

₹ 1000RS.



'D' DIVISION

मा ५११९
महाराष्ट्र शासन, मुंबई २९ MAY 1992

More...

अ.प्र.म. नं. २०१०
ख. १२३
१० नं. १२३
२०१०/१२
दस्तावेज, न्यायिक धर्म के अंतर्गत
दिला.

[Signature]

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दस्तावेज की
जमा नं. १२३ की
दस्तावेज की
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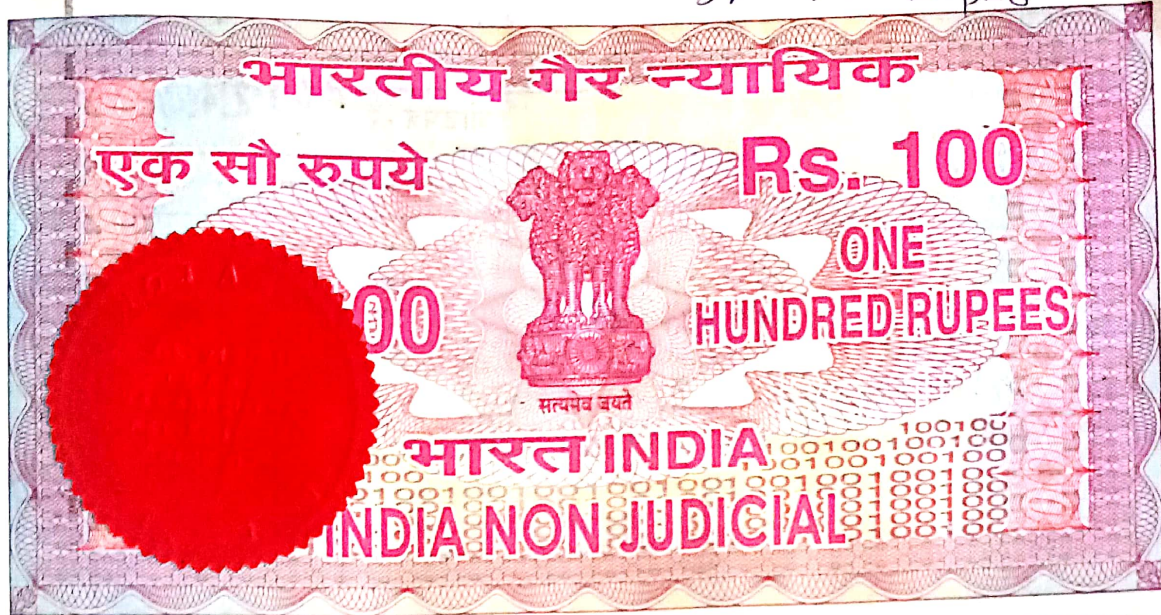
अ.प्र.म. नं. २०१०
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ख. १२३
१० नं. १२३
२०१०/१२
दस्तावेज, न्यायिक धर्म के अंतर्गत
दिला.

CONVEYANCE DEED

This Deed of Conveyance is made and entered into
at Ulhasnagar, District Thane on this 10th day of June
1992 between:-

Sr. 44 R-13
p-8



महाराष्ट्र MAHARASHTRA

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42AA 017359



जय कोबानाह अविधायी
कार्यालय

AGREEMENT FOR SALE

10 MAY 2023

This Agreement For Sale is made and entered into at Ulhasnagar, Dist.Thane
(M.S.) ON THIS 17th of June 2023.

BETWEEN:

रु. १००

श्री

Ramsh D. Bhalip

Ramsh D. Bhalip





Nota	Register
Reg. No.	13 112 44
Date	19 JUN 2023

Signed, Sealed and delivered)
By the within named Vendor)

माया बॅ

Smt. Maya Harpaldas Keswani

Signature

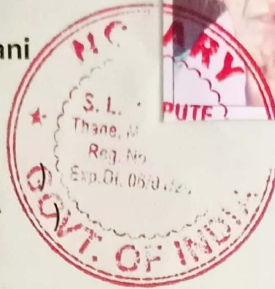
In the presence of)

Signed, Sealed and delivered)

By the within named Vendor)



Thumb Impression



श्री रमेश

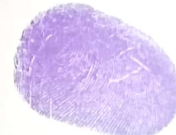
Shri Ramesh Harpaldas Keswani

Signature

In the presence of)

Signed, Sealed and delivered)

By the within named Purchaser)



