

****PROPERTY AGREEMENT FOR SALE****

This Agreement for Sale is made and executed on this 10th day of February, 2025, at Mumbai, Maharashtra, India, by and between:

****1. SELLER DETAILS:****

Name: Rajesh Kumar Sharma

Address: 12, Green Heights, Andheri West, Mumbai - 400053

Aadhaar No.: 1234 5678 9012

PAN No.: ABCPS1234K

Hereinafter referred to as the "Seller," which term shall mean and include his/her heirs, legal representatives, administrators, and assigns.

****2. BUYER DETAILS:****

Name: Anjali Mehta

Address: 45, Ocean View Apartments, Bandra West, Mumbai - 400050

Aadhaar No.: 9876 5432 1098

PAN No.: XYZPM5678L

Hereinafter referred to as the "Buyer," which term shall mean and include his/her heirs, legal representatives, administrators, and assigns.

****3. PROPERTY DESCRIPTION:****

Flat No.: 1203

Building Name: Sunshine Residency

Address: 1203, Sunshine Residency, Lokhandwala, Andheri West, Mumbai - 400053

Carpet Area: 850 Sq. Ft.

Super Built-up Area: 1100 Sq. Ft.

Maharashtra RERA Registration No.: MAHARERA/123456

Municipal Corporation: Brihanmumbai Municipal Corporation (BMC)

****4. SALE CONSIDERATION:****

The total sale consideration for the said property is INR 1,75,00,000 (Rupees One Crore Seventy-Five Lakhs Only), which shall be paid in the following manner:

(a) Advance/Token Amount: INR 25,00,000 paid on 5th February 2025

(b) Balance Amount: INR 1,50,00,000 to be paid before execution and registration of the Sale Deed.

****5. MODE OF PAYMENT:****

All payments shall be made through NEFT/RTGS in favor of the Seller's account details mentioned below:

Bank Name: HDFC Bank

Account No.: 9876543210

IFSC Code: HDFC0000123

****6. POSSESSION & TRANSFER OF PROPERTY:****

The Seller agrees to hand over vacant and peaceful possession of the property to the Buyer on or before 15th March 2025. The property shall be transferred free from any encumbrances, liabilities, or legal disputes.

****7. TITLE & ENCUMBRANCE:****

The Seller assures the Buyer that the property is free from any mortgage, charge, lien, litigation, or claims. A legal title search report from a registered advocate shall be furnished upon request.

****8. REGISTRATION & STAMP DUTY:****

The Buyer shall bear the cost of stamp duty, registration charges, and any applicable taxes as per the Maharashtra Stamp Act and the Registration Act.

****9. DEFAULT & TERMINATION:****

In case of default by either party, the aggrieved party shall have the right to terminate this Agreement and claim damages. In case of disputes, the matter shall be resolved through arbitration in Mumbai as per the Arbitration and Conciliation Act, 1996.

****10. GOVERNING LAW:****

This Agreement shall be governed by and construed in accordance with the laws of India and the jurisdiction of Mumbai courts.

****IN WITNESS WHEREOF****, both parties have signed this Agreement on the date mentioned above.

****SELLER:****

Signature: _____

Name: Rajesh Kumar Sharma

****BUYER:****

Signature: _____

Name: Anjali Mehta

****WITNESSES:****

1. Name: Vikram Desai

Address: 23, Pearl Residency, Juhu, Mumbai - 400049

Signature: _____

2. Name: Priya Verma

Address: 67, Royal Enclave, Powai, Mumbai - 400076

Signature: _____