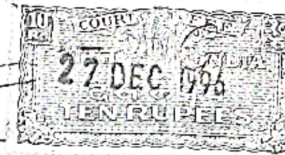


गांव / पेठेचे नांव :-

ग्रामपंचायत/नगरपालिका/महानगरपालिका हद्द :-

सूचो क्र. वॉन INDEX No. II



Court Fee Rs 10/-

(१०६१११०१२)

विलेखाचा प्रकार, मोवदल्याचे स्वरूप व बाजारभाव (भाडे पट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of dead consideration and market value (in case of leases, state whether lessor or lessee pays assessment)	भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area	आकार किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given	दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश, असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party of in case of a Decree Order Civil Court, of Defendant and Detailed address	दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास वादोचे नाव व संपूर्ण पत्ता Name of the claiming party of in case of a Decree or Order of Civil Court, of Plaintiff and Detailed address	दिनांक Dates of		अनुक्रमांक, खंड व पृष्ठ Serial No. Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी Registration Fee paid on Market Value	शेरा Remarks
१	२	३	४	५	६	७	८	९	१०	११	१२
करार , ६००) -	हे/ह. आ./A मि. नं. २४४ (आ.नं.) ३६५ व्हा. नं. २-५८ बांधणे साईनाथ शांतिगंगाम व्हा. नं. ३६५ मंडीप तळमंडीप वारी मो. नं. ३६५ - ४०३ च्या पट्टे	२४४	२४४	रेणू गोरीशंकर भट्ट व्हा. नं. २४४ मंडीप तळमंडीप वारी मो. नं. ३६५ - ४०३ च्या पट्टे	सुरेश शंकराधर पट्टे	२१/११/९७	२१/११/९७	४२६/२६/१००			

११ नवंबर १९९७
सी बाबाजी
सी बाबाजी

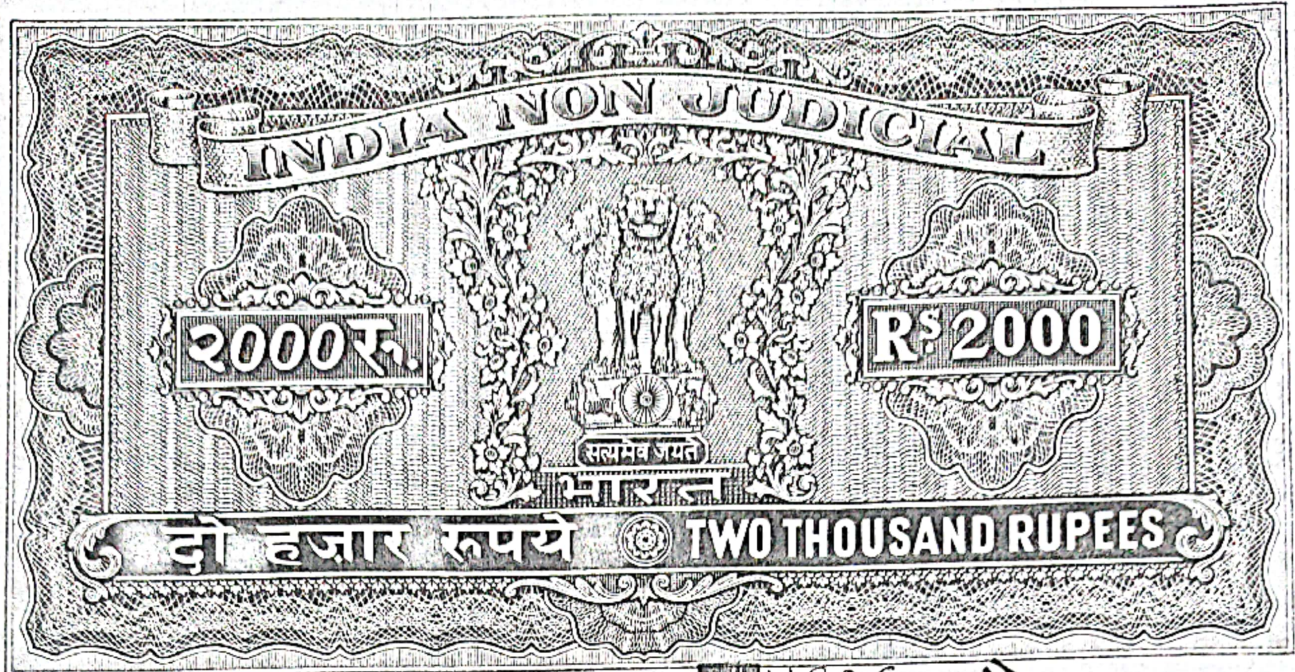
"सत्य प्रतिष्ठा"

दुय्यम निर्बंधक उल्हासनगर-१.



