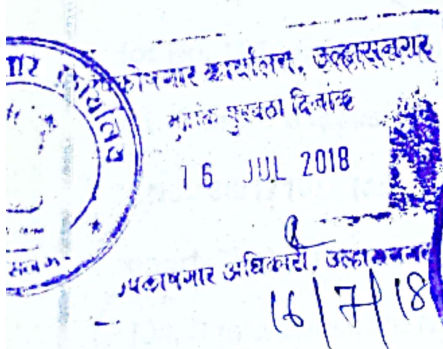


हाराष्ट्र MAHARASHTRA

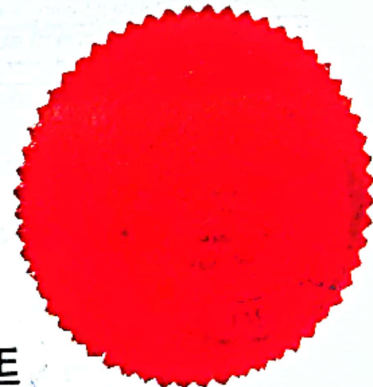
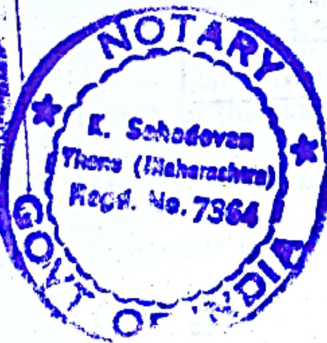
2018

TH 514658



25 JUL 2018

25 JUL 2018



### AGREEMENT FOR SALE

This Agreement For Sale is made and entered into at Ulhasnagar, Dist. Thane, on this 26<sup>th</sup> of July, 2018 between:-

Smt. Harsha Vinod Ahuja, Hindu, adult, aged about 56 years, residing at Flat No. 101, 1st floor, B-Wing, Queens Court, Behind River Dale Building, Near Jhulelal Chowk, Khadakpada, Kalyan, Dist. Thane, hereinafter called the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators, and assigns) of the One Part.

नकोर G.M. Veena



25 JUL 2018

Annexure-II 25

Nature of Document / Article No. \_\_\_\_\_

Whether it is to be registered \_\_\_\_\_

If Registrable Name of S.R.O. \_\_\_\_\_

Property description in brief: Flat No. 404, Rajai Co-op Hsg. Society, UMR-3

Consideration Amount \_\_\_\_\_

Stamp Purchaser's Name Vina M. Meghnani

Name of Other Party Harsha V. Ahuja

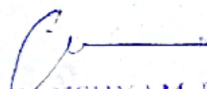
If through other person than Name & Address Parthab K. Malvi

Stamp Duty Amount 100/-

Serial No. 2573 Date 25-7-18

Stamp Purchaser's Sign./Date \_\_\_\_\_

25 JUL 2018

  
**GUANSHYAM P. HINDUJA**  
 Stamp Vendor, Lic. No. 1212004  
 5, Sandesh Shopping Centre, Ulhasnagar-2

या कारणासाठी याची मुद्रा खरेदी करताना याची तपासणी करून घ्यावी  
 मुद्रा खरेदी करताना याची तपासणी करून घ्यावी

**A N D**

(1) Smt. Vina Manohar Meghnani, Hindu, adult, aged about 52 years, and (2) Shri Manohar Gurmukhdas Meghnani, Hindu, adult, aged about 55 years, Both of them residing at Barrack No. 1084, Room No. 19, O.T. Section, Ulhasnagar-3, Dist. Thane, hereinafter called the "TRANSFEREES" (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.

मनोहर ग. म.

Veena

abm



WHEREAS the Transferor is the member and shareholder of Property known as Flat No. 404, area adm. about 585 sq.ft. (Built up area), on 4<sup>th</sup> floor, in RAJAI CO-OP. HSG. SOCIETY LTD., Constructed on land bearing Plot No. U-143, Sheet No. 11, Near Navjeevan Circle Garden, Ulhasnagar-3, Dist. Thane, assessed under Ward No. 38, Property No. 38BO007013600 (Sr.No. 38/1710) (as it is where it is), registered under Maharashtra Co-op. Housing, Societies Act 1970 under registration No. TNA/ULR/HSG/(TC)715(85-86) dated 28-10-1985 (hereinafter referred to as the "Said Society") and as such member is the holder and owner of the Property known as Flat No. 404, area adm. about 585 sq.ft. (Built up area), on 4<sup>th</sup> floor, in RAJAI CO-OP. HSG. SOCIETY LTD., Constructed on land bearing Plot No. U-143, Sheet No. 11, Near Navjeevan Circle Garden, Ulhasnagar-3, Dist. Thane, assessed under Ward No. 38, Property No. 38BO007013600 (Sr.No. 38/1710) (as it is where it is) (hereinafter referred to as the "Said Property") along with 5 fully paid up shares of Rs. 50/- each vide Share Nos. 96 to 100, Share Certificate No. 20 (hereinafter referred to as the "Said Shares").

