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AGREEMENT



CHALLAN MTR Form Number-6



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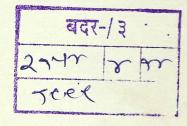
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प्रयंवेश्वल
प्रयान मुतांक कार्यालय
मुंबई.

AGREEMENT



THIS AGREEMENT made and entered into at Mumbai this 14th day of July, 1999 (One Thousand Nine Hundred and Ninety Nine) BETWEEN DR. MANDAKINI PARIHAR, Indian Inhabitant, residing at 1, NEELKANT NILAYAM, IXth Road, CHEMBUR, MUMBAI - 400 071 hereinafter called the Party of the First Part or the Transferor (which expression shall unless it be repugnant to the context or meaning thereof fbe deemed to mean and include her heirs, executors, administrators and Indian SMT. A.N. RAJALAKSHMI, assigns) AND at B-8, Ambika Nagar, Inhabitants, residing (West), Thane Dombivali Aradhana Society, hereinafter called the Party of the Second Part or the Transferee, or the Purchaser (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).

SUBURBANI

A.N. Aciglabashi

WHEREAS the Party of the First Part is a member of IMPLOSION CO-OPERATIVE HOUSING SOCIETY LTD. (PROPOSED) at Chembur, a Soiciety to be registered and located at Village Borla, P.L. Lokhande Marg, and has interest in the property of the said society that is, Flat No.703 on the 7th Floor of Building C2 in the said IMPLOSION CO-OPERATIVE

HOUSING SOCIETY (PROPOSED).

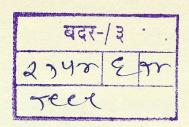
AND WHEREAS the Party of the First Part hereby transfers the right, title and interest in the saidshares of the said Flat No. 703 in the building known as C-2 of the IMPLOSION CO-OPERATIVE HOUSING SOCIETY LTD. (PROPOSED) on Plot No. _____ (which expression shall hereinafter is referred to as the "said Flat"), and WHEREAS the Party of the Second Part has paid an amount of Rs.7,00,000/- (Rupees Seven lacs only) and hereby accepts the right, title and interest in the flat and WHEREAS parties have decided to put in the terms and conditions hereinafter written:-

1. The Party of the First Part doth hereby transfers and assign to the Party of the Second Part the said shares and the interest in the said flat, i.e. Flat No.703 in Building C2 on the 7th Floor, admeasuring 555 Sq.ft. in the IMPLOSION CO-OPERATIVE HOUSING SOCIETY LTD. (PROPOSED) standing on the Plot No. — VILLAGE BORLA,

PLICKHANDE MARG, CHEMBUR-400071 and the party of the Second

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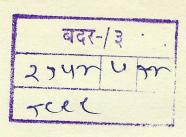


Part doth hereby acquire and accept the interest in the said flat of the said society, having paid the full consideration of Rs.7,00,000/- (Rupees Seven lakhs only).

- 2. The Transferee has accepted all the rights, titles and interest of the Transferor in respect of the said Flat. The Transferor transfers and assign to the Transferee all the right, title, interest and claims in respect of the said flat for a total consideration of Rs.7,00,000/- (Rupees Seven Lakhs only).
- 3. The Transferee has paid the said amount of Rs.7,00,000/- (Rupees Seven Lakhs only) as hereinbelow mentioned:-
- i) Rs.11,000/- (Rupees Eleven thousand only) vide cheque No. 967180 drawn on Indian Overseas Bank, Chedda Nayar, Chembur Branch.
- ii) Rs.1,50,000/- (Rupees One Lakh Fifty thousand only) vide cheque No. 103252 drawn on Indian Overseas Bank, Chedda Nagar, Chembur Branch.
- iii) Rs.89,000/- (Rupees Eighty Nine thousand only) vide cheque No. 103254 drawn on Indian Overseas Bank, Chedda Nayar, Chembur Branch.
- iv) Rs.4,50,000/- (Rupees Four lakh fifty thousand only) vide cheque No.103255 drawn on Indian Overseas Bank, Chedda Nayar, Chembur Branch.

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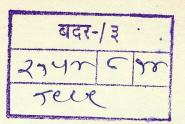
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- 4. On having received the entire consideration the party of the First Part has put the party of the Second Part in possession of the said flat and deliver all documents pertaining to the said flat.
- 5. Both, the party of the First Part and the Party of the Second Part (i.e. the Transferor and the Transferee, hereby agree to execute all papers, forms, declarations and documents as required by the said Society (Proposed) and as per law, for effectual transfer of the interest in the said flat to the Transferee.
- outstanding dues of the said flat, towards all the taxes, maintenance charges and other outgoings. Thereafter the Transferee shall bear and pay the said taxes, maintenance charges and other outgoings in respect of the said flat.
- 7. The Transferee agree that she shall pay all the stamp duties, registration charges, legal charges in respect of the said flat consequent upon the said transfer and shall totally indemnify the Transferor and the society from any such payments.
- 8. On having completed all the formalities/
 conditions in these presents, the Transferor
 delivers to the Transferee vacant possession of
 the said flat which has been inspected and found
 to be in good condition.

