

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch: ANDHERI (E)	Date: 25-07
Pay to: Acct. Stamp Duty	333291
Franking Value	Rs. 100
Service Charges	Rs. 10
TOTAL	Rs. 110
Name & Address of the person for whom stamp duty is impressed	
Vijay Radheshyam Sonthalia Yogeshwar Complex Kharivad Hani Daman	
Tel./Mobile No.	9320911082
Desc. of the Document	Agreement
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use only)	
Tran ID	A254 Rs. PL-546 Rs.
Franking Sr. No.	
Cashier	Officer

AGREEMENT FOR SALE OF BASEMENT CAR PARKING SPACE



ARTICLES OF AGREEMENT MADE AT MUMBAI, THIS 22nd DAY OF Aug 2007 : BETWEEN :

1. MR. RAMESH FUNAMCHAND SHAH & MRS. KOKILA RAMESH SHAH, adult, Indian Inhabitants of Mumbai, residing at Flat No.P/102, 1st Floor, Panchsheel Gardens, Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, hereinafter called "THE VENDORS/TRANSFERORS" of the One Part

A.N.D

2. MR. VIJAY RADHESHYAM SONTHALIA, adult, Inhabitant, having address at Yogeshwar Complex, Bldg. B, Kharivad, Hani Daman (Daman), hereinafter called "THE PURCHASER/TRANSFEREE" of the Other Part;

The Kapol Co-operative Bank Ltd.
 Andheri Branch, Sector 1, Dahanukar,
 1st Floor, Sector 1, Andheri (East),
 Mumbai - 400 069
 D-5/ST/94
 Authorised Signatory

K.R.S. 


भारत 72333
 160289
 R.0000100/-PB5502
 SPECIAL ADHESIVE
 MAY 03 2007
 13:09
 INDIA STAMP DUTY MAHARASHTRA

W H E R E A S

a. "THE VENDORS/TRANSFERORS" are the joint owners and in exclusive possession of a Basement Car Parking Space bearing No.04 in the building known as "PANCHSHEEL GARDENS FOR" situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, hereinafter referred to as "THE SAID BASEMENT PARKING SPACE" acquired the same from One MRS. MEENA SHIVA NAIK, vide by an Agreement dated 31st December, 2006.

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b. "THE VENDORS/TRANSFERORS" have agreed to sell and transfer in favour of "THE PURCHASER/TRANSFEE" the said Basement Car Parking Space and as incidental thereto to transfer all the legal and beneficial rights, title and interest in the allotment use, occupation and in the ownership rights of the Vendors/Transferors in the said Basement Car Parking Space AND the Purchaser/Transferee have agreed to purchase and acquire from the Vendors/Transferors the said Basement Car Parking Space on the terms and conditions mutually agreed upon by and between the parties hereto and contained hereinafter.

NOW THIS INDENTURE WITNESSETH AS UNDER AND IT IS HEREBY MUTUALLY AGREED UPON AS UNDER :

1. In consideration of Rs. 17,5000/- (Rupees One lac Seventy five thousand Only) paid by the Purchaser/Transferee to the Vendors/Transferors before execution of these presents (the receipt whereof the Transferors doth hereby admit and acknowledge from the same and every part thereof forever release and discharge the Transferees). The Vendors/Transferors do hereby agree, declare and confirm to sell, transfer, convey, assign, release and relinquish all her right, title, interest, benefit, claims and demand in respect of the said Basement Car Parking Space and to deliver to the Purchaser/Transferee all other documents/writings required by the said Builder/Society for transfer of the said Basement Car Parking Space and as incidental thereto, the Transferors do hereby agree and undertake to transfer all their legal and beneficial rights, title and interest in the allotment, use, occupation and in the allotment, use, occupation and in the ownership rights of the Vendors/Transferors in the said Basement Car Parking Space and to deliver to the Purchaser/Transferee the vacant and peaceful possession of the said Basement Car Parking Space on or before execution of this Agreement.

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2. It is hereby confirmed by the parties hereto that the aforesaid consideration is lump sum for transfer of the said Basement Car Parking Space.

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K.R.S.
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3. It is hereby mutually agreed by the parties hereto that the Vendors/Transferors will get the said Basement Car Parking Space transferred to the names of the Purchaser/Transferee in the records of the said Society.

4. The Vendors/Transferors do hereby solemnly agree, declare and confirm that :

a. They have made payment of all society dues till the date of execution of these presents and if any sum has remained unpaid till that date, they will be responsible to make payment thereof. In case the Transferee has to make such payment, the Transferors will reimburse the same.

5. The Purchaser/Transferee hereby agree and undertake to :

i. To make payment to the said Society maintenance charges payable as per the bills of the said Builder/Society from the date of sale under this Agreement being completed.

6. The Purchaser/Transferee upon execution of these presents, will be absolute owners of the said Basement Car Parking Space No.04 and neither the Transferor nor any of her legal heirs will have no right, title, interest or claim therein.

7. "THE VENDORS/TRANSFERORS" hereby agree to sign any other papers, documents, etc. which may be necessary for the effective transfer of the said Basement Car Parking space to the names of "THE PURCHASER/TRANSFEREE".

8. THE VENDORS/TRANSFERORS futher declare that they shall not raise any objection whatever for the Purchaser using the said Basement Car parking as from execution of these presents irrespective of whether necessary transfer has been effected in the books and records of the aforesaid Builder/Society.

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IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED by)

the withinnamed TRANSFERORS)

MR. RAMESH PUNAMCHAND SHAH)

MRS. KOKILA RAMESH SHAH)

in the presence of)

.....)

Bharat N. Jumare

~~Signature~~

Kokila R. Shah

SIGNED & DELIVERED by)

the withinnamed TRANSFEREE)

MR. VIJAY R. SONTHALIA)

in the presence of)

.....)

NARESH C. JAIN.

~~Signature~~

RECEIPT

RECEIVED from MR. VIJAY RADHESHYAM SONTHALIA a sum of
Rs. 175000/- (RUPEES One (or Seventy five thousand
ONLY) as per the details mentioned towards full and final
consideration amount to sell and/or transfer the said
Basement Car Parking Space No.04 to them as per the terms and
conditions of this Agreement.

AMOUNT RS.	CHEQUE NO.	DATED	DRAWN ON
<u>175000/-</u>	<u>675256</u>	<u>22/8/07</u>	<u>The Shamrao Vithal Co-op. Bldg. Ltd., Vile Parle Branch Mumbai.</u>
<u>175000/-</u>			

WE SAY RECEIVED



(MR. RAMESH PUNAMCHAND SHAH) (MRS. KOKILA RAMESH SHAH)
THE TRANSFERORS

WITNESSES :

1. Sign. : [Signature]
 Name : Bharat N. Tumare.
 Address : Room No. 15/72, Matunga Sindh Camp,
 Chau Daji Road, Sion, Mumbai. 22.

2. Sign. : [Signature]
 Name : NARESH C. JAIN.
 Address : 705 Shashi Aptm.
 Pahadi Road No. 1
 Aarey Road
 Goregaon (E) Mumbai-63

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