

## AGREEMENT TO SALE

THIS AGREEMENT TO SALE IS MADE AND EXECUTED AT  
PUNE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

*BY AND BETWEEN*

1) MR. Krishna Dnaynoba Walke  
Age ----- Years, Occupation :- Service  
Pan No:-AABPW3656R

2) MRS. Sangeeta Krishna Walke  
Age ----- Years, Occupation :- House - Wife  
Pan No:- ABIPW9716E

RESIDING AT:- Suryoday Niwas, S No- 73, Adarsha Nagar,  
Dighi, Pune-411015

Herein after referred to as the 'VENDOR', (Which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, assigns, etc)

..... PARTY OF THE FIRST PART

AND

1. Mrs. Supriya Santosh khot  
Age: 38 years, Occupation - -----  
Pan Card No. HAKPK 1778 N  
Aadhaar Card No. 9606 2725 7298  
Residing at: W/O Santosh Khot, 3251, Thaloba Galli, Nippani,  
Po. Nipani, Dis. Belgaum, Karnataka. 591237

.....Herein after referred to as the 'PURCHASER/S'  
(Which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, assigns, etc)

..... PARTY OF THE SECOND PART

AND WHEREAS previously the said property was standing in the name of Mr. Vishnu Genuji Walke as an absolute owner, AND WHEREAS partition of 8 landed properties took place

between Mr. Vishnu Genu Walke and his brother, Mr. Dhondiba Genu Walke, by virtue of which, the said property, bearing Survey No. 82/7 was allotted to the share of the above said Mr. Vishnu Genu Walke, as the Owner and accordingly the effect of the partition was given to the record of rights of the said property vide Mutation Entry No. 645,

AND WHEREAS the above said Mr. Vishnu Genuji Walke, died intestate, on 06-06-1964, leaving behind him, his only son, Mr. Hari Vishnu Walke and three married daughters, namely, Tanhubai Appa Kate, Jeejabai Baburao Sonavane and Tulasabai N. Gavhane and accordingly, the names of these legal heirs have been brought on the Record of Rights of the concerned properties including the said property vide Mutation Entry No. 785,

AND WHEREAS a Partition Deed was executed on 09-05-2000, by and between Mr. Hari Vishnu. Walke and other three family members which Partition Deed was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 2559, by virtue which, an area admeasuring 00 Hectare, 37.5 Ares, from and out of the said entire property, bearing Survey No. 82/7, totally admeasuring. 00 Hectare, 75 Ares, was allotted to the share of Mr. Dattatray Haribhau Walke and remaining area, admeasuring 00 Hectare, 37.5 Ares, was allotted to the share of Mr. Dnyanoba (Dnyaneshwar) Haribhau Walke and the effect of this partition was given to the record of rights of the property vide Mutation Entry No. 8662,

AND WHEREAS for good and sufficient reasons, the said owners viz. 1) Mr. Dattatray Haribhau Walke, 2) Mr. Dnyaneshwar Haribhau Walke, 3) Mr. Satish Dattatray Walke, 4) Mrs. Pramila Chandrakant Kurhade, 5) Mrs. Nirmala Santosh Ghule, 6) Miss Urmila Dnyaneshwar Walke, 7) Miss Vidhya Dnyaneshwar Walke, 8) Miss. Snehal Dnyaneshwar Walke, 9) Lalit Dnyaneshwar Walke, 10) Alka Dhondiram Kurhade and 11) Surekha Dattatray Ghule, have executed a Development Agreement coupled with an Irrevocable General Power of Attorney, both dated 23/08/2012, in favour of Kamalraj Associates, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered Office at :- Fortune Plaza, Thube Park, Shivaji

Nagar, Pune - 411 005, represented through its Partners 1) Mr. Mohan Shahaji Thorat, and 2) Kamalesh Kanhayalal Gandhi; in respect of an area admeasuring 00 Hectare, 45 Ares (including an area admeasuring 00 H-05 Ares under road) from and out of the entire landed property, bearing Survey No. 82/7 totally admeasuring 00 Hectare, 75 Ares and the said Development Agreement and Power of Attorney have been registered in the office of SubRegistrar, Haveli No. 10 at Sr. Nos. 9817 & 9818/ 2012 respectively, on 24-08- 2012,

