**A G R E E M E N T F O R S A L E**

THIS AGREEMENT FOR SALE is executed at Mumbai on this \_\_th day of October, 2024.

B E T W E E N

(1) MRS. BHARATI BHAVESH SHAH, aged 57 years, PAN: ABDPS8821K Aadhaar No: 925123400425, w/o MR. BHAVESH JAYANTILAL SHAH, an adult, Indian inhabitant of Mumbai, presently residing at 121/2B, 12th Floor, Kalpataru Aura, L.B.S. Marg, Ghatkopar (west), Mumbai 400086, hereinafter referred to as ‘TRANSFEROR’ (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART.

**A N D**

**(1) MR. VIKRAM MANIKCHAND JAIN,** aged **37** years, **PAN: AGNPJ4136D Aadhaar No: 285907922047,** s/o MR. MANIKCHAND GHEWARCHAND JAIN, an adult, Indian inhabitant of Mumbai, residing at 2B/11, 1st Floor, Kalpataru Aura, L.B.S. Marg, Ghatkopar (west), Mumbai 400086, hereinafter referred to as the **‘TRANSFEREE’** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators and assigns) of the **OTHERPART**.

The TRANSFEROR and the TRANSFEREE shall be for the sake of the brevity and convenience be collectively referred to as **“The Parties”** hereinafter.

