



Gr. No. 43 Date 4/5/93  
Issued to C.R. Deyda, Ulhasnagar - 2  
Stamp Paper of Rs. 10/-

*S. Ramesh*  
STAMP VENDOR,  
Office of the Administrator,  
Ulhasnagar Township,  
Ulhasnagar - 1

### AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED into at  
Ulhasnagar, on this 4th day of May 1993, Between :-

SHRI RAMESH UTTAMCHAND AILANI, hindu, adult,  
aged about 40 years, residing at Bk.No. 1985, R. No. 25  
O.T. Section, Ulhasnagar - 3, hereinafter called the  
VENDOR party of the first part ( which expression unless  
it be repugnant to the context and meaning thereof shall  
mean and include his heirs, successors, executors,  
administrators and legal representatives and assigns)

### A N D

SHRI BHAGCHAND SADHURAM THARWANI, hindu, adult,  
aged about 33 years, residing at A/33, Jhulelal Co.Op.  
Hsg, Society , Ulhasnagar - 1, hereinafter called the  
PURCHASER party of the second part ( which expression  
unless it be repugnant to the context and meaning thereof

.... 2/-

*R. Ailani*

*B. B. Tharwani*



shall mean and include his heirs, successors  
executors, administrators and legal representatives  
and assigns).

AND WHEREAS the Vendor is seized and possessed  
as sole and absolute owner of immoveable property  
viz. construction on Govt. land situated at Behind  
Bk. No. 1073/21, O.T. Section, Ulhasnagar - 3,  
area admeasuring about 2500 sq.ft. ( bearing  
Municipal Ward No. 38, Khata No. 235/334 for the  
year 1985-86, and Khata No. 382 for the year 1992-93,  
more particularly described in the 'Schedule' in the  
foot of this agreement.

AND WHEREAS the said construction (Patra shed)  
constructed by him on Govt. land many years , and it is  
free from all encumbrances.

AND WHEREAS the party of the second part  
has approached the party of the first part for sale of his  
aforesaid construction for the price of Rs. 2,50,000/-  
(Rupees two lakh fifty thousand only) which the Vendor  
the party of the first part has agreed on the following  
terms and conditions :-

1. THAT the pursuance of the said agreement referred to  
above and in consideration of the payment of Rs. 2,50,000/-  
(Rupees two lakh fifty thousand only) paid by the Purchaser  
to the Vendor, the receipt thereof the said Vendor  
has acknowledged, he the Vendor has this day, sold,  
transferred to the purchaser his heirs, successors,  
administrators, representatives and assigns the said  
construction more particularly described in the Schedule  
free from all encumbrances , charges, liens, from  
whatsoever person.

..... 3..



Vendor doth hereby transfer convey all his right, title, interest, claim and demand whatsoever of the Vendor into or upon the said property and every part thereof hereby conveyed unto the purchaser his heirs, successors, executors, administrators, representatives and assigns absolutely for ever as ordinarily pass on such sale.

2. THAT the Vendor doth hereby covenant and declare that himself, his heirs, successors, executors, representatives and assigns, that the Vendor has now good right title to convey the abovesaid construction, hereby conveyed or expressed to be conveyed to the purchaser his heirs, successors, executors, representatives administrators, and assigns in the manner aforesaid.

3. THAT The Purchaser shall hereto forehold, and enjoy the said property as his own property without any interference, inderance, interruption, claims and demands by or for or from the vendor or any other person claiming through them.

4. THAT the Vendor and all other persons claiming through and under them shall and will from time to time upon the written request of and at the cost of the purchaser and his heirs, successors, executors, representatives administrators, and assigns do or cause to be done and executed all such deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof to the purchaser and in placing him in possession, of the same.

5. THAT the Vendor has paid and cleared all the Municipal taxes electric bills payable upto date, and if any found due and payable which will be paid and cleared by the Vendor, and hereinafter the purchaser will be paying the same.

6. THAT the Vendor hereby agrees to save harmless and keep the purchaser indemnified against all lossess, damages costs and expensess which the purchaser may be required to

Rev. 1901

B.S.H.





by the purchaser because of any claim or dispute anybody else.

7. THAT the Vendor further declare that hereafter shall have no right title, or claim in the said property and he has passed on and title to the purchaser who shall hereafter enjoy the same as his own property.

8. THAT the Vendor has now put the purchaser in possession of the said construction now sold and conveyed to the purchaser. The relevant Municipal tax receipts and all other documents, evidence possessory title of Vendor are now handed over to the purchaser.

9. THAT THE Vendor do hereby assures the Purchaser that he will be co-operative with the Purchaser, he has agreed to sign and execute and further deed or documents for the transfer of the said property in favor of the purchaser as and when required without any objection.

10. THAT the Purchaser will get allotted the Plot under the construction at his own cost and risk and the Plot will be allottable to the purchaser only, and the Vendor shall claim no right, title, share claim over the Govt. land under the construction.

SCHEDULE OF THE PROPERTY UNDER SALE

All that piece and parcel of land with construction (Patra shed) on Govt. land situated and lying at Behind Bk. No.1073/21, O.T. Section, Ulhasnagar - 3, admeasuring about 2500 sq.ft. bearing Municipal Ward No. 39, Khata No. 285/334 for the year 1985-86, and Khata No. 382 for the year 1992-93.



Taluka and Sub-District Registration Ulhasnagar,  
District & District Registration Thane, Non -  
agricultural, State Maharashtra, within the limits  
of Ulhasnagar Municipal council, fitted and connected  
with 10 + 10 = 20 H.P. Motive power, and lighting  
power connection bearing consumer Numbers

6010131360 PC 7 17-0053-1893 - 10 H.P. &

6010131358 PC 7 17-0053-1893 - 10 H.P. &

lighting 010075597 PC 7 17-0053-1892 = 2 K.V. The sale  
consideration includes the above electric connection,  
right for  
fittings, fixtures, and meters and/recovery of electric  
Deposit with M.S.E.B. And the boundaries of the said  
property as under :-

On the East by : Ramesh nagar.

On the West by : Pahilumal Compound.

On the North by : Loom.

On the South by : River.

IN WITNESS WHEREOF the parties have set their  
hands the date, month, and year shwon hereunto.

Signed, sealed and delivered by the )  
within named Vendor Shri Ramesh )  
Uttamchand Ailani, in the presence )  
of ..... )

Signed, sealed and delivered by the )  
within named Purchaser Shri Bhagchand )  
Sadhuram Tharwani in the presence of )

WITNESSES :-

1. *[Signature]*

2. *[Signature]*

