

THIS AGREEMENT is SALE made on this ___ day of March, 2025, at Manipur, Taluka – Dahanu and Dist. Palghar BY AND BETWEEN MISS RASHI RAKESH SANGHVI, PAN No. BSXPS6686Q, AADHAR CARD NO. _____, age – 25 years, Occupation – Business, residing at 7-b/10, Navjivan Society, Lamington Road, Grant Road, Mumbai – 400 008, herein after referred to as "the VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of the FIRST PART; .

AND

(1) SHRI SURESHKUMAR CHHAGGANLAL JAIN, PAN NO. AJXPK6313J, AADHAR CARD NO. 5543 7015 1337, Age -53 years, Occupation – Business (2) SMT. REKHA SURESHKUMAR JAIN, PAN NO. AHXPJ6408K, AADHAR CARD NO. 9315 2787 0056, Age - 47 years, Occupation – Business, both are residing at 401, Harshad Heights Co-operative Housing Society Limited, 150 Feet Road, Opposite Vasant Vaibhav Building, Bhayander (west), District - Thane and (3) SHRI PUNIT LALIT MEHTA, PAN NO. AXSPM1626P, AADHAR CARD NO. 2069 9556 5214, Age – 34 years, Occupation – Business, residing at 301, Saurabh Tower, 90 Feet Road, Opp. Porwal School, Bhayander (West), Thane, Maharashtra, 401101, herein after collectively referred to as "the PURCHASERS"(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor is seized and possessed of and otherwise well and sufficiently entitled to the Non-Agricultural lands situated at Village – Manipur, Taluka – Dahanu, Dist. Palghar bearing Bhumapan Kramank and Upvibhag 6/4 admeasuring 21-00-00 R. Sq. Mts., assessed at Rs. 157-00 and Gut Kramank and Upvibhag 6/2/2/ admeasuring 16-12-00 R. Sq. Mts., assessed at Rs. 161-20, herein after collectively referred to as "the Said Lands" along with the load bearing Industrial Shed admeasuring 5670 Square Feet bearing Ganjad Gram Panchayat House No. 1482/3/B/0, constructed in the year 1997, herein after referred to as "the Premises". The Said lands and the Said Premises, herein after collectively referred to as "the

Said Property" and more particularly described in the Schedule hereunder written.

AND HEREAS the lands comprising of the Said Property were erringly agricultural land included in the revenue Village of Ganjad and was bearing old Survey No. 134/4 and 134/2 and belonged to Shri Babu alias Simratmal Mohanlal Nahar, who had by a deed of Conveyance dated 31-05-1982, duly registered at the office of the Sub-Registrar, Dahanu at Serial No. 208/1982, sold to Shri Vijay Janarshan kelkar and accordingly mutated in his name in records of Village - Ganjad, vide Mutation Entry No. 2492 carried out on 01-07-1982.

AND WHEREAS the revenue Village Ganjad was sub-divided and accordingly, the new revenue Village - Manipur was made and accordingly, the said lands were included in the revenue Village of Manipur and given new Bhumapan Kramank as stated herein above.

AND QWHEREAS Shri Vijay Janardhan Kelkar had obtained the necessary permission from the office of the Additional Collector, Thane bearing No. R.E.V.D.I.T.NAP/SR -1986 dated 2-02-1987 to use the said lands for non-agricutlural purpose and accordingly, the necessary effect was given in revenue records of Village - Manipur, vide mutation entry no. 91.

AND WHEREAS THE SAID Shri Vijay Janardhan Kelkar had sold the land admeasuring 7324 Square Meters by a registered Deed of Conveyance dated 26-12-2012, duly registered at the office of the Sub-Registrar, Dahanu at Serial no. 235/2013 sold to Shri Mahipal Sohanraj Jain and accordingly mutated in his name in records of Village - Manipur, vide mutation entry no. 359.

AND WHEREAS the Vendor herein Rashi Rakesh Sanghvi had purchased the Said Property from Shri Vijay Janrdhan Kelkar by a registered Deed of Conveyance dated 03-08-2013 duly registered a the office of the Sub-Registrar, Dahanu at Serial No. 1002/2013 on the same day, herein after referred to as "the said Deed" and accordingly, the said land was mutated in her name in revenue records of Village - Manipur and the Said Premises was mutated in the records of Gram Panchayat Ganjad.

AND WHEREAS the Vendor is the absolute and exclusive owner of the Said Property and she has a clear and marketable title to the Said Property and have good right, full power and absolute authority to deal with the same including transfer of the same.

AND WHEREAS the Said Property is free from all encumbrances and are not subject to any charge or lien and are also not subject to any lis pendent or any attachments either before or after judgement.

AND WHEREAS no notice for acquisition or requisition of the Said Property or any part thereof has been served upon the Vendor, under any law for the time being in force.

AND WHEREAS the Said Property is not subject to any easements or rights in the nature of easements.

AND WHEREAS the Vendor has agreed with the Purchasers for the absolute sale to them of the Said Property and more particularly described in the Schedule hereunder written, at and for a valuable consideration of Rs. 1,24,50,000/-(Rupees One Crore Twenty Four Lakhs Fifty Thousand Only).

