

AGREEMENT FOR RE- SALE

ARTICLES OF AGREEMENT made and entered into at Nallasopara on this _____ day of **JUNE 2026, BETWEEN MR.RAJKUMAR SACHCHAN YADAV, Aged About 44 Years,** Residing at – **Room No.C-5, National Seva Society, Near Shankar Temple, Indra Nagar, Kandivali West, Maharashtra 400067.** hereinafter referred to as the **“VENDOR /TRANSFEROR”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the **“FIRST PART”**.

A N D

MRS. MEENA DEVENDRA SOLANKI, aged about 31 years, Residing at – **Central Railway CLNY 497/29, Gunpowder RD, Behind Matiwala Road, Po. Mazgaon, Dist. Mumbai 400010.** hereinafter referred to as the **“PURCHASER/TRANSFEEEE”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **“SECOND PART”**.

WHEREAS by an Agreement for Sale date 19th June 2025 the present TRANSFEROR MR.RAJKUMAR SACHCHAN YADAV duly registered in the office of sub registrar of assurance at Vasai-3, under Serial No.13525/2025, dated 19/06/2025, had agreed to purchase from the M/S.AKASH DEVELOPERS which is converted to M/S. PERFECT AKASH DEVELOPERS LLP a Flat bearing Flat No. 203, A Wing on 2nd Floor, admeasures about 44.52 Sq.Mtrs. (Carpet Area) and 5.32 Sq.Mtrs. Architect Projection Area total area 49.84 Sq.Mtrs. in the building Known as “SHAKTI SUNNY RESIDENCY”, which is constructed on land bearing, S. No.402/A/1/Plot No.70 lying, being and situate at Village- VIRAR, within the limits of Vasai Virar City Municipal Corporation, Sub-Registered Vasai-3, Tal.-Vasai, Dist.-Palghar. the Flat mentioned hereinafter referred to as the SAID FLATON OWNERSHIP BASIS.

NOW THIS INDENTURE AGREEMENT WITNESSESTH AS UNDER:-

1. The TRANSFEROR is the sole, exclusive and absolute owner of a Flat bearing Flat No. 203, A Wing on 2nd Floor, admeasures about 44.52 Sq.Mtrs. (Carpet Area) and 5.32 Sq.Mtrs. Architect Projection Area total area 49.84 Sq.Mtrs. in the building Known as “SHAKTI SUNNY RESIDENCY”, which is constructed on land bearing, S. No.402/A/1/Plot No.70 lying, being and situate at Village- VIRAR, within the limits of Vasai Virar City Municipal Corporation, Sub-Registered Vasai-3, Tal.-Vasai, Dist.-Palghar.

2. The TRANSFEREE has agreed to acquire from the TRANSFEROR and the TRANSFEROR has agreed to sell, transfer the said Flat on OWNERSHIP BASIS to the TRANSFEREE for a sum of **Rs.53,06,400/- (RUPEES FIFTY THREE LAKH SIX THOUSAND FOUR HUNDRED ONLY)** and final settlement of his claims to the said Flat subject to the terms and conditions and obligations contained in the said Agreement For Sale with the TRANSFEROR .

a) The TRANSFEROR shall sell the Flat to the TRANSFEREE and the TRANSFEREE shall purchase the said Flat from the TRANSFEROR for total consideration **Rs.53,06,400/- (RUPEES FIFTY THREE LAKH SIX THOUSAND FOUR HUNDRED ONLY)** out of which the TRANSFEREE had paid **Rs.4,29,024/- (RUPEES FOUR LAKH TWENTY NINE THOUSAND TWENTY FOUR ONLY)** by Cheque as under.

DATE	AMOUNT	CHEQUE NO.	BANK
25/06/2026	4,29,024/-	552547	State Bank Of India

AS A PART PAYMENT and balance amount of **Rs.48,77,376/- (RUPEES FORTY EIGHT LAKH SEVENTY SEVEN THOUSAND THREE HUNDRED SEVENTY SIX ONLY)** will be paid within **30 days from the date of the registration of the agreement by getting loan from the bank or any other financial institutes.**