Thumb Impression



BEFORE ME

19/06/2023

S. L. VISPUTE B.A., LL.B.
ADVOCATE AND NOTARY GOVT. OF INDIA
No. 1251, Bk. No. 516, Near Jyoti
Nagar, Ulhasnagar, Thane District
Mob: 9820418759

रमेश.प.भट्टिया

Mr. Ramesh Bhatia

Signature

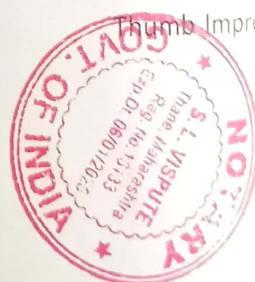
In the presence of)

Signed, Sealed and delivered)

By the within named Purchaser)



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अमित

Mr. Amit Ramesh Bhatia

Signature

In the presence of)



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IN WITNESS WHEREOF the Vendor has set and subscribed his respective hands on the day, month and

East : Shop of Jalkishin Udasi
West : Shop of Gopichand
North : Passage
South : Main entrance

is bounded as under :-

All that piece and parcel of land and/or a shop (Patra shed) (constructed on Govt. Land) near Post Office, Uhasnagar-1, Dist. Thane. Taluka and sub-Dist. Registration Uhasnagar, Dist. and Dist. Registration Thane. The said property is assessed under Ward No. 8, Khata No. 411/478 (A.Y. 89-90). The area of the said property under sale is admeasuring 11'x24'. The built up area of the said property is 11'x15', and remaining area of 11'x9' is open space, at the backside of the said shop. The said property



SCHEDULE OF THE PROPERTY UNDER SALE:-

herein.

7. That the Purchasers may get the said property transferred in their names in the records of the Uhasnagar Municipal Council and any other offices wherever necessary and for the effectual transfer of the said property in the name of the Purchasers the Vendor undertakes to sign any further papers and documents at the request and cost of the Purchasers

Shri Jethanand Bherumal Mahtani, Hindu, adult, aged about 72 years, Occupation Business, residing at 102, Navratri Apartment, Ulhasnagar-1, Dist.Thane, hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the One Part.

A N D

(1) Smt.Maya Harpaldas Keswani, Hindu, adult, aged about 54 years, Occupation House-hold, residing at Barrack No.413/5, Ulhasnagar-1, Dist. Thane, & (2) ✓ Shri Ramesh Harpaldas Keswani, Hindu, adult, aged about 27 years, Occupation Business, residing at Bk.No.413/5, Ulhasnagar-1, hereinafter referred to as the "PURCHASERS" (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 Other Part.

WHEREAS the Vendor is the sole and absolute owner of a shop (constructed on Govt.Land), near Post Office, Ulhasnagar-1, Dist.Thane, and assessed under Ward No.8, Khata No.411/478 (A.Y.89-90), hereinafter referred to as the "SAID PROPERTY". (PATRA SHED).

the execution of this agreement the vendor undertakes to clear the same immediately. Hereafter the Purchaser shall be liable to clear the same.

4. That the Vendor hereby further assures the Purchaser that the said property is free from all encumbrances and the said property is not mortgaged, or no loan has been taken on the strength of the said property and the vendor further covenants with the purchaser that he is absolute owner of the same and he has the good power and absolute authority to sell the same and the vendor has got, good clear and marketable title to the said property.

5. That the Purchaser has taken the inspection of all documents pertaining to the said property and he has satisfied with the title of the vendor.

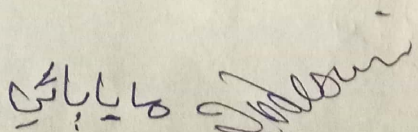
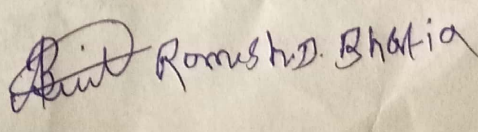
6. NOW HEREAFTER, the aforesaid Vendor, his heirs, Executors, administrators and assigns shall have no right of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and he/she shall enjoy all rights, rents and profit accruing from the said property, without any hindrances of the Vendor his heirs, executor's administrators and assigns.

7. That the Purchaser may get the said property transferred in his name in the records of Ulhasnagar Municipal Corporation or any other offices wherever and for the effectual transfer of the said property in the name of the Purchase the Vendor undertakes to sign any further papers and documents at the request and cost of the purchaser herein.

