

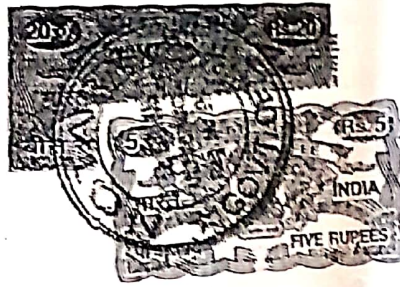
महाराष्ट्र MAHARASHTRA

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20 NOV 2023



9 NOV 2023

सिद्धि  
महाराष्ट्र सरकार, अहमदनगर, महाराष्ट्र

## AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at Ulhasnagar,

Dist. Thane, on this \_\_\_\_ day, of November, 2023, BETWEEN:-

Siddhi

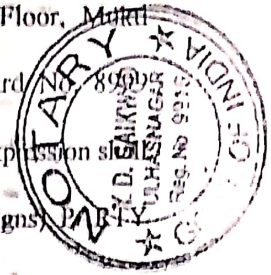
Siddhi



Siddhi



**MRS. SARITA VIJAY TAVADI**, Hindu, adult, aged about 51 years,  
Occupation : Household, residing at Flat No. 104, on 1<sup>st</sup> Floor, Multi  
Apartment, Section-32, Ulhasnagar-4, Dist. Thane, (Adhar Card No. 899095  
5725 5303) hereinafter called as "VENDOR/SELLER" (which expression shall  
include her heirs, executors, administrators, representatives and assigns) PARTY  
OF THE FIRST PART.



AND

**MR. DILIP HUNDRAJMAL GANGWANI**, Hindu, adult, aged about  
60 years, Occupation : Business, residing at Brk. No. 1486, Room No. 2,  
Section-30, Near VTC Ground, Ulhasnagar-4, Dist. Thane, (Adhar Card No.  
2482 8290 0180) and hereinafter called "PURCHASER" (which expression  
shall means include her heirs, executors, administrators, representatives and  
assigns) PARTY OF THE SECOND PART.

WHEREAS Vendor aforesaid is seized, possessed and absolute owner  
of Residential Premises known as Flat No. G-2, on Ground Floor, in  
"ANKLESHWAR PALACE" which is constructed on Room Nos. 16, 17 &  
Block No. C-13, Ulhasnagar-5, Dist. Thane Dist. Thane-area adm. 475  
(Super Built up area), dully fitted with separate electric connection  
bearing consumer No. 021514598531 and assessed under Municipal Ward  
No. 52, Srl.No. 52/1805, and property No. 52DI011301500, and hereinafter  
called as "SAID PROPERTY".



AND WHEREAS Vendor aforesaid has acquired the said property by  
way of purchased from SMT. RITIKA MANISH JAISINGHANI, as per  
Agreement for Sale dated 24.2.2023 and SMT. RITIKA MANISH  
JAISINGHANI, had purchased the same from SMT. BHARTI RAMESHLAL  
SACHDEV, as per Agreement for Sale as per Notary Registered dated  
mentioned as 1.10.2022 and as per Agreement Notary Date mentioned as

*Sarita*

*Dilip*



14.4.2012, and SMT BHARTI RAMDESHAI SACHDEV, had acquired the  
said property by way legal heirs other than of SHRI RAMDESHAI M.  
SACHDEV, registered on 14.4.2012 after that they have executed  
from SHRI KISHOR RAMDESHAI SACHDEV &  
RAMDESHAI SACHDEV, as per History Registered  
1.19.2012 and as per Release Deed History Date mentioned  
SHRI RAMDESHAI M. SACHDEV, had purchased the same from SHRI  
KAILASH SACHDEV, as per Agreement for Sale dated 18.12.2014 and  
SHRI KAILASH SACHDEV, had purchased the same from SHRI  
LALCHAND KEWALRAM JAINDEHANI, as per Agreement for Sale dated  
25.4.2009 and SHRI LALCHAND KEWALRAM JAINDEHANI, and  
purchased the same from, SMT. MEERA TIRATHIDAS NANEWANI &  
SHRI PARMANAND TIRATHIDAS NANEWANI, Vide Agreement of Sale  
dated 5.11.2009 and SMT. MEERA TIRATHIDAS NANEWANI & SHRI  
PARMANAND TIRATHIDAS NANEWANI, have purchased the same from  
SMT. CHANDRADEVI BHOTIRAMAI BULCHANDANI, Vide Agreement  
Sale dated 1.1.2008 and SMT. CHANDRADEVI BHOTIRAMAI  
BULCHANDANI, had purchased the same from SHRI SHANKAR N.  
APURJA, Vide Agreement of Sale dated 29.4.2007 and SHRI SHANKAR N.  
APURJA, had purchased the same from (1) SHRI DAVALLIAS  
PREMCHAND GUJNANI & (2) SHRI MAHESH KISHORCHAND  
KATARIA, Vide Agreement of Sale dated 16/2/2007 and they have purchased  
the same from SMT. SAPNA RAMDESHAI RACHANI, Vide Agreement of  
Sale dated 20.11.2008 and SMT. SAPAN RAMDESHAI RACHANI, had  
purchased the same from Builder MR. ANEESHWAR ASSOCIATES, Vide  
Agreement of Sale dated 11.3.2004 and Builder had constructed the building

Sign

Date

in the name and style of ANKLESHWAR PALACE, which is constructed on Room Nos. 17, 18 & 19, Block No. C-3, Uthmanagar-5.

