

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बोरीवली 7

दम्न क्रमांक : 16159/2022

नोंदणी :

Regn:63m

30/11/2022

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	कगरनामा
(2) मोबदला	7750000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	6313497.2
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: टिंबर ग्रीन पार्क जी गार्डेनिया को. ऑप. हौ. मोसा. लि., ब्लॉक नं: - टिंबर ग्रीन पार्क, केतकीपाडा रोड, रोड: दहिसर पूर्व मुंबई 400068 ((C.T.S. Number : 2956 TO 2959, 2959/3 TO 14, 2970, 2973 ;))
(5) अंत्रफळ	1) 52.49 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नोपवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गणेश प्रसाद चतुर्वेदी वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र. जी-201, माळा नं: -, इमारतीचे नाव: गार्डेनिया, टिंबर ग्रीन पार्क, ब्लॉक नं: - केतकीपाडा रोड, ऑफ. वेस्टर्न एक्सप्रेस हायवे, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ADAPC1419L 2): नाव:-मीनाक्षी चतुर्वेदी वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. जी-201, माळा नं: -, इमारतीचे नाव: गार्डेनिया, टिंबर ग्रीन पार्क, ब्लॉक नं: - केतकीपाडा रोड, ऑफ. वेस्टर्न एक्सप्रेस हायवे, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ALGPC6851Q
(8) दम्नोपवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य पाठक वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र. सी/ 403, माळा नं: -, इमारतीचे नाव: गॅक गार्डन सीएचएस, ब्लॉक नं: - कांदरपाडा, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-CCZPP9735J 2): नाव:-प्रियंका पाठक वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र. सी/ 403, माळा नं: -, इमारतीचे नाव: गॅक गार्डन सीएचएस, ब्लॉक नं: - कांदरपाडा, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-BUGPP8991J
(9) दम्नोपवज करून दिल्याचा दिनांक	30/11/2022
(10) दम्न नोंदणी केल्याचा दिनांक	30/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	16159/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	465000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



गल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी घेत

Shavan

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Share Certificate No.: 18

Member's register No.: 18

No. of Shares: 05 Shares

TIMBER GREEN PARK 'G' WING (GARDENIA) CHS LIMITED

Registered under Maharashtra Co-operative Societies Act, 1960
Registration No. MUM/W.R./HSG/TC14612/09-10/dt. 16/01/2010

This is to certify that

Mrs. Elvina D'souza

is/are the Registered Holder(s) of 05 (Five) fully paid up shares of Rs. Fifty each numbered from 86 to 90 both inclusive, in TIMBER GREEN PARK 'G' WING (GARDENIA) CO-OPERATIVE HOUSING SOCIETY LIMITED, Dahisar subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai this
TENTH day of JUNE 2010




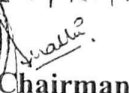
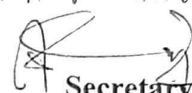



J. D. Chavan
Chairman

A. K. Chavan
Secretary

J. D. Chavan
Member

MEMORANDUM OF TRANSFERS OF WITHIN MENTIONED SHARE(S)

Date	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
06.08.2011	01	18	MR. GANESH PRASAD - -CHATURVEDI & MEENAKSHI CHATURVEDI.  Chairman  Secretary	27  Member
25.11.2023	11	27	MR. ADITYA PATHAK & PRIYANKA PATHAK  Chairman  Secretary	 Member
			Chairman Secretary	Member
			Chairman Secretary	Member

CHALLAN
MTR Form Number-6



Form No. MH011404919202223E | BARCODE | Date 29/11/2022-22:29:27 | Form ID 25.2

Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		PAN No.(If Applicable)	CCZPP9735J		
Location	MUMBAI		Full Name	ADITYA PATHAK		
Year	2022-2023 One Time		Flat/Block No.	FLAT NO. 702, 7TH FLOOR, TIMBER GREEN		
Account Head Details	Amount In Rs.	Premises/Building	PARK, GARDENIA CO-OP HSG SOCIETY LTD			
0030045501 Stamp Duty	465000.00	Road/Street	TIMBER GREEN PARK, KETAKI PADA ROAD, DAHISAR (EAST)			
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI			
		Town/City/District				
		PIN		4	0	0
		Remarks (If Any)	PAN2=ADAPC1419L~SecondPartyName=GANESH PRASAD CHATURVEDI~			
Total	4,95,000.00	Amount In	Four Lakh Ninety Five Thousand Rupees Only			
		Words				



