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OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



श्रीरत STAMP DUTY

महाराष्ट्र SPECIAL ADHESIVE

INDIA 281986 00040 MAHARASHTRA # 11265232173

Rs. 0050750

26.4.99

PROPER OFFICER,
COLLECTOR OF STAMPS,
THANE

*C.M. (S) 50 P. K. ...
P. H. ...
Seven Hundred ...*

Leela Raman

Part

Prakash

Govind

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane, On this 26th Day of April, In The Christian Year One Thousand Nine Hundred Ninety Nine, BETWEEN MRS. LEELA RAMAN & SHRI RAMAN A. IYER, Both Hindu, Adults Indian Inhabitants of Mumbai, Residing at 103, Kailash Dham, G.V. Scheme Road No. 4, Mulund (East), Mumbai - 400 081, hereinafter referred to as 'THE VENDORS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, legal representatives administrators and assigns) of the ONE PART; AND SHRI PRAKASH GOVIND

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KAVATHEKAR & MRS. SULBHA PRAKASH KAVATHEKAR, Both Hindu, Adults, Indian Inhabitants of Thane, Residing at 602, 'A' Pratick Co-operative Housing Society, Santa Nagar, Thane (West) - 400 606, hereinafter referred to as 'THE PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS The Vendors are fully seized and possessed of as the owners thereof or otherwise well and sufficiently entitled to the Flat Bearing No. 501 on Fifth floor of the Building No. 'C' of the SUNDERVAN PARK at Plot No. 464, T.P. Scheme No. 1, Devdaya Nagar Road, Panch Pakhadi, Thane, admeasuring about 693 Sq.Ft., Carpet or thereabouts, more particularly described in the schedule hereunder written (hereinafter called the said premises).

AND WHEREAS The Vendors herein have purchased and/or otherwise acquired the said premises from M/s. SUNDERVAN ENTERPRISES, a Registered Partnership Firm, having their place of Business at 5, Vraj Kunj, V.P. Road, Vile Parle (West), Mumbai - 400 056., on the terms and for the consideration more particularly recorded in the Agreement Dated 07th Day of June, 1994 and also paying monthly outgoings and exclusively occupying thereto. AND WHEREAS the area of the said premises is 693 Sq.Ft., Carpet or thereabouts. AND WHEREAS the fair market value of the said Flat premises is Rs. 11,50,000/= (Rupees Eleven .. 3 ..



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Lacs Fifty Thousand Only), which is prevalent market rate in the locality.
AND WHEREAS The Vendors herein have agreed to sell to the Purchasers and the Purchasers herein have agreed to purchase the said Flat premises on terms and the conditions hereinbelow:-

NOW THIS INDENTURE WITNESSES AND THE PARTIES HERETO AGREED AS FOLLOWS :-

1. The Vendors agreed to sell and the Purchasers agreed to purchase the said Flat premises Being Flat Bearing No. 501 on Fifth floor of the Building No. 'C' of the SUNDERVAN PARK at Plot No. 464, T.P. Scheme No. 1, Devdaya Nagar Road, Panch Pakhadi, Thane, admeasuring about 693 Sq.Ft., Carpet or thereabouts, more particularly described in the schedule hereunder written, free from any encumbrances, for the Total consideration of Rs. 11,50,000/= (Rupees Eleven Lacs Fifty Thousand Only), Being fair market value.

2. The purchasers have paid or made payment of Rs. 30,000/= (Rupees Thirty Thousand Only) to the Vendors herein, Receipt whereof the Vendors doth hereby admits and acknowledge, Being part consideration money of said Flat premises.

3. The Purchasers agree to pay and the Vendors agree to receive the Balance sum of Rs. 11,20,000/= (Rupees Eleven Lacs Twenty Thousand Only), As under :

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- a) Rs. 5,00,000/= (Rupees Five Lacs Only) On or before 31st Day of May, 1999.
- b) Rs. 6,20,000/= (Rupees Six Lacs Twenty Thousand Only) on or before 31st Day of July, 1999 against the vacant and peaceful possession of the said Flat premises with rights of occupation, possession and other rights, appurtenant thereto.

