

PROPERTY SALE AGREEMENT

This Property Sale Agreement ("Agreement") is made on 10/11/2025 between:

Seller: Mr. Ramesh Gupta, residing at 21, Lake View Residency, Mumbai.

Buyer: Mr. Arjun Kumar, residing at 55, Sunrise Apartments, Bengaluru.

Property Description:

A residential land located at Plot No. 17, Green Meadows Layout, Coimbatore, measuring 1500 sq ft.

Sale Price: ■45,00,000 (Rupees Forty-Five Lakhs Only)

Advance Paid: ■2,00,000 (Rupees Two Lakhs Only)

CLAUSE 1 – SALE OF PROPERTY

The Seller agrees to sell and the Buyer agrees to purchase the above-mentioned property free from legal disputes.

CLAUSE 2 – PAYMENT TERMS

The Buyer shall pay the remaining amount of ■43,00,000 at the time of final registration.

CLAUSE 3 – POSSESSION

Possession shall be handed over upon completion of registration.

CLAUSE 4 – REFUND ON CANCELLATION (Clause 7.2)

If the Buyer cancels the agreement after signing, the advance amount shall not be refunded under any circumstances.

This means the Buyer will lose the advance amount paid.

CLAUSE 5 – LIABILITY AND INDEMNITY

The Seller confirms the property is free from loans, disputes, and encumbrances. Any false claim will make the Seller legally liable.

CLAUSE 6 – GOVERNING LAW

This Agreement shall be governed by the laws of India.

The parties agree to execute this Agreement in good faith.

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