Payment Details	CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	02810672022112955914	802659937		
Cheque/DD No.	Bank Date	RBI Date	29/11/2022-22:32:45	Not Verified with RBI		
Name of Bank	Bank-Branch		CENTRAL BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-451-16159	0005645417202223	30/11/2022-13:09:37	IGR196	30000.00
2	(IS)-451-16159	0005645417202223	30/11/2022-13:09:37	IGR196	465000.00
Total Defacement Amount					4,95,000.00

Print Date 30-11-2022 01:10:47
बरल - ७/
१६१५९ ३६ ४२
२०२२

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE / A-3368 / EP (WS) / AR OF **29 JAN 2009**

To,
Haren Textiles Pvt. Ltd.
Harit Synthetics Fabrics Pvt. Ltd.
Owner.

OFFICE OF THE
EX. ... (W.P.) R.A.P.R.
Dt. ...
KAKU ...

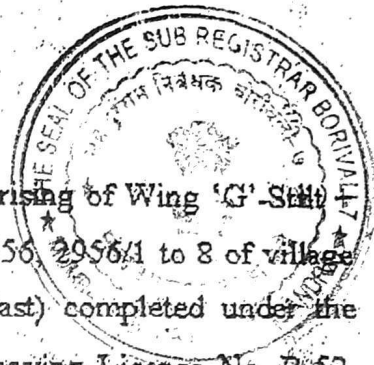
Subject: Permission to occupy the Part completed building on Sub-Plot 'B' of Property bearing C.T.S. No. 2956, 2956/1 to 8 of village Dahisar at Western Express Highway Dahisar (East).

Reference: Your letter dated : 14-10-2008.

Sir,

The development work of Part building comprising of Wing 'G' - Stn 1 & 2 Upper floors on Sub-Plot 'B' bearing C.T.S. No. 2956, 2956/1 to 8 of village Dahisar at Western Express Highway, Dahisar (East) completed under the supervision of Shri B.S.Barot, Licensed Surveyor having License No. B-52, Shri Achyut Watve, Licenced Structural Engineer, having License No. STR/W/10 and Shri Pushpavadan J. Shah, Licenced Site Supervisor, having Licence No. S/548/SS-I may be occupied on the following conditions:

1. That the certificates under section 270-A of B.M.C. Act shall be obtained from A.E.W.W (R / North) ward and a certified copy of the same shall be submitted to this office.
2. That the Co Op Hsg. Society shall be formed and registered within six months from the date of issue hereof, or before B.C.C. whichever is earlier.



बरल - ७/		
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२०२२		

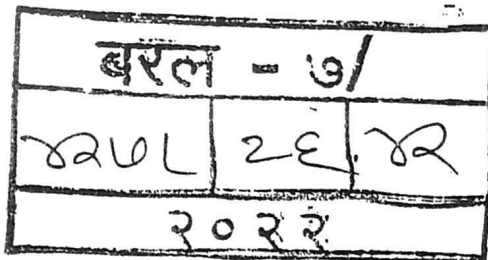
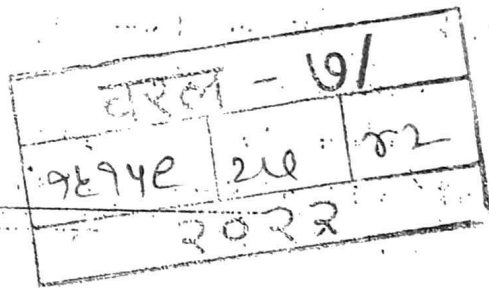
बरल - ७/		
१२०६	२५	०२
२०२२		

A set of plan duly signed is returned herewith for record please.

Yours faithfully,

Acc: 1 set of plan.

[Signature]
Ex. Engineer, Building Proposal
(Western Suburbs) 'R' Ward



22



सत्यमेव जयते

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक एमयुएम/डब्ल्यु आर/एचएसजी/टिसी/१४६१



या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे
टिबर गिन पार्क जी विंग गार्डेनिया को-ऑप.हौसिंग सोसायटी लि.
सी.टी.एस.नं. २९७०, २९७३, सर्व्हे नं. १०२, १०४ व १०९, ताक्या
जवळ, वेस्टर्न एक्सप्रेस हायवे, दहिसर (पूर्व), मुंबई ४०० ०६८.

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये
संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

असून उप-वर्गीकरण
आहे.

कार्यालयीन मोहोर



COLOUR XEROX

सही (एस.एम.घोटील)

उपनिबंधक,
संस्था, आर विभाग, मुंबई.