4. The Vendors specifically state, declare and confirm that they have paid Full and Final consideration money of said Flat premises to M/s. SUNDERVAN ENTERPRISES, under the terms of said Agreement Dated 07th Day of June, 1994.

5. The Vendors on Receipt of Full & Final consideration money under this Agreement for Sale will put and shall deliver the peaceful and vacant possession of said Flat premises to the Purchasers without reserving any rights, titles and interests of whatsoever in said Flat premises.

6. The Purchasers agreed to Become Member/s of a society formed or yet to be form by the Purchasers of various Flats/Shops etc., of the said Building or become shareholder of company which may be formed by the Purchasers of the various Flats/Shops etc., or become Member of an Association which may be formed by them as per the clause of said Agreement Dated 07th Day of June, 1994.

6. The Purchasers have read the said Agreement Dated 07th Day of .. 5..



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Shree Hari

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June, 1994 and agrees to abide by the terms and conditions of the said Agreement Dated 07th Day of June, 1994.

7. The Purchasers agreed to abide by the rules regulations and bye-laws of such society, company or association as the case may be and as when it is formed, Meanwhile they and their respective family Members shall act in such a manner that No nuisance or cause of annoyance or harm is caused to any occupant of the Building.

8. The Purchasers agreed to pay all the charges, taxes, maintenance and other incidental and ancillary charges to the holding & possession of the said Flat premises, From and onwards the date of the possession of the said Flat premises is handed over by the Vendors to the Purchasers.


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9. The Vendors hereby agrees that whatever amount standing in their name as per the records of the Builders/Promoters including society deposit and charge shall be Transferred in the name of the Purchasers. It is agreed that on completion of the sale herein the Purchasers shall become entitled to the benefit of all the said amount standing in the name of the Vendors in the records of the Builders/Promoters and accordingly the Vendors will get from the Builders/Promoters to Transfer the Balance of said Amount/- Deposit to the credit of the Purchasers on completion of the sale herein without demanding any extra further or other consideration on such amount.

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10. The Vendors agreed to get No Objection Letter from Builders/- Promoters M/s. SUNDERVAN ENTERPRISES to Transfer the said Flat premises to them (The Purchasers) and for that purpose, They shall accompany the Purchasers to Builders and/or Promoters or making representations and doing other necessary acts and things to enable the Purchasers to get the said Flat premises effectively transferred in their name i.e. the Purchaser's name, Transfer charges payable to Builders or Society or Association will be paid by the Vendors alone.

11. The Vendors declares that they had paid all the charges, maintenances, water, electricity charges and other charges upto date and the Vendors agreed to pay proportionate charges, maintenances, water and electricity charges and other charges for the period upto handing over the peaceful & vacant possession of the said Flat premises to the Purchasers herein. The Vendors agreed to pay back or reimburse the amounts paid by the said Purchasers which have remain unpaid by the Vendors due to period upto the handing over the possession to the Purchasers by the Vendors herein, concern with said Flat premises to the Purchasers by the Vendors.

12. The Vendors declares that they have not created any lien, charges, mortgages or encumbrances over the said Flat premises in any manner whatsoever for the purpose or otherwise. The Vendors

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Sulabaman
Lawy

Santhika
Shankar



Keulaman

Patil

Parvathik
Pranathis

declare that said Flat premises is free from all encumbrances, mortgages, charges, lien or burden and the Vendors have not prejudiced or jeopardised or cause any act or deed to suffer any defect in marketability of the Title of the said Flat premises by their acts, or deeds or things knowingly or unknowingly. The Vendors agree to indemnify or shall keep indemnified, against all claims by way of mortgages, charges, lien or any other kind of encumbrances over the said Flat premises. In case, the Purchasers are made to suffer any losses, damage or prejudice on account of any act, deed or thing caused to be suffered or to be caused by the Vendors in respect of the said Flat premises whereby it is constructed or meant interpreted as an encumbrances or charges or mortgages over the said Flat premises. The Vendors agree in such an event to compensate or reimburse or repay such loss or damage caused to the Purchasers.

