

**REAL ESTATE SALES CONTRACT**  
**BETWEEN THE CITY OF COLLINSVILLE AND**  
**BHAVANI INVESTMENT, INC.**  
**(Partial 611 West Main Street)**

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**THIS REAL ESTATE SALES CONTRACT** is made this \_\_\_\_ day of March, 2026, between, the CITY OF COLLINSVILLE, herein referred to as SELLER, and the BHAVANI INVESTMENT, INC., herein referred to as PURCHASER, WITNESSETH:

1. **SALE**. From the real estate commonly known as 611 West Main Street, Collinsville, Illinois, the SELLER agrees to sell and PURCHASER agrees to purchase, a tract of real estate being fifteen (15) feet wide running along the entire length of the easterly boundary of the aforesaid property, said tract being more particularly described and mapped as follows:

See Attached Exhibit A

2. **PURCHASE PRICE**. The purchase price of the tract of real estate is TWENTY THOUSAND DOLLARS (\$20,000.00), payable to SELLER, on or before March 31, 2026.

3. **ADDITIONAL CONSIDERATIONS**. As further considerations herein, the CITY agrees as follows:

- a. Prepare, execute, and delivery of a Quit Claim Deed transferring the tract of real estate being sold from the PURSCHASER to the SELLER.
- b. Remove the existing fence at 601 West Main Street, Collinsville, Illinois, without damage, or in the event damage occurs, then to be restored;
- c. Remove a section of concrete curbing where the aforesaid fence is attached;
- d. Install rock landscaping on the tract that is the same as, or as close as reasonably possible to, the existing landscaping materials. Maintenance of said landscaping shall be the sole responsibility of the PURCHASER.
- e. As much as reasonably possible, retain the existing concrete pad that is part of, or adjacent to, the property conveyed herein that provides ingress to PURCHASER'S property from Wood Alley.

4. **TAXES and ASSESSMENTS.** SELLER shall pay the 2025 and 2026, if any, General Real Estate Taxes on the tract to be conveyed; all ensuing General Real Estate Taxes on the tract shall be paid by the PURCHASER.

5. **ASSIGNMENT.** This agreement shall not be assignable by PURCHASER without the prior written consent of the SELLER.

6. **CONFIDENTIALITY.** Until such time as the SELLER publicly votes on the approval of this Contract, PURCHASER agrees to keep strictly confidential the existence of this contract and as well as the terms herein.

7. **BINDING EFFECT.** The covenants and agreements herein contained shall inure to the benefit of and be binding upon the heirs, executors, administrators, assigns, devisees, legatees and successors of the respective parties.

**IN WITNESS WHEREOF,** the parties hereto have executed this agreement on the date set forth below with the effective as being provided for in the opening paragraph hereof.

**SELLER**

**PURCHASER**

CITY OF COLLINSVILLE

BHAVANI INVESTMENT, INC.

\_\_\_\_\_  
Jeff Stehman, Mayor

\_\_\_\_\_  
Arvind P. Patel, President

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Dated

## **Exhibit A**

### Legal Description:

15' eastern strip of parcel 13-2-21-33-11-201-025

A part of Lot 8 in Block 13 in Guernsey's Addition to Collinsville as shown on the plat thereof recorded in the Recorder's Office of Madison County Illinois in Plat Book 4 on Page 12, more particularly described as follows:

Beginning at the Southeast corner of said Lot 8; thence South 68 degrees 25 minutes West along the North line of Main Street 15.0 feet; thence North 16 degrees 15 minutes West 83.8 feet to the South alley line; thence North 68 degrees 25 minutes East along said South alley line 15.0 feet to the eastern lot line of said Lot 8; thence South 16 degrees 15 minutes East along said eastern lot line 83.8 feet to the Point of Beginning.

Map

