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AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and executed at Maval on this
----- day of September 2026.

BETWEEN

1. MR. MAYUR ANIL MORE

Age: 31 years, Occupation: Service

PAN : CZPPM3807H, Aadhar no. 4637 6348 4585

2. SUPRIYA ANIL MORE

Age: 53 , Occ: Housewife

PAN : CDGPM0967B, Adhar no 4922 3991 5313

Both R/At: Bhairavnath Mandir Samor, Prabhuchi Wadi, Satara, Pune 415020.

.....Hereinafter referred to or called “**THE VENDOR/S**”
(which expression unless repugnant to the context or meaning, thereof, shall mean and include the VENDORS alone and not nominee/ assignees but in case of death of the VENDORS the said expression shall mean and include his heirs, executors, administrators and permitted assigns.) ... **PARTY OF THE FIRST PART**

AND

MR. DARSHAN SUNIL SHINDE

Age 32 yrs, Occ: Service,

Pan No. LTRPS3525D, Aadhar no 3817 6832 1122

R/at – Aai Niwas, Kusgaon Road, Indrayani Colony, Kamshet, Pune 410405.

.....Hereinafter referred to or called **THE PURCHASERS** (which expression unless repugnant to the context or meaning, thereof, shall mean and include the PURCHASERS alone and not nominee/ PURCHASERS but in case of death of the PURCHASERS the said expression shall mean and include his heirs, executors, administrators and permitted assigns).. **OF THE SECOND PART**

WHEREAS the Vendor's are the owner of the **Flat No. 912, B-Wing**, situated on **9TH Floor**, (hereinafter referred to as the said flat), carpet area admeasuring of **20.84 Sq. Mtrs** + Enclosed Balcony area admeasuring **3.71 Sq. Mtrs** + Open balcony area admeasuring **00 Sq. Mtrs** + adjacent Terrace area **3.60 Sq. Mtrs** in **Building No. 01** in scheme by name **SILVER TREASURE NAGARI SAHAKARI GRIHARACHANA MARYADIT**, constructed on S. No 284/1, total area admeasuring 02H 57R assessed at 03 Rupees 02 Paisa, out of which area admeasuring 00 H. 80 R situated in village Vadgaon, Tal- Maval, Dist- Pune, within the local limit of Nagarpanchayat Vadgaon and within the Registration District of Pune, within the Sub-Registration Sub-District of Vadgaon Maval, along with M.S.E.B. Meter.

AND WHEREAS the said flat was purchased by the Vendor's from the builder M/s Mark Buildcon Through Partners Kishor Shankar Garve and others by an Agreement for Sale **Dt. 12/10/2020** which is duly registered in the office of Sub Registrar Maval 2 vide document at Serial No. **4779/2020**. The said Vendors have thereafter paid the entire consideration to the developers and thereafter the said developer has allotted the possession of the said Flat to the said Vendors.

AND WHEREAS Therefore the Vendor have obtained ownership rights in the said Flat & have also obtained lawful possession of the said Flat.

AND WHEREAS the said Developer have obtained the Commencement Certificate in respect of the SAID PROPERTY from the Vadgaon Nagarpanchayat, Maval, Pune by order no. DP/बीएमए/पै१/२८४.न.स/वडगाव.मौ/प्रक्र. 1892/1412/17/18 dated 13/07/2018. Thereafter the said builder after completing the construction of the building on the said plot have obtained Completion/ Occupancy Certificate from TDMC by letter outward 705/2021 dated 28/07/2021.

AND WHEREAS the Builder has formed a Society in between the Flat Purchasers in the said Building by name "**SILVER TREASURE NAGARI SAHAKARI GRIHARACHANA MARYADIT**", which is registered under the Maharashtra Co-operative Societies Act. 1960, under No **PNA/MWL/HSR/TC 23787/2021-22** dated 21/02/2022.

AND WHEREAS the said Vendor has therefore obtained the ownership rights in the said flat and have also obtained lawful possession of the said flat and accordingly his name is entered in the Share Certificate in the name of the present Assignor having no 0114 having 10 share from 1131 to 1140 of Rs. 50/- each. The said Vendor has therefore obtained the membership rights of the said society.

