

536/2073

Wednesday, February 28, 2018

5:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन9-2073-2018

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: विलास दत्तात्रय वाणी

पावती क्र.: 2313

दिनांक: 28/02/2018

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकूण:

रु. 30940.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
5:58 PM ह्या वेळेस मिळेल.

Sub Registrar Thana 9

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

बाजार मूल्य: रु. 4253000/-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क : रु. 270000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011188684201718E दिनांक: 28/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 940/-

मुळ दस्त व स्कॅन्ड मिळाली

सही-



28/02/2018

सूची क्र.2

दुव्यम निबंधक : दु.नि. ठाणे 9

दन्त क्रमांक : 2073/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	मेल डीड
(2) मोवदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4253000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: दुकान क्रमांक - 1 ए,तळ मजला,अग्रमेन टॉवर को. अं. ही. मी. ली.कोलवाड रोड,खोपट ठाणे पश्चिम,400 601.(क्षेत्रफळ 260 चौ. फुट. कारपेट)व्हिजेज पांचपाखाडी,ता. व जि. ठाणे.((C.T.S. Number : 9 ;))
(5) क्षेत्रफळ	1) 260 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नीतादेवी बंसीधर अगरवाल वय:-88; पत्ता:-204, 2, अग्रमेन टॉवर,, प्रताप सिनेमा जवळ,, ठाणे ए, कामारवडवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-ACAPA1917C 2): नाव:-अजय बंसीधर अगरवाल वय:-70; पत्ता:-702, 7, श्री यमुना सोसायटी , भोरमपाडा, कांदिवली, ए, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-ABVPA8235H 3): नाव:-निर्मला नरेश अगरवाल वय:-59; पत्ता:-601, -, अग्रमेन टॉवर, खोपट, प्रताप सिनेमा जवळ, ठाणे पश्चिम, कामारवडवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-ACRPA6255A 4): नाव:-महेश बंसीधर अगरवाल वय:-55; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: अग्रमेन टॉवर, ब्लॉक नं: खोपट, प्रताप सिनेमा जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AANPA8079N 5): नाव:-शीला - बन्सल वय:-62; पत्ता:-प्लॉट नं: हाऊस नं.141, माळा नं: -, इमारतीचे नाव: गुजरवाला टाऊन पार्ट 2, ब्लॉक नं: -, रोड नं: लक्ष्मणवार, दिल्ली, दिल्ली, पूर्व दिल्ली. पिन कोड:-110092 पॅन नं:-AMEPB0719K 6): नाव:-मुनीता - अगरवाल वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं 32, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डायमंड कॉलनी शिरोही रोड शांतीवन अबूव रोड, रोड नं: राजम्यान, राजम्यान, मीरॉ:ई. पिन कोड:-307510 पॅन नं:-AWLPA6705D 7): नाव:-मुमन रामप्रकाश अगरवाल वय:-49; पत्ता:-801, -, श्रीजी व्हेली, -, पांचपाखाडी, ठाणे, कामारवडवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-AANPA9784G 8): नाव:-मंजू आनंद गुप्ता वय:-64; पत्ता:-प्लॉट नं: जी 9, माळा नं: -, इमारतीचे नाव: पुष्पक अपार्टमेंट, ब्लॉक नं: डोही उदयोग नगर वी पी गॉम रोड, रोड नं: जय अंबे नगर भायंदर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AJKPG3002H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-विलाम दत्तात्रय वाणी वय:-65; पत्ता:-ए -204, -, मद्गुरू शरण 2, -, चाफेकर बंधू मार्ग मुलुंड पूर्व, म्हाडा कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं:-AAAPW7464J 2): नाव:-सचिन विलाम वाणी वय:-42; पत्ता:-प्लॉट नं: ए -204, माळा नं: -, इमारतीचे नाव: मद्गुरू शरण 2, ब्लॉक नं: -, रोड नं: चाफेकर बंधू मार्ग मुलुंड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAIPW5124F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2018
(10) दन्त नोंदणी केल्याचा दिनांक	28/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2073/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