AND WHEREAS the legal heirs of late Jeejabai Baburao Sonavane viz. 1) Shri.Dattatray Keru Sonavane, 2) Vaishali Shankar Kad and 3) Baban Baburao Sonavane, have executed a Release Deed, on 18-06-2013 in favour of 1) Dattatray Haribhau Walke and 2) Dnyaneshwar Haribhau Walke, in respect of their undivided share from and out of the entire landed property, bearing Survey No. 82/7 and the said Release Deed has been registered in the office of SubRegistrar, Haveli No. 8 at Sr. No. 5852, on 18-06-2013,

AND WHEREAS the legal heirs of late Jeejabai Baburao Sonavane viz. 1) Dattatray Keru Sonavane, 2) Vaishali Shankar Kad and 3) Baban Baburao Sonavane have executed a Consent Deed on 18-06-2013 in favour of Kamalraj Associates, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered Office at :- Fortune Plaza, Thube Park, Shivaji Nagar, Pune - 411 005, represented through its Partners 1) Mr. Mohan Shahaji Thorat; and 2) Kamalesh Kanhayalal Gandhi; in respect of separated area admeasuring 00 Hectare, 45 Ares (including an area admeasuring 00 H-05 Ares under road) from and out of the entire landed property, bearing Survey No. 82/7 totally admeasuring 00 Hectare, 75 Ares and the said Consent Deed has been registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 5853,

AND WHEREAS the legal heirs of late Tanhubai Appaji Kate viz. 1) Chandrakant Dasharath Kate, 2) Sopan Dasharath Kate and 3) Hanumant Dasharath Kate have executed a Release Deed on 21-06-2013 in favour of 1) Dattatray Haribhau Walke

and 2) Dnyaneshwar Haribhau Walke, in respect of their undivided share from and out of the entire landed property, bearing Survey No. 82/7 and the said Release Deed has been registered in the office of SubRegistrar, Haveli No. 8 at Sr. No. 5973/2013,

AND WHEREAS the legal heirs of late Tanhubai Appaji Kate viz. 1) Chandrakant Dasharath Kate, 2) Sopan Dasharath Kate and 3) Hanumant Dasharath Kate have executed a Consent Deed, on 21-06-2013, in favour of Kamalraj Associates, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered Office at:- Fortune Plaza, Thube Park, Shivaji Nagar, Pune -411 005, represented through its Partners, 1) Mr. Mohan Shahaji Thorat, and 2) Kamalesh Kanhayalal Gandhi; in respect of separated area, admeasuring 00 Hectare, 45 Ares (including an area, admeasuring 00 Hectare, 05 Ares, under read) from and out of the entire landed property, bearing Survey No. 82/7 totally admeasuring 00 Hectare, 75 Ares and the said Consent Deed has been registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No5974/2013,

AND WHEREAS the legal heirs of late Tanhubai Appaji Kate viz. 1) Chandrakant Dasharath Kate, 2) Sopan Dasharath Kate and 3) Hanumant Dasharath Kate, have executed a Power of Attorney on 21-06-2013 in favour of 1) Dattatray Haribhau Walke and 2) Dnyaneshwar Haribhau Walke, in respect of their undivided share, from and out of the entire landed property, bearing Survey No. 82/7 and the said Power of Attorney, has been registered in the office of Sub-Registrar, Haveli No. 8 (Pune) at Sr. No. 5975/2013,

AND WHEREAS some Of the legal heirs Of late Tulsabai NivrutG Gavhar,c viz I) Savitribai Baban Vaje, 2) Mandabai Prakash Jadhav and 3) Tanaji Nivrutti Gavhane, have executed a Release Deed, on 26•06-2013, registered jn the Office of Sub-Rcgistrar, Haveli NO. 8 at Sr. No. 6111/2013, in favour of I) Dattatray Maribhau Walke and 2) Dnyaneshwar Haribhau Walke, in respect Of their undivided share, from out Of the entire landed property, bearing Survey No. 82/7