AND WHEREAS the said **Late. ANIL YASHWANT MORE** died on ----- and **MR. MAYUR ANIL MORE, SUPRIYA ANIL MORE**

AND MRS. ----- are the only legal heirs to them. The Assignor have made an affidavit to record the same, which is duly registered in the office of Hon'ble Tahasildar Talegaon Dabhade on -----.

AND WHEREAS the said **MRS. -----**, have released her right from the said property in favour of **MR. MAYUR ANIL MORE** by an Release Deed, which is duly registered in the office of Sub Registrar Maval 2 vide document at Serial No. ----- Dt. -----.

AND WHEREAS the VENDORS in order to the sale the said Flat and the PURCHASER being in need of the suitable Flat, came to know the intention of the Vendors of selling the said Flat, and also the PURCHASER has found the price of the said Flat being fit and reasonable, after discussions and negotiations the VENDORS herein has decided to the sale of the Flat to the PURCHASER for a price of **Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)**.

AND WHEREAS the vendor have before entering into and executing this agreement at the request of the Purchaser given to Purchaser an inspection of the said flat and of all the papers, plans, writings, permission, approvals, agreements, deeds and documents of title in relation and concerning the said property and or as required by the purchaser and the Purchaser herby confirm and accept and are satisfied with the same and that they have no objection or requisitions in respect of them.

AND WHEREAS the Vendor have agreed to sell and the Purchaser have agreed to purchase the said **Flat** described in the Second schedule, at the price upon the terms and subject at the condition hereinafter appearing.

NOW THIS DEED WITNESSETH AS UNDER:-

The VENDOR hereby agreed to sell, transfer, convey and assign all their rights, title and interest in the said **Flat**, (hereinafter referred to as the said flat) the property described in schedule II, for a total consideration of **Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)** which is inclusive of the proportionate price of common areas, facilities, provided by the Builder to the VENDORS and along with MSEB Meter to the said Flat and the exclusive garden place on the ground floor area.

1) The PURCHASER has agreed to pay the said total consideration amount as under:-

Rs. -----/-	Paid by Cheque No. ----- From Utkarsh Finance Bank Dated 20/08/2025 in favor of Vendor as part payment.
Rs. -----/-	Paid by cheque / Pay order bearing no. ----- Dt. ----- drawn on ----- Bank, in favor of Assignor's loan account in AXIS Bank LTD to foreclose the said loan account, as full and final payment by availing housing loan from ----- -----.
Rs. -----/-	Payable in 40 working days from the date of execution of this Agreement for Sale and before the execution of Deed of Transfer.
Rs. 16,00,000/-	(Rupees Sixteen Lakhs Only)

The VENDORS hereby acknowledge, admit receipt of the payment amount of Rs. -----/- as above. The vendors have accepted the said payment on behalf of their family and thereby the vendors have no objection regarding the same. The final payment shall be made in the name of Vendor has no objection for the same.

- 2) The VENDORS assured to the PURCHASER herein that, they are owner and occupier of the **Flat** described in the Schedule II written hereunder, and no other person has any interest therein and VENDOR have not created any other third party interest and thus, there are no other encumbrances of any sort. The VENDOR further assure and represented that they are been and is in exclusive and peaceful possession and occupation of the said flat and the PURCHASER is entitled to occupy the same without any interruption or claim from the VENDOR or their heirs or anybody claiming through / under them and if anybody interrupted or claim the right of PURCHASER and enjoyment of said flat then VENDORS will indemnify and keep indemnified the PURCHASER against any claim made for any period prior to this agreement and after the execution of deed of Transfer in respect of the said flat.
- 3) The Vendor have availed a housing loan from **AXIS Bank LTD** on the said Flat, the said Vendor has agreed to obtain the loan clearance certificate and original papers related to said Flat, from said bank, and hand over all the related documents to the Purchaser.
- 4) The VENDORS hereby admit and agree that they will hand over and deliver the vacant and peaceful possession of the said flat to and in favor of the PURCHASER at the time of Deed of Transfer/ Sale. And the PURCHASER hereby admit and agreed to accept the same.

