

महाराष्ट्र MAHARASHTRA

Sub Treasury Officer
Ulhasnagar

Sr. No. 3972 Date 30-4-07
Issued to Kishan S. Pahujar
Stamp Paper of Rs. 100

G. P. HINDUJA
STAMP VENDOR ULHASNAGAR
Lic No. 18



AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at
Ulhasnagar, Dist. Thane, on this 30th day of April
2007 between :

Shri Prakash Bodaram Valecha, Hindu, adult, aged about
39 years, Occupation Business, residing at Bk.No. 879,
Room No. 30, Section 18, Ulhasnagar-3, Dist. Thane,
hereinafter called 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.

P. Valecha

K. S. Pahujar

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Smt. Kiran Sureshlal Pahuja, Hindu, adult, aged about 47 years, residing at Block No. A-58, Room No. 346, Goal Maidan, Ulhasnagar-1, Dist. Thane, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed include her heirs, executors, administrators and assigns of the Other Part.

P. S. Pahuja

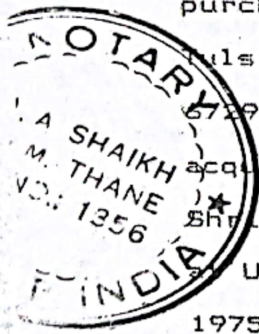
K-S. Pahuja



WHEREAS the Vendor is the sole and absolute owner of Shop No. 3, area adm. about 595 sq.ft. (Built up area), on Ground floor, in SAINATH SHOPPING COMPLEX, Constructed on Plot of Room No. 344 & 345, Blk.No. A-58, Ulhasnagar-1, Dist. Thane, assessed under Ward No. 13, Khata No. 9187, hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor purchased the said property under an Agreement For Sale dt. 03-11-2000 from Shri Bhagia Atalmal Wadhmal and who had jointly purchased the same with Shri Valecha Bodaram under a Regd. Deed of Conveyance No. 4766/89 dt. 26-06-1989 from (1) Shri Lakhmichand Gangaram Mohinani, (2) Shri Sadhuram Dayaldas Sundrani and (3) Shri Shevaram Srichand Talreja Partners of M/s. Sainath Construction Co.

That Room No. 344 of Blk.No. A-58, Ulhasnagar-1, was purchased by Shri Lakhmichand G. Mohinani from Smt. Tulsibai Assandas Nagra by Regd. Sale Deed vide Sr.No. 6729 dt. 24-12-1987 and Smt. Tulsibai A. Nagra has acquired the same by way of legal heirs of her father Shri. Tikamdas Jethanand Gajra who expired on 12-12-1975 at Ulhasnagar under Probate WILL Deed vide Sr.No. 79 dt. 1975 and WILL Deed dt. 25-01-1963 and Shri Tikamdas J. Gajra was purchased the same from Govt. of India, thru. M.O. Ulhasnagar vide C.D.No. 48377-79, P.C.No. 15022 dt. 30-06-1964.



A. Valecha

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Similarly Room No. 345 of Blk.No. A-58, Ulhasnagar-1, was purchased by Shri Sadharam Dayaldas Sundrani by Regd. Sale Deed vide Sr.No. 993/88 dt. 09-02-1988 from Shri Tuljaram Issardas Chotrani and Shri Tuljaram I. Chotrani was purchased the same from the President of India, thru. M.O., Ulhasnagar vide C.D.No. MD/GBP/UT/C/8602-8606 dt. 29-06-1963.

AND WHEREAS after purchasing the abovesaid property known as Room No. 344 & 345 of Blk.No. A-58, Ulhasnagar-1, Shri Lakhmichand Gangaram Mohinani and Shri Sadharam Dayaldas Sundrani along with Shri Shevaram Srichand Talreja have entered into Partnership in the name and style of Sainath Construction Company.

AND WHEREAS the Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interests or benefits attached to the said property for the total consideration of Rs. 3,51,000/- (Rs. Three lakhs fifty one thousand only) and the Vendor has also agreed to sell, transfer, and assigns with all rights, titles, interests and benefits attached to the said property to the Purchaser herein in the said sum with seprate electric and joint water connection.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

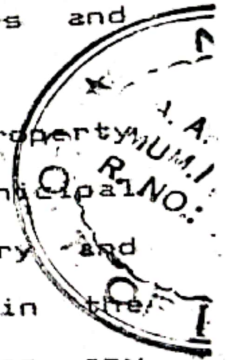
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Vendor further covenants with the Purchaser that he is the absolute owner of the same and he has good power and absolute authority to sell the same, more particularly described in the schedule hereunder written and the Vendor has got, good clear and marketable title to the said property.

5. NOW HEREAFTER, the Vendor his heirs, executors, administrators and assigns shall have no rights of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and she shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Vendor his heirs, executors, administrators and assigns.

6. That the Purchaser may get the said property transferred in her name in the Ulhasnagar Municipal Corporation or any other offices wherever necessary and for the effectual transfer of the said property in the name of the Purchaser, the Vendor undertake to sign any further papers and documents at the request and cost of the Purchaser herein.



IN WITNESS WHEREOF the parties hereto have set and

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K. S. Pahuja.

subscribed the respective hands on the day, month and Year written above.

3 MAY 2007

Signed, sealed and delivered,

by the withinnamed Vendor,

Shri Prakash B. Valecha,

in the presence of

Palecha

Signed, sealed and delivered,

by the withinnamed Purchaser,

Smt. Kiran S. Pahuja,

in the presence of

EXPLAINED & IDENTIFIED BY

D. D. Nathani

Advocate, High Court, Mumbai

204, Shiyani, (Rajdhani, Mumbai)

204, Shiyani, (Rajdhani, Mumbai)

204, Shiyani, (Rajdhani, Mumbai)

204, Shiyani, (Rajdhani, Mumbai)

Received a sum of Rs. Three lakhs fifty one thousand only, as stated in clause 1 of this

Agreement from the Purchaser herein.

ATTESTED

A. A. Shaikh
A. A. SHAIKH, NOTARY
(GOVT. OF INDIA)

3 MAY 2007

Witnesses :

1. Kamel. P. Lal Singhani
S. B. Raj Lakshmi Sircy
Gael madhane v. R. I

I say received

Kamel P

Palecha

Vendor

2.

Rajni Hani
Mahaan Ma. L. L.
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