मुंबई :

दिनांक : १६/१०/२०१०



Suburban District

७५० - ७/		
१६१५२	२४	२२
२०२२		

TIMBER GREEN PARK G WING (GARDENIA) CO. OP. HSG. SOC. LTD.

Reg. No. MUM/W.R./HSG/TC/14612/09-10/DT. 16/01/2010.

Before Toll Naka. Western Express Highway. Ketaki Pada Road, Dahisar (East), Mumbai - 400 068.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Ganesh Prasad Chaturvedi & Mrs. Meenakshi Chaturvedi are bonafide members of our society and holding Flat No. 702, on the Seventh floor of Timber Green Park 'G' wing Gardenia CHSL. The building is stilt plus 7 floors with lift facility and was constructed in the year 2009.

This certificate is being issued on the request of Mr. Ganesh Prasad Chaturvedi & Mrs. Meenakshi Chaturvedi as they intend to sell their above said flat. The Society has No Objection for sale of the said flat.

Thanking You,

[Signature]
Chairman/Secretary
November 29, 2022



बोरल - ७/		
७६७५६	७६	७२
२०२२		

७६७५६	७७	७२
२०२२		

451/16159

पावती

Original/Duplicate

Wednesday, November 30, 2022

नोंदणी क्रं. :39म

1:09 PM

Regn.:39M

पावती क्रं.: 17003

दिनांक: 30/11/2022

गावांचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल7-16159-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आदित्य पाठक

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:26 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6313497.2/-

मोबदला रु.7750000/-

भरलेले मुद्रांक शुल्क : रु. 465000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3011202205200 दिनांक: 30/11/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011404919202223E दिनांक: 29/11/2022

बँकेचे नाव व पत्ता:


सह दु.नि.का.बोरीवली7
सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.





CHALLAN
MTR Form Number-6



GRN	MH011404919202223E	BARCODE			Date	29/11/2022-22:29:27	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	CCZPP9735J					
Location	MUMBAI			Full Name	ADITYA PATHAK					
Year	2022-2023 One Time			Flat/Block No.	FLAT NO. 702, 7TH FLOOR, TIMBER GREEN					
Account Head Details		Amount In Rs.	Premises/Building	PARK, GARDENIA CO-OP HSG SOCIETY LTD						
0030045501	Stamp Duty	465000.00	Road/Street	TIMBER GREEN PARK, KETAKI PADA ROAD, DAHISAR (EAST)						
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI						
			Town/City/District							
			PIN		4	0	0	0	6	8
			Remarks (If Any)	PAN2=/.DAPC1419L-SecondPartyName=GANESH PRASAD CHATURVEDI-						
			Amount In	Four Lakh Ninety Five thousand Rupees Only						
Total		4,95,000.00	Words							
Payment Details	CENTRAL BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	02810672022112955914	802659937				
Cheque/DD No.			Bank Date	RBI Date	29/11/2022-22:32:45	Not Verified with RBI				
Name of Bank			Bank-Branch	CENTRAL BANK OF INDIA						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						



Department ID :

Mobile No. :

8655369034

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

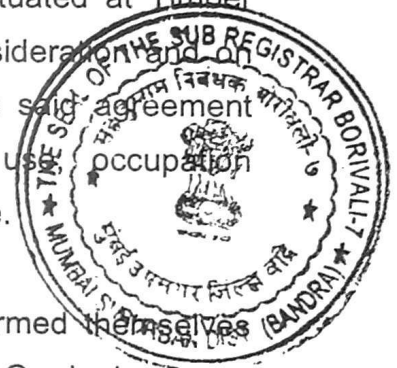
C. P. Chaturvedi
Chaturvedi

Aditya Pathak
Pathak

बरेल - ७/		
१६९५९	२	४२
२०२२		

WHEREAS THE SELLER / TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE PURCHASER / TRANSFEREES AS FOLLOWS:

WHEREAS by an Agreement dated 09-03-2010, duly registered vide registration No. 2272 with the Sub-registrar of Borivali-1 Mumbai suburban Dist.- Bandra, Mumbai (Receipt No. 2273) entered into between Mrs. Elvina D'Souza, residing at Marol, Andheri (East) Mumbai (referred to as " The OWNERS" therein) and the TRANSFERORS herein (therein referred to as "FLAT PURCHASER"), the later had purchased and acquired a residential Flat No. 702 on the 7th Floor, G Wing, Gardenia, Timber Green Park, Ketaki pada road, Off Western Express Highway, Near Dahisar Check-Naka, Dahisar (East), Mumbai-400068 particularly described in the Schedule hereunder written and herein after referred to as "THE SAID FLAT", admeasuring 565 square feet (Super built-up) equivalent to 52.49 square meters i.e. 468.52 square feet of Built-up area of Wing G in the building/complex named Gardenia situated at Timber Green Park constructed by the BUILDER for the consideration and on terms and conditions more particularly recorded in the said agreement dated 09-03-2010 and the TRANSFERORS is in use and occupation enjoyment and possession of the said Flat referred above.