अज. क्र. २२४
पाना दिली आहे

दुय्यम निर्बंधक उल्हासनगर-१.



4206

प्रधान मुद्रा कार्यालय, मुंबई

दिनांक

सदस्य/सी/मैजरी

.....

.....

U. K. ATMAK. MANI

1 NOV 1991

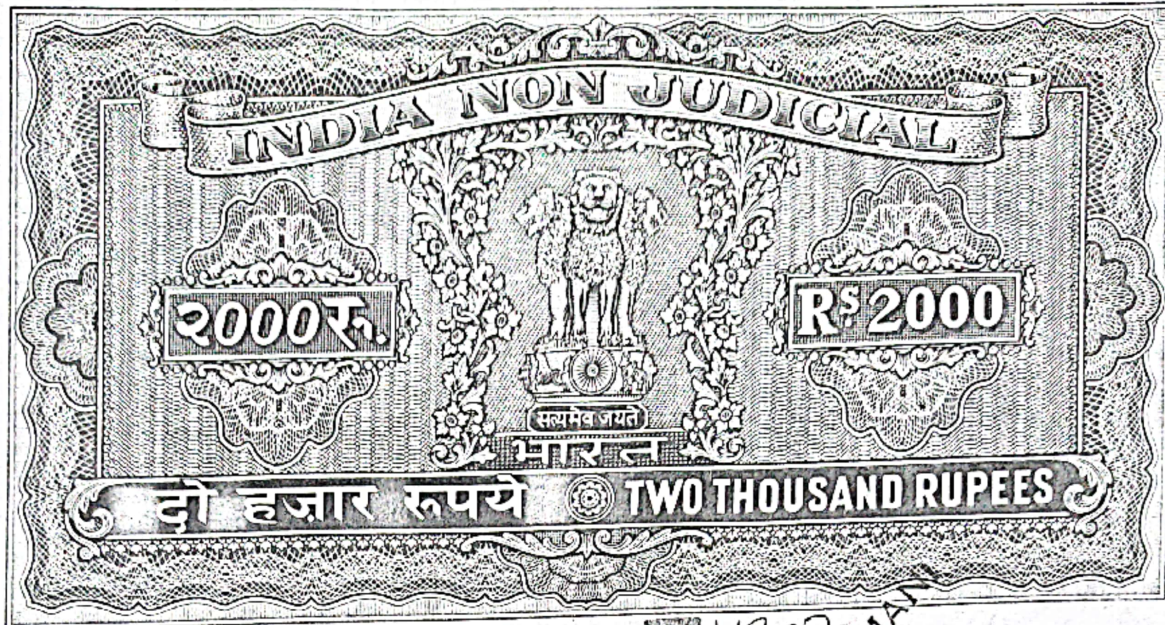
Stamp Duty and Registration
Charge paid on total cost
of Rs. 1,69,260/- (RS. ONE
LAKH SIXTY NINE THOUSAND
TWO HUNDRED SIXTY ONLY).

Rem. G. Thirja

" AGREEMENT OF SALE "

THIS AGREEMENT OF SALE IS MADE AT ULHASNAGAR
ON THIS 4TH DAY OF NOVEMBER, 1991, BETWEEN:-

...2/-



4202
 प्रमाण मुद्रा का प्रयोग
 किया
 पंजी/वी./मोहनी

 का दिनांक

ATMARAMANI

1 NOV 1991

2



Renu. G. Ahuja

BUILDER

: SHRI LAKHMICHAND GANGARAM MOHINANI,
 THROUGH HIS CONSTITUTE ATTORNEY
 HOLDER SMT. RENU GOURISHANKAR
 AHUJA.