**WHEREAS:**

1. By virtue of Agreement for Sale dated 1st July 2009 executed between M/s Kalpataru Limited (hereinafter referred to as **“Developer”**) and 1) Mr. Jayantilal H. Shah, 2) Mr. Dharmendra J. Shah and 3) Mr. Bhavesh J. Shah (hereinafter collectively known as **“First Owners”**), duly registered with the Sub Registrar of Assurances Kurla No.4, Mumbai Suburban District (Bandra), vide Registration No. BDR14-04576-2009 dated 3rd July 2009, the First Owners had acquired from the Developer, a residential premises being a Flat bearing number 23 on the 2nd Floor in Wing No. B of building no. 2 having carpet area of about 847 square feet equivalent to about 78.68 square metres (hereinafter referred to as the **“said Flat”)** together with 1 (one) car parking space in the basement B-188 (hereinafter referred to as the **“said parking space”**) both in the residential complex known as “Kalpataru Aura” (hereinafter referred to as the “**said Building**”) standing on all that piece and parcel of land bearing CTS. No. 168A, 168A/1-28, 168A/31-33 and 168G (part) of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Lal Bahadur Shastri Marg, Ghatkopar (West), Mumbai – 400086, for the consideration and on the terms and conditions as stated therein. Pursuant to the aforesaid 1) Mr. Jayantilal H. Shah, 2) Mr. Dharmendra J. Shah and 3) Mr. Bhavesh J. Shah were each entitled to 1/3rd (one-third) and undivided share, right, title and/or interest in the said Flat and said parking space.
2. The Mumbai Municipal Corporation has passed an order/issued Occupancy Certificate (“OC”), bearing no. CE/6288/BPES/AN dated 8th December 2009. The said OC is annexed hereto and marked as Annexure “**A**”.
3. Thereafter all the Flat Purchasers in the said Building “Kalpataru Aura” got together and formed a Co-operative Housing Society in the name of Kalpataru Aura Building No. 2 A & B Co-Operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-operative Housing Societies Act-1960 vide Registration No. MUM/W-N/HSG/(TC)/10457/2011-12/Year 2011 dated 19/12/2011(hereinafter the said Kalpataru Aura Building No. 2 A & B Co-operative Housing Society Ltd. is referred to as the **“said Society”**).
4. The said Society had thereafter issued shares to all its members including to (i) Mr. Jayantilal H. Shah, (ii) Mr. Dharmendra J. Shah and (iii) Mr. Bhavesh J. Shah, who were jointly issued 10 (ten) fully paid up shares of Rs 50/- (Rupees Fifty only) each bearing Share Distinctive Nos. 621 to 630 (both inclusive) issued vide Share Certificate No. 62 dated 3rd August 2013 (hereinafter the shares are referred to as the **“said Shares”**). A Copy of the Share Certificate is annexed hereto as **Annexure B**
5. Mr Jayantilal H. Shah died on or about 8th July 2013, leaving behind a Will dated 24th May 2013, whereby he bequeathed his 1/3rd undivided share, right, title and/or interest in the said flat and said parking space in favour of his two sons equally i.e. the said Mr. Dharmendra J. Shah and Mr. Bhavesh J. Shah. Vide petition no. 1252 of 2013 for grant of probate of the said last Will and Testament dated 24th May 2013 of Mr. Jayantilal H. Shah, filed in the Hon’ble High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction and obtained Probate dated 16th August 2014, with respect to the estate of the deceased, Mr. Jayantilal H. Shah, which included the said flat along with the said parking space. Pursuant thereof, the said (i) Mr. Dharmendra J. Shah (1/3rd + 1/6th) and (ii) Mr. Bhavesh J. Shah (1/3rd + 1/6th) each were entitled to half i.e. 50% undivided share, right, title and/or interest in the said flat along with the said parking space. The said Society on 17th September 2014 had transferred the said shares jointly in the name of Mr. Dharmendra J. Shah and Mr. Bhavesh J. Shah. Pursuant thereof, the said (i) Mr. Dharmendra J. Shah and (ii) Mr. Bhavesh J. Shah each were entitled to half i.e. 50% undivided share, right, title and/or interest in the said Premises.
6. Hereinafter, the said Flat, the said Parking space and the said Shares shall all collectively be referred to as the **“said Premises”**
7. By way of a Deed of Transfer dated 19th December 2020, executed between Mr. Dharmendra J. Shah, Mr. Bhavesh J. Shah and Mrs. Bharati Bhavesh Shah (the TRANSFEROR), duly registered with the Sub Registrar of Assurances Kurla No.5, Mumbai Suburban District (Bandra), vide Registration No. KRL5-10906-2020 dated 19th December 2020, Mrs. Bharati Bhavesh Shah had acquired the 50% undivided share, right, title and/or interest in the said Premises from Mr. Dharmendra J. Shah for the consideration and on the terms and conditions as stated in the said Deed of Transfer. The said Society on 4th February 2021 had transferred the said shares jointly in the name of Mr. Bhavesh J. Shah and Mrs. Bharati Bhavesh Shah. Pursuant thereof, the said (i) Mr. Bhavesh J. Shah and (ii) Mrs. Bharati Bhavesh Shah each were entitled to half i.e. 50% undivided share, right, title and/or interest in the said Premises.
8. Vide a Deed of Gift dated 15th September 2022, executed between Mr. Bhavesh J. Shah and his wife Mrs. Bharati Bhavesh Shah (the TRANSFEROR under this agreement), duly registered with the Sub Registrar of Assurances Kurla No.3, Mumbai Suburban District (Bandra), vide Registration No. KRL3-16455-2022 dated 15th September 2022, Mr Bhavesh J. Shah had voluntarily gifted his 50% undivided share, right, title and/or interest in the said Premises to his wife Mrs. Bharati Bhavesh Shah (the TRANSFEROR under this agreement) without any consideration as also out of natural love and affection on the terms and conditions as stated in the said Deed of Gift. The said Society had then transferred the said shares entirely in the name of Mrs. Bharati Bhavesh Shah. Pursuant thereof, the TRANSFEROR, Mrs. Bharati Bhavesh Shah is entitled to entire 100% undivided share, right, title and/or interest in the said Premises along with all consequential benefits arising out of the ownership thereof including right to use, enjoy, occupy and possess the said Premises.
9. The said Society had then allotted/transferred 10 (ten) fully paid up shares of Rs 50/- (Rupees Fifty only) each bearing Share Distinctive Nos. 621 to 630 (both inclusive) issued vide Share Certificate No. 62 dated 03 August 2013 of the said Society to the TRANSFEROR and the TRANSFEROR became member of the said Society and is seized, possessed and in occupation of the said premises more particularly set-out in the Schedule hereunder.
10. The TRANSFEROR has complied with all their obligations under the said Gift deed with Mr. Bhavesh J. Shah and Mr. Bhavesh J. Shah has put the TRANSFEROR in vacant and peaceful possession of the said Premises (comprising the said Flat, the said Parking space and the said shares).
11. The TRANSFEROR is seized and possessed of or otherwise well and sufficiently entitled to the said Premises.
12. The TRANSFEROR is enjoying the said Premises as full and absolute owner thereof & has decided to sell the said Premises on OWNERSHIP BASIS together with undivided right, title and/or interest in the said Premises and the TRANSFEREE demanded from the TRANSFEROR and the TRANSFEROR have given inspection to the TRANSFEREE and they are satisfied with all the documents of the title relating to the said Premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.
13. After negotiations, the TRANSFEROR has agreed to sell the said Premises on OWNERSHIP BASIS and the TRANSFEREE has agreed to purchase and acquire from the TRANSFEROR the said Premises and all their right, title and/or interest therein, free from all encumbrances and reasonable doubt of whatsoever nature to which the TRANSFEROR have agreed upon and the TRANSFEROR made following representations to the TRANSFEREE in respect of the said Premises. i.e.
14. There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR in respect of the said Premises.
15. The building of the said Society is constructed as per sanctioned plan of Mumbai Municipal Corporation.
16. There are no attachments or a prohibitory order against the said Premises and the said Premises is not subject matter of any lis-pendens or attachments either before or after judgments.
17. The TRANSFEROR has not received any notice either from Income Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Premises.
18. Except the TRANSFEROR, no other person or authority have got right, title or interest of whatsoever nature against the said Premises.
19. The TRANSFEROR has not been adjudicated insolvent nor they have committed any act of insolvency nor is there any order of any Court or Authority restraining them or creating any inability from entering into this agreement.
20. The said Premises is not subject matter of any family dispute and the TRANSFEROR is entitled to sell the said Premises.
21. The TRANFEROR shall provide Society NOC (if applicable) to transfer the said Premises in the name of TRANSFEREE