सह दुव्यम निबंधक : दु.नि. ठाणे ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

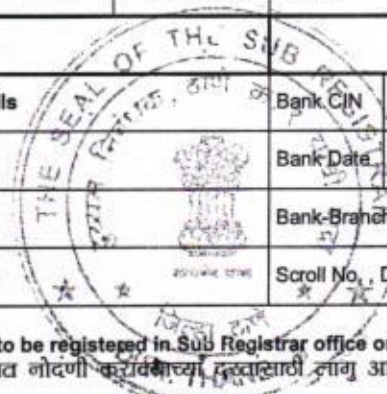
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6

GRN	MH011188684201718E	BARCODE			Date	28/02/2018-11:54:59	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)							
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AAPW7464J						
Location	THANE		Full Name	VILAS DATTATRAY WANI						
Year	2017-2018 One Time		Flat/Block No.	SHOP No. 1-A Ground Floor AGRASEN						
			Premises/Building	TOWERCO-OPERATIVE HOUSING SOCIETY						
Account Head Details			Amount In Rs.	LIMITED						
0030046401	Stamp Duty		270000.00	Road/Street	Kolbad Road, Khopat					
0030063301	Registration Fee		30000.00	Area/Locality	Thane West					
				Town/City/District						
				PIN	4	0	0	6	0	1
				Remarks (If Any)	PAN2=ACAPA1917C~SecondPartyName=GEETADEVI BANSIDHAR					
				AGARWAL AND OTHERS-						
				Amount In	Three Lakh Rupees Only					
Total			3,00,000.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	69103332018022812016		155910930			
Cheque/DD No.			Bank Date	RBI Date	28/02/2018-11:55:40		Not Verified with RBI			
Name of Bank			Bank Branch	IDBI BANK						
Name of Branch			Scroll No.	Date	Not Verified with Scroll					

टन - ९
पत्र क्र. २००३ / २०१८
१ / २००



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

M. Gupta
Sunita Agrawal

28/02/2018

Agrawal

Shank

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	201802283393	28 February 2018,04:06:21 PM				
मूल्यांकनाचे वर्ष	2017					
जिल्हा	ठाणे					
मुल्य विभाग	तालुका : ठाणे					
उप मुल्य विभाग	5/19-5फ) वरील अ.ब.क.ड.ई. वगळता पावपासाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 9					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
58200	118000	138100	225100	138100		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	24.1546चौ. मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	11 to 20वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.225100/-	
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor			
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार नविन दर)				
		=(225100 * (80 / 100))				
		= Rs.180080/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 180080 * 24.1546				
		= Rs.4349760.368/-				
एकत्रित अंतिम मूल्य		- मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेर्सनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 4349760.368 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4349760.368/-				

Home Print

टॅबल - ९
दस्त क्र. २००३ /२०१८
३ / २०



SALE DEED

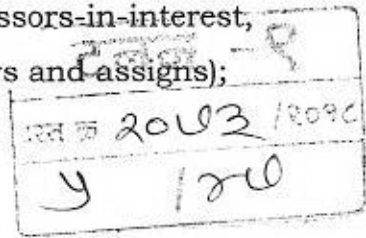
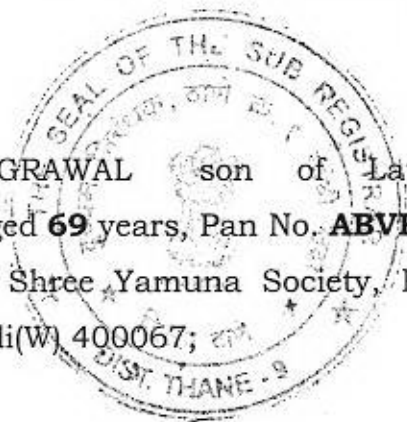
THIS DEED FOR SALE is made and executed on this 28th day of February, 2018 year at THANE,

