



**BETWEEN**

**Mr.Hemant Haribhau Dhattrak, Proprietor, Dhattrak construwel,**  
Age-45 years.

Address: Bldg.No.4, Stadium complex, M.G.Road, Nashik-422001.

Hereinafter referred to as the "Party of the First part" for the sake of brevity and the said expression shall mean and include its successors and assignees of **The First Part.**

**AND**

**Mr.Shinde Anant Malhari**

Age-37 years.

Residing at: 1/4, Manovas Row House, Manik-Nagar,  
Nashik-422009.

Hereingafter referred to as the "Party of the Second Part" for the sake of brevity and the said expression shall in mean and include its successors and assignees of **The Second Part.**

WHEREAS AS Party of the first part had booked a gala as described in the schedule underwritten and the same was allotted to her by Udyogswamini Mahila co-op.society.

AND WHERE AS Party of the first had entered in to an agreement of sub lease for the galas with udyogswamini Hitawardhini Mahila co-op.society Ltd.which was executed and notarised on 15/7/2002 at the office of the Advocate and Notary P.R.Gite at Sr.No.1829/2002.

AND WHERE AS Party of the first part wanted to sale the gala by the way of transfer of lease rights for some personal reasons.

AND WHERE AS Party of the second part had approached the party of the first part and after negotiations it was decided that





party of the first part will surrender her lease rights in favour of party of the second part under the terms and conditions mentioned below.

NOW THEREFORE THIS M.O.U. WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW-

1. Party of the first part has agreed to surrender the galas described in the SCHEDULE mentioned here under against the consideration of Rs.15,00,000/- (Rupees Fifteen lakhs only.) out of which he has received amount of Rs.8,50,000/-Rupees Eight Fifty Thousand only from time to time till date and remaining amount of Rs.6,50,000/-Rupees Six lakhs fifty thousand only will be paid after the transfer of the gala.

Following are the details of payments made as above:

Amount	Perticulars
50,000/-	Rupees fifty thousand only Received by Cheque No.496970, Date-6/9/2011, drawn on H.D.F.C.Bank, Branch Nashik.
8,00,000/-	Rupees Eight Lakhs only Received by Cheque No.496969, Date-6/9/2011, drawn on H.D.F.C.Bank, Branch Nashik.
6,50,000/-	Rupees Six Lakhs fifty thousand only will be Paid after the transfer of the Gala.
15,00,000/-	Total Rupees fifteen lakhs only

2. The Surrender deed is to be executed and notorised immediately. And it is the responsibility of both the parties to complete the finacial transaction without any dispute even after the transfer is completed.



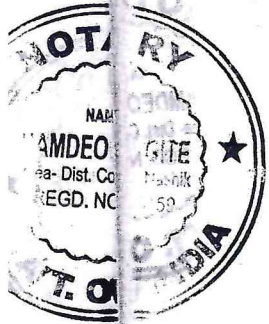
3. The expenses for transfer of lease are to be borne by party of the second part.
4. It is the responsibility of the party of the first part to cooperate the party of the second part up to the stage of finalization of sub-lease with society and subsequent the possession of the said Gala.
5. It is also the responsibility of the party of first part to pay all the dues of the society if any, before the date of the surrender deed if not the party of the second part has to pay the remaining dues if any to the society.

#### SCHEDULE-I

Description of Building in which the said Galas are situated  
The Building constructed by **Udyogswamini Hitawardhini Mahila co.op.society limited** as per the approved plans of MIDC on a piece of land-**plot.No.A-17** in Additional Industrial Area in villege limits of **Ambad** and in the limits of Nashik Municipal Corporation limits and the building is known as **UDYOGSWAMINI PRERANA SANKUL**, consisting various Galas on Basement, Ground and First Floor.

DESCRIPTION OF THE PROPERTY (GALA DESCRIBED AS FOLLOWS):-

Gala **No.BS-2** On Basement floor having the Built-up area of **107.93 sq.mtrs.** and carpet Area **102.15 sq.mtrs.** with boundries as mentioned below



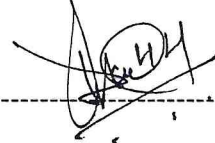
THIS DOCUMENT  
CONTAINS 05 PAGES

Towards North : Gala No BS 3  
Towards South : Internal Road  
Towards West : Frant Open Space  
Towards East : Plinth of G 25

In witness whereof the parties here to have here unto set and  
subscribed their hands and seals on the day month and year  
herein above mentioned.


SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART.

Mr. Hemant Haribhau Dhattrak,  
Proprietor, Dhattrak Construwel,



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE SECOND PART.

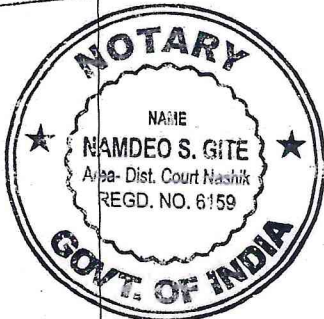
Mr. Shinde Anant Malhari



In presence of witnesses:

1. ...Shri... Anil... Ranganath Hodge - side Nashik - Anil Hodge
2. Shri... Ganjau... Patil - Nashik - Patil

*Identified by*  
IDENTIFIED BY



Noted & Registered at Serial Number 1943/2012  
715/2012

BEFORE ME

*Signature*  
NAMDEO S. GITE  
Advocate & Notary  
5-A, New Kalika Society,  
Old Agra Road, Nashik-2