Relying upon the aforesaid representations made by the TRANSFEROR, the TRANSFEREE agreed to purchase the said Premises on ownership basis and incidental thereto transfer of the membership rights of the said Society for the consideration of **Rs. 3,11,00,000/- (Rupees Three Crore Eleven Lakhs Only**) and on the terms and conditions appearing hereinafter.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-**

1. The recitals contained herein shall form an integral part of this Agreement as if the same are set out and incorporated herein.
2. The TRANSFEROR agree to assign to the TRANSFEREE the said 10 (ten) fully paid up shares of Rs 50/- (Rupees Fifty only) each bearing Share Distinctive Nos. 621 to 630 (both inclusive) issued vide Share Certificate No. 62 dated 3rd August 2013 and standing in the name of the TRANSFEROR in the books of the said Kalpataru Aura Building No. 2 A & B Co-operative Housing Society Ltd. Incidental to the said assignment, the TRANSFEROR further agree to sell, transfer and convey to the TRANSFEREE their right, title and interest in respect of the residential premises being a Flat bearing number 23 on the 2nd Floor in Wing No. B of building no. 2 having carpet area of about 847 square feet equivalent to about 78.68 square metres (the “said Flat”) together with 1 car parking space in the basement B-188 (the “said parking space”) of the society known as Kalpataru Aura Building No. 2 A & B Co-operative Housing Society Ltd., situated at Kalpataru Aura, L.B.S. marg, Ghatkopar (West), Mumbai-400086,more particularly described in the Schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Premises for the total consideration of **Rs.3,11,00,000/- (Rupees Three Crore Eleven Lakhs Only**). The said amount of the consideration shall be paid by the TRANSFEREE to the TRANSFEROR in the following manner that is to say,
3. **Rs.67,89,000/- (Rupees Sixty Seven Lakhs Eighty Nine Thousand Only)** by way of part consideration paid on or before execution hereof (the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge)
4. **Rs.3,11,000/-(Rupees Three Lakhs Eleven Thousand Only**) being the amount to be deducted by the TRANSFEREE towards **TDS** as applicable under Section 194-IA of the Income Tax Act 1961 **@ 1%** of the total consideration amount.  The TRANSFEREE shall deposit the same in the competent Bank and produce TDS certificate to the TRANSFEROR. The said TDS amount shall form part of the consideration amount of the said Premises. The TRANSFEREE will pay the said amount to the Income Tax Department and Produce TDS Certificate (Form No. 16B) to the Transferor).
5. **Rs.40,00,000/- (Rupees Forty Lakhs Only)** by way of part consideration to be paid within a period of **30 (Thirty) days** from the date of registration of this Agreement or on hand over of vacant and peaceful possession of the said premises by the TRANSFEROR to the TRANSFEREE, whichever is earlier
6. The TRANSFEREE hereby confirms that they have raised a housing loan from a financial institution / Bank to enable them to pay the balance amount of **Rs.2,00,00,000/- (Rupees Two crore Only**) being the balance consideration to be paid within a period of **30 (Thirty) days** from the date of registration of this Agreement, at the time of taking over possession of the said Premises or when the Transferor hand over all the original agreements & share certificate to the bank which has offered loan to the TRANSFEREE, whichever is earlier.

