




Flat No 501 (1400)  
3 Room Hall

  
भारत सरकार  
GOVERNMENT OF INDIA  
  
किरण सुनील आलवानी  
Kiran Sunil Alwani  
जन्म तारीख/ DOB: 31/03/1971  
महिला / FEMALE  
  
**6307 9315 7635**

MEERA AADHAAR, MERI PEHACHAN

Kiran S. A.



  
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
पता: Address  
C/O: सुनील आलवानी, C/O: Sunil Alwani, Iassi  
प्लॉट नं 348 Bihavan b k no 348 room  
फ्लोर नं 2, 7 दूसरा मजला, no 6, 7 2nd floor, sirru  
सीरु चौक, उल्हासनगर, chowk, Ulhasnagar,  
ठाणे, Thane,  
महाराष्ट्र - 421002 Maharashtra - 421002



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भारत सरकार  
Government of India



सुनील मुरलीधर आलवण  
Sunil Murlidhar Alwan

जन्म वर्ष / Year of Birth : 1969

पुरुष / Male

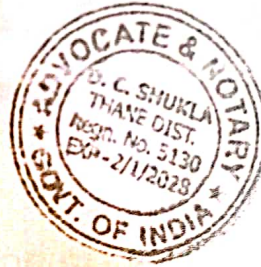


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आधार - सामान्य जाणसंचा अधिकार



*SMAK*



पता S.C.

पता Address.

जयन वॉर

उप नं 6,7 दुसरा

Jassi bhavan

मजल्य, सी. पी.डी. उल्हासनगर, ठाणे

6.7 2nd floor, S.

उल्हासनगर २, महाराष्ट्र, 421002

Ulhasnagar, Thane  
Maharashtra, 4

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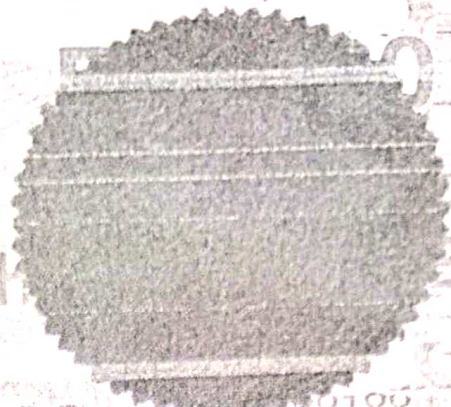




भारतीय गैर न्यायायक

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भारत INDIA  
INDIA NON JUDICIAL

21 JUL 2023

21 JUL 2023

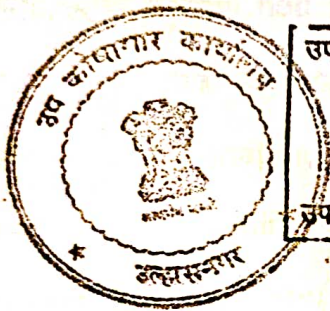
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21 JUL 2023



उप कोषागार कार्यालय, उल्हासनगर  
मुद्रांक पुरवठा दिनांक  
- 4 JUL 2023  
उप कोषागार अधिकारी, उल्हासनगर



**AGREEMENT FOR SALE**

This Agreement For Sale is made and entered into at Ulhasnagar, Dist. Thane, on this 28th day of July, 2023 between :-

Mr. Manoj K. Panjwani, Hindu, adult, aged about 43 years, Residing at Flat No. 402, 4<sup>th</sup> floor, Om Complex, Near Dholuram Darbar, Ulhasnagar-1, 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,

*[Signature]*

Kiran S.A.

*[Signature]*



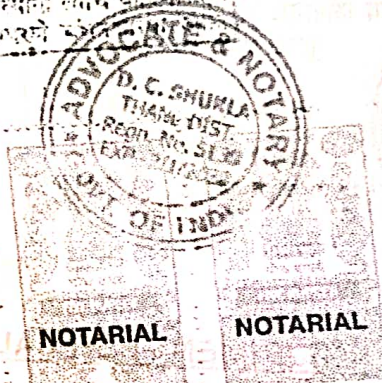
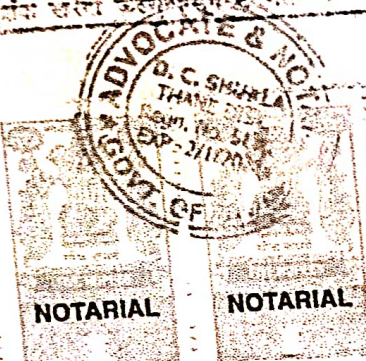
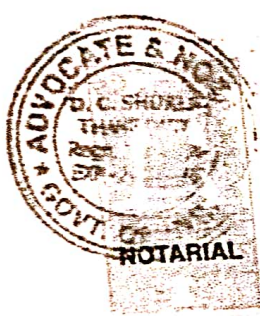
25.  
Notary & District Stamp No. \_\_\_\_\_  
Whether it is to be registered \_\_\_\_\_  
If Registrable Name of S.R.O. \_\_\_\_\_  
Property Description in brief \_\_\_\_\_  
Consideration Amount \_\_\_\_\_  
Stamp Paid by Name Sunil M. Alwani  
Name of Other Party \_\_\_\_\_  
If through oil or power of atty \_\_\_\_\_  
Name & Address \_\_\_\_\_  
Stamp Duty Amount 100/-  
Serial No. 1705 Date 21/7/23  
Stamp Purchased by Name \_\_\_\_\_

21 JUL 2023

S. M. Alwani

21 JUL 2023

CHANSYAM P. HINDUJI  
Stamp Vendor, Lic. No. 1110004  
S. Seashore Shopping Centre, Ulhasnagar-2

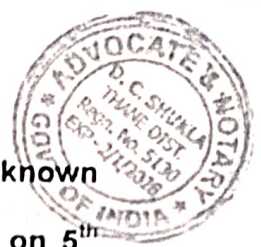


AND

(1) Smt. Kiran Sunil Alwani, Hindu, adult, aged about 52 years, and (2) Shri Sunil Murlidhar Alwani, Hindu, adult, aged about 54 years, Both of them residing at Barrack No. 348, Room No. 6 & 7, Siru Chowk, Ulhasnagar-2, Dist. Thane, hereinafter called 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

Kiran Alwani





WHEREAS the Vendor is the sole and absolute owner of **Property known as Flat No. 501 (3 BHK) (Front Side), area adm. about 1400 sq.ft., on 5<sup>th</sup> floor, "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, (as it is where it is), hereinafter called the "SAID PROPERTY".**

AND WHEREAS the Shri Manoj K. Panjwani had purchased the said property Room No. 1 and 2, from Mr. Naresh T. Manwani and Mr. Ajit R. Parwani under 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. Gomibai wd/o Sumomal had acquired the aforesaid property being the legal heir of her deceased husband Shri Summomal Nanumal. After the death of late Shi 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 & Additional Tahasildar vide No. ADD/COLL/ACCO/SR/WS205 dt. 24-03-1982. Shri Summomal Nanumal had purchased the Room No. 02, Bk.No. 215 and Ulhasnagar-1, 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 Smt. Barkha Rajulal Lund and Komal Makhija and they have inherited the property Room No. 3 from her father-in-law Shri Virumal S/o. Rammumal Lund and who has expired on 19-05-1982 and after that they have give the said property to Manoj K. Panjwani for Development.

Kiran S.A.



Mr. Manoj Panjwani 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 Constructed the Building known as "JANAK PALACE".

AND WHEREAS the Purchasers have 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. 23,00,000/- (Rs. Twenty three lakhs 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 Purchasers herein the said sum, with separate electric connection and with Right Side Car Parking (Front Gate).

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

1. That in pursuance of the said agreement the Vendor has received from the Purchasers a sum of Rs. 23,00,000/- (Rs. Twenty three lakhs only) as under :-

| Amount          | Date       | Mode of Payment  |
|-----------------|------------|--|
| Rs. 10,00,000/- | 08-02-2023 | RTGS.NO.BARBR52023020800815209<br>Issued by Bank of Baroda<br>Paid by purchaser No. 1  |
| Rs.10,00,000/-  | 08-02-2023 | RTGS.NO.BARBR52023020800814775<br>Issued by Bank of Bardoda<br>Paid by Purchaser No. 2 |
| Rs.2,00,000/-   | 10-07-2023 | Ch.No. 000021 of Bank of Baroda  |
| Rs.1,00,000/-   |            | in cash in varlous Installments  |
| Rs.23,00,000/-  |            |  |

Karan SA.

S. M. H. W.



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 the quiet and vacant possession of the said property with all the original papers and documents pertaining to the said property to the Purchasers herein.
3. That the Vendor hereby assures that he has cleared the municipal taxes, electric bills and maintenance charges upto-date. However, if any such dues are found prior to the execution of this agreement the Vendor undertakes to clear the same immediately. Hereafter the Purchasers shall be liable to clear the same.
4. That the Vendor hereby further assures the Purchasers 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 Purchasers 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 Purchasers have taken the inspection of all the documents pertaining to the said property and they have 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 Purchasers have become the sole and absolute owners of the said property and they shall enjoy all rights, rents and profits accruing from the said property without any hindrances of the Vendor his heirs, executors, administrators and assigns.

K. S. Anand

S. M. Anand



7. That the Purchasers may get the said property transferred in their names 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 Purchaser the Vendor undertakes to sign any further papers and documents at the request and cost of the Purchasers herein.

**SCHEDULE OF THE PROPERTY:-**

All that piece and parcel of construction and/or Flat No. 501 (3 BHK) (Front Side), area adm. about 1400 sq.ft., on 5<sup>th</sup> floor, "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, (as it is where it is), Taluka and Sub-Registration Ulhasnagar, Dist. and Dist. Registration Thane and 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.

Signed, sealed and delivered  
By the withinnamed Vendor

  
**MR. MANOJ K. PANJWANI**  
**SIGNATURE**

  
**L.H.THUMB**  
**IMPRESSION**



In the presence of .....

Signed, sealed and delivered  
By the withinnamed Purchasers

  
**1. SMT. KIRAN S. ALWANI**  
**SIGNATURE**

  
**L.H.THUMB**  
**IMPRESSION**



  
**2. SHRI SUNIL M. ALWANI**  
**SIGNATURE**

  
**L.H.THUMB**  
**IMPRESSION**



In the presence of .....

**BEFORE ME**

  
**D. C. SHUKLA**  
**B.A.L.L.B.**

Advocate High Court & Notary  
R/0134, Echind Bk. No. 114.

14/07/08

PR-7502

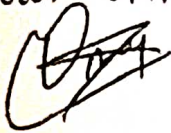


# RECEIPT

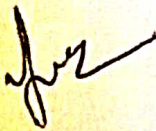
Received the said sum of Rs. 23,00,000/- (Rs. Twenty three lakhs only)  
as stated in this agreement from the Purchasers herein.

## WITNESSES:-

1. Vinay S Alwani  
Bk 348, Room No 7  
Sira Chowk UNR-2



2. Naresh Panjwani  
Flat No 402 on complex  
Udhavgarh



I Say Received

Vendor

