



महाराष्ट्र MAHARASHTRA

2023



CA 588905

22 DEC 2023

12 DEC 2023

उप कायानगर अधिकारी
उप कायानगर कार्यालय, उल्हासनगर, ताने

12 DEC 2023

AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT OF SALE IS MADE AND
ENTERED INTO AT ULHASNAGAR DIST. THANE (M.S.) ON THIS
27TH DAY OF DECEMBER, 2023.

Kallam

[Signature]

ANNEXURE - II

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 Shri. Leopoldas Gadani

NAME OF OTHER PARTY _____

If through other person than Name & Add. _____

Stamp Duty Amount 500/-

Serial No. 3904 Date: 22/12/23

Stamp Purchaser's Sign. / Date [Signature]

परवानाधारक मुद्रांक विक्रेत्याची स्वाक्षरी आणि परवाना क्रमांक
विक्रेत्याचे ठिकाण / पत्ता / Signature and license number of
stamp vendor and location / address of the stamp vendor.

[Signature]

AMIT R. GANDHI

STAMP VENDOR, LICENSE NO. 1212003

ULHASNAGAR - 421001.

ज्या कारणासाठी मुद्रांक खरेदी केला असेल त्यांनी मुद्रांक खरेदी केल्यापासून ६ महिन्यां
बंधनकारक आहे.

For the purpose for which the stamp paper was purchased, it is mandatory to use
within 6 months from the date of purchase of the stamp.

22 DEC 2023

BETWEEN :-

Shri. Deepak Rajaram Kukreja (HUF).
 Hindu, Adult aged about 58 years.
 Occupation:- Business
 Residing at, Flat No.801, Tower No.06,
 Sagar Darshan CHS, Near Palm Beach Road,
 Nerul West, Navi Mumbai - 400706,
 Dist. Thane, (M.S.)
 (Now Present at Ulhasnagar)

HEREINAFTER CALLED AS THE FIRST PARTY VENDOR / SELLER.

(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

Shri. Anil Gopaldas Dadlani.
 Hindu, Adult aged about 48 years.
 Occupation:- Business,
 Residing at, Flat No. 501, 5TH Floor,
 A- Wing, Shiv Ganga Park,
 Punjabi Colony, Near Tulsi Trading Corporation,
 Ulhasnagar-3, Dist. Thane, (M.S)

HEREINAFTER CALLED AS THE SECOND PARTY VENDEE / PURCHASER.

(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 SECOND PART.

AND WHEREAS the said Vendor is sole, absolute, legal and exclusive owner of the property known as Shop No. 4, Ground Floor, Bhalerao Apartment, Constructed on Survey No. 168, Hissa No. 2 (p) Situated at Shanti Nagar, Ulhasnagar-3, Dist. Thane, (M.S) area adm. about 960 Sq.fts. (Carpét area) and same is assessed under Ward No. 30 and Property No. 30CO005869700 (Hereinafter shall be known as "Property")

AND WHEREAS the Vendor had purchased the above said property from 1) Smt. Rekha Kishichand Limani 2) Shri. Dharmendra Kishinchand Limani by an Agreement for Sale dt. 30/08/2008 and whereas 1) Smt. Rekha Kishichand Limani 2) Shri. Dharmendra Kishinchand Limani had purchased the same from Shri. Vithal Santu Bhalerao by an Agreement dt. 24/09/1998

Shri. Vithal Santu Bhalerao

[Signature]

and whereas Shri. Vithal Santu Bhalerao had acquired the property i.e Survey No. 168, Hissa No. 2 (P), situated at Shanti Nagar, Ulhasnagar-3, from Smt. Arsuulbi Shaikh Ayub Kahlik by vide Development Agreement dt. 18/01/1995 and whereas Smt. Arsuulbi Shaikh Ayub Kahlik had purchased the same from 1) Shri. Dattu Shivram Taware 2) Shri. Hari Shivram Taware 3) Shri. Shankar Balu Taware 4) Shri. Dashrath Balu Taware by vide Regd. Sale Deed No. 2586/81 dt. 27/07/1981.

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 Vendee had approached the Vendor for the purchase of the above said property and the Vendor has agreed to sale the same to the said Vendee 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. 021510701434, installed in the above said property, to the said Vendee, thus for the Total Sale Consideration Amount of Rs. 1,15,00,000/- (Rs. One Crore Fifteen Lakhs only) and the Vendee had also agreed to purchase the same for the said sum.

AND WHEREAS the Vendor has received Rs. 1,15,00,000/- (Rs. One Crore Fifteen Lakhs only), as mentioned below being the full and final amount towards the sale of his above said property from the said Vendee the receipt of which the Vendor doth hereby admits and acknowledges the same before the witnesses.

Yellow!



DETAILS OF PAYMENT

1) Rs. 45,00,000/- by Cheque No. 000369 dt. 08/06/2023

2) Rs. 30,00,000/- by Cheque No. 000404 dt. 25/08/2023

(Above Cheques are Drawn from
Navjeevan Bank, Ulhasnagar Branch)

3) Rs. 24,50,000/- by Cheque No. 000472 dt. 26/10/2023

(Above Cheque is Drawn from ICICI
Bank, Ulhasnagar Branch)

(Subject to the Realization of Cheques)

4) Rs. 15,00,000/- by RTGS Ref ID: 023110136002284 dt. 1/11/2023

5) Rs. 50,000/- by RTGS Ref ID: 023308475746 dt. 04/11/2023

Rs. 1,15,00,000/- TOTAL

AND WHEREAS that the Vendor hereby assures the Vendee 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 and his legal heirs, representatives, administrators and assigns and Vendee is 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 Vendee 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, Maintenance Charges, 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

Kulam!