AND WHEREAS some Ofthe legal heirs Of late Tulsabai Nivrutti Gavhane vit 1) Savitribai Baban Vaje, 2) Mandgbai

Prakash Jadhav 3) Tanaji Nivruti Gavhane, have executed a Pouær of Attorney on 26-06-2013 registered in the office of Sub-Registrar, Htweli No. 8 at Sr. NO. 6112/2013, in favour of 1) Dattatray Huribhau Walke and 2) Dnyaneshwar Haribhau Walkc, in respect of their •gndivided share from an Out of the entire landed propepty, bearing Surve No. 82/7

AND WHEREAS some Ofthe legal heirs Of late Tulsabai Nivrutti Gavhane vit 1) Savitribai Baban Vaje, 2) Mandgbai Prakash Jadhav 3) Tanaji Nivruti Gavhane, have executed a Pouær of Attorney on 26-06-2013 registered in the office of Sub-Registrar, Htweli No. 8 at Sr. NO. 6112/2013, in favour of 1) Dattatray Huribhau Walke and 2) Dnyaneshwar Haribhau Walkc, in respect of their gndivided share from an Out of the entire landed propepty, bearing Survey No.82/7

AND WHEREAS some Of the legal heirs Of late Tulsabai Nivrutti Gavhane viz 1) Savitribai Baban Vaje, 2) Mandabai Prakash Jadhav and 3) Tanaji Nivrutti Gavhane, have executed a Consent Deed on 26-06-2013 in the office of Sub-Registrar, Haveli NO. 8 at Sr. No. 6113/2013, in favour of Kamalraj Associates, a partnership Firm, registered under the provisions Of the Indian partnership Act, 1932, having its registered Office at Fortune Plaza, ThuEe park, Shivaji Nagar, Pune – 41 i. 005, represented through its partners I) Mr. Mohan Shahaji Thorat, and 2) Kamalesh Kanhayalal Gandhi; in respect Of the ;gparatcd area admeasuring (n Hectare, 45 Ares ( including an afea admeasuring 00 H 05 Ares under road ) from and out Of the entire landed property, bearing Svi-vey 'Nb. 827

AND WHEREAS Some of thelegal heirs of late Tulsabai Nivrutti Gavhane and late Vilas Nivrutil Gavhane Viz. 1) Kiran Vilas Gavhane, 2) Vikram Vilas Gavhane, 3) Suvarna Mahesh Tapkir and 4) Chhaya Sandip Kachare, have executed a Release Deed, on 28-06-2013.registered in the office of. SubRegistrar, Haveli No. 8 at Sr. No. 6186/2013, in favour of 1) Dattatray Haribhau Walke and 2) Dnyaneshwar Haribhau Walke, in respect of their undivided share from and out of the entire landed property, bearing Survey No. 82/7,

AND WHEREAS the legal heirs of late Tulsabai Nivrutti Gavhane and late Vilas Nivrutti Gavhane viz. 1) Kiran Vilas Gavhane, 2) Vikram Vilas Gavhane, 3) Suvarna Mahesh Tapkir and 4) Chhaya Sandip Kachare have executed a Power of Attorney on 28-06-2013, registered in the office of Sub-

Registrar, Haveli No. 8 at Sr. No. 6187/2013, in favour of 1) Dattatray Haribhau Walke and 2) Dnyaneshwar Haribhau Walke, in respect of their undivided share from and out of the entire landed property, bearing Survey No. 82/7,

AND WHEREAS the legal heirs of late Tulsabai Nivrutti Gavhane and late Vilas Nivrutti Gavhane viz. 1) Kiran Vilas Gavhane, 2) Vikram Vilas Gavhane, 3) Suvarna Mahesh Tapkir and 4) Chhaya Sandip Kachare, have executed a Consent Deed on 28-06-2013, registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 6188/2013, in favour of Kamalraj Associates, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932; having its registered Office at :- Fortune Plaza, Thube Park, Shivaji Nagar, Pune -411 005, represented through its Partners 1) Mr. Mohan Shahaji Thorat, and 2) Kamalesh Kanhayalal Gandhi; in respect of a separated area, admeasuring 00 Hectare, 45 Ares, (including an area. admeasuring 00 H-05 Ares under road) from and out of the entire landed property, bearing Survey No. 82/7.

