



24 OCT 1986

दिश्रीधे ठिकाण : गोखले पथ-स्टेशन जवळ, ठाणे-१.

अनुक्रम : 6296 दिनांक : 6.10.1986
 नांव : Raghun B. Thakkar
 हस्ते : Raghun

Raghun

G. S. Thakkar

सद सदस्य

AGREEMENT FOR SALE OF SHOP

THIS AGREEMENT for Sale of Shop is made and entered into at Mulund, Bombay, this ^{6.10.1986} MONDAY day of October 1986 BETWEEN Dr. RAMSHIROMANI RAMDULAR CHAURASIA, Hindu adult, aged about 40 years, residing at 2-Tulsi Bhavan, Sarojini Naidu Road, Mulund (West), Bombay 400080, hereinafter called the "Owner Vendor", the assignor ~~the~~ (which expression shall mean and include his heirs, executors, administrators & assigns) of the Party of the First Part and Shri RAGHUNATH RAMDAS BAKSHI, Hindu adult, aged about 63 years, residing at ^{B-5 4th floor} B-15 Ekta Apartment, ^{Yashwantrao Chavan} L.B.S. Marg, Mulund West, Bombay 400080, hereinafter called the Purchaser (which expression shall mean and include his heirs, executors, administrators & assigns) of the Party of the Second Part, the assignee AND WHEREAS the assignor is the Owner of a shop bearing Shop No. 9, on Ground floor, Veena Nagar, L.B.S. Marg, Mulund West, Bombay-80, which he had purchased from Veena Estate Pvt. Ltd., by

16/22.9.97.

B. M. R. D. A.
BANDRA

Receipt No.
 No. As/ 27487/95.
GENERAL STAMP OFFICE
Bombay,

RECEIVED from Mr. R. R. Bakshi.

Stamp duty Rupees 12000/-
Twelve thousand only.

CERTIFIED under Sec. 41 of the Bombay
Stamp Act, 1958, that the proper Stamp duty
Rupees 12000/- Twelve thousand only.

and penalty
Rupees 250/- Two hundred-

Fifty only have been paid in respect
of the instrument.

[Signature]
25/9/97
COLLECTOR

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[Handwritten initials]

agreement for sale dated 21st June 1982 duly registered with the Sub-Registrar of Bombay under Registration No. PS/1842 dated 25th of June 1982 and whereas the assignor has paid all the price for the said shop and he has been in its occupation possession, enjoyment and ownership of the same AND WHEREAS the purchaser the party of the Second part has approach the owner, assignor and requested him to sell unto him his aforesaid shop AND WHEREAS the assignor has agreed to the said request of the assignee and has decided to sell his aforesaid shop to the assignee upon certain terms and conditions agreed between the parties hereto which both of them are desirous of reducing into writing NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. The owner vendor, the assignor hereby declare that he is the sole and absolute owner of shop No.9, ground floor admeasuring about 133 Sq.ft. at Veena Nagar, L.B.S. Marg, Mulund West, Bombay 400 080, and he has agreed to sell the same to the purchaser herein.



24 OCT 1986

विशेषी ठिकाण : गोखले पथ-स्टेशन जवळ ठाणे-१.

अनुक्रम : 6247 विनांक : क्रि.सं. 51

नाव : B. K. B. Thakkar

हस्ते : Rashmi

Rashmi G. S. Thakkar

सं. नं.

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2. The Purchaser herein declares that he has approach the owner in beginning of October 1986 and has requested him to sell unto him his aforesaid shop to him.

3. It is further agreed by and between the parties hereto that the sale price of the above shop is agreed at Rs. 11,970.00 (Rupees Eleven thousand nine hundred Seventy only).

4. The Purchaser has paid to the owner the full and final price of Rs. 11,970.00 (Rupees Eleven thousand nine hundred seventy only) and the owner vendor acknowledging the receipt of the same from the purchaser.

5. The Owner vendor/assignor has handed over the vacant and peaceful possession of Shop No. 9, Gr. Floor Veena Nagar to the Purchaser and the Purchaser hereby has acknowledges having taken the vacant and peaceful possession of the said shop from the Owner vendor.



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6. The owner vendor/assignor hereby declares that he has assign and transfer all his rights, titles and interest in shop No. 9^A to the purchaser/assignee herein and he further declares that he or any of his heirs shall not have any rights, title or interest of whatsoever nature in the said shop premises which now exclusively belongs to the purchaser/assignee herein and the purchaser has now become the sole and absolute owner of the same and he is at absolute liberty to deal with the said shop in the manner he likes.

7. The owner vendor hereby further declares that he has no objection to transfer the aforesaid shop to the name of the purchaser on the records of the builders/and/or the society as and when formed. He further declares that he has no objection to transfer any electric meter deposit, water meter deposit and all such other deposits concerning the said shop No. 9 being transferred to the name of the assignee. He has sold the shop with all the incidental benefits to the purchaser herein.

8. The Owner/vendor further declares that he shall sign all the papers, documents etc. which he may be required to sign by the Purchaser for the proper and effectual transfer of shop no.9/A to the name of the purchaser on all the relevant records.

9. It is further agreed between the parties hereto that upto 6th October 1986 all the outgoing and maintenance and such other charges for the said shop shall be borne and paid by the Vendor and the same thereafter shall be borne and paid by the Purchaser.

IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands the day and year first hereinabove written.

Signed, sealed and delivered by)
the withinnamed Dr. RAMSHIROMANI)
RAMDULAR CHAURASIA, the Owner,)
in the presence of R.B. Thakur)

[Handwritten signature]

Signed, sealed and delivered by)
the withinnamed Shri RAGHUNATH)
RAMDAS BAKSHI, the Purchaser, in)
the presence of

[Handwritten signature]

RECEIPT

RECEIVED a sum of Rs. 11,970/- (Rupees Eleven thousand nine hundred seventy only) from the Purchaser, a full & final consideration against sale of Shop No.9, Gr.Floor, Veena Nagar, L.B.S.Marg, Mulund West, Bombay 400080.

WITNESSES:

1. *[Handwritten signature]*

I SAY RECEIVED, *[Handwritten signature]*

2. (Dr. RAMSHIROMANI RAMDULAR CHAURASIA Owner.)

