



महाराष्ट्र MAHARASHTRA

● 2023 ●

66AA 337802

प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८०००००६  
- 1 AUG 2023  
सदस्य अधिकारी

### Promissory Note

We, Ms. Rosamma Babu, PAN No. ASRPB2283M aged about 58 years an adult Indian Inhabitant and Mr. Babu George, PAN No. AQVPG2834P aged about 58 years both residing at flat no. 807, D10 Saptagiri Tower, Lokdhara Phase III, Kalyan (East) 421 306 Dist. Thane, State Maharashtra do hereby state and confirm on solemn affirmation as under:

Mr. Anish Kumar Gopinathan Pillai, PAN No. BHRPP4122M aged about 37 years an adult inhabitant presently residing at 1205, D10 Saptagiri Tower, Lokdhara Phase III, Kalyan (East) 421 306, Dist. Thane, State Maharashtra, approach the party to purchase the above flat i.e. flat no. 807 and both Ms. Rosamma Babu & Mr. Babu George has agreed to sell the above mentioned flat under the following terms and conditions:

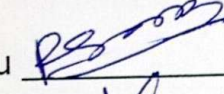
- 1) Both parties (seller and buyer) has mutually agreed total cost of flat for Rs.75,000,00/- (Rupees Seventy Five Lakhs Only).

- 2) The buyer has agreed to pay an advance payment of Rs. 5,000,00/ (Rupees Five Lakhs Only) as a token to confirm the deal and this mutual agreement is valid till March 2024 and in case if the deal is cancelled due to some unseen circumstances by either the seller or buyer, the seller will return the token amount to the buyer on or before April 2024.
- 3) The seller will vacate the flat and handover the flat to the buyer by March 2024.
- 4) The Seller will inform the buyer as and when they will vacate and hand over the flat to the buyer and accordingly the buyer will make the arrangement for the payment and the registration.
- 5) Also it is agreed by the seller as on date they will clear all the dues pertaining to the flat.

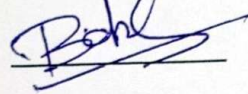
Both the above parties here unto agreed the above terms and conditions.

(Seller)

Ms. Rosamma Babu

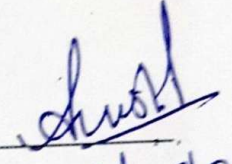


Mr. Babu George

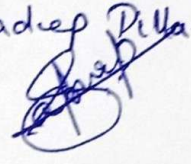


(Buyer)

Mr. Anish Kumar Gopinathan Pillai

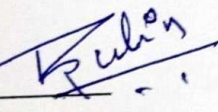


Mrs. Sapna Pradeep Pillai



01/08/2023

Witness:

1) Berlin Babu 

2) \_\_\_\_\_

### Receipt

We, Ms. Rosamma Babu & Mr. Babu George residing at flat no. 807, D10 Saptagiri Tower, Lokdhara Phase III, Kalyan (East) 421 306, Dist. Thane, State Maharashtra hereby acknowledge and confirm the receipt of a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) as a token against the sale of the said flat via wire transfer UTR No.

IMPS322319345650 dated 11/8/23 from HDFC Bank.



(Ms. Rosamma Babu & Mr. Babu George)