AND WHEREAS pursuant to various registered documents mentioned above in respect of separated area, admeasuring 00 Hectare, 45 Ares, (including an area admeasuring 00 H-05 Ares under road) from. and out of the entire landed property, bearing Survey No. 82/7, M/s. KAMALRAJ ASSOCIATES, A REGISTERED DEVELOPER PARTNERSHIP FIRM, PUNE, has acquired the rights, title and interests in the said properties, to develop the same and to deal with the said properties by implementing the scheme of constructions on the said property, accept the consideration and to execute and to get registered the requisite documents in favour of the intending purchaser/s, etc., and all the above said documents, including link document/s such as approvals, permissions, plans, orders, etc., whatsoever mentioned on this Agreement for Sale, are still in force and treated as part and parcel of this document;

AND WHEREAS the said Promoter, Builder & Developer has decided to implement Construction Scheme on the said landed properties and sell out the Tenements, Flats, Shops, Offices, Godowns, Units, etc., to accept the consideration by any mode and to execute and to get registered the requisite documents,

such as Agreements for Sale, Sale Deeds, etc., in favour of the intending purchaser/s and all the said documents are in force;

AND WHEREAS the Additinal Collector and Competent Authority, Pune Urban Agglomeration, vide its Reference No. ULC/CA-2/1619/2007, dated 01- 11-2007, dcclared that the property is within the ceiling limits; AND WHEREAS the Pimpri Chinchwad Municipal Corporation, Pimpri, sanctioned. Building Plan, in respect of the said property and issued Commencement Certificate No. BP/Lay-out/Dighi/20/2014 dated 05-05-2014 accordingly; AND WHEREAS the said property is under Residential Zone and the Pune Municipal Corporation issued Zonal Certificate to that effect bearing outward No.NaRaVi/KaVi/Zo Da/11/2003, dated 02.01.2003

ND WHEREAS the above said M/s. Kamalraj Associates, the Promoter.and Builder applied for N.A. permission to use the said property for residential purpose and accordingly, the Collector, Pune, by its Order No. NA/SR/574/2013 dated- 15.10,2013, granted N.A. permission,

AND WHEREAS the MR. Krishna Dnaynoba Walke **and** MRS. Sangeeta Krishna Walke has purchased the First Floor, area 542 sq. ft. built- up- 50.35 sq. mtrs, i.e. (i.e. 36.70 sq. mtrs carpet area). attached terrace admeasuring about- 100 sq. ft. - 09.29 so. mtrs. i.e.. and also along -with exclusive use of covered car parking. in **Building on FIRST Floor**, Allotted - One Reserved Covered Car Parking Space, in the Building known as **"KAMALRAJ HARI DWAR".**, **The said flat which is more particularly described in the schedule "II"** to be constructed on the properties more particularly described in the Schedule "I" hereinunder mentioned from M/S. Kamalraj Associates, A Partnership Firm, represented through its partners, MR. Kamlesh Kanayalal Gandhi, Archana Kamlesh Gandhi, Jatan Kanayalal Gandhi, Mohan Shahaji Thorat, Pratibha Mohan Thorat by way of Registered Agreement for sale on dated **30/09/2014**, in the office of Sub - Registrar Haveli No. **08**, vide document serial No. **9411/2014**.

AND WHEREAS the Promoter and Builder got the completion certificate from Pimpri Chinchwad Municipal Corporation,

Pimpri, Pune 411018 issued the part completion certificate of the said property bearing No. 111/2017 on dated 31/01/2017.

