



भारतीय रिजर्व बँके, भंडाली
 परधाना धारक हुद्दाक निवेता क्रमांक-4010
 ६, जयाना लॉड, एल. एच. रोड,
 कोरिवली, मुंबई
 क्रमांक... २६९... दिनांक
 लक्ष्मी. श्रीमती...
 बांधा स्थापिकेकर हुद्दाक देणार विकता,

22 MAR 1999

H. J. Bhavsar
 परधाना धारक हुद्दाक निवेता

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 2nd day of July, 1999 BETWEEN MR. MOHAMMADALI HASAMSAI CHARANIA adult, Indian Inhabitant of Mumbai, residing at Flat No. 004/C-10/Sector VIII, Shantivanar, Mira Road (East). Itane hereinafter called the "VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART

पुस्तिका
 ३, २०१
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२६/०३/१९९९
 लक्ष्मी शमशेरु नायडु

AND Smt. LAXMI RAMCHANDRA NAIDU

adult Indian Inhabitant of Mumbai, having her address
Razzak Chawl, Behram Nagar, Nalwala galli, Bandra (E),
Mumbai hereinafter called the "P U R C H A S E R /
I R A N S F E R E E" (which expression shall unless it
be repugnant to the context or meaning thereof be
deemed to mean and include her heirs, executors, admin-
istrators and assigns) of the OTHER PART.

मि. रामचंद्रा नायडू
नायडू गैरी स्टारबोर्ड ऑफिस

A N D

By an Agreement dtd. ____ March., 1994 entered between Ist purchaser and the Vendor herein the Vendor herein purchased and acquired all rights, title and interest in respect of the said flat at and for the total consideration setout therein and paid entire consideration as per the agreement and taken effective possession of the said flat and was and till this day is in occupation of the said flat.

A N D

The Vendor has agreed to sell to the Purchaser and the Purchaser have agreed to purchase from the Vendor the said flat being flat No. 004 on the Ground floor in building No. C-10, Sector VIII of Shantinagar Housing Complex at Mira Road (East), Thane, with the fixtures, fittings and amenities provided therein by the builders for the agreed consideration of Rs. 2,60,000/- (Rupees TWO LAKH SIXTY THOUSAND ONLY) and the parties hereto are desirous of executing this agreement for sale in respect thereof.

A N D

This agreement shall always be subject to the provisions of Maharashtra Ownership Flats Act, 1963 and the Rules made thereunder.

जिसका अर्थ है कि
महाराष्ट्र राज्य सरकार
द्वारा जारी की गई

A N D

The Vendor is legal and lawful member of the " AMIT SHANTINAGAR " CO-OPERATIVE HOUSING SOCIETY LTD. a society of the premises in the building referred to hereinabove and registered under the provision of M.C.S. Act, 1960 under No. T.N.A / (T.N.A.)/HSG/TC/_____/19____ DTD. _____ with its registered office at the same building and WHEREAS such member is registered share holder of five fully paidup shares bearing distinctive Nos. from_____to_____ (both inclusive) for the total face value of Rs.250/- of the said society standing in his name AND WHEREAS such member and share holder the Vendor has full right and interest and ownership and possession of the said flat in the said society's building situated at Mira Road (East), Dist. Thane.

A N D

The Purchaser is desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the Vendor or his predecessor with various local authorities including B.S.E.S. LTD for the beneficial, enjoyment and occupation of the said flat.

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महाराष्ट्र राज्य सरकार

A N D

The Vendor has agreed to sell, assign and transfer to the Purchaser all the said shares and rights of the said flat and handover vacant possession of the said flat to the Purchaser at and for the total consideration of Rs. 2,60,000/- (Rupees TWO LAKH SIXTY THOUSAND ONLY) with all deposits and contributions made by the Vendor or his predecessor with various local authorities including B.S.E.S LTD., for the beneficial, enjoyment and occupation of the said flat.

A N D

The Purchaser has agreed to purchase the said shares and rights of the said flat with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in her name with permanent right of use and occupation of the said flat.

: NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendor shall sale, assign and transfer all the said shares and rights of the said flat with all deposits and benefits thereof to the Purchaser at and for the total consideration of Rs. 2,60,000 /- (Rupees TWO LAKH SIXTY THOUSAND ONLY) and the Purchaser shall pay to the Vendor entire amount of agreed consideration of Rs. 2,60,000/- (Rupees TWO LAKH SIXTY THOUSAND ONLY) in the following manners:

श्रीमती अनामिका देवी
श्री श्री गिराजीजी देवी

Rs. 1,00,000/- The Purchaser shall pay to the vendor on/or before execution hereof as and by way of part payment of agreed consideration.