PURCHASER

: SHRI SURESH SHEWARAM PAHUJA.

...3/-



3430

पञ्चम पुत्रा कलापि, पुत्र

विश्व

पुत्र/पुत्री/पुत्री

पुत्र/पुत्री/पुत्री

पुत्र/पुत्री/पुत्री

J. K. ATMARAMANI

31 OCT 1991

3

Renu G. Ahuja

SHRI LAKHMICHAND GANGARAM MOHINANI, Hindu, adult, aged about 50 years, Occupation: Business, residing at Sona Apartment, 7th floor, Ulhasnagar-1, Dist. Thane, Through his Constitute Attorney Holder SMT. RENU GOURISHANKAR AHUJA, Hindu, adult, aged about 35 years, Occupation: , residing at 568, Kamal Prabhu Ashiana Chs. Ltd., 4th floor, Near Khemani Bus Stop, Ulhasnagar-2, Dist. Thane, hereinafter called as "BUILDER" (VENDOR) (Which term and expression shall mean and include his/her heirs, executors, administrators, representatives, successors and assigns) PARTY OF THE FIRST PART.

...4/-



3431

प्रमाण नुमायश कार्यालय, मुंबई

दिनांक

पंजी/बी./प्रीतली

पंजी/बी./प्रीतली

पंजी/बी./प्रीतली

J. K. ATMAR MANI

31 OCT 1991

- 4 -

A N D

SHRI SURESH SHEWARAM PAHUJA, Hindu, adult, aged about 36 years, Occupation: Business, residing at Blk. No. A-58, Room No. 346, Goal Maidan, Ulhasnagar-1, Dist. Thane, hereinafter called as "PURCHASER" (VENDEE) (which term and expression shall mean and include his heirs, executors, administrators, representatives, successors and assigns) PARTY OF THE SECOND PART.

....5/-



Remar
G. Shuja



प्रधान मुद्रा *(Signature)*
 दिनांक
 स्वामी/पति/श्रीमती
 का निवास
V. K. ATMARAMANI

21 OCT 1991

- 5 -



Renu. G. Hujra.

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of the Building called "SAINATH SHOPPING COMPLEX" consisting of various shops on Ground floor and Offices on Upper floors, situated at Blk. No. A-58, Room Nos. 344 & 345, Ulhasnagar-2, Dist. Thane, hereinafter called as the "SAID PROPERTY".

....6/-

1000Rs.



3437

कलकत्ता न्यायालय

विभाग

दस्तावेज/प्री/प्रीति ... K. ATMARAMAN

...

...

