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22. The Builders shall obtain Income-tax clearance certificate under Section 230 (A) of the Income-Tax Act, 1961 before completion of the transfer of the land and building to the Co-operative Housing Society for the purpose of the Registration of the Conveyance by the builders to the Co-operative Housing Society.

23. If any time any changes in Government Rules and Regulations in connection of Buildings or Flats, Purchasers are responsible for the same and expenses for that.

24. The parties hereto Specifically declare that:

1. The possession of the said premises is not transferred to the purchasers before the execution on at the time of execution of this Agreement without executing the Conveyances.
2. The explanation to Article 25 of the Bombay stamp Act, 1958 (introduced with effect from 10/12/1983) is not applicable to this Agreement.

SCHEDULE OF THE PROPERTY

All that piece of land admeasuring ~~550~~⁸⁴⁰ square yards forming part of the greater piece of land bearing Survey No.254 Hissa No. 2/1 & 2/2 of village Thakurli at Dombivli, Taluka Kalyan, Dist Thane situated within the Limits of Kalyan Municipal Corporation of Dombivli division along with all trees, fencing, hereditaments, stones and everything therein the land shown delineated by red boundry in the plan annexed and bounded as follows :

- On or toward North - By Plot bearing C.T.S. No. 1378.
- On or toward South - By Remaining property belongs S. A. Ghag.
- On or toward West - By Plot bearing C.T.S. No.1385 1426 H.No. 1 & 3.
- On or toward East - By Plot bearing C.T.S. No. 1399.

[Handwritten signature]

In witness whereof
 at Dombivli, Dist. Thane
 dated

SIGNED, SEALED AND DELIVERED
 by the withinnamed Agent
 the presence of

SIGNED, SEALED AND DELIVERED
 by the withinnamed *PURCHASER
 Smt./Smt. *Helen M.*

in the presence of.....

(1) *[Signature]*
 (2)