- 5) The VENDORS and PURCHASER hereby declare the said building as governed by the Maharashtra Co Op. Society Act, and rules made there under.
- 6) The VENDORS has agreed to pay all types of the payments to the Builder relating to said flat, all Municipal taxes, MSEB Bills, Society Maintenance, builder outgoings, maintenance and management charges as mentioned in the agreement, corpus fund, service tax, VAT and other charges etc applicable to the said flat, till the date of this Deed and the PURCHASER hereby agreed to pay Municipal taxes, MSEB Bills, Society Maintenance as applicable after the date of this Deed .
- 7) The PURCHASER hereby agree to pay and keep paying the proportionate share in respect of the said premises in all common expenses contribution the entire building and including herein insurance premium, maintenance of common lights, maintenance of sanitation and scavenger service, prepare common amenities, common passage, common compound, common walls of the said Flat, charges of bill collector, Chowkidar, gardener and other servants employed, if any the other charges necessary and incidental to the said property of the user thereof to the society.
- 8) The PURCHASER shall maintain at their cost the said Flat in the same good condition, state and the order in which it is handed over to them and shall abide by all the rules and regulations and bye laws of the said society and the State Government, Vadgaon Nagarpanchayat, M.S.E.B. Electricity Board and/ or other authorities.
- 9) The VENDORS make it clear that the society transfer /NOC charges shall be borne and paid by the Vendor and MSEB charges of meter transfer shall be borne and paid by the PURCHASER. The stamp duty and registration charges of this Agreement for Sale /Deed of Transfer/ Assignment shall be borne and paid by the PURCHASER. The purchaser shall be at the liberty to use efficient facilities provided by the builder to the Vendors as agreed in the Agreement for Sale between them.
- 10) The VENDORS will be the member of the society to be formed between the flat purchasers, The VENDOR herein agreed to transfer the membership rights of the said proposed Society, in favour of the PURCHASER.
- 11) The VENDORS hereby assured and agreed to sign and execute the application, papers, documents, Deed of Transfer / for the effective and complete transfer of the said Flat in favour of the PURCHASER.
- 12) The agreed consideration of the said flat is **Rs. 16,00,000/-** therefore stamp duty Rs. 96000/- is paid on the said amount and Registration Fee of Rs. 16,000/- is paid by the PURCHASERS.

SCHEDULE I

(Of the 'Said project')

All those piece and parcels of S. No 284/1, total area admeasuring 02H 57R assessed at 03 Rupees 02 Paisa, out of which area admeasuring 00 H. 80 R situated in village Vadgaon, Tal- Maval, Dist- Pune, and within the limits of Registration District of Pune, within the Sub-Registration Sub-District of Vadgaon Maval and which is bounded as under:

On or towards East : - Mumbai-Pune Expressway Link Road

On or towards West : -Vadgaon-Urse chinch Khind Road and S.No 119

On or towards South : - Remaining Land of S.No 284/1

On or towards North : - Remaining Land of S.No 284/1

SCHEDULE II

THE UNIT/FLAT ABOVE REFERRED TO :

A **Flat No. 912, B-Wing**, situated on **9TH Floor**, (hereinafter referred to as the said flat), carpet area admeasuring of **20.84 Sq. Mtrs** + Enclosed Balcony area admeasuring **3.71 Sq. Mtrs** + Open balcony area admeasuring **00 Sq. Mtrs** + adjacent Terrace area **3.60 Sq. Mtrs** in **Building No. 01** in scheme by name **SILVER TREASURE NAGARI SAHAKARI GRIHARACHANA MARYADIT**, constructed on the property described in the First Schedule herein above written. The said Flat along with all the amenities and facilities, parking area.

IN WITNESS WHEREOF THE PARTIES HERETO HAS SIGNED THIS DEED AT MAVAL ON THE DATE AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED SEALED & DELIVERED BY
Within named **VENDOR/S**

1. MR. MAYUR ANIL MORE

2. SUPRIYA ANIL MORE

SIGNED SEALED & DELIVERED BY
Within named **PURCHASER/S**

MR. DARSHAN SUNIL SHINDE

WITNESSES

1.

Mr. S.J. Tilule
Talegaon Dabhade, Maval, Pune

2.

Mr. D.S. Chavan
Katavi, Maval, Pune