

6. That 1 % TDS on consideration i.e. sum of Rs. 80,000/- (RUPEES EIGHTY THOUSAND ONLY ) shall firstly be paid by Purchasers/ Transferees to Income Tax authority and Certificate / Challan to that effect shall be handed over to Vendor / Transferor. The amount of TDS is part and parcel of the total consideration.

7. That the Vendor/Transferor undertakes to give the exclusive physical possession of the above said flat premises to the Purchasers/ Transferees after receipt of the remaining amount of the consideration.

8. That it has been agreed between the parties that Purchasers/Transferees shall pay the monthly dues to the Board and society after handing over the physical possession of the flat premises to him.

9. That the Purchasers / Transferees hereby further agreed and abide by the rules, regulations and bye-laws of society, which would be enforced from time-to-time by the Nehru Nagar Shri Siddhi Co-operative Housing Society Ltd., formed as stated hereinabove.

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10. That the Vendor / Transferor hereby declares that the said Flat premises is free from encumbrances of every nature and no suit or litigations are pending in any Court of Law nor the said flat premises is subject matter of any attachment. The Vendor/Transferor hereby agrees and undertakes that if the said Purchasers/ Transferees are put to loss or damage at any time in further due to any suit or proceedings or attachment not disclosed hereby in respect of the above said flat, the Vendor / Transferor shall indemnify the Purchasers / Transferees.

12. It is agreed between the parties that the NOC charges (Donation) of the Society shall be paid equally by both parties and Stamp Duty and Registration Charges will be paid by Purchasers / Transferees themselves.

### SCHEDULE OF PROPERTY

All that Flat No. 301, 3<sup>rd</sup> Floor, Building No. 67, Nehru Nagar Sagar Co-operative Housing Society Ltd., Nehru Nagar, Kurla (East), Mumbai - 400 024, admeasuring 520 Sq. Fts. Carpet Area, consisting of 1 Room + Kitchen + W.C. + Bath Room. The Building has been constructed by MHADA in the year 2021-2022 on Survey Nos. 229 & 267, C.T.S. No. 12 (Part), "L" - Ward, Mumbai Suburban District, Kurla - 3. The Building is Stilt Parking + 17 floors, with lift and parking facility. All tenements are residential premises.

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The Building is surrounded by :

On or towards the North by : 12.20 Ttrs Road;  
On or towards the South by : 12.20 Ttrs Road;  
On or towards the West by : Building No. 69 .  
On or towards the East by : Building No. 65.

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