31 OCT 1991

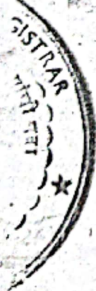
- 6 -

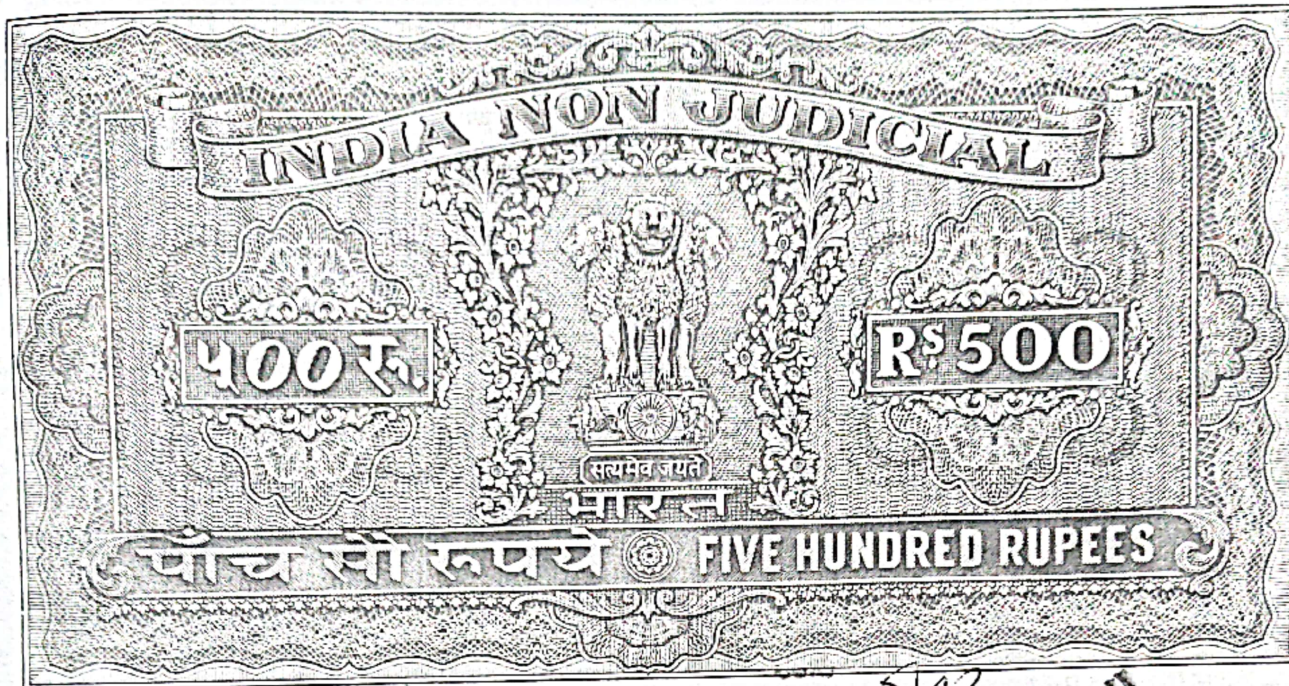
AND WHEREAS the said property is acquired by the Vendor in the following manner.

WHEREAS Room No. 344 in Block No. A-58, Ulhasnagar-1, was purchased by SHRI LAKHMICHAND MOHINANI from SMT. TULSIBAI ASSANAND NAGRA, vide Regd. No. 6729/87, Dt. 24/12/87, And whereas the aforesaid Vendor has acquired the said property by way of legal heirs of her father SHRI TIKAMDAS JETHANAND GAJRA, who expired on 12/12/75 at Ulhasnagar, under Prbate WILL Deed No. 79, of 1975,

...7/-

Rene. G. Afuya.





342
प्रमाण मुद्रांक कार्यालय, मुंबई

दिनांक

हस्ताक्षर/मो./मोहरी

..... साक्षात् कृत/सह

..... या विरुद्ध

J.K.

...

28 OCT 1991

- 7 -



Rem. G. Dheja

and WILL Deed dated 25th January, 1963 and SHRI TIKAMDAS JETHANAND had purchased the above said property from Govt. of India, vide C.D. No. 48377-79, under P.C. No. 15022, Dt. 30/6/64, and as such the property is free from all encumbrances liens, charges,

AND WHEREAS Room No. 345, was purchased by SHRI SADHURAM DAYALDAS SUNDRANI, vide Sale Deed Dated 9/2/88, Registered with the Registrar of properties vide No. 993/88, the above said Room No. 345, was purchased from SHRI TULJARAM

...8/-

500Rs.



543
श्रीमान मुद्रांक कार्यालय,
दिल्ली
पंजी/प्री/प्री/प्री
पंजी/प्री/प्री/प्री
पंजी/प्री/प्री/प्री
J. K. ATMAR-MANI
28 OCT 1991

- 8 -

ISSARDAS CHOTRANI, was had purchased the same from President of India, through M.O. Ulhasnagar vide C.D. No. MP/GBP/UT/C/8602-8606, Dated 29/6/63.

AND WHEREAS the said property i.e. Block No. A-58, Room Nos. 344 & 345, has cleared Marketable title.

...9/-

Renu G. Ahuja.

500Rs.

INDIA NON JUDICIAL

400 रु.

R 500

सत्यमेव जयते

भारत

पाँच सौ रुपये

FIVE HUNDRED RUPEES

संज्ञा विवरण

28 OCT 1991

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

THAT SHRI SURESH SHEWARAM PAHUJA (Purchaser) has agreed to purchase Office No. 3, on Ground floor, in SAI NATH SHOPPING COMPLEX, area 403 sq.ft. (Built up area), constructed on Room No. 344 & 345, Blk. No. A-58, Ulhasnagar-1, for a total sum of Rs. 80,600/- (RS. EIGHTY THOUSAND SIX HUNDRED ONLY).

