

536/23017

पावती

Original/Duplicate

Thursday, December 21, 2023

नोंदणी क्र. :39म

12:56 PM

Regn.:39M

पावती क्र.: 24762 दिनांक: 21/12/2023

मावाचे नाव, पैरोवी

दस्तावेजाचा अनुक्रमांक: टनन9-23017-2023

दस्तावेजाचा प्रकार: कराखनामा

मादर करणाऱ्याचे नाव: संतोष बाकेबिहारी मिश्रा - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 500.00
पृष्ठांची संख्या: 25	

एकूण: ₹. 30500.00

Sub Registrar Thane 9

वाजार मूल्य: ₹.2921205 /-

मोयदवा ₹.4100000/-

भर्येले मूद्रांक शुल्क : ₹. 246000/-

सह मुख्यम निबंधक/वर्ग २ ठाणे क्र. ९

1) देयकाचा प्रकार: DHC रकम: ₹.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223202422397 दिनांक: 21/12/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012700634202324E दिनांक: 21/12/2023

विक्रेते नाव व पत्ता:

S. S. M. D. J. C.

मुकुट दस्तऐवज सर्व्हिस केंद्र
पक्षकारांना दिला.

536/23017

Thursday, 21 December 2023 1:58 PM

इतर पावती

DNL

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 24774 दिनांक: 21/12/2023

गावाचे नाव: - ऐरोली
दस्तावेजाचा अनुक्रमांक: टनन9-23017-2023
दस्तावेजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: संतोष बाकेविहारी मिश्रा --
वर्णन

दस्त हाताळणी फी

₹. 100.00

एकूण:

₹. 100.00

Sub Registrar Thane 9

1); देयकाचा प्रकार: DHC रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223211709295 दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

सह न्याय निबंधक वर्ग २ ठाणे क. ९



26/12/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. टाणे 9

दस्त क्रमांक : 23017/2023

नोंदणी :

Regn 63m

गावाचे नाव : ऐरोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4100000
(3) बाजारभाव (माटेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2921205
(4) धू-मापन, पोटशिरमा व परक्रमांक (असल्यास)	1) पाविकेचे नाव: नवी मुंबई मनपा इतर वर्णन: इतर माहिती: माप नं. 08, तळ मजला, निबारा सी एच एस वि. प्लॉट नं. 50, सेक्टर - 8 ए, ऐरोली, नवी मुंबई, जिल्हा ठाणे. क्षेत्रफळ 14.893 चौ. मीटर + 4.514 चौ मीटर लॉफ्ट ((SECTOR NUMBER : 8 A ; Plot Number : 50 ;))
(5) क्षेत्रफळ	1) 19.407 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहीन ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:-गणेश रामकृपाल पांडे - - बय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रो हाऊस नं. 3, सतगार्ड सी एच एस वि. , कस्तुरी बिल्डिंग, प्लॉट नं. 25, सेक्टर 8, ऐरोली, नवी मुंबई, जिल्हा ठाणे. पिन कोड:-400708 पॅन नं:-AAJPP2398B
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1): नाव:-संतोष बाकेबिहारी मिश्रा - - बय:-49; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: कम नं. ए एल - U300, अष्टदर्शन अपार्टमेंट, सेक्टर -5, ऐरोली, नवी मुंबई, जिल्हा ठाणे. पिन कोड:-400708 पॅन नं:-AQJPM2459C 2): नाव:-संजु संतोष मिश्रा - - बय:-43; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: कम नं. ए एल - 1/300, अष्टदर्शन अपार्टमेंट, सेक्टर -5, ऐरोली, नवी मुंबई, जिल्हा ठाणे. पिन कोड:-400708 पॅन नं:-AXOPM6013A
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	23017/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	246000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANTOSHKUMAR BAKEBIHARI MISHRA	eChallan	69103332023122017428	MH012700634202324E	246000.00	SD	0006697385202324	21/12/2023
2	SANTOSHKUMAR BAKEBIHARI MISHRA	eChallan		MH012700634202324E	30000	RF	0006697385202324	21/12/2023
3		DHC		1223202422397	500	RF	1223202422397D	21/12/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Valuation ID

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नाव

वार्षिक मूल्य दर दर
खुली जमीन
422/10

वाधीव क्षेत्राची नोंद
वांधकाम क्षेत्र (B-1)
वांधकामाचे वर्गीकरण
उद्भवहन सुविधा.