AND WHEREAS the flat purchasers of the building formed themselves into a society namely "Timber Green Park G wing Gardenia Co-op Housing Society Ltd" bearing Registration No. MUM/WR/HSG/TC/14612/2009-10 Year 2010 under the provisions of Maharashtra Co-op. Soc. Act, 1961 (hereinafter for sake of brevity referred to as "THE SAID SOCIETY"). The Society registration certificate is given as Annexure to this Agreement.

AND WHEREAS all the members have paid their respective entrance fees and shares capital to the said society.

ब्रह्म - ७/		
१६९५९	४	४२
२०१२		

AND WHEREAS the said society has issued the Share Certificate to its members.

C.P. Chaudhary
Meerabehn Chaturvedi

Devi
Hastak

AND WHEREAS the TRANSFERORS herein as the member of the said society are entitled to and are the owner of the 5 number of shares numbered 86 to 90 (hereinafter the shares for sake of brevity are referred to as "THE SAID SHARES" and the said Flat and the said Shares are together referred to as "THE SAID PREMISES". Copy of the referred share certificate issued by society in the name of TRANSFERORS herein is given as annexure to this agreement.

AND WHEREAS in these circumstances the TRANSFERORS are the only persons entitled to the said shares and is having consequential right, title and interest in the said Flat and as such is entitled to transfer and sell the said shares and their right, title and interest in the said Flat on as is and where is basis to the TRANSFEREES herein.

AND WHEREAS in these circumstances the TRANSFERORS have agreed to sell, transfer and assign the said shares along with the consequential right to use, occupy, enjoy, and possess the said Flat as also the benefit under the said Agreement dated 30th November 2022 and with Furniture and Fixtures as agreed to the TRANSFEREES herein at or for the total lump-sum consideration of Rs.77,50,000/- (Rupees Seventy seven Lakhs and Fifty thousand only) on the terms and conditions recorded hereinafter.



AND WHEREAS the parties have desired that the terms, conditions and stipulation regarding the said transfer of the said shares together with the right, title and interest to or in the said Flat shall be recorded in Agreement being these presents.

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

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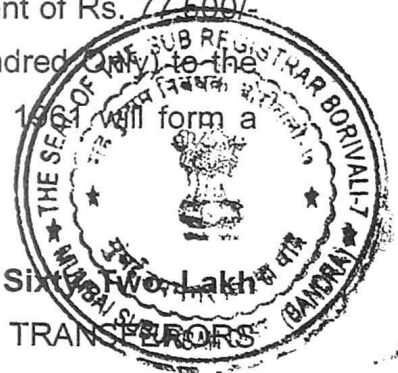
1. The TRANSFERORS hereby sell, transfer and assign to the TRANSFEREES the said Flat No. 702 on the 7th Floor, G Wing Gardenia, Timber Green Park, Ketaki Pada Road, Off Western Express Highway, Near Dahisar Check-Naka, Dahisar (East)-400068 more particularly described in the Schedule hereunder written (hereinafter referred to as "THE SAID FLAT") along with the

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said shares (Five) bearing no. 86 to 90 issued by Timber Green Park G wing Gardenia Co-op Housing Society Ltd and all benefits under the above recited Agreement dated 09-03-2010 with agreed Furniture and Fixtures for the total consideration of **Rs.77,50,000/-** (Rupees Seventy seven Lakhs and Fifty thousand only) being the total consideration inclusive of everything in lump sum.