Rs. 1,60,000/- The Purchaser shall pay to the vendor on/or before _____ as balance amount of agreed consideration.

Handwritten signature

The vendor doth hereby admit and acknowledge to have received the said sum of Rs. 1,00,000/- (Rupees ONE LAKH only) being part payment of agreed consideration and the Vendor shall acquit, release and discharge every part thereof to the Purchaser forever only on receipt of the balance amount of agreed consideration.

2. The Vendor declares that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders or his predecessor or the said society and also agrees and undertakes to pay all dues if any to the said society or any other authorities including the difference of stamp duty, registration charges, municipal and assessment taxes or any penalty thereof for the period till the possession of the said flat is handedover to the Purchaser and thereafter she will not be liable for the same.

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Handwritten text

3. The Vendor declares that he has obtained necessary permission from the said society as required under the Rule 40 (a) of the bye-laws of the said society to transfer all her rights, title and interest in respect of the said flat including shares and deposits in favour of the Purchaser and agrees and undertakes to co-operate and assist with the Purchaser for perfectly and effectively transferring the same flat with all benefits thereof unto the Purchaser.

4. The Vendor declares that he has full right and absolute power and authority to sell, assign and transfer to the Purchaser all his rights, title and interest in respect of the said flat and that no other person or persons has/have any right title and interest or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by way of sale, exchange, mortgage, gift, trust, lien or tenancy or otherwise over the said flat and the said flat is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertakes to indemnify and keep indemnified to the Purchaser against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

दिनांक २१/१२/२०२१
महेश्वरी रावत कौशिक

5. The Vendor hereby agrees and undertakes that immediately on receipt of the balance amount of agreed consideration as mentioned in clause (1) herein he will handover peaceful vacant possession of the said flat to the Purchaser alongwith all relevant documents including bills, receipts, vouchers, correspondence etc. standing in his name and received from his predecessor and also agrees to handover the original agreement for sale when received by him duly registered.

6. The Vendor declares that on given possession of the said flat to the Purchaser the Purchaser shall be exclusive owner of the rights, title and interest in respect of the said flat which the vendor has in the said flat and then the Purchaser shall peacefully hold possess, occupy and enjoy the said flat without any let or hindrance or denials or demand or interruption or eviction or claim by the Vendor or any other person or persons law fully or equitably claiming through under or intrust of the Vendor.

7. The Vendor hereby agrees and undertakes to execute all further agreements, conveyance, affidavits undertakings and forms etc. in favour of the Purchaser as and when required by the Purchaser and or the said society for perfectly and effectively transferring the said flat with all benefits there of including all amount standing to the credit of the Vendor in the records of the said society to wards deposits loan, stock bonds, sinking funds, dividend etc. unto the Purchaser.

दिनांक ०१/१२/२०१५
मधुसूदन राव अंतर्गत माय डू

8. This agreement has been concluded between the parties hereto on the basis of the representation of the vendor that his agreement under the original agreement of his predecessor with the builders for purchase of the said and his membership with the said society are valid and subsisting and no notice of requisition or acquisition of the said flat or termination of membership has been received by him. The Purchaser declares that she has inspected all the documents in respect of the said flat and fully satisfied thereof.

9. All expenses incidental to this agreement including transfer charges, stamp duty, registration charges etc., if any payable on this agreement shall be borne and paid by the Purchaser only who shall also be liable to pay all outgoings in respect of the said flat as and when due for the payment henceforth.

: THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE
flat No. 004 on the Ground floor in building No. C-10,
Sector VIII of Shantinagar Housing Complex at Mira Road
(East), Dist. Thane, on all that piece and parcel of leasehold land lying being and situate at village Mira Bhayandar in Taluka Thane and within the limits of Mira Bhayandar Municipal Council and in the Registration district and Sub-District of Thane and bearing Mira Bhayandar survey No. 210/211 (part).

दिने २-११-२०१४
महेश्वरी राधिका गोपाय

IN WITNESS WHEREOF the parties hereto and hereunto set
and subscribed their respective hands to these presents
on the day and the year first hereinabove written.

SIGNED & DELIVERED by the
withinnamed VENDOR/TRANSFEROR

MR. MOHAMMADALI HASAMBHAI CHARANIA

In the presence of

ନିଶିତା ରାମ ରାମଚନ୍ଦ୍ର ନାୟକ

SIGNED & DELIVERED by the

withinnamed PURCHASER/TRANSFEE

Smt. LAXMI RAMCHANDRA NAIDU

In the presence of

ମାଧୁସୂତା ରାମ ରାମଚନ୍ଦ୍ର ନାୟକ