

Co. No. 329 F-10
p. 88



महाराष्ट्र MAHARASHTRA

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उप कोषागार कार्यालय, उल्हासनगर

दिनांक 18 APR 2023

18 APR 2023

उप कोषागार अधिकारी, उल्हासनगर



2 MAY 2023

AGREEMENT FOR SALE

This Agreement For Sale is made and entered into at Ulhasnagar, Dist.Thane(M.S.)
ON THIS 3RD of May 2023.

BETWEEN:

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Mr. Manoj K. Panjwani, Hindu Adult aged about 45 years , Residing at Flat no.401,4th floor, Jalsa Garden, Near Dholuram Darbar, Ulhasnagar -421001, Dist. Thane (M.S.) hereinafter called the "VENDOR" (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.

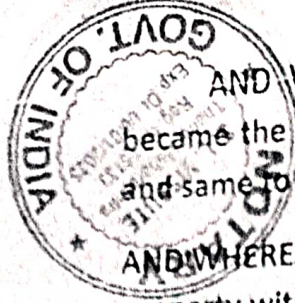
AND

Shri Harajee Jagabhai Valiya, Hindu Adult ____ age, Residing at :- J K Compound , Khemani, Industrial area, O.T. Section Amardham chowk, Ulhasnagar-421001. Dist.Thane (M.S.) hereinafter called the "PURCHASER" (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 Flat no.203, 2nd Floor, "JANAK PALACE". Having area adm. About 600 sq.ft.(super built up) RCC Situated at Room no. 1 and 2 of Bk. no. 215, Near Bewas Chowk, Ulhasnagar -421001. Ward no.____ Property no.____ Dist. Thane, (as it is where it is), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor purchased from Mr. Manoj Panjwani under an agreement of sale dated ____ and Mr. Manoj Panjwani Developer have acquired the development rights to construct the above said building land From Mr. Naresh T. Manwani and Mr. Ajit R. Parwani under an Agreement dt. January 2022 and thus the Vendor has started the work of construction on the above said land.

AND WHEREAS the Vendor/Builder/ Developer had purchased the said property From Mr. Naresh T. Manwani and Mr. Ajit R. Parwani under a Agreement dt. January 2022 and who had purchased the same from Shri Gop Kishinchand Setpal, Under Agreement for Sale dt. 05/07/2021 and Shri Gop Kishinchand Setpal,had Purchased the property from Smt. Gomdibai wd/o of Sumomal, by the way of Registered Sale Deed, registered before the Sub. Registrar at Ulhasnagar, Under Sr.no.3269, Dt. 09/05/1988. Smt. Gomdibai wd/o Summomal had acquired the aforesaid property being the legal heir of her deceased husband Shri Summomal Nanumal. After the death of late Shri Sumomal s/o Nanumal his wife smt. Gomdibai wd/o Sumomal had obtained the change of Name Letter from the Office of the Managing officer & Addirtional Tahasildar vide no. ADD/COLL/ACCO,/SR/WS/205, DT.24/03/1982. Shri Summomal Nanumal ad purchased the R.no.02, Bk.215, and Ulhasnagar-421001. From President Of India Through M.O. Ulhasnagar DT.29/05/1961 area adm.69 sq.yds. Under the provisions of Displaced Persons (Compensation & REHABILITATION) ACT 1954 and rules made there under.



AND WHEREAS thus in the above mentioned manner present vendor became the well sufficient and the well competent owner of the above property and same to sale the present Developer.

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. 10,00,000/- (Rs. Ten Lakhs only) in various installments and the Vendor has also agreed to sell with all rights, Titles, interest and benefits attached to the said property to the Purchasers 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 total consideration of Rs. 10,00,000/- (Rs. Ten Lakhs only) in various installments being the full and final sale consideration towards the sale of the said property ,the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.
2. That the Vendor has delivered only possession of the flat of the said property with all papers and Documents and it is also specifically clear that parking will not be allotted to in any one's name.
3. That the Terrace of Said Building is Common Terrace every member have common rights only and it is also specifically clear that using the terrace as personally not allowed.
4. That all the Flat owners shall not create any nuisance and /or annoyance to the Neighbors.
5. That all the Flat Owners shall not make any additions and /or alteration in the Flats. And it is also specifically clear that the Secretary of the building have all rights to take action against the Member of the Building and the Secretary can take back the possession and return the amount paid by the owner.
6. That all the members of the Building shall observe and perform all the rules and regulations of the local authorities from time to time. And it is also specifically clear that Penalties will be charged for any mischief.
7. That all the Flat Owners shall not play any mischief with electric ,elevator , etc and /or carry on any illegal activities in the said premises and in case the licenses and answerable for the same.

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8. That the Vendor has delivered the quiet and vacant possession of the said property with all papers and Documents pertaining to the said property to the Purchaser herein.

9. That the Vendor assures the purchaser that he has cleared the Municipal taxes, electricity bills and maintenance charges up to-dated. However, if any such dues are found prior to the execution of this agreement the vendor undertakes to clear the same immediately. Hereafter the Purchaser shall be liable to clear the same.

10. 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.

11. 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.

12. 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.

13. 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 Flat no.203, 2nd Floor, "JANAK PALACE". Having area adm. About 600 sq.ft.(super built up) RCC Situated at Room no. 1 and 2 of Bk. no. 215, Near Bewas Chowk, Ulhasnagar -421001. Ward no.____ Property no.____ Dist. Thane, (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.

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[Signature]



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

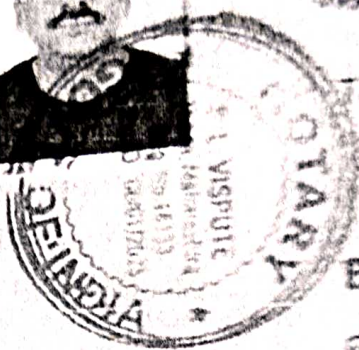
Notary Register
Reg. No. 11 of 2023
Date: 4 MAY 2023

MO

Mr. Manoj K. Panjwani
Signature
In the presence of)



Thumb Impression



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

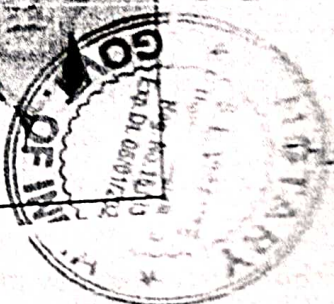
BEFORE ME

S.L. VISPURE

S.L. VISPURE B.A., LL.B.,
ADVOCATE & NOTARY GOVT. OF INDIA
Office: Near School, Rajahmundry
Phone: 9819042151
Date: 05/05/2023



Thumb Impression



श्री. ह. ज. पलीया

Shri Harajee Jagabhai Valiya
Signature
In the presence of)

"RECEIPT"

RECEIVED Rs. 10,00,000/- (Rs. Ten Lakhs only) in various installments as
mentioned above, I hereby admit and acknowledge the receipt of the same
before the witness.

I SAY RECEIVED

Signature
"VENDOR"

WITNESSES:

1. श्री. ज. ज. मोहन
- 2.