2. Out of Total consideration of **Rs. 77,50,000** referred above, a sum of **Rs. 14,72,500/-** (Rupees Fourteen Lakhs Seventy Two Thousand Five Hundred only) being paid by the TRANSFEREES to the TRANSFERORS, on or before the execution date hereof (the receipt whereof the TRANSFERORS both hereby admit and acknowledge).
3. An amount of Rs. 77,500/- (Rupees Seventy Seven Thousand and Five Hundred Only) will be deducted by the TRANSFEREES as Tax Deducted at Source in accordance with the provisions of the Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREES will deposit this amount with Government of India and provide to the TRANSFERORS the relevant Tax Deduction Certificates, (with the TRANSFERORS admitting that such a payment of Rs. 77,500/- (Rupees Seventy Seven Thousand and Five Hundred Only) to the Government of India under the Income Tax Act, 1961 will form a part of the consideration for the said Premises).
4. The Balance sum of **Rs. 62,00,000/-** (Rupees Sixty Two Lakh Only) shall be paid by the TRANSFEREES to the TRANSFERORS towards balance full and final payment consideration for the Said Premises, subject to issuance of NOC from the Society (General as well as Mortgage), and handing over all original documents including agreement and share certificate referred above, to be paid through disbursement of loan from bank and / or from financial institution or from their own self funds as the case may be to be paid on or before 31st January, 2023 or as mutually agreed and simultaneously the TRANSFERORS handing over the vacant and peaceful possession of the said Flat after full consideration is received.



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5. The TRANSFERORS have prior to the execution hereof obtained No Dues Certificate and N.O.C. from the said Society for sale of the

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said Flat to the TRANSFEREES which are given as annexure to this agreement. Before the due date for payment of the balance consideration as per Clause 4 above, the TRANSFERORS shall obtain the N.O.C. from the said Society in favor of the TRANSFEREES' Bank or Financial Institution for creation of Mortgage on the said Flat by the TRANSFEREES, subject to the Society rules, to enable the TRANSFEREES to obtain disbursement of home loan from any Bank or Financial Institution. Both Parties will co-operate with each other for obtaining the said NOC from the said Society.

6. As the society is already formed, it is mutually agreed by and between the parties hereto that the Society transfer charges as applicable shall be born and paid by the TRANSFEREES and the TRANSFERORS in equal proportion.

7. The TRANSFERORS do hereby agrees and undertakes to sign and deliver all necessary documents, papers, applications to the TRANSFEREES to get all the deposit / meters in respect of utilities like electricity, gas and other deposits with the society, the sinking fund, building repair fund, club house deposit, (if any) consideration for which shall be deemed to be included in the said lumpsum consideration referred above.



8. The TRANSFERORS agrees to hand over to the TRANSFEREES all receipts, writings and papers pertaining to the said shares and incidental rights thereto for getting the said shares and the said flat transferred in the records of the society to the name of the TRANSFEREES.

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9. The TRANSFERORS hereby declare that there are no liability charges, claim or lien on the said Share Certificate or the said Flat and the said Shares and the said Flat hereby agreed to be sold are clear and un-encumbered and if any claim is made by any persons against the said shares and the said Flat the TRANSFERORS both hereby agrees to indemnify the TRANSFEREES against all such claims.

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10. The TRANSFERORS further agrees and undertakes to obtain all the necessary NOC's and sign all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be necessary and expedient for effectively transferring the said Premises in favor of the TRANSFEREES.

11. The TRANSFERORS shall give all co-operations to the TRANSFEREES to get the said society to transfer the said Premises to the name of the TRANSFEREES and for the admission of the TRANSFEREES as the member of the said society.

12. The TRANSFEREES shall be entitled to get the said shares transferred in the name of TRANSFEREES.

13. The TRANSFERORS shall sign all transfer forms and necessary writings to get transfer of the said premises to the name of TRANSFEREES in the records of the said society and if the said society charges any further fees then the same shall be paid by the TRANSFEREES.

14. The TRANSFERORS hereby agrees and undertakes to pay all the municipal taxes, charges, rates, cess, water charges etc., and other incidental outgoings charged / or to be charged by the said Premises up to date of possession. The same shall be paid by the TRANSFEREES thereafter. The TRANSFERORS and the TRANSFEREES mutually agree and indemnify each other against any claims in respect thereof. The TRANSFEREES hereby agrees and undertakes to pay the regular maintenance charges as may be levied by the said society from time to time and as and when the same becomes due and payable and all other amounts towards maintenance, municipal taxes and other taxes as may become payable under the bye-laws of the society and under the law. The TRANSFEREES hereby agrees to indemnify the TRANSFERORS against such claims if any that may be made by the society against the TRANSFERORS in future i.e. after the date of Possession.



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19. The TRANSFEREES hereby agrees to abide by the rules and regulations and bye-laws of the said society on it being admitted as member and to pay and discharge all the costs, demands, contribution and dues in respect of the said Premises after the date of handing over of the possession of the said Flat by the TRANSFERORS to the TRANSFEREES.

