INDIA NON JUDICIAL
Government of Union Territory of Dadra and Nagar Haveli

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Certificate No.	:	IN-DN04283661345293P
Certificate Issued Date	:	24-Aug-2017 11:25 AM
Account Reference	:	SHCIL (FI)/ dnshcil01/ SILVASSA/ DN-DN
Unique Doc. Reference	:	SUBIN-DNDNSHCIL01043161151680 61P
Purchased by	:	BABULAL B LOHAR
Description of Document	:	Article Agreement
Property Description	:	LOAN AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	BABULAL B LOHAR
Second Party	:	CANARA BANK
Stamp Duty Paid By	:	BABULAL B LOHAR
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY
D. G. SHAH
REGD. NO.:2
SILVASSA
NOTARIAL
GOVERNMENT OF INDIA

Please write or type below this line

" AGREEMENT FOR SALE "

THIS **AGREEMENT FOR SALE** is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 04th day of ~~August~~ September, 2017,

(Rhtm of Pinaben Babulal Lohar)

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BETWEEN

SHRI BABULAL HADMANJI MALI, Aged about 48 Years, Caste-Hindu, Occupation-Business, Residing at Flat No.205, Bldg.F/2, Sai Complex, Silvassa-Vapi Main Road, Opp. Ratan Petrol Pump, Village Dadra of the Union Territory of Dadra and Nagar Haveli, (PAN No.**ACXPM7913P**), (Aadhar Card **No.2013 6385 4153**), hereinafter called as the **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assignees) of the **ONE PART.**

AND

(1) SHRI BABULAL B. LOHAR S/O BARDAJI LALU LOHAR, Aged about 41 Years, Caste-Hindu, Occupation-Service,(PAN No.**ADWPL9178K**), (Aadhar Card **No.6326 9701 6025**) and **(2) SMT. PINADEVI BABULAL LOHAR Wife of BABULAL B. LOHAR**, Aged about 30 Years, Caste-Hindu, Occupation-Housewife, (PAN **No.ANTPL3702G**), (Aadhar Card **No.3121 9228 6246**), both residing at Room No.1, Navinbhai Ki Chal, Opp. Police Choki, Village Dadra of the Union Territory of Dadra and Nagar Haveli, hereinafter called as the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assignees) of the **OTHER PART.**

NOTARY D. G. SHAH REGD. NO.:2 U.T. of D.& N.H. SILVASSA GOVERNMENT OF INDIA

WHEREAS the Vendor is absolute owner and possessor of the Flat **No.205** admeasuring **585** Square Feet equivalent to **54.37** Square Meters (super built

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up area) on the **Second** Floor of the building No.**"F/2"** known as **"SHREE SAI COMPLEX"** constructed in the N.A. land of Survey No.171/1 admeasuring 2 Hector 29 Are, Survey No.191/1 admeasuring 0 Hector 06 Are, Survey No.191/3 admeasuring 0 Hector 08 Are, Survey No.193/2 admeasuring 0 Hector 20 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS the Purchasers have desired to purchase the above said Flat **No.205** admeasuring **585** Square Feet equivalent to **54.37** Square Meters (super built up area) on the **Second** Floor of the building No.**"F/2"** known as **"SHREE SAI COMPLEX"** constructed in the N.A. land of Survey No.171/1 admeasuring 2 Hector 29 Are, Survey No.191/1 admeasuring 0 Hector 06 Are, Survey No.191/3 admeasuring 0 Hector 08 Are, Survey No.193/2 admeasuring 0 Hector 20 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli more particularly described in the schedule hereunder written from the Vendor and the Purchasers have requested to the Vendor to sale the above said flat.

AND WHEREAS the Vendor has agreed to sale the above said Flat **No.205** admeasuring **585** Square Feet equivalent to **54.37** Square Meters (super built up area) on the **Second** Floor of the building No.**"F/2"** known as **"SHREE SAI COMPLEX"** constructed in the N.A. land of Survey No.171/1 admeasuring 2 Hector 29 Are, Survey No.191/1 admeasuring 0 Hector 06 Are, Survey No.191/3 admeasuring 0 Hector 08 Are, Survey No.193/2 admeasuring 0 Hector 20 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli to the Purchasers and other terms and conditions

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mutually agreed upon between the Vendor and the Purchasers as hereinafter contained in these presents.

NOW THESE ARTICLES OF AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

1) The Vendor do hereby declare and assure the Purchasers the Vendor is the absolute owner of the said flat and the title of the said flat is clear and free from all encumbrances and the Vendor is entitled to enter into an agreement for sale of the said flat with the Purchasers.

2) That till the intended sale of the said flat is not duly completed by the Vendor and all necessary parties in favour of the Purchasers, the Vendor shall not deal with and or create, dispose of or part with possession of or create any third party interest or rights in the said flat and or any part or portion thereof.

3) The total price for the above said flat is fixed Rs.10,00,000/- (Rupees Ten Lakh Only).

4) The Purchasers have paid Rs.10,000/- (Rupees Ten Thousand Only) being the part price consideration of the said flat to the Vendor. The details thereof are mentioned in the receipt hereunder written. The Vendor do hereby admit and acknowledge the receipt of the payment.