**WHEREAS** Vendors is the absolute owner of the property bearing First Floor, area 542 sq. ft. built- up- 50.35 sq. mtrs, i.e. (i.e. 36.70 sq. mtrs carpet area). attached terrace admeasuring about- 100 sq. ft. - 09.29 so. mtrs. i.e.. and also along -with exclusive use of covered car parking. in **Building on FIRST Floor**, Allotted - One Reserved Covered Car Parking Space, in the Building known as "KAMALRAJ HARIDWAR".situated on Survey No. 82 Hissa No. 7 situated at Village - Dighi, Tal - Haveli, District Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub- Registrar, Haveli Pune.

**WHEREAS** a housing society is established in the name and style of "KAMALRAJ HARIDWAR CO - OPERATIVE HOUSING SOCIETY LTD", bearing Regd. No - PNA/PNA-(6)/HSG(TC)/18516/2017-18 on dated 13/10/2017.

**AND WHEREAS** has issued No Objection For Selling the said flat in the favour purchaser i.e. Mrs. Supriya Santosh Khot herein vide flat sale Noc Letter on, bearing No. PNA/PNA-(6)/HSG(TC)/ 18516/2017-18, Outward No. 2026-27-26 On dated 21/08/2026.

**AND WHEREAS** after formation of the "KAMALRAJ HARIDWAR CO - OPERATIVE HOUSING SOCIETY LTD",, allotted the Share Certificate No. ----- w.r.t. Shares No. ----- both inclusive vide Share Certificate and admitted to Mr. Krishna Dnaynoba Walke and Mrs. Sangeeta Krishna Walke i.e. Vendor herein as a member of the society.

**WHEREAS** Pimpri Chinchwad Municipal Corporation had issued Tax Bill on the Flat bearing property No. 1160204706.00 and **MSEDCL** had issued Light Bill on the Flat bearing Consumer No.160234890112.

**AND WHEREAS** the **VENDOR** has taken the Housing Loan from -----, Pune Branch Pin No. ----- and Bank issued

Foreclosure Letter on dated -----, present outstanding loan amount is Rs. -----/-.

AND WHEREAS by virtue of deeds and documents mentioned hereinabove, the Vendors alone had sole and exclusive right to sell the said flat which was to be purchased by the Vendors on the said flat, which is more particularly described in the Schedule -II herein under.

AND WHEREAS, Purchaser approached to the Vendors herein and shown his willingness to purchase the subjected Flat herein after referred to the “said flat” property with ready possession. Accordingly, the Vendors herein agreed to sell, transfer and convey the subjected **Premises** property with ready possession on “**AS IS WHERE IS**” basis. Thereafter Purchaser have agreed to purchase the same for total consideration price of **Rs.41,50,000/- (in words Rupees Forty One Lakh Fifty Thousand Only).**

AND WHEREAS, the offer of the Purchasers being reasonable according to prevailing market value-rate, the Vendors has accepted the offer of the Purchaser.

**NOW THIS AGREEMENT TO SALE WITNESS AND IT IS HEREBY COVENANTS TO, BY AND BETWEEN THE PARTIES HERE TO AS UNDER:**

1. The Vendors hereby agreed to sell, transfer and otherwise convey all his rights, title and interest in respect of the said flat Property more particularly described in Schedule II to and in the name of Purchaser for the Part Rs. \_\_\_\_\_/- (in words **Rupees \_\_\_\_\_ Only**) and which amount Purchasers have paid to the Vendors and Vendors has received the same in the following manner:

| Sr. | Date | Particulars | Amount |
|-----|------|-------------|--------|
|-----|------|-------------|--------|

| No.                                |                                   |                                                                                                                                 | (in INR)                                 |
|------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1.                                 | <div><div></div><div></div></div> | The Purchasers/s has paid by<br>Cheque No. 000002, drawn on<br>Kotak Mahindra Bank, Branch<br>- Narayangaon Pune, to<br>Vendors | <div></div> <div>/-</div>                |
| 2.                                 | <div><div></div></div>            | To be pay by the Purchaser to<br>the Vendors within 45 days<br>passing of Loan, any bank                                        | <div>Rs.</div> <div></div> <div>/-</div> |
| Total                              |                                   |                                                                                                                                 | <div>Rs.</div> <div></div> <div>/-</div> |
| (in words Rupees <div></div> Only) |                                   |                                                                                                                                 |                                          |