NOW THIS AGREEMENT WITNESSTH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1 The Vendor shall sell and the Purchasers shall purchase the Said Property more particularly described in the Schedule hereunder written for the lump sum consideration of Rs. 1,24,50,000/-(Rupees Crore Twenty Four Lakhs Fifty Thousand Only).

2 The Purchasers have paid to the Vendor the part amount of the consideration of Rs. 5,00,000/-(Rupees Five Lakhs Only) as earnest money by cheque no. _____ dated _____ drawn on _____.

Thus making together the sum of Rs. 5,00,000/-(Rupees Five Lakhs Only)(the payment and receipt whereof the Vendor doth hereby admit and acknowledge to have received from the Purchasers), subject to the relaxation of the cheques. The Purchasers hereby agrees to pay the balance amount of Rs. 1,19,50,000/-(Rupees One Crore Nineteen Lakhs Fifty Thousand Only) within a period of 60 days from the dated of registration hereof. .

3. It is expressly agreed that the time for the payment of the said balance amount of consideration is and shall always remain essence of this contract.

4. The Vendor has paid Rent Rates, taxes, Assessment and Electricity Bills of the Said Property from time to time as owner that have fallen due from time to time till the date of execution hereof.
5. The Vendor shall deliver all the papers and documents of the Said Property to the Purchasers immediately after execution of these presents to enable the Purchasers to take necessary search and to give newspaper notice.
6. The Vendor declare that the Said Property, hereby agreed to be sold, belongs to her absolutely and the Said Property is not subject to any lis-pendent or attachments either before or after judgements and if any attachment is found existing the same shall be cleared by the Vendor at her exclusive costs and expenses before the completion of the sale herein mentioned.
7. The Purchasers shall be entitled to take the search in to the title of the Said Property and issue a Public Notice in the Newspaper of their choice inviting objection/s from the Public at large at their own cost. It is specifically agreed that if any objection/s shall be received, then the Vendor shall clear all the objection/s at her own cost before executing the Deed of Conveyance, and till that time the Purchasers shall be not be liable to pay the balance amount.
8. The Vendor shall execute the Deed of Conveyance in favour of the Purchasers after receiving full amount of the Said Property and shall give the possession of the said Property.
9. All the expenses of the stamp duty, registration charges and miscellaneous expenses in respect of the Agreement for Sale and Deed of Conveyance shall be born and paid by the Purchasers only.
10. The Vendor has agreed to sale the Said Premises to the Purchasers alongwith all the rights attached to it by way of easements and otherwise and also all the rights attached to the Said Premises as described in the said agreement.
11. It is specifically agreed between the parties that if the Purchasers shall fail or neglect to pay the balance amount to the Vendor, then this agreement shall be treated as cancelled and whatever amount given by the Purchasers shall be returned by the Vendor within period of one month without interest on it from the date of cancellation and the Purchasers shall bear all the costs and expenses for the cancellation of the said Agreement for Sale.
12. The Purchaser shall be entitled to a specific performance of this Agreement and the Vendor shall be liable to all the costs and expenses incurred thereof to the Purchasers.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first hereinabove stated herein above.

SCHEDULE

ALL THAT the piece and parcels of Non-Agricultural lands situated at Village - Manipur, Taluka - Dahanu, Dist. Palghar bearing Bhumapan Kramank and Upvibhag 6/4 admeasuring 21-00-00 R. Sq. Mts., assessed at Rs. 157-00 and Gut Kramank and Upvibhag 6/2/2/ admeasuring 16-12-00 R. Sq. Mts., assessed at Rs. 161-20, along with the load bearing Industrial Shed admeasuring 5670 Square Feet bearing Ganjad Gram Square Feet bearing Ganjad Gram Panchayat House No. 1482/3/B/0, constructed in the year 1997, within the limits of Gram Panchayat Ganjad, Panchayat Samiti Dahanu, Zilla Parishad Palghar and within the limits of Registration Sub District Dahanu and Registration of District Palghar and within jurisdiction of Dahanu Municipal Council.

The Said Property is bounded on four sides as under:

- On or towards East : By property of Shri Viraf Chinoy
- On or towards West : By property of Shri Ashok Doshi
- On or towards North : By property of Shri Viraf Chinoy
- On or towards South : By property of Shri Janardhan Kelkar

SIGNED SEALED AND DELIVERED }
by the within name "Vendor" MISS }
RASHI RAKESH SANGHVI }

SIGNED SEALED AND DELIVERED }
by the within named "Purchaser" SHRI }
SURESHKUMAR CHHAGGANLAL }
JAIN }

SIGNED SEALED AND DELIVERED }
by the within named "Purchaser" }
SMT. REKHA SURESHKUMAR }
JAIN }

SIGNED SEALED AND DELIVERED }
by the within named "Purchaser" }
SHRI PUNIT LALIT MEHTA, }

RECEIVED from within name }
Purchasers as aforesaid the sum of }
Rs. 5,00,000/-Rupees Five Lakhs }
_____ Only) being the }
Full amount of the consideration }
paid by them to me. }

WITNESSES:

- 1.
- 2.

I SAY RECEIVED

(The Vendor)