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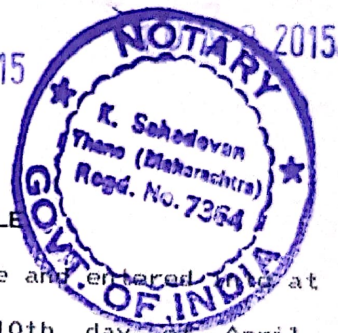
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LW 410507



उपकोषण कार्यालय, उल्हासनगर  
मुद्रांक पुस्तिका दिनांक

10 APR 2015



#### AGREEMENT FOR SALE

This Agreement For Sale is made and entered at  
Ulhasnagar, Dist. Thane, on this 10th day of April,  
2015 between :

(1) MRS. SNEHA NARESH AILANI, Hindu, adult, aged about 43 years, and (2) MRS. DIVYA NARENDER AILANI, Hindu, adult, aged about 40 years, Both of them residing at 1602, Avon Co.op. Hsg. Society Ltd., Hiranandani Estate, Godhbander Road, Patlipada, Thane (W), hereinafter called the "VENDORS" (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 One Part.

*Sneha*  
*vijeta*

*Divya*  
*Sneha*

*vijeta*



10 APR 2015

25-7  
Nature of Document: Article No.  
Whether it is to be registered:  
If Registered, Name of R.O.  
Property description in brief: Shyams - Mansarovar Palace, V. 3  
Consideration Amount: Rs. 6. Ramrakhiari  
Stamp Producer's Name: Sneha N. A. Rao  
Name of Other Party: Shyama Zohra  
If to such other person than Stamp Producer:  
Name & Address:  
Stamp Duty Amount: 100/-  
Stamp Duty Paid: 10.4.2015  
Serial No.: 348  
Stamp Producer's Sign: Shyama

10 APR 2015

TRANSMITTAL OF IDENTIFICATION  
Stamp Vendor, Unit No. 121/2014  
Kalyan (West) Nagar, Kalyan-421301  
Stamp Duty Paid: 10.4.2015

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(1) SMT. GEETA RAJESHKUMAR RAMRAKHIANI, Hindu, adult, aged about 50 years, residing at 1205, A-3, Flora Mohan Pride, Wayle Nagar, Near Podar International School, Kalyan (West), Kalyan-421301, and (2) SMT. VIJETA DEEPAK LEDWANI, Hindu, adult, aged about 53 years, residing at Flat No. 208, Samarpan Complex, Section 17, Opp: Power House, Ulhasnagar-421003, 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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WHEREAS the Vendors are the sole and absolute owner of Shop No. 1, area about 550 sq.ft. (Built up area), on Ground floor, in MANOHAR PALACE, situated at Behind Prince Market, Furniture Bazar, Udharnagar-3, Dist. Thane, assessed under Ward No. 28, Property No. ZBRI003120100 (Sr.No.28/2105) (as it is where it is), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor purchased the said property under an Agreement For Sale dt. 25-07-2011 from Mr. Dayaldas Sakhawatrai Asrani and who had purchased the same under an agreement of sale dt. 15-06-1993 from M/s. TALREJA BUILDERS.

AND WHEREAS the Purchasers have approached the Vendors for purchase of the said property with all rights, titles, interests and benefits attached to the said property, for the total consideration of Rs. 27,00,000/- (Rs. Twenty seven lakhs only) and the Vendors have also agreed to sell, transfer and assigns with all rights, titles, interests and benefits attached to the said property to the Purchasers herein for the said sum, with separate electric connection bearing Consumer No. 021510743374.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

That in pursuance of the said agreement the Vendors have received from the Purchasers a sum of Rs. 27,00,000/- (Rs. Twenty seven lakhs only) as under:-



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WHEREAS the Vendor 4 has the sole and absolute right

of Shop No.1 PAID BY PURCHASER NO.1

Amount	Date	Mode of Payment
Rs. 5,00,000/-	07-04-2015	Ch.No.000018 of HDFC Ulhasnagar-3.
Rs. 5,00,000/-	10-04-2015	Ch.No.000017 of " "
Rs. 3,50,000/-	16-04-2015	Ch.No.000021 of " "

