

22. The Transferee shall lodge the present agreement before the concerned Registrar of Assurances and the Transferor shall admit her signature on the said agreement before the said authority within the prescribed time limit as per law.

23. It is specifically agreed by and between the parties that once the entire consideration amount of the said Flat is paid to the Transferor, this agreement shall be deemed to be treated as Sale Deed.



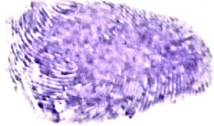
24. It is also agreed by and between the parties that the Stamp Duty and the registration charges in respect of the present agreement shall be borne and paid by the Transferee.

IN WITNESS WHEREOF the parties hereto hereunto have set and subscribed their respective hands on the day and year first hereinabove written.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that the self contained Flat on ownership basis being Flat No.105, First floor, (as per O.C. Bldg. No.F) admeasuring 595 sq.ft. Super Built up area in Paradise Tower Co-operative Housing Society Ltd., Vidya Mandir Road, Misquitta Nagar, Dahisar (East), Mumbai 400 068, in Registration District and Sub-district of Mumbai City and Mumbai Suburban on land bearing C.T.S No.1146-A to C of Village Dahisar, Taluka Borivli, Mumbai Suburban District.

SIGNED AND DELIVERED }
by the within named the TRANSFEROR }
MRS. MEERA BIPIN AJMERA }
MAIDEN NAME MEERA G. SAKPAL }

	 Signature	 Left Hand Thumb Impression
---	---	---

in the presence of *D. H. M. 2117 32117* }

SIGNED AND DELIVERED
by the within named the TRANSFEREE
MR. MITESH AMARSHI NISHAR

 Left Hand Thumb Impression		 Signature
---	--	--

in the presence of Bhawin...

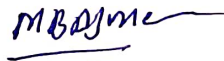
RECEIPT

RECEIVED of and from the Transferee MR. MITESH AMARSHI NISHAR & a sum of Rs.31,43,000/- (Rupees Thirty one lakhs forty three thousand only) being the **Part Consideration** in respect of Flat No.105. First floor, Paradise Tower Co-operative Housing Society Ltd., Vidya Mandir Road, Misquitta Nagar, Dahisar (East), Mumbai 400 068, which I have agreed to sell as per the terms of this agreement.

The said amount is received by me in the following manner:-

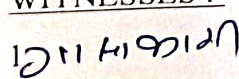
Amount	Cheque No.	Date	Banker's Name and Branch
31,43,000/-	251658	09.04.2024	IDBI Bank Dahisar East

I say received Rs. 31,43,000/-



(MRS. MEERA BIPIN AJMERA
MAIDEN NAME MEERA G. SAKPAL)
TRANSFEROR

WITNESSES :-

1. 

2. 