13. The Vendors agreed to Transfer said Flat premises and privileges attached thereto in the name of the respective heirs or legal representatives of the Purchasers in case of before completion of complete Transfer of said Flat premises in the name of Purchasers, death or any unseen dangerous occurs, which may prevent or in the event not possible to Transfer the said Flat premises in the name of the Purchasers at the cost of said respective heirs or legal representatives of the Purchasers.

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14. The Vendors agreed to signed and execute all forms, documents, papers, vouchers and applications under any law Governing the ownership Flats and other law Governing the Transfer of such Shops/Flats to make the Title of the Purchasers or their respective heirs or legal representatives or nominee/s over the said Flat premises perfect on request of the Purchasers or their respective heirs or legal representative or nominee/s.

15. The Vendors shall produce their certificate under section 230-A of the Income Tax Act, ~~or before receiving Full & Final~~ ^{in due course.} ~~payments under this Agreement for Sale.~~ *Ramulu*

Ramulu
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16. The Stamp duty and Registration charges and/or other duty or charges together with penalty and interest thereof, payable on writings or Agreements or documents executed or signed before or prior to this Agreement for sale is sole responsibility of the Vendors herein and the Vendors herein will indemnify and shall keep indemnified the Purchasers herein from payments of stamp duty, Registration charges and/or such other fees or charges as discussed hereinabove immediately on hearing from the Purchasers or concern authorities.

Ramulu
Stewart K. Rao

17. The Stamp Duty and Registration charges payable on this Agreement and writings incidental thereto will be borne and payable by the Purchasers alone.

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SCHEDULE OF THE SAID FLAT PREMISES HEREINABOVE REFERRED TO :-

A Flat admeasuring about 693 Sq.Ft., Carpet or thereabouts, Bearing No. 501 on Fifth floor of the Building No. 'C' of the SUNDERVAN PARK at Plot No. 464, T.P. Scheme No. 1, Devdaya Nagar Road, Panch Pakhadi, Thane, Bearing Survey No.'s 174 - Hissa No. B, 176 - Hissa No. 1 & 177 - Hissa No. 5 of Village Panchpakhadi, Taluka & District Thane, Registration District & Sub-District of Thane and Assessed under the Thane Municipal Corporation.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS AGREEMENT ON THE DAY AND DATE HEREINABOVE FIRST MENTIONED.

SIGNED, SEALED & DELIVERED BY THE)
WITHINNAMED "VENDOR" MRS. LEELA)
RAMAN & SHRI RAMAN A. IYER)
IN THE PRESENCE OF)
.....)

Leela Raman

Leela

SIGNED, SEALED & DELIVERED BY THE)
WITHINNAMED "PURCHASERS")
SHRI PRAKASH GOVIND KAVATHEKAR &)
MRS. SULBHA PRAKASH KAVATHEKAR,)
IN THE PRESENCE OF)
.....)

Prakash
Sulbha

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RECEIPT

Received on or Before the Date and Day)
)
 hereinabove First written a sum of Rs. 30,000/=)
)
 (Rupees Thirty Thousand Only) from SHRI)
)
 PRAKASH GOVIND KAVATHEKAR &)
)
 MRS. SULBHA PRAKASH KAVATHEKAR,)
)
 withinamed Purchasers, Being Full & Final)
)
 consideration money of the said Flat premises,)
)
 By Cheque Bearing No.893371 Dated)
)
 26-11-99 Drawn on *Bank of India*)
)
Thane (W) Branch, under)
)
 the terms of this Agreement for Sale.) Rs. 30,000/=

Shri Prakash
Sulbha

WE SAY RECEIVED Rs. 30,000/=

Leela Raman
 MRS. LEELA RAMAN

Leela
 & SHRI RAMAN A. IYER,
 VENDORS.

WITNESSES :-

1. *Chinnai*
 OR. D. I. I. R. I. S. S. A. S.

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FROM :
M/s. SUNDERVAN ENTERPRISES,
5, Vraj Kunj, V. P. Road,
Vile Parle (West), Mumbai - 400 056.

