



41
9-7-74
K.S. Dhar

AGREEMENT FOR SALE.

THIS AGREEMENT FOR SALE, made at Bombay, this 13th day of August 1986, BETWEEN SHRI MADANLAL LADURAM BAGARIA of Bombay, Adult, Hindu, Inhabitant of Bombay, hereinafter called the Party of the FIRST PART (which expression shall unless repugnant to the context or contrary to the meaning thereof include his heirs, executors, administrators and assigns) of the One Part AND SHRI RAMSWARUP SATYANARAYAN AGARWAL, also Hindu Adult, Indian Inhabitant of Bombay, hereinafter called the Party of the Second Part (which expression shall unless repugnant to the context or contrary to the meaning thereof include his heirs, executors, administrators and assigns) of the OTHER PART :

WHEREAS by an Agreement dt. 2nd day of February, 1984, the Party of the First Part acquired Flat No.3, on 4th floor in Building No.2 "MANISH DARSHAN", belonging to Rajendra Krips Co-operative Housing Society Ltd., on Plot S.No.27, Missa No.4 and Survey No.29, Missa No.1, 7 & 5 (Part) of Sahar, Andheri

Receipt No. 55 Date 15/1/97
Amn No. 31424/F/GW/5280
GENERAL STAMP OFFICE, Bombay
Dt: 14/1/97

RECEIVED From Ramswami S.
Agarwal the stamp
Duty Rupees 18020/- Eighteen thousand
Twenty only -

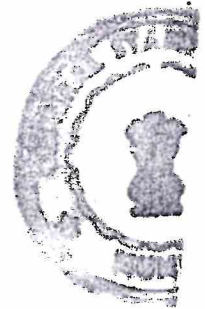
CERTIFIED under Sec. 41 of the Bombay Stamp
Act, 1958, that the proper stamp duty Rupees 18020/-
Eighteen thousand Twenty
only - and penalty Rupees 250/-
Two hundred fifty only -
have been paid in respect of the instrument.

25(d)

COLLECTOR (S.D.)

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(East), Bombay-400 059.



AND WHEREAS the party of the Second Part has agreed to acquire the rights, title and interest of the Party of the First Part in respect of the said Flat No.3 on 4th floor in Building No.2, Manish Darshan with the fixture and fittings therein and the Party of the First Part has agreed to assign the same to the Party of the Second Part subject to the terms and conditions contained in the Agreement dt.2nd day of February, 1984, executed by the Party of the First Part and one Dr. Jaiprakash Khushaldas Sawlani and on the terms and conditions set out below :-

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1) That the Party of the First Part hereby agrees to assign and the Party of the Second Part agreed to acquire the rights, title and interest of the Party of the First Part in respect of the said Flat No.3 on 4th floor in building No.2, Manish Darshan including the fixtures and fittings therein for the sum of Rs.1,42,000/- (Rupees one lakh and forty two thousand only) out of which a sum of Rs.10,000/- (Rupees ten thousand only) shall be paid by the

... 3/-



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Party of the Second Part to the Party of the First Part on execution of this Agreement. The balance amount of Rs. 1,32,000/- (Rupees one lakh and thirty two thousand only) shall be paid by the Party of the Second Part to the Party of the First Part on the Party of the First Part handing over the peaceful and vacant possession of the said flat to the Party of the Second Part.

2) That the Party of the Second Part shall observe and perform all the terms and conditions of the Agreement dt. 2nd day of Feb., 1984 executed by the Party of the First Part and Dr. Jaiprakash Khushaldas Sawlani and shall pay regularly towards taxes and all other outgoings in respect of the said flat as provided in the said agreement.

3) That the Party of the First Part hereby declares that he has absolute and clear title over the said flat and has not sold, mortgaged, assigned or in any other way alienated his rights, title and interest in the said flat and he hereby

...

transfers and assigns all his rights, title and interest in respect of the said flat No.3 to the Party of the Second Part.

4) That the party of the Second Part hereby agrees to become member of the Co-operative Housing Society of the said building and shall abide by its rules and regulations.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY THE
withinnamed SHRI MADANLAL LADURAM
BAGARIA, in the presence of)

Madan Lal Agarwal

SIGNED, SEALED AND DELIVERED By the
withinnamed SHRI RAMSWARUP SATYANARAYAN
AGARWAL, in the presence of)

R. Agarwal

RECEIVED the day and year first hereinabove
written of and from Shri Ramswarup Satyanarayan
Agarwal and by way of initial payment.)

Rs.10,000/-

I SAY RECEIVED.

Madan Lal Agarwal

(Party of the First Part)

Witness : -

1)

2)

