



Rs. 100

ONE
HUNDRED RUPEES

₹. 100

1 1 DEC 2023

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

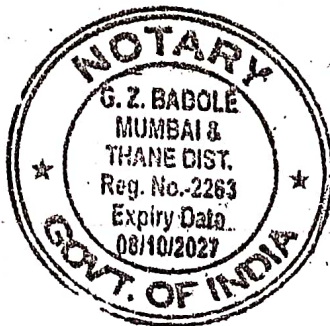
महाराष्ट्र MAHARASHTRA

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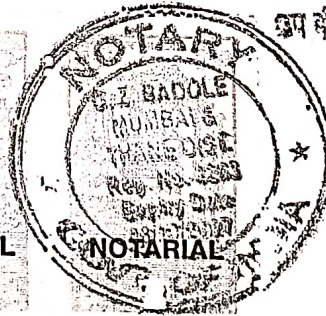
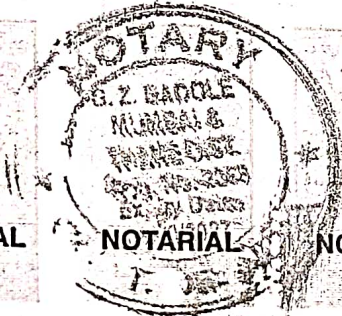


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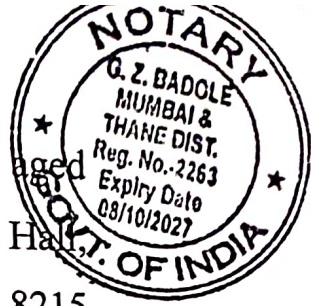


AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at
Ulhasnagar, District: Thane, on this 11th day of December, 2023.

RITALE

Raw. S. Chimmam



SMT. RITA KISHORELAL VASUDEV, adult, Indian Inhabitant, aged about 59 years, residing at Barrack No – 628, Room No- 12, Near Kala Hall, O.T. Section, Ulhasnagar - 2, Dist. Thane (Aadhar Card NO. 9670 8215 6420) hereinafter called as “VENDOR/SELLER” (Which terms and expression shall include it be repugnant to the meaning there of be deemed to be include his heirs, executors, successors, representatives, administrators, and assigns) **THE PARTY OF THE FIRST PART.**

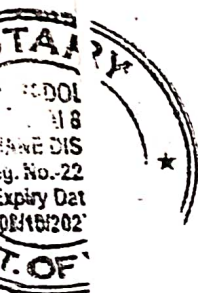
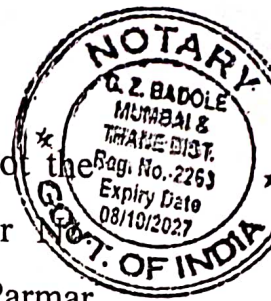
AND

SHRI. RAVI SADHUMAL CHIMNANI. adult, Indian Inhabitant, aged about 29 years, residing at Flat no – 402, Wing Charoite Tharwani Solitaire, Murbad Road, Mharal, Varp, Thane, Maharashtra (Aadhar Card NO. 6776 1285 9686) hereinafter called as "VENDEE/PURCHASER" (Which terms and expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns) **PARTY OF THE SECOND PART.**

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises property, known as Upper Portion of wing No – 31, Wing No – 32 and Wing No – 33(in the Municipal records the same has been shown as Room no- 7) Consisting of Upper Floor Area adm. About 110 Sq.Ft. Situated in BK No – 625, Ulhasnagar- 2 , District Thane, Ward No – 19, Khata No – 415/289 (Part) assessed under Municipal ,and hereinafter called as “SAID PROPERTY”

AND WHEREAS the Vendor purchased the said property under an Agreement For Sale dt. 08-02-2010 from Smt. Sita Srichand Valecha. Vendor purchased the said property under an Agreement For Sale dt. 01-08-2009 from Shri Kantilal Chunilal Parmar, who had inherited the same from his wife Smt. Ashagauri Kantilal Parmar who has expired and after the expiry

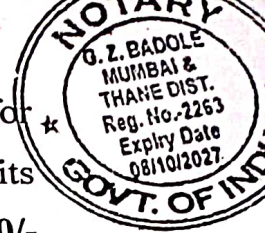
of Smt. Ashagauri Kantilal Parmar, Shri Kantilal Chunilal Parmar got the same transferred in his name in the records of UMC vide letter No. UMC:TD: UNIT-3/11/89 dt. 15-04-2009 and Smt. Ashagauri Kantilal Parmar had purchased the same under an Agreement dt. 07-02-2002 from Shri Lokumal Manghanmal Tewani and who had purchased the same under a regd. Conveyance Deed de Sr.No. 728 dt. 89-05-2081 from Shri Gobindram nghirsingh Balchandani and who had inherited the same expired rom his mother Smt. Bhawanbai Kauromal who has and after the expiry of Smt. Bhawanbai Kauromal, Shri Gobindram M. Balchandani had filed a Misc. Application No. 6 of 2888 in the Court of Civil Judge Ulhasnagar and and Smt. Bhawanbai obtained the heirship Certificate Kauromal had purchased the same under a Deed of Conveyance vide C.D. No. 26394-96 dt. 07-04-1964 from the Office of the Regional Settlement Commissioner, Bombay and at present the said property stands transferred in the name of the previous vendor, in the Ulhasnagar Municipal Corporation vide letter No. UMC:TD:U-3/82 of 2008 dt. 29-05-2088.



Thus the present Vendor is absolute owner of the said property and as such property is free from all encumbrances, liens, charges and if any person would claim any right over the said property then Vendor aforesaid will be held responsible for the same.