BETWEEN

- 1) **SMT. GEETADEVI BANSIDHAR AGARWAL**, wife of Late BANSIDHAR TOKHARAM AGARWAL, aged **88** years, Pan No. **ACAPA1917C**, Indian inhabitant, residing at - 204, Agrasen Tower, Near Pratap Cinema, Thane West - 400601, hereinafter called the "SELLER" (which expression shall mean and include his/her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns);

2) **CONFIRMING PATIES :**

- i) **SHRI AJAY BANSIDHAR AGRAWAL** son of Late BANSIDHAR TOKHARAM AGARWAL, aged **69** years, Pan No. **ABVPA8235H**, Indian inhabitant, residing at - Shree Yamuna Society, Room No.702, A Wing, Boarspada, Kandivali(W) 400067;



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M. Giffher

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Shelk



- ii) SMT. NIRMALAKUMAR NARESH AGARWAL alias SMT. NIRMALADEVI NARESH AGARWAL wife of Late NARESH BANSIDHAR AGARWAL, aged **59** years, Pan No. **ACRPA6255A**, Indian inhabitant, residing at - 601, Agrason Tower, Kohopat, Near Pratap Cinema, Thane West - 400 601;
- iii) SHRI MAHESH BANSIDHAR AGARWAL son of Late BANSIDHAR TOKHARAM AGARWAL, aged **55** years, Pan No. **AANPA8079N**, Indian inhabitant, residing at - 204, Agrasen Tower, Near Pratap Cinema, Thane West - 400601;
- iv) SMT. MANJU ANAND GUPTA wife of ANAND GUPTA, aged **64** years, Pan No. **AJKPG3002H**, Indian inhabitant, residing at - G-9, Doshi Udayag Nagar, B.P. Goss Road, Pushpak Apartment, Jai Ambe Nagar, Bhayender East;
- v) SMT. SHEELA BANSAL wife of SHRI SURESH BANSAL, aged **62** years, Pan No. **AMEPBO719K**, Indian inhabitant, residing at - Gujarwala Town Part II, House No.141, Laxmanwar, Delhi ;
- vi) SMT. SUNITA AGARWAL daughter of Late Bansidhar Tokharam Agarwal, aged **60** years, Pan No. **AWLPA6705D**, Indian inhabitant, residing at - Dev Jyoti, Plot No.32, Daimand Colony, Shirohi Road, Shantiwan, Abub Road, Rajasthan - 307510;

दस्तावेज क्र. 2003 / 2090
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- vii) SMT. SUMAN RAMPRAKASH AGRAWAL wife of RAMPRAKASH AGRAWAL, aged **49** years, Pan No. **AANPA9784G**, Indian inhabitant, residing at - 801, Shreeji Velly, Panchpakhadi, Thane - 400601;



Sam *Amir*

[Signature]

M. G. G. G.
Agarwal

All abovenamed hereinafter called the "THE CONFIRMING PARTY / PATIES" (which expression shall mean and include his/her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns); all above collectively of ONE PART.

AND

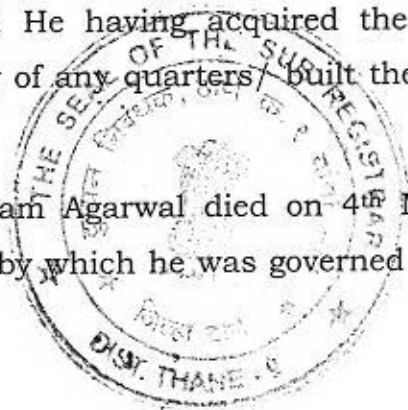
- 1) **SHRI. VILAS DATTATRAY WANI**, son of Shri. Dattatray Wani, Aged 65 years, Hindu, Pan No. **AAAPW-7464J** and ;
- 2) **MR. SACHIN VILAS WANI**, Son of Shri. Vilas D. Wani, Age 42 years, Hindu, Pan No. **AAIPW5124F**; both Indian inhabitants, residing at - Satguru Sharan II, A-204, Chaphekar Bhandu Marg, Mulund (E), Mumbai - 700081, hereinafter called the "**PURCHASERS**" (which expression shall mean and include his/her heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the OTHER PART.