And the Present Vendor aforesaid is become the absolute owner of the said property and as such property is free from all encumbrances, liens, charges and if any one else would claim any right over the said property then Vendor aforesaid will be held responsible to answer the claim, if made.



AND WHEREAS Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interest and benefits attached to the said property for the total consideration of Rs.5,50,000/- (Rs. Five Lac Fifty Thousand Only) and the vendor has also agreed to sell the said property to the purchaser herein in the said sum with inclusive electric meter.

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

1. That Vendor has agreed to sell the said property to the purchaser for the purchase consideration amount of Rs.5,50,000/- (Rs. Five Lac Fifty Thousand Only) and purchaser has agreed to purchase the said property for the aforesaid consideration along with all the rights, titles, interests, shares of the Vendor over the said property.



2. That Purchaser has paid Rs.5,50,000/- (Rs. Five Lac Fifty Thousand Only) has been received by the Vendor from the Purchaser by cash in various instalments before two witnesses being the full and final sale consideration towards the purchase of said property and vendors doth hereby admit and acknowledge the receipt thereof. Hereafter vendor shall not say that he has received less consideration and/or not received consideration. The said cost price of Rs.5,50,000/- (Rs. Five Lac Fifty Thousand Only) has been mutually and voluntarily agreed upon without any duress, fraud, deception etc.

3. That vacant, peaceful and physical possession of said property under this sale has been handed over by the vendor to the purchaser on today.

*Sonia*

4

*Dilip*



4. That Vendor has assured the purchasers that said property which was under sale is free from all encumbrances, it is neither, gifted, leased mortgaged and/or sold to any person/persons and if any time any person/persons shall claim over the said property then same shall be cleared by the Vendor.

5. That Vendor has assured the purchaser that he has cleared all applicable Govt. dues cleared upto date and if any amount is lying then same shall be cleared by the Vendors and hereinafter purchaser shall pay the same.

6. That Vendor has assured the purchaser that in future if any signature/ statements requires then Vendor will give the same without any hesitation and/or demanding any amount.

7. That vendor has handed over all the papers/documents pertaining to the said property under this sale to the purchaser and purchaser admit the same.

8. NOW HEREAFTER the Vendor aforesaid his heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said property. That purchaser has become the sole and absolute owner of the said property and he/she shall enjoy all rights, rent, profits, and benefits accruing from the said property, without any hindrances of the Vendor his heirs executors administrators and assigns.

#### SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Residential Premises known as Flat No. G-2, on Ground Floor, in "ANKLESHWAR PALACE" which is constructed on Room Nos. 16, 17 & 18, of Block No. C-13, Ulhasnagar-5, Dist. Thane Dist. Thane area adm. 475 Sq.Ft., (Super Built up area), dully fitted with separate electric connection bearing consumer No. 021314598531 and assessed under Municipal Ward No. 52, Srl.No. 52/1805, and property No. 52D/011301500, Taluka and Sub-District Registration Ulhasnagar, Dist. and Dist. Regn. Thane within the limits of Ulhasnagar Municipal Corporation.

*Sagio*

*Dilip*



IN WITNESS WHEREOF both parties have signed this Agreement of  
sale on the day, month and year hereinabove mentioned in the presence of  
witnesses.



L.T.I. SARITA V. TAVADE



L.T.I. DIP H. GANGWANI



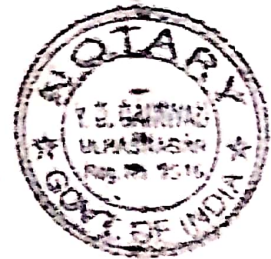
SHRI DIP H. GANGWANI  
CYCLEDRAWER



WITNESSES:-

BEFORE ME  
22/11/23  
YESHWANT GAIKWAD  
BA.LL.B  
NOTARY  
Reg No. 6-2-10-232

22 NOV 2023



P. 67  
12  
3  
9-24/11/23

G.A. DINGREJA  
B.A.LL.B



RECEIPT

Received Rs. 5,50,000/- (Rs. Five Lacs Fifty Thousand Only) by way of cash from SHRI DILIP HUNDIRAMAL GANDWANI, Purchaser, being the full and final consideration amount towards the sale of aforesaid property.

I SAY RECEIVED RS. 5,50,000/-



L.L. SARITA V. TAVADE

WITNESSES

1.

2.



MRS. SARITA V. TAVADE  
VENDOR/SELLER





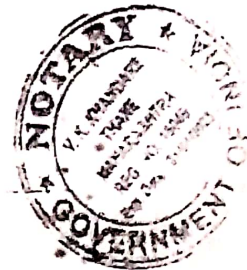



सतीश विमलकाई  
 Satesh Vimala Kade  
 जनम तिथि/DOB: 01/05/1971  
 लिंग/ GENDER: FEMALE  
 Mobile No: 8830952165  
 8999 5725 5303

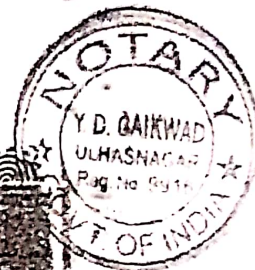
माझे आधार, माझी ओळख






*Satesh*



*Satesh*





सतीश विमलकाई  
 Satesh Vimala Kade  
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