Hectare 0.3 Ares (3 Ares), situated at Village Bopkhel, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation (PCMC) and under the jurisdiction of the Sub-Registrar Haveli, Pune.

B. The aforesaid property was originally purchased by Mr. Kishor Vishwas Patil, Mr. Lakhan Omkar Rupnar, Mr. Gulabrao Bhimrao Patil, and Mr. Prafull Shriram Kasar vide registered Sale Deed dated 28/06/2011 (Joint Sub-Registrar Haveli No. 19, Doc No. 6302/2011). The Vendor subsequently purchased the Said Flat vide registered Sale Deed dated 23/08/2012 (Joint Sub-Registrar Haveli No. 19, Doc No. 9917/2012).

C. Construction of the building "SAINIK RESIDENCY PHASE V" has been regularized under the Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001, vide Regularization Certificate issued by PCMC bearing Outward No. KaPra/Stha/KaaA/Gunthe/451/11 dated 10/09/2011.

D. The Vendor discloses that an existing loan/mortgage encumbrance subsists on the Said Flat with respect to financial assistance obtained by the Vendor. The Vendor agrees to fully clear the loan, redeem the mortgage, and obtain a loan foreclosure certificate/No Objection Certificate (NOC) prior to final conveyance.

E. The Vendor has agreed to sell, and the Purchaser has agreed to purchase all rights, title, and interest in Flat No. 402 (hereinafter referred to as the "SAID FLAT").

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

1. AGREEMENT TO SELL AND CONSIDERATION

The Vendor hereby agrees to sell and transfer, and the Purchaser hereby agrees to purchase the Said Flat for a total agreed consideration of Rs. 20,80,000/- (Rupees Twenty Lakh Eighty Thousand Only).

2. PAYMENT TERMS AND SCHEDULE

The total consideration amount shall be paid by the Purchaser to the Vendor in accordance with the following agreed payment schedule prior to or at the time of execution/registration of the final Conveyance / Sale Deed:

1. Payment Details: _____

Amount: Rs. 20,80,000/- (Rupees Twenty Lakh Eighty Thousand Only).

3. LOAN FORECLOSURE AND CLEARANCE OF ENCUMBRANCE

Existing Encumbrance Disclosure: The Vendor explicitly acknowledges that the Said Flat is currently subject to an existing loan of GIC Housing Financial Institution.

Vendor's Obligation to Foreclose: The Vendor covenants and undertakes to clear, pay off, and fully satisfy all outstanding dues, interest, penalties, and charges against the said loan account on or before the execution and registration of the final Sale Deed.

Foreclosure Certificate & No Dues Certificate: The Vendor shall obtain and handover to the Purchaser a formal Loan Foreclosure Letter, No Dues Certificate (NDC), and No Objection Certificate (NOC) from the concerned lender/bank confirming the release of charge and clearance of the loan prior to the registration of the final Sale Deed.

4. SALE DEED EXECUTION & POSSESSION

Execution of Conveyance: Upon receipt of the entire agreed consideration amount of Rs. 20,80,000/- and production of the loan foreclosure certificate/NOC, the Vendor undertakes to execute and register a formal final Sale Deed / Deed of Conveyance in favor of the Purchaser.

Handover of Possession: Peaceful, vacant, and legal physical possession of the Said Flat shall be handed over to the Purchaser upon full payment of the consideration and execution of the final Sale Deed.

5. TITLE MARKETABILITY AND INDEMNITY

Subject to the clearance of the existing loan specified in Clause 3, the Vendor covenants that the Said Flat shall be delivered free from all encumbrances, liens, mortgages, charges, attachments, trusts, or litigation.

The Vendor agrees to indemnify and keep indemnified the Purchaser against any losses, damages, claims, or costs arising out of the existing loan or any defect in the legal title of the Said Flat.

6. DEFAULT AND TERMINATION CLAUSES

Purchaser Default: If the Purchaser fails to make payments as per the agreed schedule, the Vendor shall issue a written notice granting a cure period of 15 days, failing which the Vendor reserves the right to terminate this Agreement.

Vendor Default: If the Vendor fails to clear the loan, produce the loan foreclosure certificate, or refuses to complete the transfer/execution of the final Sale Deed after receiving the agreed payments, the Purchaser shall be entitled to seek specific performance of this Agreement or refund of all paid monies along with interest through a court of competent jurisdiction.

7. COMMON RIGHTS, AMENITIES, AND MOFA/MAHARASHTRA RERA COMPLIANCE

Common Facilities: The Purchaser shall have full rights to use common amenities, including car parking space, staircase, borewell, terrace, and other utilities provided in "Sainik Residency Phase V".

Society/Condominium: The Purchaser along with other unit owners shall participate in the formation of a Co-operative Housing Society or Apartment Association as per applicable local laws.

Statutory Framework: This transaction is governed by the Maharashtra Ownership Flats Act (MOFA) and applicable state regulations governing flat ownership and transfers.

8. STAMP DUTY, REGISTRATION, AND TAXES

Expenses: All costs towards stamp duty, registration fees, legal fees, and incidental charges relating to this Agreement for Sale and the subsequent final Sale Deed shall be borne solely by the Purchaser.

Municipal Tax Mutation: The Purchaser shall be entitled to apply for tax mutation with the Pimpri Chinchwad Municipal Corporation (PCMC), and the Vendor agrees to sign all necessary consent forms without extra charge.

SCHEDULE OF THE PROPERTY (THE "SAID FLAT")

All that piece and parcel of Flat No. 402, situated on the 4th Floor, measuring a built-up area of 675 Sq. Ft. (62.73 Sq. Meters), in the building known as **"SAINIK RESIDENCY PHASE V"**, constructed on land bearing Survey No. 147, Hissa No. 1/2/11 (measuring 00 Hectare 0.3 Ares), situated at Village Bopkhel, Taluka Haveli, District Pune, within the PCMC limits and jurisdiction of Joint Sub-Registrar Haveli No. 19.

Bounded as follows:

East: Property of Mr. N. Krishnan

South: Remaining portion of same Survey Number

West: Property of Mr. S. K. Singh

North: **4.6 Meter Wide Road**

IN WITNESS WHEREOF the parties hereto have signed and executed this Agreement for Sale on the day, month, and year first written above.

VENDOR / SELLER:

Mr. Ravindra Sadashiv Gaikwad

PURCHASERS / BUYERS:

1. Mr. Rahul Keshav Kambale

2. Mrs. Atusha Rahul Kamble

WITNESSES:

1. Signature: _____

Name: _____

Address: _____

2. Signature: _____

Name: _____

Address: _____