

महाराष्ट्र MAHARASHTRA

2021

ZY 723869



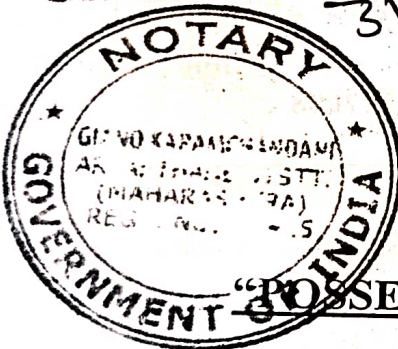
उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक प्रसूत दिनांक

3 JUN 2022

उप कोषागार अधिकारी, उल्हासनगर

31/6/2022

05 JUL 2022



"POSSESSION AFFIDAVIT"

I, Mr. Manoj Kalumal Panjwani, Hindu, Adult aged about 44 years. Occupation: Business, Residing at: Flat No. 402, 4th Floor, Om Complex, Near Dholuram Darbar, Ulhasnagar-1, Dist-Thane, (M.S.) do hereby state on solemnly affirmation as under :-

Manoj *[Signature]* *[Signature]*


That I hereby say that I am owner of the property known Flat No. 402, 4th Floor, Janak Palace, Situated at Room No. 1 and 2 of Bk. No.215, Bewas Chowk, Ulhasnagar-1, Dist. Thane, (M.S.) area admeasuring about 1200 sq.ft (Super Built up) and the same I have sold to 1) Mrs. Kiran Sunil Gokulchandani 2) Mr. Rinkesh Sunil Gokulchandani by an Agreement of Sale dt.08/07/2022.

That I hereby say that I have received the entire the sale consideration amount of the above said property from 1) Mrs. Kiran Sunil Gokulchandani 2) Mr. Rinkesh Sunil Gokulchandani and hereafter I or any of my other legal heirs shall not have any type of right, claim, share, interest and title in the above said property in any way or in any manner now or in future.

That I hereby say I have given the peaceful, physical and vacant possession of the above said property alongwith all its relevant documents to 1) Mrs. Kiran Sunil Gokulchandani 2) Mr. Rinkesh Sunil Gokulchandani by an Agreement of Sale, dt. 08/07/2022

DATE :

PLACE: ULHASNAGAR


(Mr. Manoj Kalumal Panjwani.)
DE P O N E N T



PHOTO

VERIFICATION

WE, 1) Mrs. Kiran Sunil Gokulchandani, Hindu, Adult aged about 46 years. Occupation :- Housewife, 2) Mr. Rinkesh Sunil Gokulchandani, Hindu, Adult aged about 26 years, Occupation :- Business, Both Residing at, Flat No. 306, Karan Palace, Khemani Road, Opp. Seema Apartment, Ulhasnagar-2, Dist. Thane, (M.S.) do hereby state that We have received physical, vacant and peaceful possession of the said Property known as Flat No. 402, 4th Floor, Janak Palace, Situated at Room No. 1 and 2 of Bk. No. 215, Bewas Chowk, Ulhasnagar-1, Dist. Thane, (M.S.) area admeasuring about 1200 sq.ft (Super Built up) from Mr. Manoj Kalumal Panjwani and We hereby verify and confirm that We have received the above said Property in Proper condition from Mr. Manoj Kalumal Panjwani

Kiran:

(Mrs. Kiran Sunil Gokulchandani)

L. H. THUMB
IMPRESSION



2) (Mr. Rinkesh Sunil Gokulchandani)
DEPONENTS

L. H. THUMB





महाराष्ट्र, MAHARASHTRA

2021

उप कोषागार कार्यालय, उल्हासनगर
मूद्रांक प्रवृत्त दिनांक

3 JUN 2022

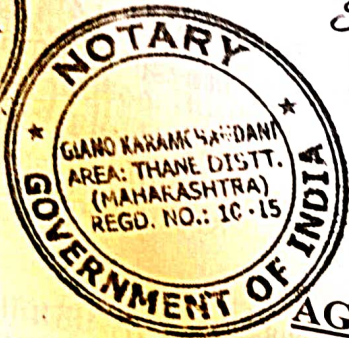
उप कोषागार अधिकारी, उल्हासनगर

3-6-2022

ZY 723778

05 JUL 2022

05 JUL 2022



AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT OF SALE IS MADE
AND ENTERED INTO AT ULHASNAGAR DIST. THANE (M.S.)
ON THIS 8TH DAY OF JULY, 2022.

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BETWEEN :-

Mr. Manoj Kalumal Panjwani.
Hindu, Adult, aged about 44 years,
Occupation: Business,
Residing at, Flat No. 402, 4th Floor,
Om Complex, Near Dholuram Darbar,
Ulhasnagar-1, Dist. Thane, (M.S.)

HEREINAFTER CALLED AS THE FIRST PARTY VENDOR / BUILDER

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, successors and assigns) OF THE PARTY OF FIRST PART.

