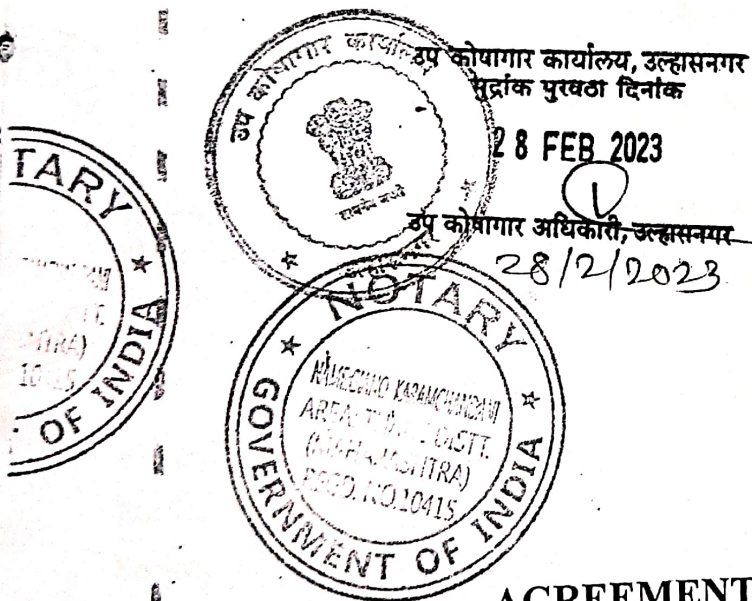


महाराष्ट्र MAHARASHTRA

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BP 688292
E6 MAR 2023



AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT OF SALE IS MADE AND
ENTERED INTO AT ULHASNAGAR DIST. THANE (M.S.) ON THIS
13TH DAY OF MARCH, 2023.

C.G. Pinjani

L.B. Thanni

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6 MAR 2023

जोडाव-2/Annexure-II

Nature of Document / Article No. Agreement

Whether it is to be registered Yes

If Registrable Name of S.R.O. Yes

Property description in brief Yes

Consideration Amount Yes

Stamp Purchaser's Name Lajwanti. B. Tharwani

Name of the Other party Tikam Nathani

If through other person then
name & address Tikam Nathani

Stamp Duty Amount 500/-

Serial No 15813 Date 6 MAR 2023

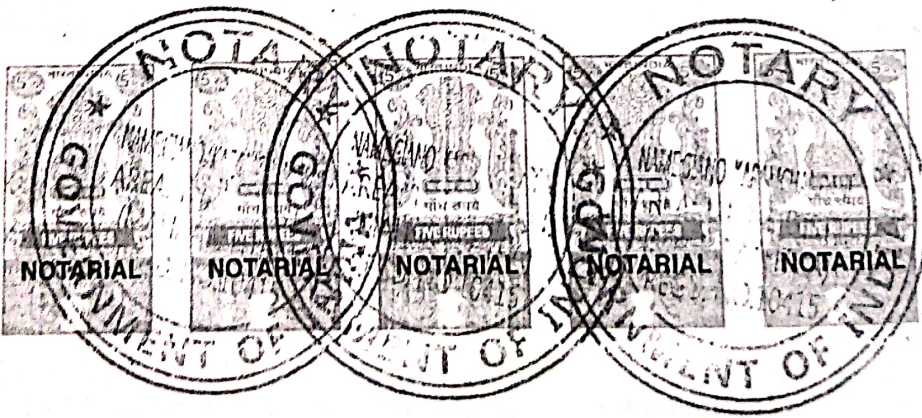
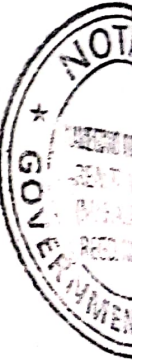
Stamp Purchaser's Sign./Date Tikam Nathani

परवाना शरक मुद्रांक विक्रेत्याची सही व परवाना क्र. तसेच मुद्रांक
विक्रीचे ठिकाण पत्ता

RAMESH M PATIL
Lic No 1212005

Opp Bus Stop Ulhasnagar-421601

ज्या कागदासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कागदासाठी
मुद्रांक खरेदी केल्यापासून व (सहा) महिन्यात वापरणे बंधनकारक आहे



BETWEEN :-

Smt. Chitra Girdhari Pinjani.
Hindu, Adult aged about 60 years.
Occupation:- Household,
Residing at, Flat No.A-1/701, Godrej Riverside,
C.H.S. LTD, Village- Barave, Near Godrej Hill,
Khadakpada, Kalyan(West)-421301,
Dist. Thane, (M.S).