2. The VENDORS hereby admit and acknowledge to have received the payment of Rs. /- ( in words Fifty  Only) as mentioned hereinabove.
3. The Purchaser shall be entitled and is hereby permitted by the Vendors to borrow the money from any bank/s for the purposes of purchase of the said flat, for which the Vendors hereby, accorded his consent. For the said purposes, the Purchaser shall be entitled to subject their rights under this agreement for security of such loan.
4. The Vendors shall execute a proper conveyance of the said flat in favor of the Purchaser.
5. The VENDORS except Housing Loan form, Pune - Branch, hereby covenant, declare and assure to the Purchaser that, they said flat free from all encumbrances and the said flat having good and marketable title and Vendors is sufficiently entitle to sell, transfer and assign all his rights, title and interest in the said flat more particularly described in schedule -II.
6. The Vendors Pune - Branch, further declare and state that he has not executed any agreement, bond, lease lien, gift transfer, or nomination in favour of anyone in respect of the said flat and also not availed of any loan facility from any or any other authorities and / or not given the said flat as collateral security to any Bank / Authority and not taken any deposit or advance from any third person whatsoever against the said flat. The Vendors hereby further covenant and assured that he

has not done or omitted to do any act, deed or things whereby his right to sell, transfer, convey and assign the said flat are adversely affected.

7. The purchaser has/have inspected the constructed Property and he **has agreed to purchase** the said flat on “**AS IS WHERE IS BASIS**”. Therefore, the hereinafter Vendors has no any liability to do changes in the said flat
8. The Vendors hereby declare that, he has not committed any act by which he become liable for any action, nor the said flat is a subject matter of any past or present litigation. The Vendors further declare and state that all taxes, dues and charges of the said flat have been paid prior to the execution of this Deed. Further that, no notice in respect of the said flat or any part thereof has been received by the Vendors from any persons or authorities.
9. The Vendors hereby also indemnified and agree at all times to keep indemnify the purchaser from and against all claims that may preferred against the said flat and from and against all actions, proceedings, claims, the demands if any prior to date of agreement which may be brought on move against the purchaser by any person or persons whomsoever in respect of the said flat or any portion thereof and keep harmless to the purchaser against all such losses, damages, costs, charges and expenses.
10. The Vendors hereby agrees to indemnify and keep indemnified the purchaser, her/his heirs, executors, assignees and any person claiming through the purchaser, if any, prior to the date of agreement for the loss that the purchaser may suffer, due to defect in the title to the Vendors in respect of the said flat.
11. The purchaser is hereby shall become in actual physical control and possession of the said flat on after full & Final payment of the balance consideration to the Vendors. All the liabilities therein after shall be responsibility of purchaser.
12. Thus the purchaser got absolute right in respect of said flat as mentioned in the Transfer of Property Act 1882 and the Vendors has agreed to releases all his rights in favour of the

purchaser in respect of the said flat. subject to receive full consideration.