A N D

1) Mrs. Kiran Sunil Gokulchandani.
Hindu, Adult aged about 46 years.
Occupation: Housewife,

2) Mr. Rinkesh Sunil Gokulchandani
Hindu, Adult aged about 26 years.
Occupation: Business,
Residing at: Flat No. 306, Karan Palace,
Khemani Road, Opp. Seema Apartment,
Ulhasnagar-2, Dist. Thane, (M.S.)

HEREINAFTER CALLED AS THE SECOND PARTIES VENDEES / PURCHASERS.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, successors and assigns) OF THE PARTIES OF SECOND PART.

AND WHEREAS the said Vendor is sole, absolute, legal and exclusive owner of the property known as Flat No. 402, 4th Floor, Janak Palace, Situated at Room No. 1 and 2 of Bk. No.215, Bewas Chowk, Ulhasnagar-1, Dist. Thane, (M.S.) area admeasuring about 1200 sq.ft (Super Built up) (Hereinafter shall be known as "Property").

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AND WHEREAS that the said Vendor being the builder himself had constructed the above said building named Janak Palace on the Room No.1 and 2 of Bk No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, (M.S.). And the Vendor had purchased the same from Mr. Naresh T. Manwani and Mr. Ajit Rameshlal Parwani, by Agreement of Sale, dt. _____ January, 2022. And whereas Mr. Naresh T. Manwani and Mr. Ajit Rameshlal Parwani had purchased the same from Mr. Gop Kishinchand Setpal, by Agreement of Sale, dt. 16/07/2021. And whereas Mr. Gop Kishinchand Setpal had purchased the above said property from Smt. Gomdibai wd/o Sumomal, vide Registered Sale Deed bearing Sr. No. 3281, dt. 9/05/1988. And whereas Smt. Gomdibai wd/o Sumomal had acquired the above said property being the legal heir of her deceased husband Mr. Sumomal Nanumal. And after the death of Shri Sumomal S/o Nanumal his wife Smt. Gomdibai wd/o Sumomal had obtained Change of Name Letter from the office of the Managing officer & Additional Tahsildar vide No.ADD/COLL/ACCO,/SR/WS/205, dt. 24/03/1982. And whereas originally during his lifetime Mr. Sumnomal Nanumal had purchased the Room No. 02, Bk No. 215, Ulhasnagar-1, Dist. Thane, (M.S) area admeasuring 69 sq.yards. from President of India through M.O Ulhasnagar, dt.29/05/1961.

AND WHEREAS thus in the above mentioned manner the present Vendor became the well sufficient and well competent owner of the above said property.

AND WHEREAS that the Vendees had approached the Vendor for the purchase of the above said property known as and the Vendor has agreed to sale the same to the said Vendees and alongwith all the rights, shares, claims and interest of the said Vendor in the said property and alongwith all

the fittings and fixtures of the said property and alongwith all the benefits of whatsoever nature attached to the said property hereafter now or in future and alongwith Separate Electric Connection and Meter bearing Consumer No. _____, installed in the above said property, to the said Vendees, thus for the Total Sale Consideration Amount of Rs. 16,00,000/- (Rs. Sixteen Lakhs Only) and the Vendees have also agreed to Purchase the same for the said sum.

AND WHEREAS the Vendor has received Rs. 16,00,000/- (Rs. Sixteen Lakhs Only) by below mentioned manner in being the full and final amount towards the sale of his above said property from the said Vendees the receipt of which the Vendor doth hereby admits and acknowledges the same before the witnesses.

DETAILS OF PAYMENTS

- 1) Rs. 1,00,000/-, by RTGS, dt. 22/04/2022.
- 2) Rs. 1,00,000/-, by RTGS, dt. 22/04/2022.
- 3) Rs. 1,00,000/-, by RTGS, dt. 22/04/2022.
- 4) Rs. 5,00,000/-, by RTGS, dt. 28/04/2022.
- 5) Rs. 3,00,000/-, Cheque No. 215966, dt. 08/07/2022.
- 6) Rs. 89,500/-, Cheque No. 215967, dt. 08/07/2022.
- 7) Rs. 1,10,500/-, Cheque No.326944, dt. 08/07/2022.
- 8) Rs. 1,50,000/-, Cheque No.131612, dt. 14/07/2022
- 9) Rs.1,50,000/- Cheque No. 131613 dt. 14/07/2022

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Rs.16,00,000/- TOTAL

AND WHEREAS that the Vendor hereby assures the Vendees that the above said property is free from all encumbrances, liens, charges and doubts i.e. it is neither been sold, nor gifted, nor mortgaged, nor transferred in any way or in any manner to any person before this Agreement, however if any person claims his / her right, share, interest and title over the same now or in future, then all such claims shall be removed by the said Vendor

[Handwritten signatures]

and his legal heirs, representatives, administrators and assigns and Vendees are free from all such risks and responsibilities.

AND WHEREAS that the Vendor has given the peaceful, physical and vacant possession of the above said property alongwith all its relevant documents to the said Vendees on this day of Agreement of Sale.