Date : Day of April, 1999.

To,
MRS. LEELA RAMAN
& SHRI RAMAN A. IYER,
Flat No. 501, Fifth floor of the Building No. 'C'
of the SUNDERVAN PARK, Plot No. 464,
T.P. Scheme No. 1, Devdaya Nagar Road,
Panch Pakhadi, Thane.

Dear Sir,

RE : Request for Transfer of my right, title and/or interest of
Flat Bearing No. 501 on Fifth floor of the Building
No. 'C' of the SUNDERVAN PARK at Plot No. 464,
T.P. Scheme No. 1, Devdaya Nagar Road, Panch
Pakhadi, Thane to SHRI PRAKASH GOVIND
KAVATHEKAR & MRS. SULBHA PRAKASH
KAVATHEKAR.

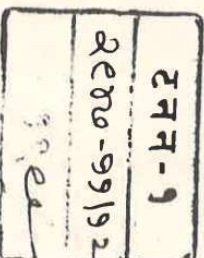
We, M/s. SUNDERVAN ENTERPRISES, having office at 5,
Vraj Kunj, V.P. Road, Vile Parle (West), Mumbai - 400 056., do hereby
accord our consent and have No Objection for sale and/or otherwise
Transfer of the Flat Bearing No. 501 on Fifth floor of the Building
No. 'C' of the SUNDERVAN PARK at Plot No. 464, T.P. Scheme No. 1,
Devdaya Nagar Road, Panch Pakhadi, Thane by SHRI PRAKASH
GOVIND KAVATHEKAR & MRS. SULBHA PRAKASH
KAVATHEKAR.

We will directly enter the name of SHRI PRAKASH GOVIND
KAVATHEKAR & MRS. SULBHA PRAKASH KAVATHEKAR, as
a members, while Registering and/or otherwise forming the society or
association of such type, of the Flats Purchasers in the Building known as
SUNDERVAN PARK situated at Plot No. 464, T.P. Scheme No. 1,
Devdaya Nagar Road, Panch Pakhadi, Thane, of which We are the
Promoters/Builders/Developers.

Place : MUMBAI.
Date : Day of April, 1999.

Yours faithfully,
For M/s. SUNDERVAN ENTERPRISES,

Partner:



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 सुपुत्र निर्वाह धर्म अधीन अध्यापन दिना.

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सुपुत्र निर्वाह धर्म क. १
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श्रीमती विजा वसन्त,
 सुपुत्र निर्वाह धर्म क. १

लि. वकारे :-

२ श्री सुकाश गोविंद कर्वेकर
 श्रीमती सुलभा सुकाश कर्वेकर,
 उम. मन्जरी, व. व. कोणे.
 दत्तपुत्र करण देवा

.....
 सुपुत्र निर्वाह धर्म क. १
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Shankar



घातित प्रथम	रु.
की घतनी	99500/-
मोदनी की	
पत्र की १२	६०१/-
(श्रीमती का १ धर्म)	
दी पत्र की	२१-
करवात की	२१-
कार्गनीय की	१२१-
दयात	
एकु म	११५०६/-
सुपुत्र निर्वाह धर्म क. १	

श्री. अशोक शास्त्र
 वसन्त, व्यापार, वण्टे.

सुपुत्र निर्वाह धर्म क. १
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दिनांक २६ मार्च २०२२

सुपुत्र निर्वाह धर्म क. १
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MUMBAI : Dated Day of April, 1999.

AGREEMENT FOR SALE
BETWEEN

MRS. LEELA RAMAN &
SHRI RAMAN A. IYER.
VENDORS.

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D

SHRI PRAKASH GOVIND KAVATHEKAR &
MRS. SULBHA PRAKASH KAVATHEKAR.
PURCHASERS.

MOHAN K. TATARIA,
M.Com. LL.B.,
ADVOCATE, HIGH COURT,

4, Vishwa Mohini, 1st floor,
Netaji Subhash Road,
Mulund (West),
Mumbai - 400 080.