PAID BY PURCHASER NO.2

Rs. 5,00,000/-	07-04-2015	Ch.No.044816 of Punjab National Bank, Ulhasnagar-2.
Rs. 5,00,000/-	10-04-2015	Ch.No.044817 of " "
Rs. 3,50,000/-	16-04-2015	Ch.No.044818 of " "
Rs. 27,00,000/-		

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 Vendors before  
the witnesses. And the Vendors have delivered the quiet and  
undisturbed possession of the said property with all papers  
and documents pertaining to the said property to the  
Purchasers herein. And the Vendors have delivered the quiet and  
undisturbed possession of the said property with all papers  
and documents pertaining to the said property to the  
Purchasers herein. And the Vendors have delivered the quiet and  
undisturbed possession of the said property with all papers  
and documents pertaining to the said property to the  
Purchasers herein.

3. That the Vendors hereby assure the Purchasers that  
they have cleared the municipal taxes and electric bills  
upto-date. However, if any such dues are found prior to  
this agreement the Vendors undertake to clear the same  
immediately, hereafter the Purchasers shall be liable to  
clear the same.

4. That the Vendors hereby further assures the  
Purchasers that the said property are free from all

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encumbrances and the said property is not mortgaged, or  
has been taken in the strength of the said  
property and the Vendor's further covenant with the  
Purchasers that they are absolute owner of the same and  
they have the good power and absolute authority to sell  
the same and the Vendors have 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 Vendors aforesaid their 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 Vendors, their heirs, executors,  
administrators and assigns.

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  
necessary and for the effectual transfer of the said  
property in the names of the purchasers, the Vendors  
undertake to sign any further papers and documents at  
the request and cost of the Purchasers herein.

*Dwyer*

*Sneha*

*Vijeta*

*Neeta*



**SCHEDULE OF THE PROPERTY:-**

All that piece and parcel of construction and/or Shop No. 1, area adm. about 550 sq.ft. (Built up area), on Ground floor, in MANOHAR PALACE, situated at Behind Prince Market, Furniture Bazar, Ulhasnagar-3, Dist. Thane, assessed under Ward No. 28, Property No. 28BI005120100 (Sr.No.28/2105) (as it is where it is), Taluka and Sub-Registration Ulhasnagar, Dist. and Dist. Registration Thane. The said property is situated within the limits of Ulhasnagar Municipal Corporation.

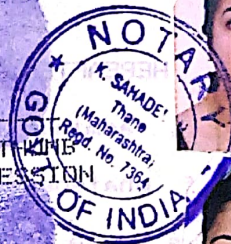
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year written above.

Signed, Sealed and delivered  
by the withinnamed Vendors

Sneha

1. MRS. SNEHA N. AILANI

L.H. THUMB  
IMPRESSION



Divya

2. MRS. DIVYA N. AILANI

L.H. THUMB  
IMPRESSION



in the presence.....

Signed, Sealed and delivered  
by the withinnamed Purchasers

Geeta

1. SMT. GEETA R. RAMRAKHIANI

L.H. THUMB  
IMPRESSION



Vijeta

2. SMT. VIJETA D. LEDWANI

L.H. THUMB  
IMPRESSION



in the presence .....



**BEFORE ME**  
**K. SAHADEVAN**  
ADVOCATE & NOTARY  
GOVT. OF INDIA

**NOTED & REGISTERED**  
Sr. No. 143 Date 23 APR 2015  
435

23 APR 2015

RECEIPT

Received a sum of Rs. 27,00,000/- (Rs. Twenty seven lakhs only) as stated in clause I of this Agreement from the Purchasers herein.

Sneha  
Divya

Witnesses :

1. Shankar  
Satish  
Flame No. 501  
all things 2  
Shankar

We say received

2.

Vendors

