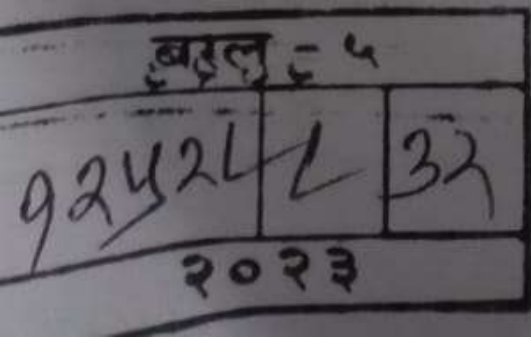


**WHEREAS :**

- (i) Pursuant to an Agreement dated 13<sup>th</sup> day of August - 2011, made **BETWEEN SITARA BUILDERS PVT. LTD.,** therein referred to as "THE OWNERS" of the ONE PART **AND MR. NARENDRA RAJNIBHAI VOHERA,** therein referred to as "THE PURCHASER/S" of the Other Part, had purchased & acquired the premises, bearing Shop No. 42, Lower Ground Floor of **MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED** situated at, S. V. Road, Borivali (West), Mumbai - 400 092, (hereinafter called as the said Premises) together with all the rights, title, and interest for the consideration and on the terms and condition mentioned therein and more particularly described in the Schedule hereunder written. And the said Agreement was registered in the office of the Sub-Registrar of Assurances - Borivali-7 under Serial No. BRL-7/8269/2011 on 29/08/2011.
- (ii) That the **MR. NARENDRA RAJNIBHAI VOHERA** is the registered member of **MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED**, and bearing Registration No. **MUM / WR-N GNL / O / 3231 / 2022-23 / 2022** (hereinafter referred to as "the said Society"). But the office bearers of society have not yet issued the share certificate to their respective members.
- (iii) That the Vendor is in the exclusive and absolute possession of the said premises and benefits and that neither the Vendor had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said premises or any part or portion whereof, in any way or any manner whatsoever.



*Narendra R. Vohera*  
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- (iv) Upon the strength of the representation and declaration made by the Vendor to the Purchaser, the parties have negotiated for sale and purchase of the said premises together with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the consideration with vacant and peaceful possession of the said premises with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Vendor and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

**NOW THESE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Vendor hereby agrees to sell and the Purchaser agrees to purchase all the rights, title and interest of the Vendor in the said Shop No. 42, Lower Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (West), Mumbai - 400 092, at and for the total consideration of **Rs.33,00,000/- (Rupees Thirty Three Lakhs Only)** and the Purchaser shall pay the said sum of **Rs.33,00,000/- (Rupees Thirty Three Lakhs Only)** in the following manner :
  - a. **Rs.8,00,000/- (Rupees Eight Lakhs Only)** being **part/advance payment** by way of RTGS in respect of the said premises before execution of these presents. (the Vendor has admitted and acknowledged the receipt hereunder)

*Namaste Rishabh*

*श्रीमती अश्विनी*

*श्रीमती अश्विनी*



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b. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) being the Full & Final / balance Payment shall be payable to the Vendor by way of Cheque/ RTGS / NEFT by obtaining loan from Bank and/or Financial Institution and/or from personal sources within 30 days from the date of Registration of this Agreement against which, the Vendor shall handover the vacant and peaceful possession of the said premises without any let or hindrances along with all the original Agreements and related papers to the Purchaser.

2. The Vendor shall apply to the society for issuing NO OBJECTION CERTIFICATE for transferring the said premises and the said shares to the Purchaser herein.

3. The Vendor declares that he has paid all the amounts due and payable to the society till date.

4. The Vendor hereby declares that he has good right and absolute authority to enter into the Agreement and transfer the said premises and the said shares, Vendor has not done any act, matter and thing whatsoever whereby the Vendor is prevented from agreeing to sell, transfer or assign the said premises and the said shares in favour of the Purchaser.

5. The Vendor hereby covenant with the Purchaser as follows:-

i) That the Vendor is the absolute owner of the said premises and no other person or persons and any family members has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and

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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this  
19<sup>TH</sup> day of JULY - 2023.

### BETWEEN

**MR. NARENDRA RAJNIBHAI VOHERA** aged about 32 years PAN : AIXPV8895P), Indian Inhabitant, Flat No. A/701, 7<sup>th</sup> Floor, Kent Enclave, Haridas Nagar, Borivali (West), Mumbai - 400 092 and owner of Shop No. 42, Lower Ground Floor of **MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED** situated at, S. V. Road, Borivali (West), Mumbai - 400 092., hereinafter called "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the **ONE PART**;

### AND

**MR. SHAMSHAD AHAMAD ANSARI** aged about 47 years (PAN : BGSPA4975R) residing at 71, PG-652- Collector Compound, Plot No. 14, Abdul Hamid Road, Gate No.5, Kharodi, Malad (West), Mumbai - 400 095, Indian Inhabitants, hereinafter called "**the PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the **OTHER PART** ;



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*Narendra R. Vohra*  
*शमशाद अहमद*  
*शमशाद अहमद*