रस्ता सन्मुख -
संमिश्र वापराच्या ह-
Sale Type - First
Sale/Resale of the
घसा.यानुसार नि

A) मुख्य भिळकती

Applicable Ru

एकत्रित अंतिम

http://10.10.246

		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				21 December 2023, 12:42:20 PM टनन	
Valuation ID		202312213689					
मूल्यांकनाचे वर्ष	2023						
जिल्हा	ठाणे						
मूल्या विभाग	तालुका ठाणे						
उप मूल्या विभाग	163 - ऐरोली नोड रोक्टर नंबर 8 अ						
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर		
42200	120500	135100	150500	135100			
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र (Built Up)	19.41 चौ मीटर	मिळकतीचा वापर -	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार -	बांधीव		
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर -	Rs 266200/-		
उद्भवान सुविधा -	आहे	मजला -					
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही				
संमिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - नाही							
Sale Type - First Sale							
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
		= (((150500-42200) * (100 / 100)) + 42200)					
		= Rs.150500/-					
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
		= 150500 * 19.41					
		= Rs.2921205/-					
Applicable Rules		= 3					
एकत्रित अंतिम मूल्य		<p>मुख्य मिळकतीचे मूल्य (तळमजल्याचे मूल्य - मेडनरुईन मजला क्षेत्र मूल्य - रस्ताच्या मजल्याचे मूल्य/खुली बाळकणी) + वरील मजल्याचे मूल्य + बांधिल वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारत भागातील खुल्या जागेचे मूल्य - बांधिल बाळकणी - स्वयंचालित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 2921205 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.2921205/-</p> <p>= २ एकोणतीस लाख एकवीस हजार दोन शो पाच /-</p>					

Home Print

टनन - ९
दस्त क्र. 25090 / 2023
9/20





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1223202422397

Receipt Date 21/12/2023

Received from Santosh Bakebihari Mishra - -, Mobile number 9870000004, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 23017 dated 21/12/2023 at the Sub Registrar office S.R. Thane 9 of the District Thane.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name SBIN

Payment Date 20/12/2023

Bank CIN 10004152023122021170

REF No. 335492503148

Deface No 1223202422397D

Deface Date 21/12/2023

This is computer generated receipt, hence no signature is required.

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दस्त क्र. 23094/2023
2/30



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223202422397

Date 20/12/2023

Received from Santosh Bakebihari Mishra - -, Mobile number 9870000004, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Thane 9 of the District Thane.

Payment Details

Bank Name SBIN

Date 20/12/2023

Bank CIN 10004152023122021170

REF No. 335492503148

This is computer generated receipt, hence no signature is required.

[Handwritten signature]

S.K. Mishra
सं. र. थाने

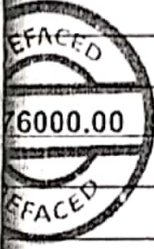
ट न न - ९
दस्त क्र. २३०९५ / २०२५
३/३०



CHALLAN
MTR Form Number-6



MH012700634202324E	BARCODE	Date	20/12/2023-15:12:43	Form ID	25.2
Payment Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)			
Name THN3_THANE NO 3 JOINT SUB REGISTRA		Full Name		SANTOSHKUMAR BAKEBIHARI MISHRA	
on THANE		Flat/Block No.		SHOP NO 6, GROUND FLOOR, NIWARA	
2023-2024 One Time		Premises/Building		CHS.LTD.	
Account Head Details		Amount In Rs.			
16401 Stamp Duty		246000.00		Road/Street	
63301 Registration Fee		30000.00		Area/Locality	
				Town/City/District	
				PIN	
				4 0 0 7 0 1	
		Remarks (If Any)			
		SecondPartyName=GANESH RAMKRIPAL PANDEY-CA=4100000			
		Amount In		Two Lakh Seventy Six Thousand Rupees Only	
		2,76,000.00		Words	
Bank Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN		Ref. No.	
		69103332023122017428		2844321808	
Cheque-DD Details		Bank Date		RBI Date	
Cheque/DD No.		20/12/2023-15:14:58		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Address of Branch		Scroll No. , Date		100 , 21/12/2023	



Payment ID : Mobile No. : 9987125700
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचल केवल दरयान निकास कार्यालय नोदणी कार्यालया दस्तावेजा दस्तारादी लागू आहे. नोदणी न कार्यालया दस्तावेजादी सदर चालन लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
01	(IS)-536-23017	0006697385202324	21/12/2023-12:55:52	IGR121	30000.00