...10/-

500Rs.

INDIA NON JUDICIAL

500 रु.

RS 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Figure 10

• 1971-72 •

100

30 OCT 1991

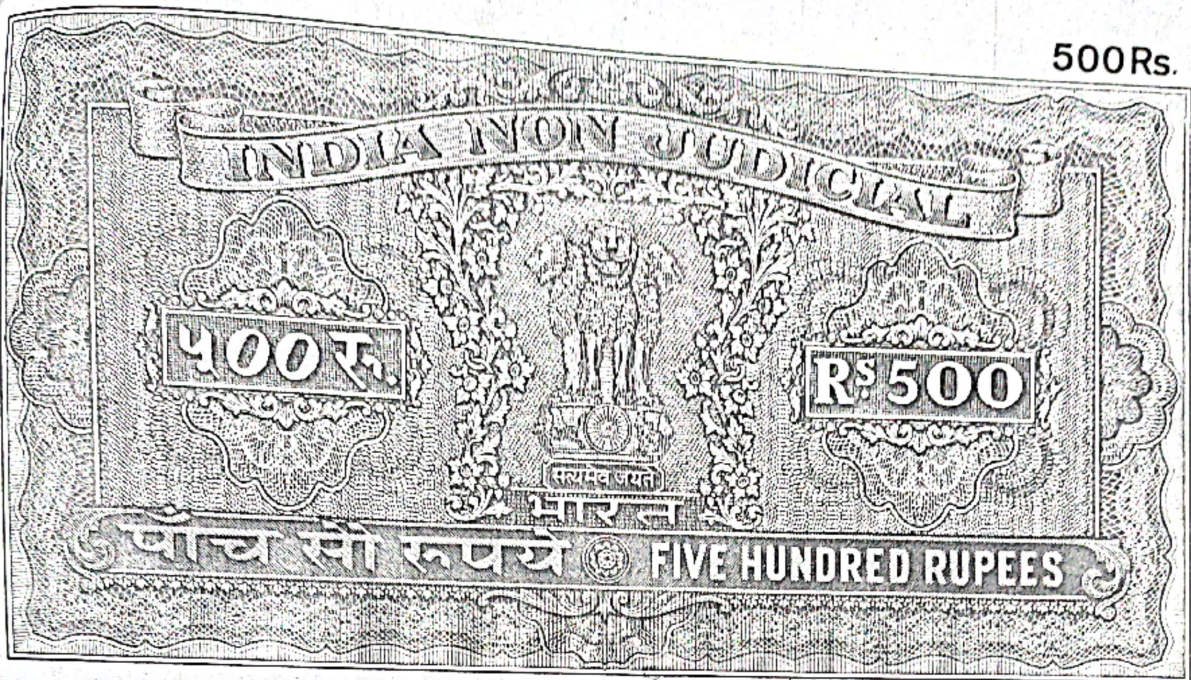
10

Ren. Gr. Abney

AND that the Builder has agreed to sale the said Office No. 3, on Ground floor, in the said building for the total sum of Rs. 80,600/- (RS. EIGHTY THOUSAND SIX HUNDRED ONLY) to SHRI SURESH SHEWARAM PAHUJA (purchaser).

AND WHEREAS the Builder hereby acknowledge
the receipt of the full and final amount as
under :-

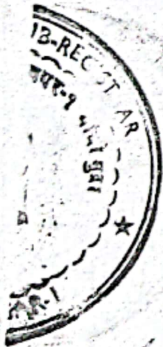
...11/-



246/...

U. K. ATMAR MANI

30 OCT 1991



Rev. G. Hujar.