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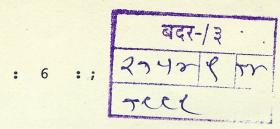
- 9. The Transferor further covenant with the Transferee that henceforth the Transferee shall quietly and peacefully possess and occupy and enjoy the said flat without any let, hindrance, denial, demand, interruption and eviction from the Transferor or any other person or persons lawfully or equitably claiming through, under in trust for the Transferor.
- 10. The Transferor undertake to intimate the Managing Committee of the said society viz.

 IMPROSION CO-OPERATIVE HOUSING SOCIETY LTD.

 (PROPOSED) Chembur of this transfer in favour of the Transferee and also of giving possession of the said flat and other relevant documents.
- The Transferee doth hereby agree to become the member of the said society and to abide by the provisions of the Maharashtra Co-operative the rules thereunder and the Societies Act, bye-laws of the said Society and also by the regulations adopted by it from time to time or which may be adopted from time to time and further undertakes to pay and discharge all the charges of the society which the society may make and demand in respect of the said premises from time to time and shall not withhold the same for any reason whatsoever and shall indemnify and continue to indemnify the party of the First Part in this behalf.

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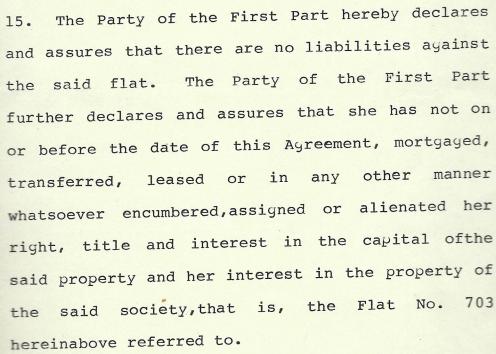
- 12. The parties hereto further declare and agree that the Transferor hall be responsible for the payment of all the outstanding dues including the Municipal charges etc. in respect of the said flat till the date of possesssion and that thereafter the Transferee shall be responsible and liable to pay all such charges and payments regularly.
- The Transferor doth hereby further declare that only she, the Transferor has any and full right and absolute authority to enter into this Agreement and that she has not done or performed or caused or suffered to be done or performed any act, deed, matter, or thing whatsoever whereby she may be preventedfrom entering into this Agreement and or transferring the said flat as purported to be done hereby or whereby the Transferee hereof may be obstructed, prevented or hindered in enjoying the rights conferred or transferred in her favour whereby the quiet and peaceful enjoyment or possession of the Transferee in respect of the said flat may be disturbed and in the event of it being found that the Party of the First Part has not entitled to enter into this Agreement and transfer her rights, sought or purported to be transferred hereby and the Party of the Second Part is not able to enjoy quiet and peaceful possession of the said flat due to any such reason, the Party of the First Part shall within the limit of the consideration mentioned hereinabove and receive be liable to compensate indemnify and/or reimburse the party of the Second Part.



A. W. Rajalakshu.

बदर-/३ 2942 90 98

14. The Transferor doth hereby further covenant with the Transferee that the Transferor shall from time to time and at all times hereinafter that the request of the Transferee and or her Advocate or Attorney do and execute or cause to be done or executed all such acts, deeds, matters and things whatsoever for more perfectly and absolutely getting or securiong the interest of Transferee in the said flat and every part thereof that may reasonably required but at the cost of the Transferee.



Second Part hereby agree that on execution of these presents, application (1) for the transfer of the interest in the said flat in favour of the Party of the Second Part and (2) for Membership of the Society by the Party of the Second Part shall be made to the IMPLOSION CO-OPERATIVE HOUSING

16. Both the parties of the first part and the

SOCIETY LTD. (PROPOSED) for the transfer of the said shares and interest in the said flat.

SCHEDULE OF PROPERTY

Being Flat No.703 in the Building C2 on 7th Floor admeasuring 555 sq.ft. in the IMPLOSION CO-OPERATIVE HOUSING SOCIETY (PROPOSED) Plot No.

- VILLAGE BORLA P. L. LOKHANDE MARG

CHEMBUR, MUMBAI - 400 071

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals the day and year hereinabove written :-

SIGNED, SEALED AND DELIVERED by the withinnamed Transferor

DR. MANDAKINI A. PARIHAR

in the presence of : L. CHANDRASHERAR

SIGNED, SEALED AND DELIVERED by the withinnamed Transferee

MRS. A.N. RAJALAKSHMI

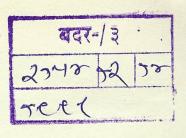
in the presence of

MRS. AKILESHWARI KRISHNAMURTHY

A. N. Rajalahalmi Alcilahwai



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RECEIPT

RECEIVED from the withinnamed the Transferees a sum of Rs.7,00,000/- (Rupees Seven Lakhs only) by towards the sales way of full payment consideration of our Flat No. 703 in C2 Bldg. in the IMPLOSION Co-operative Housing Society Ltd. (Proposed) having address at Village Borla, P.I. Lokhande Marg, Chembur, Mumbai 400 089 as per the above Sale Agreement.