SCHEDULE OF THE PROPERTY :-

All the piece and parcel of construction and/or **PROPERTY** Know as Shop (Patra Shed), Situated at Near post office, Ulhasnagar -421001. Dist. Thane. Having area $11' \times 15' = 165$ sq.ft. (built up area) and area adm. About $11' \times 9' = 99$ sq. ft. is open i.e. Total area adm. About $11' \times 24' = 264$ sq.ft. , Sheet no. 74 assessed under Ward no.08, Property no. 08AO014779300 (as it is where it is), hereinafter called the "**SAID PROPERTY**". Taluka and Sub-Registration Ulhasnagar, IST AND Dist Registration Thane. The said property is situated within the limits of Ulhasnagar Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, Month and year written above.



1000RS.

868
बतान मुद्रा कालीन, 18 MAY 1992

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- 3 -

AND WHEREAS the said property constructed by the Vendor about 20 years back.

AND WHEREAS the Purchasers have approached the Vendor for purchase of the said property with all rights, interests and benefits attached to the said property for a sum of Rs.45,000/- (Rs. fortyfive thousand only) and the Vendor has also agreed to sell, transfer and assign with all his rights, interests and benefits attached to the said property to the Purchasers herein in the said sum, with separate electric and water connections, bearing Con.No.021510342779-6.x

1) Smt. Maya Harpaldas Keswani, age 86 (AADHAR CARD _____) 2) Shri Ramesh Harpaldas Keswani, Hindu Adult aged about 52 years, (AADHAR CARD NO. _____) Both Residing at Flat no. 302, Karma Palace, Bk.no.408, Room no.1-2, O.T. Section, Ulhasnagar 421001. Dist. Thane. (M.S.), hereinafter called the "VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns)... PARTY OF THE FIRST PART.

AND

1) Mr. Ramesh Bhatia, Hindu Adult aged about _____ years, (AADHAR CARD NO. _____) 2) Mr. Amit Ramesh Bhatia, Hindu Adult aged about 35 years, (AADHAR CARD NO. 3706 0969 4829) both Residing at Flat no.605, 6th floor, in Ramdev Residency, near Flower Valley apartment, BB more marg, Ulhasnagar - 421003. Dist. Thane (M.S.), hereinafter called the "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns)... PARTY OF THE SECOND PART.

AND WHEREAS the Vendor is sole and absolute owner of **PROPERTY** Know as Shop (Patra Shed), Situated at Near post office, Ulhasnagar -421001. Dist. Thane. Having area $11' \times 15' = 165 \text{ sq.ft.}$ (built up area) and area adm. About $11' \times 9' = 99 \text{ sq. ft.}$ is open i.e. Total area adm. About $11' \times 24' = 264 \text{ sq.ft.}$ Sheet no. 74, assessed under Ward no.08, Property no. 08AO014779300 (as it is where it is), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendors jointly purchased the said property with Shri Ramesh Harpaldas keswani under a Regd. Conveyance Deed vide Sr. no. 2010 dt.10/06/1992 from Jethanand Bherumal Mahtani and who had constructed the same about 20 years back .

AND WHEREAS the Purchaser has approached the Vendor for Purchase of the said property with all rights, Titles, Interest and benefits attached to the said property, for the total consideration of Rs 15,00,000 (Rs. Fifteen lakhs only) and the Vendor has also agreed to sell with all rights, Titles, interest and benefits attached to the said property to the Purchaser herein in the said sum, **With separate electric connection.**

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement the Vendor has Received from the Purchaser a sum Rs 15,00,000 (Rs. Fifteen lakhs only)

[Signatures]
Smt. Maya Harpaldas Keswani
Shri Ramesh Harpaldas Keswani
Shri Ramesh D. Bhatia



Shri Jethanand Bherumal Mahtani, Hindu, adult, aged about 72 years, Occupation Business, residing at 102, Navratri Apartment, Ulhasnagar-1, Dist.Thane, hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the One Part.

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(1) Smt.Maya Harpaldas Keswani, Hindu, adult, aged about 54 years, Occupation House-hold, residing at Barrack No.413/5, Ulhasnagar-1, Dist. Thane, & (2) Shri Ramesh Harpaldas Keswani, Hindu, adult, aged about 27 years, Occupation Business, residing at Bk.No.413/5, Ulhasnagar-1, hereinafter referred to as the "PURCHASERS" (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 Other Part.

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