AND WHEREAS that the Vendor has cleared all the dues of Govt. concerned offices such as U.M.C. Department, M.S.E.D.C.L Board, etc. in respect of the above said property, upto vacant possession of the said property and if at any time, any type of amount is found to remain unpaid before this Agreement of Sale then the same will be paid by the said Vendor only at all time and from time to time, but hereafter the future liabilities of the above said property shall be upon the said Vendees only.

AND WHEREAS now hereafter the said Vendees have become absolute, legal and exclusive owner of the above said property and they shall possess the same and will enjoy the same alongwith all its rents and profits of the same and the Vendees can also transfer the said property in their names in any Govt. concerned offices at any time and if any signature or statement of the Vendor is to be required in this matter then the same will be given by the said Vendor, without any hesitation or objection at all time and from time to time.

AND WHEREAS that all the expenses for Registration of this Agreement in respect of the above said property shall be paid by the said Vendees only, now or in future and the Vendor is bound to execute the same in the favour of the said Vendees or in the favour of any other person as Vendees likes but all the cost and expenses of the same shall be borne and paid by the said Vendees only.

AND WHEREAS that the Vendees shall maintain the said property at their own cost in good condition and shall not do or suffer to be done anything in the Building, or in the said property which may be against the rules and / or bye-laws of the U.M.C. or any other authority.

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AND WHEREAS that the Vendees have agreed that from the date of possession they shall be responsible in respect of future liabilities related with the said property as service charges, U.M.C. Taxes, M.S.E.D.C.L.Board, and other outgoings or any other Government dues.

"SCHEDULE OF THE PROPERTY"

ALL THAT PIECE AND PARCEL OF LAND AND/OR Flat No. 402, 4th Floor, Janak Palace, Situated at Room No. 1 and 2 of Bk. No.215, Bewas Chowk, Ulhasnagar-1, Dist. Thane, (M.S.) area admeasuring about 1200 sq.ft (Super Built up) and it is situated in Taluka and Sub-Dist. Regn. Ulhasnagar and it is within the limits of Ulhasnagar Municipal Corporation and it is non-agricultural land it is bounded as under.


OF INDEP

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[Signature]

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IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS
AGREEMENT OF SALE ON THIS DAY, MONTH AND YEAR
HEREINABOVE WRITTEN FIRST.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDOR/ BUILDER
Mr. Manoj Kalumal Panjwani
IN THE PRESENCE OF WITNESSES.


(Mr. Manoj Kalumal Panjwani)
VENDOR / BUIDER



L. H. THUMB
IMPRESSION



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDEES
1) Mrs. Kiran Sunil Gokulchandani.
2) Mr. Rinkesh Sunil Gokulchandani.
IN THE PRESENCE OF WITNESSES.


1) Mrs. Kiran Sunil Gokulchandani.



L. H. THUMB
IMPRESSION



PHOTO


2) Mr. Rinkesh Sunil Gokulchandani
VENDEES/ PURCHASERS



L. H. THUMB
IMPRESSION








PHOTO

"RECEIPT"

RECEIVED Rs. 16,00,000/- (Rs. Sixteen Lakhs Only) as mentioned above, being the Full and Final sale consideration amount, towards the sale of my above said property from the said Vendees the receipt of which the Vendor doth hereby admits and acknowledge the same before the witnesses.

I SAY RECEIVED
Rs. 16,00,000/-

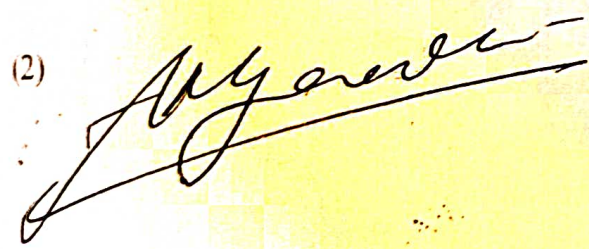

(Mr. Manoj Kalumal Panjwani)
VENDOR / BUILDER



L. H. THAKUR
IMPRESSION



WITNESSES:

(1)

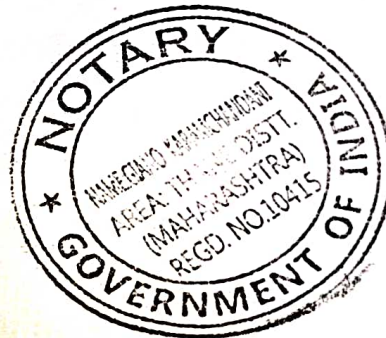
(2)



Mr. AJIT R. GANDHI
BOND WRITER, ULHASNAGAR-1

BEFORE ME

Gr. A. Karamchandani
08/07/2022
GIANO KARAMCHANDANI
NOTARY, GOVT. OF INDIA
THANE DISTT. (MAHARASHTRA)



NOTED & REGISTERED
r. No. 2834 Page No. 16
Reg. No. 5-C

28 JUL 2022