20. The TRANSFERORS hereby covenant with the TRANSFEREES that the TRANSFERORS shall from time to time and at all times hereinafter whenever called upon by the TRANSFEREES or his Advocates or Attorneys do and execute or cause to be done and executed at the cost, charges and expenses of the TRANSFEREES, all such acts, deeds and things including executing the necessary documents as may be reasonably required by the TRANSFEREES for more perfectly securing the interest of the TRANSFEREES in the said Premises.

21. The TRANSFERORS further declare that the TRANSFERORS have not encumbered and/or mortgaged or otherwise dealt with the said Premises in any manner whatsoever except by this agreement.



22. The TRANSFERORS hereby agree, confirm and declare that:

a. Notwithstanding any act, deed, matter or thing whatsoever by the TRANSFERORS or any person/s lawfully or equitably claiming by, from, under, or in trust for the TRANSFERORS made, done committed, omitted and knowingly suffered to the contrary, the TRANSFERORS has in himself good right, full power and absolute authority to assign and transfer the said premises in favour of the TRANSFEREES herein.

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b. That the TRANSFERORS nor the society nor any persons claiming by, from, under, or in trust for TRANSFERORS have created any trust, charge, mortgage, lien or any other encumbrances on the said Premises or any part thereof and that there is no notice of Lis-pendens or attachment pending

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or subsisting in respect of the said Premises or any part thereof.

c. That the TRANSFERORS has not entered into any other agreements or documents for sale, lease, mortgage or charge of the said Premises or any part thereof;

d. The TRANSFERORS has not received any notice of requisition of the said Premises or any part thereof.

e. The TRANSFERORS have good right, Marketable Title, Full Power and absolute authority to enter into this agreement and transfer, assign and sell the said premises to the TRANSFEREES.

Relying upon the aforesaid declarations and representations of the TRANSFERORS and believing the same to be true and correct, the TRANSFEREES have agreed to purchase and acquire the Said Flat from the TRANSFERORS. And the TRANSFERORS shall indemnify and hold the TRANSFEREES harmless in respect of all claims, demands, proceedings, actions, costs, and expenses arising on account of any aforesaid declarations or representations found to be false or inaccurate.



23. On receiving the full consideration as aforesaid the TRANSFERORS shall immediately put the TRANSFEREES in peaceful and vacant possession of the said flat and shall surrender their right, title and interest in respect of the said flat and the said shares in favour of the TRANSFEREES. The TRANSFEREES shall be entitled to quietly enter, occupy, possess and enjoy the said flat as per the agreement dated 30th November, 2022 together with existing fittings, and agreed fixtures, Furniture attached thereto absolutely, for themselves without any let or hindrance.

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24. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for the said Flat, this

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Agreement for Sale shall be deemed as Sale Deed and the TRANSFERORS conveying all their right, title and interest in the said Flat and the said Shares in favour of the TRANSFEREES forever.

25. ALL COSTS, charges and expenses for the stamp duty and registration charges shall be borne and paid by the TRANSFEREES alone.

26. This Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.

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THE SCHEDULE ABOVE REFERRED TO:

Flat No.702, on the 7th Floor, with area admeasuring 565 square feet (Super built-up) equivalent to 52.49 sq. meters) i.e.468.52 square feet of Built-up area in Timber Green Park G wing Gardenia Co-op Housing Society Ltd in the complex known as Timber Green Park at Ketaki pada road, Off W.E.Highway, Near Dahisar Check Naka, Dahisar (East), Mumbai-400068 constructed on the land bearing C.T.S NO.2956 to 2959, 2959/3 to 14, 2970,2973 with Survey Nos, 102,104 AND 109 of Village Dahisar, Taluka Borivali in the Registration District and Sub District of Mumbai.



IN WITNESS WHEREOF THE PARTIES hereto and hereunto set and subscribed their respective hands the day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named: TRANSFERORS

- 1) MR. GANESH PRASAD CHATURVEDI
- 2) MRS. MEENAKSHI CHATURVEDI

In the presence of:

1. Rakesh Chaturvedi

2. *[Signature]*



Ganesh Prasad Chaturvedi



Meenakshi Chaturvedi



SIGNED AND DELIVERED by the

Within named: TRANSFEREES

- 1) MR. ADITYA PATHAK
- 2) MS. PRIYANKA PATHAK

In the presence of:

1. Rakesh Chaturvedi

2. *[Signature]*

Aditya Pathak



Priyanka Pathak



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