Page 1/2
 ट न न - ९
 दस्त क्र. २७०१५ / २०२३
 ५/३०



21-12-2023 01:10:23

GRN : MH012700634202324E Amount : 2,76,000.00

Bank : IDBI BANK

Date : 20/12/2023-15.1

2	(IS)-536-23017	0:06697385202324	21/12/2023-12:55:52	IGR121	2460
Total Defacement Amount					2,76,000

MH012700634202324E

ment
 of Payment
 Name
 on
 2023-2
 Acc
 46401 Stamp
 63301 Regis
 ment Details
 ue/DD No.
 of Bank
 of Branch
 ument ID:
 This chat
 चलन संकेत

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 दस्त क्र. २५०१५ / २०२३
 ५/३०



Date : 20/12/2023-15:1



CHALLAN
MTR Form Number-6



24600		MH012700634202324E	BARCODE	Date	20/12/2023-15:12:43	Form ID	25.2
2,76,000		Inspector General Of Registration		Payer Details			
Stamp Duty		Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Name		THN3_THANE NO 3 JOINT SUB REGISTRAR		Full Name	SANTOSHKUMAR BAKEBIHARI MISHRA		
Location		THANE		Flat/Block No.	SHOP NO.6, GROUND FLOOR, NIWARA		
2023-2024 One Time				Premises/Building	CHS.LTD.		
Account Head Details		Amount In Rs.					
246401 Stamp Duty		246000.00		Road/Street	PLOT NO.50, SECTOR -8A, AIROLI		
263301 Registration Fee		30000.00		Area/Locality	NAVI MUMBAI		
				Town/City/District			
				PIN	4	0	0
				PIN	7	0	1
				Remarks (if Any)			
				SecondPartyName=GANESH RAMKRIPAL PANDEY-CA=4100000			
				Amount In	Two Lakh Seventy Six Thousand Rupees Only		
		2,76,000.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023122017428	2844321808		
Cheque/DD No.		Bank Date	RBI Date	20/12/2023-15:14:58	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Document ID : Mobile No. : 9987125700
 E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

Handwritten signature
 S. K. Mishra
 स. कृ. मिश्रा

Page 1/1
 ट न न - ९
 दस्त क्र. २३०९७ / २०२३
 ६/३०



Date 20-12-2023 03:15:30

Date 21-12-2023 01:10:2

Sanju
S.K. Mishra
संजुमिका

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at Navi Mumbai on this 21ST day of Dec, 2023 BETWEEN MR. GANESH RAMKRIPAL PANDEY, Age 52 years, (PAN NO. AAJPP2398B), an adult of Indian Inhabitant, having address at Row House No.3, Satsai CHS. Ltd.,(Kasturi Building), Plot No.25, Sector-8, Airoli, Navi Mumbai-400708, hereinafter called "the TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning therefore be deemed to mean and include their heirs, executors administrators and assigns) of the FIRST PART AND MR. SANTOSH BAKEBIHARI MISHRA, Age 49 years, PAN NO.AQJPM2459C MRS. SANJU SANTOSH MISHRA, Age 43 years PAN NO. AXOPM6013A, both adults of Indian Inhabitants, residing at Room No.AL-I/300, Astadarshan Apartment, Sector-5, Airoli, Navi Mumbai- 400 708, hereinafter called "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the SECOND PART.

Sanju
S.K. Mishra ...2
संजुमिका

ट न न - ९
दस्त क्र. 23094/2023
७/30



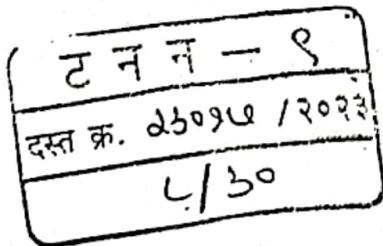
WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as said Act).
2. The State Government in pursuant to Section 113A of the said Act, has acquired lands described therein and vested such lands in the Corporation for development and disposal.
3. By an Agreement to Lease dated : 05/09/2002 executed by the City and Industrial Development Corporation of Maharashtra Ltd., therein and hereinafter referred to as "the Corporation" of the One Part, in favour of the MR. GANPAT KALYA MADHAVI & 2) SMT. SALUBAI GANPAT MADHAVI therein referred to as the licensee of the other part, the Corporation has agreed to lease the Plot No. 50, Sector-8A, Airoli, Navi Mumbai, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasurement 800.00 Sq. Mtrs or

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thereabout more particularly described in the schedule written there under commercial use on 60 years lease and on the terms and conditions and at or for a consideration as contained therein and in pursuance whereof the said corporation handed over the possession of the plot to them to enable them to construct a building or buildings subject to the terms and conditions as contained in the said Agreement to lease.

