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(b) The Transferor has not in any way encumbered, agreed to encumber by way of mortgage, charges, lien, trust, sale, pledge or otherwise howsoever his right, title, and interest in the said Shares and the said Office Premises and that the same are free from all encumbrances whatsoever, that his said right, title and interest in the said Shares and/or the said Office Premises have not been attached either before or after judgement or by or at the instance of Taxation Authorities or any other authorities, that the Transferor has not given any undertaking to the Taxation Authorities or any other authorities not to deal with or dispose of their said right, title and interest in the said Shares and/or the said Office Premises and that the Transferor has full and absolute power to deal with the same.

12. The Transfer Fee if any, payable to the said Society for transferring the said shares (and as incidental to such transfer the right to use, enjoy and occupy the said Office Premises) in the name of the Transferee shall be borne and paid by the Transferee alone.
13. It is agreed between the parties hereto that the stamp duty and registration charges in connection with this transfer shall be borne and paid by the Transferee alone.
14. The Transferor and the Transferee shall bear and pay their respective lawyer's or Solicitor's professional charges.
15. The Transferee has physically inspected and verify the area of the said Office Premises and the marketable title of the said Office Premises and is satisfied regarding the same.

SCHEDULE OF PROPERTY

Office Premises No: 5 admeasuring 639 square feet built up area on Ground Floor of the building known as The Ramanand Premises Co-operative Housing Society Limited of the said Society situated at Revenue Village Naupada, City Survey No: 35, Tikka No: 23, Gokhale Road, Naupada, Thane 400 602.

IN WITNESS WHEREOF the parties hereto have executed these presents (in duplicate) the day and year first hereinabove written.

SIGNED AND DELIVERED by within named Transferor:
Mr Sharatchandra Kashinath Bhave
in the presence of

[Handwritten signature]

[Handwritten signature]

SIGNED AND DELIVERED by within named Transferee:
Mr Dilip Pandurang Vaidya
in the presence of

[Handwritten signature]

11 *[Handwritten signature]*
2) *[Handwritten signature]*