13. The Vendors has agreed to paid the M.S.E.D.C.L Bills, water charges, Other Charges etc. till the date of the agreement of the said flat and the purchaser shall pay the same to the concerned authorities as the owner thereof.
14. That the Vendors herein agreed to sign all the papers for transferring the said flat in the name of the purchaser in P.C.M.C. tax records, Records M.S.E.D.C.L records and in other revenue records.
15. All the terms and conditions of this Deed shall have binding on the both parties and their legal heirs, executors and administrators.
16. The PURCHASER has paid the stamp duty and registration fees required to the present **AGREEMENT TO SALE**

**SCHEDULE - I**  
**DESCRIPTION OF THE ENTIRE SAID LAND**

ABOVE REFERRED TO (BEING DESCRIPTION OF THE SAID PROPERTIES WHICH ARE THE SUBJECT MATTER OF THIS DOCUMENT)

All that separated piece and parcol of land admeasuring 00 Hectare 45 Ares from and out of the entiroklanded property, bearing Survey no. 82, Hissa no. 7, totally admeasuring 00 Hectare, 75 Ares, lying, being and situated at revenue Village-Dighi, Taluka- Haveli, District-Pune, within the local limits of Pimpri Chinchwad Municipal Municipal Corporation, Pune and within the jurisdiction of Sub-Registrar, Haveli, (Pune) and is bounded as follows :-

On or towards East : By Pune Alandi Road,

On or towards West : By property out of S. No. 82/4 & Sai  
g, Kamal Vihar Building,  
On or towards South : By S. No. 82/11, owned by Mr.  
Hiraman Walke & others,  
On or towards North : By property out of S. No. 82/6 &  
82/5, Land,

All the properties are situated at village – Dighi Tal. Haveli, Dist.  
Pune and within the local limits of Pimpri Chinchwad Municipal  
Corporation and within the jurisdiction of Sub-Registrar Haveli.  
Which is bounded as under:

**SCHEDULE II**  
**DESCRIPTION OF THE SAID FLAT**

|                         |    |                                                                           |
|-------------------------|----|---------------------------------------------------------------------------|
| Flat No.                | :- | 106                                                                       |
| Floor                   | :- | 1 <sup>st</sup> Floor                                                     |
| Building Name           | :- | "KAMALRAJ HARI<br>DWAR"                                                   |
| FLAT CARPET AREA        | :- | 542 sq. ft. 50.35 sq. mtrs,<br>i.e. (i.e. 36.70 sq. mtrs<br>carpet area). |
| TERRACE AREA            | :- | 100 sq. ft. - 09.29 so.<br>mtrs.i.e..                                     |
| Floor                   | :- | 1 <sup>st</sup>                                                           |
| One covered car parking | :- | Yes                                                                       |

IN WITNESS WHEREOF the parties have put their respective hands the day and year first above written.

|                                                                                   |                            |       |
|-----------------------------------------------------------------------------------|----------------------------|-------|
| EXECUTION BY THE VENDORS" i.e.1. KRISHNA DNAYNOBA WALKE (PARTY OF THE FIRST PART) |                            |       |
| SIGNATURE                                                                         | LEFT HAND THUMB IMPRESSION | PHOTO |
|                                                                                   |                            |       |

|                                                                                   |                            |       |
|-----------------------------------------------------------------------------------|----------------------------|-------|
| EXECUTION BY THE VENDORS" i.e.2. SANGEETA KRISHNA WALKE (PARTY OF THE FIRST PART) |                            |       |
| SIGNATURE                                                                         | LEFT HAND THUMB IMPRESSION | PHOTO |
|                                                                                   |                            |       |

| EXECUTION BY THE “PURCHASERS” i.e. 1. <b>MR. SHUBHAM VIJAY BORHADE,</b> (THE PART OF SECOND PART) |                                  |       |
|---------------------------------------------------------------------------------------------------|----------------------------------|-------|
| SIGNATURE                                                                                         | LEFT HAND<br>THUMB<br>IMPRESSION | PHOTO |
|                                                                                                   |                                  |       |

|                                                                                           |                                  |       |
|-------------------------------------------------------------------------------------------|----------------------------------|-------|
| EXECUTION BY THE “PURCHASERS” i.e. . MRS. SUPRIYA SANTOSH KHOT, (THE PART OF SECOND PART) |                                  |       |
| SIGNATURE                                                                                 | LEFT HAND<br>THUMB<br>IMPRESSION | PHOTO |
|                                                                                           |                                  |       |

Witness:

1)Sign:

Name:

Add:

2) Sign:

Name:

Add: