



One Room
Hall (600)

Flat N-504

MP.


भारत सरकार
राष्ट्रीय जनसंख्या आयोग
Bharat Sarkar
National Commission on Population
जनसंख्या / Year of Birth : 1969
पुल्ल / Male

8835 1644 0245
आधार - सामान्य माणसाचा अधिकार

Sm



पत्ता S. रज्जु नं 6,7 दुसरा
मजला, सी. वाक, उल्हासनगर, ठाणे
उल्हासनगर २, महाराष्ट्र, 421002

8835 1644 0245

1047
100 100 1047
help@uidai.gov.in



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,
महाराष्ट्र नगर नं 346
रूम नं 6, 7 फ्लोर, सिरु
चौक, उल्हासनगर,
ठाणे,
महाराष्ट्र - 421002

C/O: Sunil Alwani, lassi
Alwani is k no 346 room
no 6, / 2nd floor, sirru
chowk, Ulhasnagar,
Thane,
Maharashtra - 421002



1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

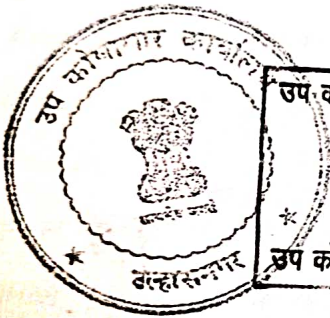
R.O. Box No. 1047,
Bengaluru-560 081



महाराष्ट्र MAHARASHTRA

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

21 JUL 2023

21 JUL 2023



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, 4th 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.

Kisanra

S. M. H.

-2-

~~ANNUITY~~ 25-

Nature of Document / Article No. _____

Whether it is to be registered _____

If Registrable Name of S.R.O. _____

Property description in brief _____

Consideration Amount _____

Stamp Purchaser's Name Sunil M. Alwani

Name of Other Party _____

If through other person than _____

Name & Address _____

Stamp Duty Amount 100/-

Serial No. 1705 Date 21/7/23

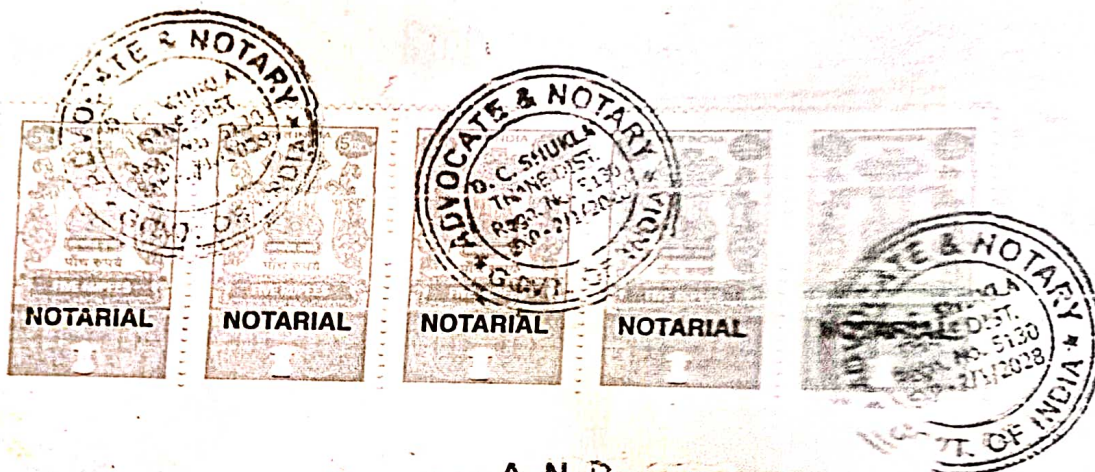
Stamp Purchaser's Signature _____

21 JUL 2023

S. M. Alwani

21 JUL 2023

GHANSHYAM P. HINDUJA
Stamp Vendor, Lic. No. 1212004
S. Sakdev Shopping Centre, Ulhasnagar-2.
महाराष्ट्र शासन, मुंबई, महाराष्ट्र, भारत
महाराष्ट्र शासन, मुंबई, महाराष्ट्र, भारत



A N D

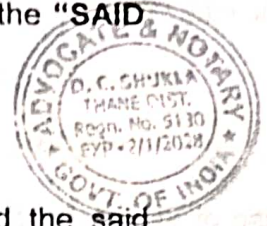
(2) **Shri Sunil Murlidhar Alwani**, Hindu, adult, aged about 54 years, (2) **Smt. Kiran Sunil Alwani**, Hindu, adult, aged about 52 years, Both of them residing at Barrack No. 348, Room No. 6 & 7, Siru Chowk, **Ulhasnagar-2**, Dist. Thane, hereinafter called the "**PURCHASERS**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the Other Part

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Kiran Alwani

S. M. Alwani

WHEREAS the Vendor is the sole and absolute owner of Property known as Flat No. 504 (Back Side), area adm. about 600 sq.ft., on 5th 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.

Smt. Huz

Shri

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. 10,00,000/- (Rs. Ten 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.

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. 10,00,000/- (Rs. Ten lakhs only) as under :-

Amount	Date	Mode of Payment
Rs.3,00,000/-	08-02-2023	RTGS.NO.BARBR52023020800814971 issued by Bank of Baroda Paid by Purchaser No. 1
Rs. 2,50,000/-	17-02-2022	RTGS.NO.BARB202202172048932947 Issued by Bank of Baroda Paid by purchaser No. 2
Rs.2,50,000/-	17-02-2022	RTGS.NO. BAB202202172048933559 Issued by Bank of Baroda Paid by Purchaser No. 2
Rs.2,00,000/-	28-07-2023	Ch.No. 000022 of Bank of Baroda, UNR-2

Rs.10,00,000/-

=====



[Signature]

[Signature]

[Signature]

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.

Kiran S. A.

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. 504 (Back Side), area adm. about 600 sq.ft., on 5th 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

In the presence of


L.H.THUMB
IMPRESSION



Signed, sealed and delivered
By the withinnamed Purchasers


1. SHRI SUNIL M. ALWANI
SIGNATURE


L.H.THUMB
IMPRESSION



PR-7502



2. SMT. KIRAN S. ALWANI
SIGNATURE


L.H.THUMB
IMPRESSION



PR-841

In the presence of

BEFORE ME

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

Advocate High Court & Notary
R/0134, Behind Bk. No. 114,
Ulhasnagar No. 1, Dist. Thane-421 00-

Reg. No.

1486/00





RECEIPT

Received the said sum of Rs. 10,00,000/- (Rs. Ten lakhs only) as stated
in this agreement from the Purchasers herein.

WITNESSES:-

1. Vinay S. Alwar

Bk No 348, Room No 7
Shree Chowk ONR-2

I Say Received



2.

Naresh Pantawar
Flat No 402 om Complex

Ulhas-1

Vendor