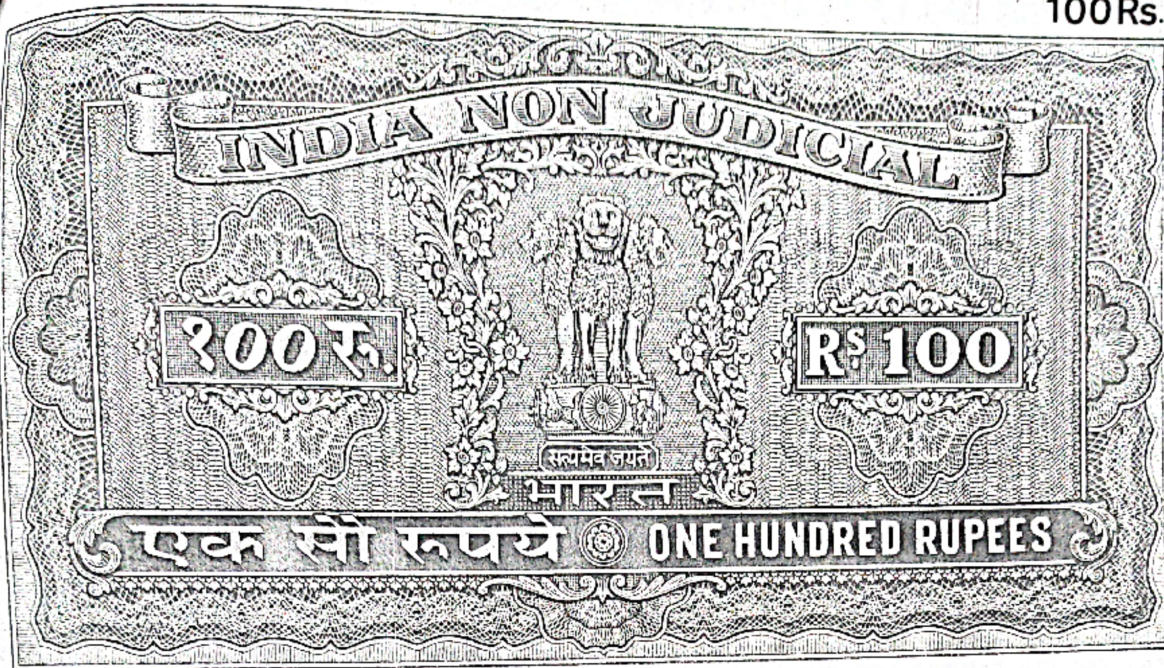
-	11	-
Rs. 25,000/-		By Cheque No. 029002, Dt. 10/10/91 Drawn on Bank of Baroda, UNR.
Rs. 25,000/-		By Cheque No. 029001, Dt. 12/10/91, Drawn on Bank of Baroda, UNR.
Rs. 30,600/-		By Cheque No. 029003, Dt. 19/10/91, Drawn on Bank of Baroda, UNR.

Rs. 80,600/-		(RS. EIGHTY THOUSAND SIX HUNDRED ONLY).
=====		

AND WHEREAS the peacefull possession
of the said office has been handed over to
the Purchaser.

...12/-

100Rs.



Sr. No. 83 Dt. 23/10/91 Rs. 100/-
ISSUED TO S.M. Kandalan of UNR
State Vendor Lokasila Office UNR-5

12

AND WHAT the Purchaser is fully satisfied as regard the area of the office and quality of the construction and he shall have no claim of any sort whatsoever in future.

AND WHEREAS the Builders shall clear all dues of Municipal Taxes, N.A. Charges and any other charges on the said property till this day. The Purchaser shall pay the Municipal Taxes etc. from the date of possession.

..13/-

Renu. G. Ghujar





33 31-8-91 60/-
ISSUED TO K. G. Hirani of UNR.

Stamp Vendor [Signature]