WHERE AS THE SELLER is the absolute owner in possession and enjoyment of the **Shop No.1-A**, admeasuring **260 sq. Feet** built up area on **Ground floor** in building known as "**AGRASEN TOWER**", **Kolbad Road, Khopat, Thane West - 400601** which is more expressly described in the schedule hereunder and hereafter called the "**SAID SHOP**".

WHERE AS the SAID SHOP is the self-acquired property of Late Bansidhar Tokharam Agrawal vide registered Sale deed dated 11th July, 2001 and Deed of Confirmation bearing No. 5113 of 2002 dated 31st July, 2002 registered at Sub-Registrar's Office, THANE. He having acquired the same without any aid or assistance from his family of any quarters/ built the SAID SHOP entirely with his own earnings.

WHEREAS said Late Bansidhar Tokharam Agarwal died on 4th March, 2003 and by the virtue of Law of Succession by which he was governed at the

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Sheela

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M. Gulhe

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time of his death has left behind the heirs and legal representatives i.e. his lawful widow, sons, daughters and daughter in law as given below :

Sr.No.	Full Name of the Heir / Legal Representative	Relationship with the said Deceased
1	Smt. Geetadevi Bansidhar Agarwal	Spouse
2	Shri Ajay Bansidhar Agrawal	Son
3	Smt. Nirmala Naresh Agrawal	Daughter in law
4	Shri. Mahesh Bansidhar Agrawal	Son
5	Smt. Manju Gupta	Daughter
6	Smt. Sheela Bansal	Daughter
7	Smt. Sunita Agrawal	Daughter
8	Smt. Suman Agrawal	Daughter

WHEREAS all the above mentioned legal heirs has given their NO OBJECTION CERTIFICATE to transfer their undivided equal shares in the SAID SHOP upon / in favour of **SMT. GEETADEVI BANSIDHAR AGARWAL** vide notarized Affidavit Cum Declaration dated **25th January, 2018** (annexed as Annexure A). And the above name heirs shall be the confirming parties to this deed.

WHEREAS there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings and whereas the SELLER has clear and marketable title to the SAID SHOP and he/she has absolute power to convey the same.

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Sheela

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M. Gupta

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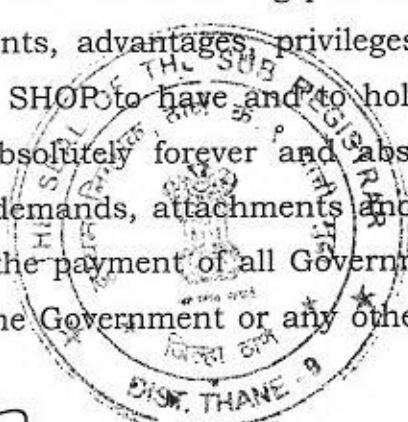
WHEREAS the SELLER has decided to sell the SAID SHOP after obtaining consent and NO OBJECTION from the confirming parties i.e. other legal heirs of LATE BANSIDHAR T. AGARWAL.

WHEREAS the SELLER along with the confirming parties offered to sell and transfer the SAID SHOP to the PURCHASERS for a sale consideration of **Rs.45,00,000/- (Rupees Forty-Five Lacs only)** and the PURCHASERS herein has agreed to purchase the same for the aforesaid consideration on the following terms and conditions:

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER

1. The Sale Value of the SAID SHOP is fixed at **Rs.45,00,000/- (Rupees Forty-Five Lacs only)**.
2. That in pursuance of the said DEED and the Consideration of the said sum of **Rs.45,00,000/- (Rupees Forty-Five Lacs only)** paid by the PURCHASERS herein unto the SELLER and the confirming parties before execution of these presents (the receipt of which sum the SELLER along with the confirming party doth hereby acknowledge as the full and final consideration) the SELLER and confirming parties doth hereby grant, convey, and assign by way of absolute sale unto the PURCHASERS the SAID SHOP No. **1-A**, admeasuring **260 sq. feet** built up area on Ground floor situated at **Agrasen Tower, Kolbad Road, Khopat, Thane West - 400601**, more particularly described in the Schedule herein and delineated in the plan attached hereto. with all the estate, right, title and interest of the SELLER and the confirming parties herein together with all other rights, easements, advantages, privileges and appurtenances whatsoever in the SAID SHOP to have and to hold the same unto the PURCHASERS herein absolutely forever and absolutely free from all encumbrances, claims, demands, attachments and charges of all claim but subject however to the payment of all Government assessment and other taxes payable to the Government or any other local Authorities in

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M. G. G. G.
Approved
[Signature]

respect of the SAID SHOP and hereby conveyed, the SELLER covenant and confirm that all rents, rates, taxes, assessment dues, duties on the SAID SHOP have been paid by her upto and including the date of these presents and further covenant that should any rates, taxes, dues and duties be found payable upto date, the same shall and will be paid by HER.

3. The PURCHASERS has paid a sum of **Rs. 5,00,000/- (Rupees Five Lakhs only)** by cheque bearing No.000004 drawn on BankOf IndiaBank, Mulund East Branch, dated 1st Jan., 2018 as Part Payment, the receipt of which sum the SELLER does hereby acknowledges
4. The PURCHASERS has paid a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** by cheque bearing No. 013487 drawn on Vijaya Bank, Mulund East Branch dated 23rd Feb., 2018 as Part Payment, the receipt of which sum the SELLER does hereby acknowledge.
5. The PURCHASERS has paid a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** by NEFT UTR
No. vibh18058011924 on —
dated 27th Feb., 2018 as full and final Payment, the receipt of which sum the SELLER does hereby acknowledge.

6. AND WHEREAS the SELLER doth hereby covenant with the said PURCHASERS that she, the SELLER have good right, title, interest and full power to grant, convey and assign the SAID SHOP thereon in the manner aforesaid and that the SAID SHOP is free from all encumbrances, claims, demands and other court attachments and that the PURCHASERS may quietly enter into and enjoy the same, the rents and profits of the said property without any lawful interruption, claims, demand or disturbance whatsoever from the said SELLER AND THE CONFIRMING PARTIES or any other person or persons claiming through,

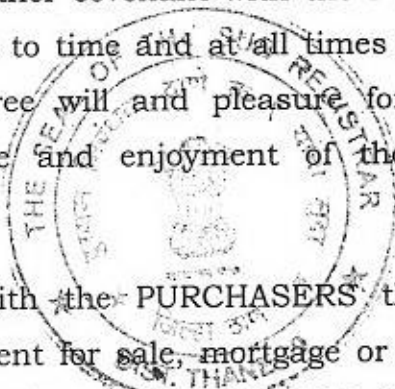
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under or in trust for the said SELLER. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the SELLER and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles and charges and/or encumbrances whatever had made, executed, occasioned or suffered by the SELLER or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them with the SELLER and all persons having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in THE SAID SHOP hereby assigned, transferred or any part thereof by, from or in trust for the SELLER or his successors, assigns and representatives shall and will from time to time.

7. AND the SELLER AND THE CONFIRMING PARTIES doth hereby covenant with the PURCHASERS that notwithstanding any act, deed, matters or things whatsoever by the SELLER OR THE CONFIRMING PARTIES or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him, made, done, committed or knowingly or willingly suffered to the contrary, his right, title or interest to the said property not becoming void or voidable or the SELLER doth hereby covenant with the PURCHASERS that there is no mortgage, charge or lien or other encumbrances on the SAID SHOP and the SELLER doth hereby further covenant with the PURCHASERS that the PURCHASERS from time to time and at all times hereafter by day and night at his or their free will and pleasure for all Legal Purposes connected with the use and enjoyment of the SAID SHOP hereby conveyed.