DOY

the future liabilities of the above said property shall be upon the said Vendee only.

AND WHEREAS now hereafter the said Vendee has become sole, absolute, legal and exclusive owner of the above said property and he shall possess the same and will enjoy the same alongwith all its rents and profits of the same and the Vendee can also transfer the said property in his/her name 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 Vendee only, now or in future and the Vendor is bound to execute the same 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.

AND WHEREAS that the Vendee shall maintain the said property at his/her 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.

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

Kallany!

[Signature]

"SCHEDULE OF THE PROPERTY"

ALL THAT PIECE AND PARCEL OF LAND AND/OR Shop No. 4, Ground Floor, Bhalerao Apartment, Constructed on Survey No. 168, Hissa No. 2 (p) Situated at Shanti Nagar, Ulhasnagar-3, Dist. Thane, (M.S) area adm. about 960 Sq.fts. (Carpet area) and same is assessed under Ward No. 30 and Property No. 30CO005869700 and it is situated in Taluka and Sub-Dist. Regn. Ulhasnagar, Dist. Thane and it is within the limits of Ulhasnagar Municipal Corporation and it is non-agricultural land.

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
Shri. Deepak Rajaram Kukreja (HUF).
IN THE PRESENCE OF WITNESSES.

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(Shri. Deepak Rajaram Kukreja (HUF))
VENDOR / SELLER



L. H. THUMB
IMPRESSION

PHOTO

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDEE
Shri. Anil Gopaldas Dadlani
IN THE PRESENCE OF WITNESSES.

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)(
)(

(Shri. Anil Gopaldas Dadlani)
VENDEE / PURCHASER

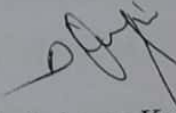


L. H. THUMB
IMPRESSION

PHOTO

"RECEIPT"

RECEIVED Rs. 1,15,00,000/- (Rs. One Crore Fifteen Lakhs only) as mentioned above, being the Full and Final sale consideration amount, towards the sale of my above said property from the said Vendee the receipt of which the Vendor doth hereby admits and acknowledge the same before the witnesses.


 (Shri. Deepak Rajaram Kukreja (HUF)).
VENDOR / SELLER

I SAY RECEIVED
Rs. 1,15,00,000/-



PHOTO


 L. H. THUMB
 IMPRESSION

WITNESSES:

(1) Name: Mr. _____.

Age: _____ years,

Address: _____,

_____.

(2) Name: Mr. _____.

Age: _____ years,

Address: _____,

_____.

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00160/29211

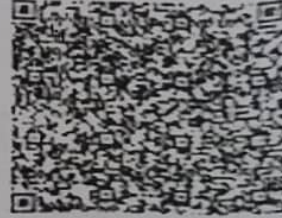
15/12/2011
To,
दिपक राजाराम कुक्रेजा
Deepak Rajaram Kukreja
S/O Rajaram Manumal Kukreja
Sagar Darshan CHS, Flat No 801
Tower No 06, Sector 18
Near Palm Beach Road Nerul West
Navi Mumbai
Thane
Maharashtra 400706
9322326112

Ref: 311 / 01C / 564010 / 565286 / P



118724395IN

1D for
Sale Agreement
shop no 4
Bhaleman App.



आपला आधार क्रमांक / Your Aadhaar No. :

4642 7246 2736

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



दिपक राजाराम कुक्रेजा
Deepak Rajaram Kukreja
जन्म वर्ष / Year of Birth : 1963
पुन्य / Male



4642 7246 2736

by CamScanner



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GOVERNMENT OF INDIA



अनिल गोपालदास दादलानी
Anil Gopaldas Dadlani
जन्म तारीख/DOB: 31/01/1975
पुरुष/ MALE
Mobile No: 9975541116

4885 4451 7841

VID : 9135 0855 4275 0596

Kulharni मेरा आधार, मेरी पहचान



भारतीय विधिक प्रशासन प्राधिकरण
GOVERNMENT OF INDIA

पता:
S/O गोपालदास भागवतदास दादलानी, शिव गंगा पार्क, ए-
विंग, फ्लैट नं-501, पुजारी कॉलोनी, तुलसी ट्रेडिंग
कॉर्पोरेशन जवळ, उल्हासनगर-3, उल्हासनगर, ठाणे,
महाराष्ट्र - 421002

Address :
S/O Gopaladas Bhagwandas Dadlani, Shiv Ganga Park,
A-Wing, Flat No-501, Pujari Colony, Near Tulsi
Trading Corporation, Ulhasnagar-3, Ulhasnagar,
Thane,
Maharashtra - 421002

4885 4451 7841

VID : 9135 0855 4275 0596



1800 300 1947



help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001.

आयकर विभाग
INCOME TAX DEPARTMENT

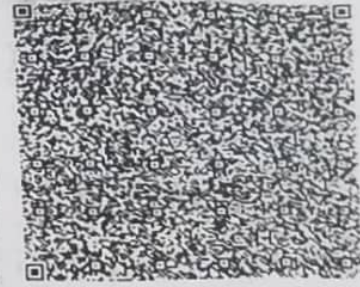


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GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANAPD4329C



नाम / Name
ANIL GOPALDAS DADLANI

पिता का नाम / Father's Name
GOPALDAS BHAGWANDAS DADLANI

जन्म की तारीख /
Date of Birth
31/01/1975

हस्ताक्षर / Signature

29072022

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