HEREINAFTER CALLED AS THE FIRST PARTY VENDOR / SELLER.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors and assigns) OF THE PARTY OF FIRST PART.

A N D

Smt. Lajwanti Bhagchand Tharwani.
Hindu, Adult aged about 61 years.
Occupation:- Household,
Residing at, Flat No.202, 2nd Floor,
Ganga Sagar, New Link Road, Ulhasnagar-2,
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 her 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 Commercial Property Bearing Portion No. B-2, U. No. 250(P), Sheet No 27 Situated at Near Bk. No. 825, Section-17, Ulhasnagar-3, Dist. Thane (M.S). area adm. about 1440 sq.ft. and the same is assessed under Municipal Ward No. 31, Property No. 31CO007741400 (Sr. No. 31/1229) (Hereinafter shall be known as "Property")

AND WHEREAS the Vendor had purchased the above said property from Shri. Rupchand Sunderdas Pamnani by Regd. Sale Deed bearing Sr. No. 2956 dt. 08/09/1999 and whereas Shri. Rupchand Sunderdas Pamnani had purchased property from 1) Shri Rajkumar Kanayalal Advani, 2) Shri Raju Amarlal Vaswani and 3) Shri. Mukesh Gurdasmal Dudani, vide a

C. G. Pinjani

L. B. Tharwani

Regd. Sale Deed bearing Sr. No. 2217, dt. 19/07/1993 and whereas 1) Shri Rajkumar Kanayalal Advani, 2) Shri Raju Amarlal Vaswani and 3) Shri. Mukesh Gurdasmal Dudani had purchased the same from Shri Thanwardas Udhavdas Kukreja vide a Regd. Sale Deed bearing Sr. No. 1323, dt. 22/02/1988 and whereas Shri Thanwardas Udhavdas Kukreja had purchased the same from Shri Tikamdas Hiranand Kataria vide Regd. Sale Deed bearing Sr. No. 473, dt. 30/03/1978 and whereas Shri Tikamdas Hiranand Kataria himself had constructed the same last so many years.

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. 021510751199, installed in the above said property, to the said Vendee, thus for the Total Sale Consideration Amount of Rs. 40,00,000/- (Rs. Forty Lakhs Only) and the Vendee had also agreed to purchase the same for the said sum.

AND WHEREAS the Vendor has received Rs. 40,00,000/- (Rs. Forty Lakhs Only), as mentioned below by cheque being the full and final amount towards the sale of her above said property from the said Vendee the receipt of which the Vendor doth hereby admits and acknowledges the same before the witnesses.

C. G. Pinjani

L. B. Thanni

DETAILS OF PAYMENT

- 1) Rs. 5,00,000/- by Cheque No. 000018 dt. 12/12/2022.
- 2) Rs. 5,00,000/- by Cheque No. 000019 dt. 26/12/2022.
- 3) Rs. 5,00,000/- by Cheque No. 000021 dt. 10/01/2023.
- 4) Rs. 10,00,000/- by Cheque No. 000022 dt. 06/02/2023.
- 5) Rs. 10,00,000/- by Cheque No. 000023 dt. 16/02/2023.
- 6) Rs. 5,00,000/- by Cheque No. 000024 dt. 26/02/2023.

(Above Cheques are Drawn on Bank of Baroda,
Sai Chowk, Kalyan West Branch)

Rs. 40,00,000/- 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/her 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. Tax 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 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 she 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 her name in

C. G. Pinjani

L. B. Thammur

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 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 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.