8. The SELLER confirms with the PURCHASERS that he/she has not entered into any agreement for sale, mortgage or exchange whatsoever with any other person relating to the SAID SHOP of this Deed.



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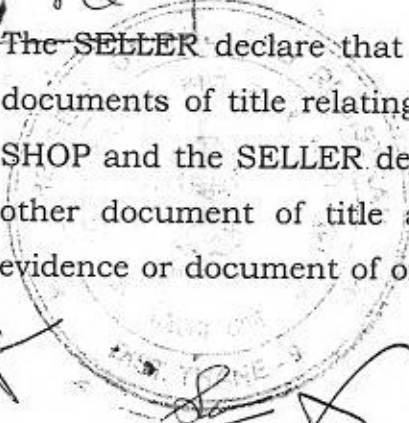
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9. SELLER has given the PURCHASERS in absolute and vacant possession of the SAID SHOP after the Full and Final Consideration Amount received but before executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.
10. IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges and other incidentals shall be borne by the PURCHASERS.
11. The original of the "AGREEMENT" signed by both the parties shall be with the PURCHASERS and copy of the same similarly signed shall be with the SELLER after Full and Final Consideration Amount Received.
12. The SELLER hereby assures the PURCHASERS that all taxes, utility bills, other expenses, maintenance, levies etc. on SAID SHOP have been paid up to date and arrears if any, till the date of the Sale Deed shall be duly paid by HER and future taxes, utility bills, other expenses, maintenance etc. in respect of the SAID SHOP shall be paid by the PURCHASERS.
13. The SELLER along with the confirming parties hereby indemnifies and shall keep the PURCHASERS or his successors in-title fully indemnified against any loss or liability, cost or claims, action or proceedings, if any should arise, at any time in future against him owing to any defect in or


for want of clear and marketable title or due to any default, violation or non-compliance of any of the declarations or covenants; occurred till the execution of this indenture.


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14. The SELLER declare that he has handed over to the PURCHASERS all documents of title relating to, belonging to or connected with the SAID SHOP and the SELLER declare and confirm that She does not have any other document of title and should she come in possession of any evidence or document of or relating to title, she shall and will hand over









 Agreed M. Gulshan Sheela

or cause to be handed over to the PURCHASERS or any person claiming through or under the PURCHASERS.

15. The PURCHASERS shall be bound to become Member of the Association of Apartment and Shop Owner's and duly comply with the provisions of The Maharashtra Co-operative Societies Act, 1960 and the rules thereunder and shall abide by the bye-laws and majority decisions of the said Association to be formed and comply with other requirements of the aforesaid Act.

16. AND, the SELLER doth hereby confirm that she had handed over to and placed the PURCHASERS in possession of the said property hereby granted, conveyed, transferred and assigned unto the PURCHASERS after Full and Final Consideration Amount Received.

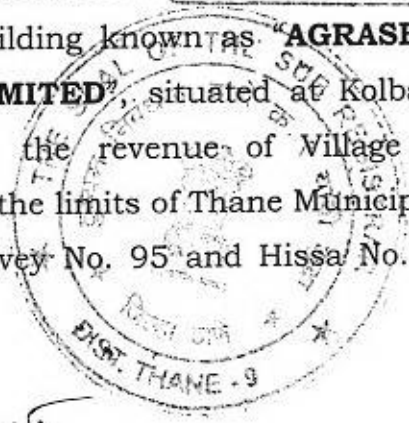
17. AND THE SELLER DOTH HEREBY FURTHER COVENANT with the said PURCHASERS that whenever reasonably required by the said PURCHASERS and at the cost of the PURCHASERS, the SELLER will do sign and execute all other acts, deeds and writings as per Law for further and better assuring the said SHOP and hereby conveyed to the said PURCHASERS.

