

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 30th day of JUNE, 2003 : BETWEEN :

RL
N.R.

[Handwritten initials]

(1) MR. R. RALLAN & (2) MRS. NIRMAL RALLAN, both adults, Indian Inhabitants of Mumbai, residing at Flat No.B/201, 2nd Floor, Highland Harmony Co-operative Housing Society Ltd., Mahavir Nagar, Panchsheel Enclave, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the ONE PART; AND (1) MR. RAJESH HARTILAL CHHEDA, aged 48 years & (2) MRS. VARSHA RAJESH CHHEDA, aged 39 years, Indian Inhabitants of Mumbai, residing at 3/A, Aban Villa, Nirav Vakola Co-op. Housing Society Ltd., Vakola Bridge, Santacruz (East), Mumbai- 400 055,



MAH-580/0953
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FORT, MUMBAI
OFFICE
GENERAL STAMP
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157811
SPECIAL ADHESIVE
JUN 27 2003
INDIA
PUNJABHARASHTRA
P B 1060
CS R. 0068750
Mumbai/Santacruz
N.R.

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[Handwritten initials]

BY SUPERINTENDENT OF STAMPS
MUMBAI

hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS --

By an Agreement of Sale dated 30/06/03 made and executed between M/S. HIRALAL LALITKUMAR & CO. a registered partnership firm having its office at Laxmi Kripa Co-op. Housing Society Ltd., 1st Floor, Flat No. 4, 30, Lokmanya Tilak Colony, Dadar, Mumbai- 400 014, therein referred to as "THE PROMOTERS" of the ONE PART; AND ; (1) MR. R. RALLAN & (2) MRS. NIRMAL RALLAN, "THE TRANSFERORS" herein, therein referred to as "THE PURCHASERS" of the OTHER PART; said M/S. HIRALAL LALITKUMAR & CO. agreed to sell and "THE TRANSFERORS" herein agreed to purchase Flat No. B/201 on 2nd Floor in the building known as "HIGHLAND HARMONY" situated at Mahavir Nagar, Panchsheel Enclave, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits on the terms and conditions and for the consideration mentioned therein.

b. That by virtue of the above purchase "THE TRANSFERORS" became the sole, absolute and exclusive owner, fully seized, possessed of and well sufficiently entitled to ownership Flat bearing Flat No. B/201 on 2nd Floor in the building known as HIGHLAND HARMONY CO-



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OPERATIVE HOUSING SOCIETY LTD., situated at Mahavir Nagar, Panchsheel Enclave, Balanukawadi, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").

c. "THE TRANSFERORS" are the bonafide members of the HIGHLAND HARMONY CO-OPERATIVE HOUSING SOCIETY LTD., a society formed and registered under the Maharashtra Co-operative Societies Act, 1960 vide Regn. No. BOM/WR/HSG/TC/11211/2001-2002/2001, hereinafter referred to as "the said Society", and by virtue of membership in the said society "THE TRANSFERORS" are holding five fully paid up qualifying shares of Rs.50/- each bearing Distinctive Nos from 181 to 185 (both inclusive) under Share Certificate No. 000037 issued by the said society.

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d. "THE TRANSFERORS" declare that their membership in the said Society is valid and subsisting and not terminated by the said society and they have not received notice of expulsion from the membership of the said society, or any other notice restraining them from transferring the said Flat and the said Five shares.

e. "THE TRANSFERORS" further declare that their title over the said Flat is marketable and free from all encumbrances.

f. "THE TRANSFERORS" have agreed to sell to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase from "THE TRANSFERORS" the said Flat No.B/201 on 2nd Floor in the building known as HIGHLAND HARMONY


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R E C E I P T

RECEIVED WITH THANKS FROM (1) MR. RAJESH HARILAL CHHEDA & (2) MRS. VARSHA RAJESH CHHEDA, the sum of Rs.1,00,000/- (RUPEES ONE LAKH ONLY) on or before execution of this Agreement being the Part consideration amount for the sale of Flat No.B/201 on 2nd Floor in the building known as Highland Harmony Co-operative Housing Society Ltd., situated at Mahavir Nagar, Panchsheel Enclave, Dahanukarwadi, Kurla (West), Mumbai - 400 067, as withinmentioned.

AMOUNT RS.	CHEQUE NO.	DATE	DRAWN ON
1,00,000/-	509705	30/6/03	Canara Bank (Va, Mumbai)

1,00,000/- TOTAL (RUPEES ONE LAKH ONLY)

WE SAY RECEIVED

R. Rallan
(MR. R. RALLAN)

Nirmal Ralle
(MRS. NIRMAL RALLAN)

THE TRANSFERORS

WITNESSES :-

1. Sign : *Deepak*
Name : *Deepak Shah*
Address : *Sh-14 Panchsheel Height
Mahavir Nagar, K(W)
m-67.*
2. Sign :
Name :
Address :

PROPERTY SCHEDULE

Flat No.R/201 on 2nd Floor admeasuring about 695 sq.fts
Built up area in the building known as HIGHLAND HARMONY
CO-OPERATIVE HOUSING SOCIETY LTD., situated at Mahavir
Nagar, Panchsheel Enclave, Dahanukarwadi, Kandivali
(West), Mumbai - 400 067 constructed on all that piece
and parcel of land bearing C.T.S.No.128 (part) of
Village Kandivali, Taluka : Borivali. The Building
consisting of Ground plus Seven Floors with Lift and
was constructed in the year 2000.

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

SIGNED AND DELIVERED by the)

within named THE TRANSFERORS)

(1) MR. R. RALLAN &) R. Rallan

(2) MRS. NIRMAL RALLAN) Nirmal Rella

in presence of)

.....)

SIGNED AND DELIVERED by the)

withinnamed TRANSFEREES)

(1) MR. RAJESH HARILAL CHHEDA &) Rajesh Chheda

(2) MRS. VARSHA RAJESH CHHEDA) Varsha Chheda

in the presence of)

..... Deepak) Deepak