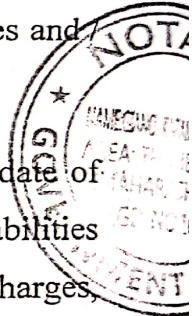
"SCHEDULE OF THE PROPERTY"

ALL THAT PIECE AND PARCEL OF LAND AND/OR Commercial Property Bearing Portion No. B-2, U. No. 250(P), Sheet No 27 Situated at Near Bk. No. 825, Section-17, Ulhasnagar-3, Dist. Thane (M.S.) area adm. about 1440 sq.ft. and the same is assessed under Municipal Ward No. 31, Property No. 31CO007741400 (Sr. No. 31/1229) Taluka and Sub-Dist. Regn. Ulhasnagar and it is within the limits of Ulhasnagar Municipal Corporation and it is non-agricultural land and it is bounded as under:

EAST: Property of Smt. C.G. Pinjani.
WEST: Shed Property.
NORTH: Drainage.
SOUTH: Common Passage.

C. G. Pinjani

L. B. Thane



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
Smt. Chitra Girdhari Pinjani.
IN THE PRESENCE OF WITNESSES.

C. G. Pinjani
(Smt. Chitra Girdhari Pinjani).
VENDOR / SELLER

L. H. THUMB PHOTO
IMPRESSION



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDEE
Smt. Lajwanti Bhagchand Tharwani.
IN THE PRESENCE OF WITNESSES.

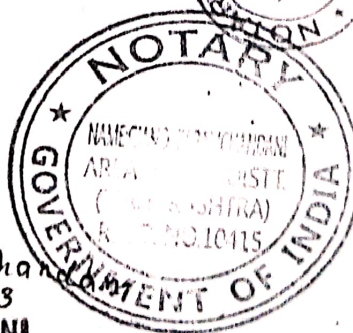
L. B. Tharwani
(Smt. Lajwanti Bhagchand Tharwani).
VENDEE / PURCHASER

L. H. THUMB
IMPRESSION



Ajit R. Gandhi
MR. AJIT R. GANDHI
BOND WRITER, ULHASNAGAR-1

BEFORE ME
C. R. Karamchandani
14/03/2023
GIANO KARAMCHANDANI
NOTARY PUBLIC OF INDIA
THANE (M. C. CHITRA)



NOTED
Sr. No. 297
Reg. No. 7-c
VERED
81

14 MAR 2023

"RECEIPT"

RECEIVED Rs. 40,00,000 (Rs. Forty 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.

I SAY RECEIVED
Rs. 40,00,000/-

C. G. Pinjani
(Smt. Chitra Girdhari Pinjani).
VENDOR / SELLER



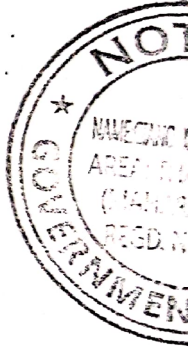
L. H. THUMB
IMPRESSION

**WITNESSES:**

(1) Name: Mr. DINESH. M. CHANGANI

Age: 47 years,

Address: 302, KEWAL KUNJ,
OPP SATI APT ULHASNAGAR-3.



(2) Name: Mr. Manmohan L. Pethy

Age: 63 years,

Address: Plot No 74-SS,
Suhash Nagar, Badliapur (near)

भारत सरकार
GOVERNMENT OF INDIA

लाजवन्ती भागचंद थारवणी
Lajwanti Bhagchand Tharwani

जन्म वर्ष / Year of Birth : 1962
स्त्री / Female

5961 2231 1061

आधार — सामान्य माणसाचा अधिकार

L. B. Tharwani

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता 202, गंगा सागर, 2ण्ड फ्लोर., न्यू
लिंक रोड, उल्हासनगर-2, उल्हासनगर,
ठाणे, उल्हासनगर २, महाराष्ट्र, 421002

Address: 202, Ganga Sagar, 2nd
Floor., New Link Road,
Ulhasnagar-2, Ulhasnagar, Thane,
Ulhasnagar-2, Maharashtra,
421002

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1800 180 1947

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