3. The TRANSFEROR doth hereby and assure:

- a)** That the said Flat is free from all encumbrances and liabilities claims and demands of any nature whatsoever including Income Tax and Sales-Tax dues and his title to the said Flat premises is clear, marketable and free from any reasonable doubts.
- b)** That the TRANSFEROR had not mortgaged, transferred, assigned or in any other way encumbered or alienated his rights, title and interest in the said Flat premises on or before the date of execution of this agreement.
- c)** That he will pay and discharge the rate and taxes, society charges, maintenance, waterline electricity charges, if any for the period up to and including of the date of this agreement.
- d)** That he undertake at all times to have harmless and keep the TRANSFEREE indemnified against all proceeding costs, claims and expenses of any nature whatsoever.
- e)** The TRANSFEROR hereby declare that he has full right and authority to enter into this agreement and he has not done or performed and caused or suffered to be done and performed any act, deed, matter, or things whatsoever, whereby he may be prevented from entering into this agreement and/or transferring the said premises as proposed to be done hereby and whereby the TRANSFEREE hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred hereby in his favour.

f) The TRANSFEROR hereby undertake to get the said Flat premises transferred to the name of the TRANSFEREE in the record of the builder, MahaNagar Palika and the society and/or this TRANSFEROR shall sign all letters, application, forms and from as and when required after receiving entire consideration of sale price.

4. The TRANSFEREE doth hereby and assure :

That the TRANSFEREE have inspected the above said premises and he found the same in the perfect conditions and it is marketable.

a) That he shall, observe and perform all the terms, conditions and obligation contained in the said agreement for sale with the TRANSFEROR .

b) That he shall abide by all and the singular bye-laws, rules and regulations of the Society which the Society may adopt from time to time.

5. The TRANSFEROR hereby assign his rights, title and interest in the said Flat premises to the TRANSFEREE who is entitled to hold, possess, occupy and enjoy the said Flat premises and only the said Flat premises without any interruption from TRANSFEROR .

6. The present TRANSFEROR have purchased the said flat from M/S.AKASH DEVELOPERS which is converted to M/S. PERFECT AKASH DEVELOPERS LLP vide Agreement for sale Dated 19th June 2025 duly registered within the limit of Sub-Registrar Office Vasai - 3 vide Registration No. 13525/2025 on dated 19/06/2025 for sum of Rs.34,00,000/- (RUPEES THIRTY FOUR LAKH ONLY) and the market value is Rs.32,19,000/- & had paid Stamp Duty of Rs.2,38,000/- Now the TRANSFEREE has purchased the said flat from the TRANSFEROR vide this Agreement for sale for sum of Rs.53,06,400/- (RUPEES FIFTY THREE LAKH SIX THOUSAND FOUR HUNDRED ONLY) And the market value is Rs.32,95,000/- The flat is re-sold within a period of one year, Under the Bombay Stamp Act,1958, Article 5(g-a) ii.

7. This agreement shall be subject to the provisions of Maharashtra Ownership Flats, (Regulation of promotion of construction, sale, management and transfer) Act 1961, and rules made there under.

*** SCHEDULE OF THE PROPERTY***

ALL THAT a Flat bearing Flat No. 203, A Wing on 2nd Floor, admeasures about 44.52 Sq.Mtrs. (Carpet Area) and 5.32 Sq.Mtrs. Architect Projection Area total area 49.84 Sq.Mtrs. in the building Known as “SHAKTI SUNNY RESIDENCY”, which is constructed on land bearing, S. No.402/A/1/Plot No.70 lying, being and situate at Village- VIRAR, within the limits of Vasai Virar City Municipal Corporation, Sub-Registered Vasai-3, Tal.- Vasai, Dist.-Palghar.

IN WITNESSES WHEREOF THE PARTIES HAVE SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED

By the within named **TRANSFEROR**
MR.RAJKUMAR SACHCHAN YADAV

SIGNED AND DELIVERED

By the within named **TRANSFeree**
MRS. MEENA DEVENDRA SOLANKI

witnesses:-

1) Name _____

Signature _____

2) Name _____

Signature _____

RECEIPT

RECEIVED from the within named TRANSFEREE **MRS. MEENA DEVENDRA SOLANKI** a sum of **Rs.4,29,024/- (RUPEES FOUR LAKH TWENTY NINE THOUSAND TWENTY FOUR ONLY)** by
Cheque as mentioned above.

Rs.4,29,024/-

I SAY RECEIVED

TRANSFEROR

WITNESSES:-

1) Name _____

Signature _____

2) Name _____

Signature _____