AND WHEREAS 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.2,00,000/- (Rupees Two Lakh Only)** and the vendor has also agreed to sell the said property to the Purchaser herein in the said sum with inclusive electric meter.

AND WHEREAS 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.2,00,000/- (Rupees Two Lakh Only)** and the vendor has also agreed to sell the said property to the Purchaser herein in the said sum with inclusive electric meter



AND WHEREAS vendor aforesaid is become the absolute owner of the said property and as such property is free from all encumbrances, liens, charges etc and if any one else would claim any right over the said property then Vendor aforesaid will be held responsible to answer claim so made.

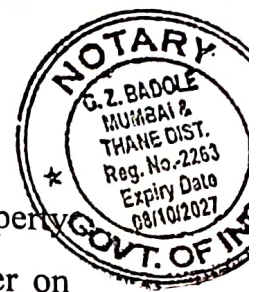
AND WHEREAS Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interest and benefits attached to the said property for the total consideration **Rs.2,00,000/- (Rupees Two Lakh Only)** and the vendors have also agreed to sell the said property to the Purchaser herein in the said sum with inclusive electric meter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. That Purchaser has paid **Rs.2,00,000/- (Rupees Two Lakh Only)** has been received by the Vendor by Cash in various easily instalment are as follow: before two witnesses being the full and final sale consideration towards the purchase of the said property and the Vendor doth hereby admit and acknowledge the receipt thereof. Hereafter Vendor shall not say that he have received less consideration and/or not received consideration

The said cost price of **Rs.2,00,000/- (Rupees Two Lakh Only)** has been mutually and voluntarily agreed upon without any duress, fraud, deception etc.

RITAIK



2. That Vacant, peaceful and physical possession of the said property under sale has been handed over by the Vendor to the Purchaser on today.

3. That Vendor has assured the purchaser that said property which is under sale is free from all encumbrances, it is neither, gifted, leased, mortgaged and/or sold to any person/persons and if any time any person/persons shall claim over the said property then same shall be cleared by the Vendor.

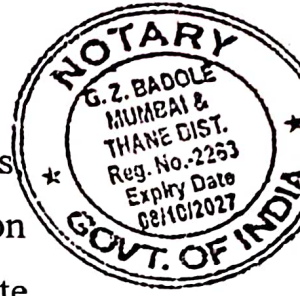
4. That Vendor has assured the purchaser that they have cleared all the applicable dues such as House-Tax, electric bills, maintenance Charges, and all other dues up-to-date and if any amount is lying outstanding then same shall be cleared by the Vendor and hereafter purchaser shall pay the same.

5. That Vendor has assured the Purchasers that in future if any signature/statements requires then Vendors will give the same without any hesitation and/or demanding any amount.

6. That Vendor has handed over all the papers/documents pertaining to the said property under this sale to the Purchaser and purchaser admit the same.

RSITAK

S. CHIMMENI



7. NOW HEREAFTER the vendor aforesaid 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 shall enjoy all rights, rents, profits, and benefits accruing from the said property, without any hindrances of the Vendor their heirs executors administrators and assigns.

8. WHEREAS that all the expenses for the preparation of the Final sale deed in respect of this Property shall be paid by that said VENDEE only, now or in future and the VENDORS are bound to execute the full and final sale deed in the favour of the said VENDEE or in the favour of any other person as VENDEE likes but all the cost and expenses of the same shall be borne and paid by the said VENDEE only.

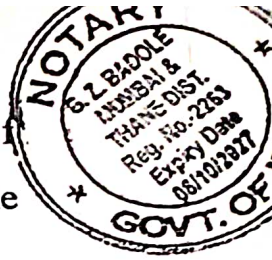
SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises property, known as Upper Portion of wing No - 31, Wing No - 32 and Wing No - 33 (in the Municipal records the same has been shown as Room no- 7) Consisting of Upper Floor Area adm. About 110 Sq.Ft. Situated in BK No - 625, Ulhasnagar- 2 , District Thane, Ward No - 19, Khata No - 415/289 (Part) assessed under Municipal and hereinafter called as "SAID PROPERTY"

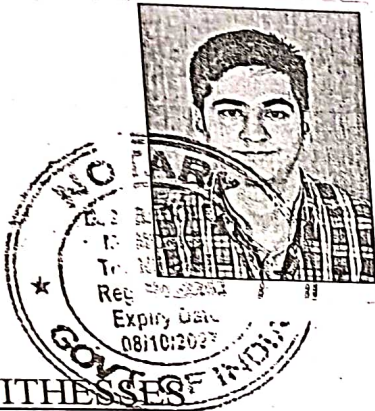
RITA. K.

S. Chimmari

IN WITNESS WHEREOF both the parties have signed this Agreement of sale on the 11th day of December, 2023. Hereinabove mentioned I the presence of the witness



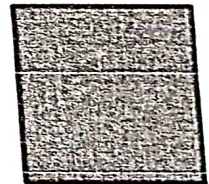
RITA K.
SMT. RITA KISHORELAL VASUDEV
VENDOR/ SELLER



Ravi S. Chimnani
SHRI. RAVI SADHUMAL CHIMNANI.
VENDEE/PURCHASER

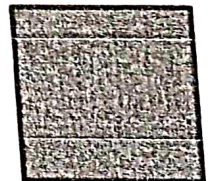
WITNESSES

1. Name _____
Signature _____
Address _____
Mobile No _____



Witness 1

2. Name _____
Signature _____
Address _____
Mobile No _____



Witness 2



BEFORE ME
[Signature]
G. Z. BADOLE
B.A.L.L.B.