AND WHEREAS the Transferor purchased the said property under an Regd. Agreement for Sale vide Sr.No. 1654 dated 09-05-2000 from Shri Gordhandas Ramchand Hassanandani and who had acquired the same from Shri Lateshkumar Rochiram Teckchandani under an Agreement of Sale dated 16-01-1995 and Shri Lateshkumar Rochiram Teckchandani has acquired the said property by way of purchase from Shri Gurdatt Mulchand Rateshwar vide Registered Sale Agreement Sr.No. 2996 dated 04-10-1993 and Shri Gurdatt Mulchand Rateshwar has acquired the said property by way of purchase from M/s. Rajai Builders vide Agreement of Sale dated 26-01-1985 and M/s. Rajai Builders have developed/constructed the multy story building known as RAJAI CO-OP. HSG. SOCIETY, Ulhasnagar-3.

होलेर ग.म.

Veena



AND WHEREAS the Transferees have approached the Transferor for purchase of the said property with all rights, titles, interest, and benefits attached to the said property for the amount of Rs. 8,00,000/- (Rs. Eight lakhs only) and the Transferor has also agreed to sell, transfer and assigns with all rights, titles, interests and benefits attached to the said property to the Transferees herein the said sum of Rs. 8,00,000/- (Rs. Eight lakhs only), with separate electric connection bearing Consumer No. 02151038506.

AND WHEREAS it is desirable to record and confirm the facts of the said transfer and assignment of the said property and all other relevant facts and obligations attached to the said transfer in writing.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

1. That in pursuance of the said agreement the Transferor has received from the Transferees a sum of Rs. 8,00,000/- (Rs. Eight lakhs only) as under :-

Amount	Date	Mode of Payment
Rs. 2,00,000/-	24-07-2018	Ch.No. 000001 of PMC Bank, UNR-2
Rs. 1,50,000/-	25-07-2018	Ch.No. 000006 of " " "
Rs. 2,00,000/-	26-07-2018	Ch.No. 000002 of " " "
Rs. 1,50,000/-	27-07-2018	Ch.No. 000005 of " " "
Rs. 1,00,000/-	29-07-2018	Ch.No. 000003 of " " "
-----		
Rs. 8,00,000/-		
=====		

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 Transferor before the witnesses.

Handwritten signature: H0129 m.

Handwritten signature: Veena

8. That the Transferees 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 Transferees, the Transferor undertake to sign any further papers and documents at the request and cost of the Transferees herein.
9. That the Transferees shall abide by all the rules, regulations and bye-laws of the said society from time to time.
10. That this Agreement shall always be under the Maharashtra Property Owners Act 1963 and the rules made thereunder from time to time.
11. That the Vendor Shall execute the sale Deed in Favour of the Purchaser at any time in the Office of Sub-Registrar, Ulhasnagar-5, at the cost of the Purchaser.

### SCHEDULE OF THE PROPERTY:-

All that piece and parcel of construction and/or Flat No. 404, area adm. about 585 sq.ft. (Built up area), on 4<sup>th</sup> floor, in RAJAI CO-OP. HSG. SOCIETY LTD., Constructed on land bearing Plot No. U-143, Sheet No. 11, Near Navjeevan Circle Garden, Ulhasnagar-3, Dist. Thane, assessed under Ward No. 38, Property No. 38BO007013600 (Sr.No. 38/1710) (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.

4/1/82 G.M.

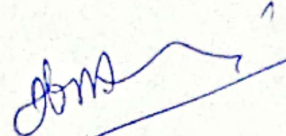
Veena



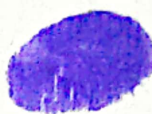


Signed, sealed and delivered

By the withinnamed Transferor

  
SMT. HARSHA V. AHUJA

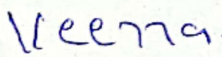
In the presence of .....

  
L.H.THUMB  
IMPRESSION



Signed, sealed and delivered

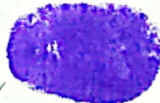
By the withinnamed Transferees

  
1. SMT. VINA M. MEGHNANI

  
L.H.THUMB  
IMPRESSION



  
2. SHRI MANOHAR G. MEGHNANI

  
L.H.THUMB  
IMPRESSION



In the presence of .....

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

3 AUG 2018

**NOTED & REGISTERED**  
Sr. No. 1188 Page No. 89  
Book No. 53 Date 3 AUG 2018

Received the said sum of Rs. 8,00,000/- (Rs. Eight lakhs only) as stated  
in this agreement from the Transferees herein.

**WITNESSES:-**

1. VINOD. N. Ahuja.  
Queen Court,  
B. wing. 101  
Khandale, Palle.  
Kothur

  
I Say Received

2. Parthab. K. mudi  
B.1c. no. 1034/23  
O.T. sel.  
UNR-3.

  
Transferor

