

**DRAFT WITHOUT PREJUDICE****AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** ("**Agreement**") made at Mumbai this ____ day of _____ in the year Two Thousand and Twenty Three (2023) between **SEA-KING CLUB PRIVATE LIMITED**, a Company incorporated under the Indian Companies Act, 1956, having its registered office at Hotel Golden Manor, Opposite Juhu Church, Juhu Mumbai 400049, CIN U92190MH1974PTC017902, PAN AAACS5781M, Email Id: ppdcl.chairman@gmail.com, through its duly Authorized Director Mr. _____ (PAN _____, Aadhar Card No. _____), Aged ____ years, hereinafter referred to as "**the Promoter**" (which expression unless repugnant to the context or meaning thereof, shall mean and include its successors and assigns) of the One Part

AND

Ms. Karisma Yogesh Popat (PAN BMHPP6150J), Aadhar Card No. _____) and **Smt. Heeraben D Vadgama** (PAN ANXPV9270H), Aadhar Card _____ an adult, and _____ residing _____ at _____,

hereinafter referred to as "**the Purchasers/Allottees**" (which expression unless repugnant to the context or meaning thereof, shall mean and include their heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS:

A. By and under a registered Deed of Conveyance dated 22nd May of 1973 made by and between Mr. Mamoon Budrudin Lukmani (therein called the "First Vendor") and Mrs. Jameela Mamoon Lukmani (therein called "the Second Vendor) of the One Part and M/s. Yashdhir Hotels Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at that time at New Stock Exchange Building, 3rd Floor, Mumbai - 1, of the Other Part, the said Yashdhir Hotels Private Limited, had for

