

TITLE: Agreement to Sell

This Agreement to Sell ("Agreement") is executed on 22 December 2025 at Pune, Maharashtra between:

Seller: Mr. Ramesh Kulkarni, residing at 14, Pratham Nagar, Pune – 411001

Purchaser: Ms. Sneha Patil, residing at 52, Balaji Heights, Pune – 411028

RECITALS

The Seller is the lawful owner of the immovable property described below and agrees to sell the same to the Purchaser for consideration.

DESCRIPTION OF PROPERTY

Residential flat no. B-702, Shilp Residency, Survey No. 112/2A, Baner, Pune with attached rights and easements.

CONSIDERATION

Total consideration shall be INR 85,00,000 to be paid in the following schedule:

- a) INR 10,00,000 as earnest money upon signing
- b) Remaining INR 75,00,000 within 90 days

FREE FROM ENCUMBRANCES

The Seller declares that the said property is free from liens, mortgages, charges and encumbrances.

DELIVERY OF TITLE DEEDS

Original title deeds shall be delivered to the Purchaser on payment of full consideration.

TIME BEING ESSENCE

Time shall be essence of this Agreement. Delay exceeding 15 days shall constitute breach.

POSSESSION

Possession shall be delivered to the Purchaser upon receipt of full consideration and registration of sale deed.

RISK

Risk of fire or accident until execution of sale deed shall remain with the Seller.

JURISDICTION + DISPUTE RESOLUTION

Courts at Pune alone shall have jurisdiction. Disputes shall be decided through arbitration as per Arbitration and Conciliation Act, 1996.

REGISTRATION

Parties agree that this Agreement and subsequent sale deed shall be registered at the Sub-Registrar Office.

EXECUTION

Signed and executed voluntarily in presence of witnesses on the date above.

Seller: _____

Purchaser: _____

Witness 1: _____

Witness 2: _____