



Sub Treasury Officer
Ulhasnagar

11 SEP 2002

A G R E E M E N T

This Agreement is made and entered into at
Ulhasnagar, Dist. Thane, on this 18th day of
September, 2002 between :

Smt. Padma Kanayalal Kalani, Hindu, about aged
about 58 years, Occupation Household, residing at
Room No. 8, Chawl No. A, Ulhasnagar-5, Dist. Thane,
hereinafter called the "VENDOR" (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.

A N D

Shri Jiland P. Khanwani, Hindu, adult, aged about 48 years, residing at New Neelkanth Chawl, Room No. K-8, Ulhasnagar-5, Dist. Thane, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the Other Part.

WHEREAS the Vendor is the sole and absolute owner of Room No. 8, area adm. about 250 sq.ft., in Chawl No. A, situated at DSP Chawl, Near Bk.No. 1969, Ulhasnagar-5, Dist. Thane, area adm. about 250 sq.ft., hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor Purchased the Said Property under an Agreement for Sale Dt. 06-7-1998 from Mr. Nanik M. Jeswani.

AND WHEREAS the Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interests, and benefits attached to the said property for the total consideration of Rs. 80,000/- (Rs. Eighty thousand only) and the Vendor has also agreed to sell, transfer, and assigns with all rights, titles, interests and benefits attached to the said property to the Purchaser herein in the said sum, with separate electric and joint water connections.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. That in pursuance of the said agreement the Vendor has received from the Purchaser a sum of Rs. 80,000/- (Rs. Eighty thousand only) in cash, as under :-



Amount	Date
Rs. 20,000/-	18-8-2002
Rs. 20,000/-	28-8-2002
Rs. 20,000/-	08-9-2002
Rs. 20,000/-	18-9-2002
Rs. 80,000/-	

being the full and final sale consideration of the said property, the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.

2. That the Vendor has delivered the quiet and vacant possession of the said property with all the papers and documents pertaining to the said property to the Purchaser herein.

3. That the Vendor hereby assures to the Purchaser that she has cleared the municipal taxes, electric bills, water bills and all the Govt. dues upto-date. However, if any such dues are found prior to the execution of this agreement the Vendor undertakes to clear the same immediately.

4. That the Vendor hereby further assures the Purchaser that the said property is free from all encumbrances and the said property is not mortgaged or no loan has been taken on the strength of the said property and the Vendor further covenants with the Purchaser that she is the absolute owner of the same and she has good power

and absolute authority to sell the same and the Vendor has got good clear and marketable title to the said property and the Vendor further covenants with the Purchaser that if any time hereafter the title of the Vendor is found defective or not clear and the Purchaser suffer and loss or losses due to defective title of the Vendor in that event the Vendor will indemnify such loss or losses to the Purchaser.

5. NOW HEREAFTER, the Vendor aforesaid her heirs, executors, administrators and assigns shall have no rights, of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and he shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Vendor, her heirs, executors, administrators and assigns.

6. That the Purchaser may get the said property transferred in his name in the records of Ulhasnagar Municipal Corporation or any other offices, the Vendor agrees to sign any further papers and documents at the request and cost of the Purchaser herein.

IN WITNESS WHEREOF the parties hereto have set

and subscribed their respective hands on the day,
month and year written above.

Signed, sealed and delivered)
by the withinnamed Vendor)
Smt. Padma K. Kalani,)
in the presence of)



Signed, sealed and delivered)
by the withinnamed Purchaser)
Shri Jiland P. Khanwani,)
in the presence of)

Jiland

R E C E I P T

Received the sum of Rs. 80,000/- (Rs. Eighty
thousand only) as stated in clause 1 of this deed
from the Purchaser.

WITNESSES :

1. *[Signature]* I say received

18/09/02



2. *[Signature]*
18/09/02

[Signature]
Vendor