I SAY RECEIVED Rs.7,00,000

WITNESSES:

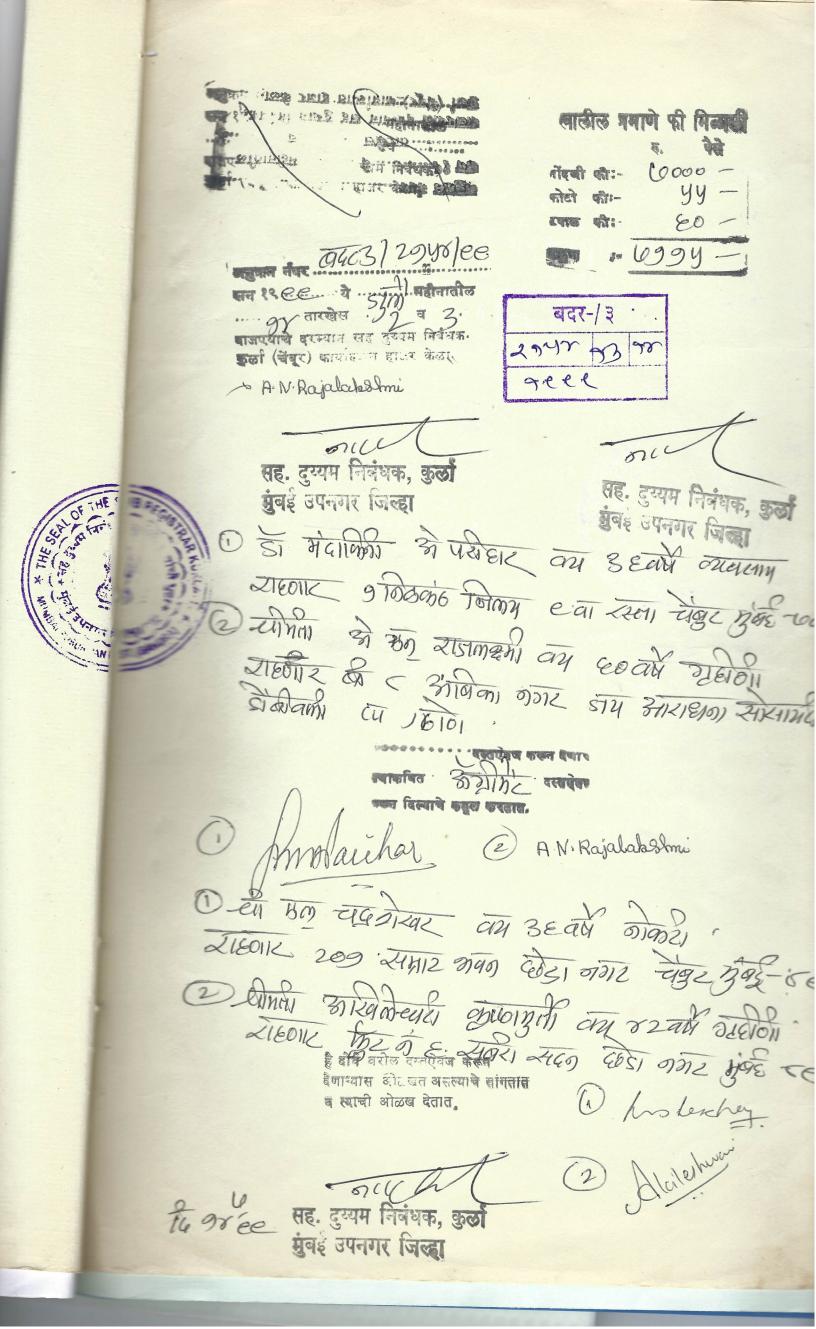
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MUMBAI-400089.

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MRS. AKILESHWARI KRISHNAMURTHY 6, SABARI SADAN, CHEDDA NACIAR, CHEMBUR, MUMBAI -400089.







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वरिष्ठ पोलीस निरीक्षक, टेवनार पोलीस ठाणे,मुंबई दिनांक :-1215/2019.

-: प्रमाणपत्र:-

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० दि 14/07/99 पावारी पावारी सह दुश्यम ० निवंधक मुली उपलगर मिल्टा यांकी हिस्तिरी,

> ठार्ग अंमलदार, टेवनार पोलीस ठाणे, मुंबई

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