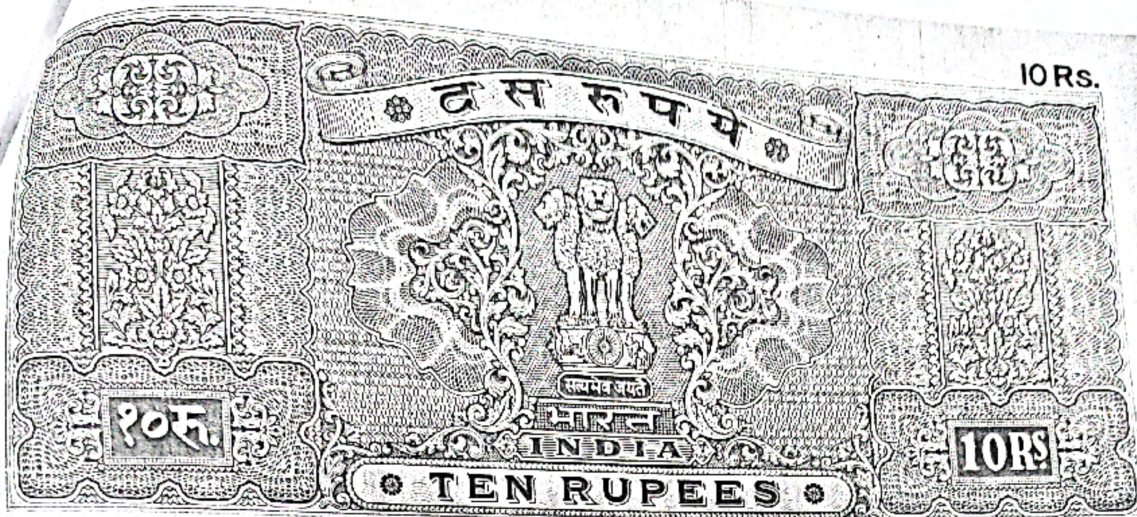
- 13 -

AND WHEREAS the Builders have agreed to provide Separate Electric connection to the Purchaser.

AND WHEREAS the Purchaser has become the absolute owner of the said Office and he may enjoy all rights, benefits and profits of the said office according to his own wishes and choice without any obstructions, interference or interruption from the Vendor including his heirs, executors, administrators, or anybody else claiming through him. If any body objects or interrupts the Purchaser's

...14/-

Renu G. Shuja.



Sr. No. 76 Dt. 19-10-1918. 10/-
ISSUED TO K. G. Hirant of Umr. 3.
Stamp of the District Office UNR-5

14

possession and ownership, the same shall be removed by the Vendor at their own risk and cost and the Vendors hereby indemnifies the Purchaser against any loss on these grounds.

AND WHEREAS the said property or any part thereof has not been encumbered charged or given away by any way or mortgaged, gifted, leased out or sold out etc. Thus the said property under the sale is un-encumbered and free from all doubts and charges and has been sold to the Purchaser accordingly and given away physical and vacant possession of the said property.

...15/-



THIS Agreement shall always be subject to the provisions contained in the Maharashtra Ownership flat & Act, 1963 and the rules framed under the same Act from time to time and shall have overriding effect on such of the provisions thereof.

" SCHEDULE OF THE PROPERTY "

Office No. 3, on Ground floor, in SAI NATH SHOPPING COMPLEX, constructed on Room No. 344 & 345, Blk. No.A-58, Ulhasnagar-1, Dist. Thane, Area 403 Sq.ft. (Built up area), Taluka and Sub-Dist. Registration Ulhasnagar Dist. and Dist. Registration Thane, Non-Agricultural, within the limits of Ulhasnagar Municipal Council and bounded as under :-

EAST : SONY APARTMENTS.
WEST : MAIN ROAD.
NORTH : SHOP No. 2, of GOBINDRAM.
SOUTH : T.V. MECHANIC SHOP.

IN WITNESSES WHEREOF above Vendors have signed this ~~NEW~~ Agreement of Sale on the above mentioned day, month and year in presence of witnesses at Ulhasnagar.

Renu. G. Ahuja.
i.e. RENU GOURISHANKAR AHUJA,
C.A. OF SHRI LAKHMICHAND GANGAR
MOHINANI.

" BUILDER "

WITNESSES:-

Pahujee Suresh Sh.
i.e. SURESH SHEWARAM PAHUJA.
" PURCHASER "

2. *[Signature]*

Pahije Suresh Sh

द्वयम निबंधक उल्हासनगर

७५२३
 द्वयम निबंधक उल्लासनगर !
 छवि, नरेंद्र उद्धार, इतिराजि
 नीकरी उद्धार
 चौक दशम निबंधकांत जाति

दस्तवज करून देणारा

दि-१२/११/८९

द्वयम निमयक उल्हासनगर ।

Renu. & Dhruva पुस्तक क्रमांक ७८

गालमाचे १००० ते १०१० पृष्ठाया
१०१० क्रमांकावर नोंदला.

२।२।३
द्वयम निबंधक.

परीक्षा १२ भाग ११ सन १९, २१