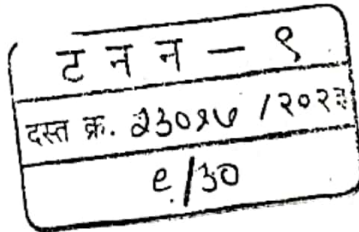
4. By an Agreement of Assignment cum Development made at Navi Mumbai on 26/06/2003 between the Licensee, therein referred to as "the Assignors" of the One part and the M/S. NIWARA GROUP (BUILDERS AND DEVELOPERS AND CIVIL ENGINEERS, Through its Partner MR. MANIK N. MUNDPHAN, the Developer herein, therein referred to as "the Assignee" of the Other part (hereinafter referred to as "the said Agreement of Development") Allottees had assigned all their rights and interest in and upon the said Plot No. 50 admeasuring 300 Sq. Mtrs. Out of 800 Sq. Mtrs. And 50% rights in respect of remaining 500 Sq. Mtrs. Area from the said plot in favour of the said Developers as a Joint Venture of the said Developers had agreed to carry out the construction as per the plans and specification to be approved by the Corporation and as per the Development Agreement.

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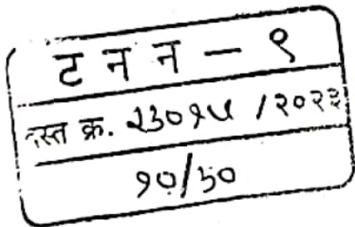
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5. The Developers had entrusted the architect works to 'ANIL DOSHI & ASSOCIATES' (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.
6. The Navi Mumbai Municipal Corporation, by its letter under Reference No. : - NMMC/TPD/BP/case No. A-2523/2905/04 Dated : 27/08/2004, granted its permission to develop the said plot and to construct the building thereon for residential-cum-commercial purpose as per the terms and conditions of the commencement letter and thereby approved and sanctioned the plans in respect of the said building.
7. By virtue of the said Agreement of Development the Developer alone had the sole and exclusive right to sell the flats and shops in the said building/s to be constructed by the Developer on the said land and to enter into agreement/s with the purchaser/s of the flats/shops.
8. The Developers had got approved from the concerned local authority the plans, the specifications, elements, sections and details of the said building/s.

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9. The Builders constructed on the said plot shall be known as "NIWARA", registered under the Provision of Maharashtra Co-op Societies Act, 1990 under the Certificate of Registration No. NBOM / CIDCO/HSG/(OH)2345/JTR/2006-2007, granted by the Joint Registrar, CIDCO, Navi Mumbai.
10. The Navi Mumbai Municipal Corporation, by its letter under Reference No. : - जा. क्र./ नरवि /भोप्र/ प्र.क्र. वी -२४६० /२१५१ /०५ Dated : 08/04/2005, issued Occupancy Certificate of the said plot as per the terms and conditions of the commencement letter of the said building.
11. Under an Agreement for sale dated: 07/09/2011 MR. GANESH RAMKRIPAL PANDEY, had herein purchased a Shop NO. 6, Ground Floor, in the Building known as NIWARA, Plot No. 50, Sector-8A, Airoli, Navi Mumbai- 400 708, admeasuring 14.892 Sq. Mtrs. Built-up Area + 4.514 Sq. Mtrs. Loft, from M/S. M/S. NIWARA GROUP (BUILDERS & DEVELOPERS & CIVIL ENGINEERS) and registered with sub-registrar office Thane under its documents Sr. No. TNN8-05982-2011, Dated: 07/09/2011, hereinafter referred to as "THE SAID SHOP", more particularly described in the SECOND SCHEDULE mentioned hereunder.

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12. The Transferor is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to, free from all encumbrances, the said Premises and share as owner thereof.

13. The Transferor hereby agree to sell to the Transferees, the Premises on Ownership basis under provisions of the said Act as hereinafter mentioned and upon the Transferor under these presents and complying with all the terms and conditions thereof.