5) The Purchasers shall pay the balance amount of Rs.9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) to the Vendor at the time executing the Sale Deed in favour of the Purchasers by the Vendor.

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6) The Vendor shall hand over all documents, papers to the Purchasers for the investigation of title of the said flat as per the requirement of the Purchasers.

7) The Vendor shall clear the title of the above said flat before executing the Sale Deed in favour of the Purchasers and make out a marketable title of the said flat hereby agreed to sale to the satisfaction of the Purchasers.

8) The Vendor shall have to clear all dues amount like Municipal Taxes, Electricity Bill, Society, Maintenance Charges, etc. before executing the Sale Deed in favour of the Purchasers for the above said flat.

9) The Vendor shall hand over the possession of the above said flat to the Purchasers after obtaining the full and final price consideration amount of the above said flat and executing the Sale Deed in the office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa.

10) If the sale is not completed on account of the Vendor's title found defective, the Purchasers shall be entitled to cancel this agreement and immediately on such cancellation, the parties shall settle their account and Vendor shall refund to the Purchasers the entire amount received from the Purchasers.

11) Save as herein otherwise provided all costs, charges and expenses for stamp duty and registration charges and incidental to this agreement and

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the conveyance and other writings to be made in pursuance hereto shall be borne and paid by the Purchasers only.

12) If any dispute arising between the parties shall be settled privately first and thereafter as per law subject to the jurisdiction of Dadra/Silvassa, Dadra and Nagar Haveli.

SCHEDULE OF THE PROPERTY :-

The Residential Flat **No.205** admeasuring **585** Square Feet equivalent to **54.37** Square Meters (super built up area) on the **Second** Floor of the building No.**"F/2"** known as **"SHREE SAI COMPLEX"** constructed in the N.A. land of Survey No.171/1 admeasuring 2 Hector 29 Are, Survey No.191/1 admeasuring 0 Hector 06 Are, Survey No.191/3 admeasuring 0 Hector 08 Are, Survey No.193/2 admeasuring 0 Hector 20 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

This Agreement is read by the parties hereto and after fully understanding the same in their vernacular; they have put and subscribed their respective hands on this agreement in the presence of the witnesses mentioned herein below, without any threat or pressure.

(RHTM of Pinadevi Babulal Lohar)

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

SIGNED AND DELIVERED by the)
)
within named **" VENDOR "** SHRI)
)
BABULAL HADMANJI MALI)
)
In the presence of.....)
)
1.....)
)
2.....)



(BABULAL HADMANJI MALI)
" VENDOR "

SIGNED AND DELIVERED by the)
)
within named **" PURCHASERS "**)
)
(1) SHRI BABULAL B. LOHAR)
)
S/O BARDAJI LALU LOHAR and)
)
(2) SMT. PINADEVI BABULAL)
)
LOHAR Wife of BABULAL B.)
)
LOHAR)
)
In the presence of.....)
)
1.....)
)
2.....)

Babulal B.
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(RHTM OF Pinadevi Babulal Lohar)





(BABULAL B. LOHAR)



(PINADEVI BABULAL LOHAR)
" PURCHASERS "

BEFORE ME

(D. G. SHAH)
ADVOCATE & NOTARY
SILVASSA - 396 230
U. T. of D. & N.H. (INDIA)
Reg. No. 2

" RECEIPT "

RECEIVED the sum of Rs.10,000/- (Rupees Ten Thousand Only) being the earnest money/part payment price consideration amount of the above said Residential Flat **No.205** admeasuring **585** Square Feet equivalent to **54.37** Square Meters (super built up area) on the **Second** Floor of the building No.**"F/2"** known as **"SHREE SAI COMPLEX"** constructed in the N.A. land of Survey No.171/1 admeasuring 2 Hector 29 Are, Survey No.191/1 admeasuring 0 Hector 06 Are, Survey No.191/3 admeasuring 0 Hector 08 Are, Survey No.193/2 admeasuring 0 Hector 20 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli, from the within named **"PURCHASER" (1) SHRI BABULAL B. LOHAR S/O BARDAJI LALU LOHAR** and **(2) SMT. PINADEVI BABULAL LOHAR Wife of BABULAL B. LOHAR,** both residing at Room No.1, Navinbhai Ki Chal, Opp. Police Choki, Village Dadra of the Union Territory of Dadra and Nagar Haveli. The details thereof are as under :-

Sr. No.	Cheque No./ Cash	Date	Name of Bank	Amount Rs.
1.	CASH	01/08/2017	-- CASH --	10,000/-
			Total Rs..	**10,000/-**

I SAY RECEIVED.

PLACE : SILVASSA,
UNION TERRITORY OF
DADRA & NAGAR HAVELI.

DATE :- 04/08/2017.

(BABULAL HADMANJI MALI)
" VENDOR "

WITNESSES :-

1 .....

2 .....

BEFORE ME

(D. G. SHAH)
ADVOCATE & NOTARY
SILVASSA - 396 230
U. T. of D. & N.H. (INDIA)
Reg. No. 2

NOTARY D. G. SHAH Regd. No. : 2 U.T. OF D. & N.H. SILVASSA GOVERNMENT OF INDIA

Sr. No. 3213
Date 04/08/2017