SCHEDULE OF PROPERTY

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All that piece and parcel of immovable property being **SHOP No. 1-A,** admeasuring **260 sq. feet** built up area on Ground Floor along with common areas and facilities attributable there in the building known as **AGRASEN TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated at Kolbad Road, Khopat, Thane West - 400601, is in the revenue of Village - Panchpakhadi, Taluka and District Thane, within the limits of Thane Municipal Corporation bearing Tika No. 7, CTS No. 9, Survey No. 95 and Hissa No. 8 (Part)

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Sheela

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M. Guffar



RECEIPT

Received with thanks a sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) from **MR. VILAS DATTATRAY WANI** and **MR. SACHIN VILAS WANI**, the Purchasers, hereinabove named towards the full and final consideration amount against the Shop No. **1-A, AGRASEN TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED**, Kolbad Road, Khopat, Thane West - 400601.

MODE OF PAYMENT:

- 1) By cheque No. 000004 dated 1st Jan 2018 drawn on Bank of India Bank amounting Rs.5,00,000/- (Rupees Five Lakhs only);
- 2) By cheque No. 013487 dated 23rd Feb. 2018 drawn on Vijaya Bank amounting Rs.20,00,000/- (Rupees Twenty Lakhs only);
- 3) By NEFT UTR No. VIBH18058011924 dated 27th Feb. 2018 through Vijaya Bank amounting Rs.20,00,000/- (Rupees Twenty Lakhs only).

We SAY RECEIVED

Rs.45,00,000/-

SMT. GEETADEVI BANSIDHAR AGARWAL

SHRI AJAY BANSIDHAR AGRAWAL

SMT. NIRMALAKUMAR NARESH AGARWAL

SHRI MAHESH BANSIDHAR AGRAWAL

SMT. MANJU ANAND GUPTA

SMT. SHEELA BANSAL

SMT. SUNITA AGARWAL

SMT. SUMAN RAMPRAKASH AGRAWAL

1) Rakesh P. Bamble

2) Pramod N. Mhantre

- 1) [Stamp]
- 1) [Signature]
- 1) [Signature]
- 1) M. Aggarwal
- 1) M. Gupta
- 1) Sheela Bansal
- 1) Sunita Agrawal
- 1) Agarwal



IN WITNESS WHEREOF the SELLER and the PURCHASERS have signed this Sale Deed on the day month and year herein above mentioned in the presence of the following witnesses at **THANE**.

SIGNED, SEALED AND DELIVERED BY)
THE WITHINNAMED SELLER)
SMT. GEETADEVI BANSIDHAR AGARWAL)
Pan No. **ACAPA1917C**)



SIGNED, SEALED AND DELIVERED BY)
THE WITHINNAMED CONFIRMING PARTIES)
SHRI AJAY BANSIDHAR AGRAWAL)
Pan No. **ABVPA8235H**)



SMT. NIRMALAKUMAR NARESH AGARWAL)
Pan No. **ACRPA6255A**)

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Agarwal



SHRI MAHESH BANSIDHAR AGARWAL)
Pan No. **AANPA8079N**)

M. Agarwal



SMT. MANJU ANAND GUPTA)

Pan No. **AJKPG3002H**)

M. Gupta



SMT. SHEELA BANSAL)

Pan No. **AMEPB0719K**)

Sheela Bansal



SMT. SUNITA AGARWAL)

Pan No. **AWLPA6705D**)

Sunita Agarwal



SMT. SUMAN RAMPRAKASH AGRAWAL)



Pan No. **AANPA9784G**)

Agarwal



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In the presence of..

1. *Rakesh P. Kamth* 
2. *Pramod N. Mohite* 



SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED PURCHASERS)

1) MR. VILAS DATTATRAY WANI)

Pan No. AAAPW-7464J)



AND

2) MR. SACHIN VILAS WANI)

Pan No. AAIPW5124F)



In the presence of

1. Rakesh P. Kamble



2. Pramod N. Mhatre