14. The Transferees hereby agrees to purchase and the Transferor hereby agrees to sell the said Premises subject to the terms and conditions of the Agreement to Lease.

15. And whereas by virtue of membership of the said Society, the Transferor is holding five shares of Rs. 50/-each, bearing Shares No. from 0196 to 0200 under Share Certificate No. 40 (hereinafter for the sake of brevity referred to as "the said Shares") issued by the Society in their favor.

16. The Transferees have approached the Transferor for the purchase of the Premises both the parties hereto agreed to fix the price of the said premises and the Share at Rs.41,00,000/- (Rupees Forty One Lakh Only).

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17.As per mutual agreement and understanding the Transferor have agreed to transfer the said Premises in the Society to the Transferees upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Transferor hereby agree to transfer, assign and / or sell to the Transferees and the Transferees hereby agree to acquire and purchase from the Transferor the said share, Premises and all the rights, title and benefits there under for a total sale price of Rs.41,00,000/- (Rupees Forty One Lakh Only), being the price of the Premises and shares with all rights and benefits in / under the said Premises.
 - a) The Transferees has paid to Transferor a sum of Rs.9,01,000/- (Rupees Nine Lakh One Thousand Only), by way of cheque being the part amount of sale consideration towards sale / transfer / assignment of the said premises (the receipt and payment whereof the Transferor doth hereby admit and acknowledge).
 - b) The Transferees shall pay the Transferor, balance amount of Rs.31,99,000/- (Rupees Thirty One Lakh Ninety Nine Thousand Only) by way of loan within 45 days from the date of Registration of Agreement from any financial institute.

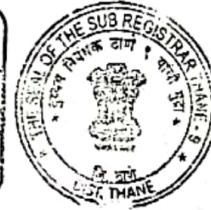
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2. Possession of the said Premises shall be handed over by the Transferor to the Transferees on receipt of full and final amount of sale price as stated hereinabove.
3. The Transferor immediately on receipt of full and final payment of consideration as stated above shall make an application to the said premises & have agreed to make and execute and cause to be executed the necessary documents applications, transfer forms, and other writings as may be require for the purpose of the Transferring to the name of the Transferees the said Premises and deposit amount if any, lying and to the credit of the Transferors, as the owner of the said Premises.
4. The Transferees shall pay the stamp duty and registration charges in respect of this agreement, and the transfer charges to be payable to Society, shall be borne and paid by the Transferees.
5. The Transferor hereby declares:-
 - i) That the said Premises are not subject to charge, encumbrances, liability, litigations, adverse claim. The said Premises are free from all encumbrances of any nature whatsoever.

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- ii) That the Transferor have full and absolute right and authority to sell and / or transfer the Premises and rights, title and benefits there under in favour of the Transferees and to handover to the Transferees the possession of the said Premises as aforesaid and the Transferor and any one on their behalf have not done any act, deed or omission whereby the Transferor may be prevented from transferring their rights, in the Premises.
- iii) That the Transferees shall and will at all times hereinafter peacefully and equitably occupy possess and enjoy the said Premises without any interruption, claim and demand whatsoever from the Transferor or any other persons or person lawfully or equitably claiming by from under or in trust for the Transferor.
- iv) That Transferor have also agreed that they will at the request of the Transferees, execute and cause to be done and executed all such acts, deeds matters things documents for more perfectly assuring unto the Transferees, the premises as may be required by the Transferees.
6. The Transferor doth hereby declare that all the Municipal taxes and water charges, maintenance charges and other outgoing in respect of the Premises shall be borne and paid by the Transferor up to the month in which the Transferor hand over to the

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Transferees, vacant and peaceful possession of the said premises, and thereafter the same shall be borne and paid by the Transferees. The Transferor have also performed and observed all the rules and regulations and bye – laws of the Society till date. The Transferees shall transfer the electricity connection as per the procedure of the electricity board and shall bear all costs exclusively.

7. The Transferees shall become member and share holder of the Society and shall abide by and observe the rule and regulations and bye-laws of the Society and to pay all outgoing including municipal taxes, charges, deposits etc., in respect of the said Premises that may become payable from the date of possession of the Premises to be handed over to the Transferees.
8. Neither the Transferor nor any of their predecessor in title have had received any notice either from Corporation and / or from any other statutory body or authorities regarding the acquisition and / or requisition of the said premises, and the Transferor or their heirs, executors, administrators shall not claim any right, title and interest in the said premises and share and benefits under the said Agreement.

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