(The time being the essence of this Contract)

1. RECEIPT AS CONCLUSIVE CONTRACT: - The TRANSFEROR agrees and undertakes that upon the TRANSFEREE making the payment of balance consideration amount as per Clause c. and d. above, the transaction of sale of the said Premises by the TRANSFEROR in favour of the TRASNFEREE shall ipso facto stand completed without any other or further act or deed by the Parties and it shall simultaneously with the execution of these presents, signed and submitted all necessary applications, forms, undertakings and writings to the said Society, with copies thereof to the TRASNFEREE, for approval, acceptance and admission of the TRANSFEREE as the members in the records of Flat Purchasers of the said Society and for effectively transferring the said Premises directly in the name of the TRANSFEREE and for the purposes thereof the TRANSFEROR hereby also agrees and undertakes to do and execute or cause to be done and executed all such other and further lawful acts, deeds, matters and things and applications, forms, writings, documents, deeds and papers, necessary and required at any time hereafter by the said Society and/or the TRANSFEREE, at the costs of the TRANSFEREE.
2. The TRANSFEROR hereby confirms that, once the aforesaid consideration is received in full, the sale transaction shall be completed and there is no need to execute and register the “**SALE DEED**” and **this Agreement is deemed to be admitted and read as** “**SALE DEED**”. Further if in case, the TRANSFEREE requires executing and registering “**SALE DEED**”, the TRANSFEROR shall cooperate and be present for execution and registration of the “**SALE DEED**”
3. If the TRANSFEREE failed to make payment of balance consideration within stipulated time period, then in such event the TRANSFEREE shall be liable pay to the TRANSFEROR interest @ 12% per annum on unpaid balance consideration amount, till the date of payment. In case the TRANSFEREE fails to make payment of balance consideration within further 30 days of stipulated time period, this agreement for sale shall stand cancelled and the TRANSFEROR shall refund all amounts paid by the TRANSFEREE to the TRANSFEROR under this agreement after deducting a penalty of Rs 10,00,000 (Rupees Ten lakhs only).
4. Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Premises in favour of the TRANSFEREE till full consideration amount is paid to the TRANSFEROR as agreed herein.
5. After realization of receipt of full and final amount of the consideration in respect of said Premises, the TRANSFEROR shall hand over and put the TRANSFEREE in vacant, peaceful, exclusive, physical and legal possession of the said Premises without reservation on any rights or claim of whatsoever nature and thereafter the said premises shall be the absolute property of the TRANSFEREE
6. In the event the TRANSFEROR fails to provide vacant, peaceful, exclusive, physical and legal possession of the said Premises, the TRANSFEROR shall refund the part consideration of **Rs.1,11,00,000/-** (Rupees One Crore Eleven Lakhs only) paid by the TRANSFEREE under this Agreement, within a period of 30 days from the date of last payment made by the TRANSFEREE to the TRANSFEROR. Thereafter, the Parties shall be mutually relieved of their respective obligations and no party shall have a claim on the other. Till refund of the aforesaid amount in case of termination, the TRANSFEREE shall have an unconditional lien and charge on the said Premises and the TRANSFEROR shall not sell/mortgage/ handover the possession of the said Premises to any person claiming through it. In addition to such lien and charge, after the expiry of 30 days, the TRANSFEROR shall be liable to pay interest to the TRANSFEREE @ 12% p.a. (on the part consideration of Rs.1,11,00,000/- (Rupees One crore Eleven Lakhs only) paid by TRANSFEREE) as damages from the date such amount was due to be refunded till the actual date of refund.
7. The TRANSFEROR declares that they are the Owners of the said Premises and enjoying membership rights of the said Society, quietly without any claim or obstruction from any other persons. The TRANSFEROR further declare that they have good right, full power and absolute authority to convey, transfer and assure the said Premises hereby agreed to be transferred, conveyed and assigned to the TRANSFEREE as aforesaid and they have not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Premises may be rendered void or voidable.
8. If any person/s claim any right, title or interest in the said Premises through the TRANSFEROR and thereby the TRANSFEREE is put to any losses, expenses, then in such event the TRANSFEROR agree and undertake to indemnify and keep indemnified the TRANSFEREE against all claims, actions, demands and proceedings arising in respect of the said Premises. The TRANSFEROR shall produce clear and marketable title, free from all encumbrances in respect of the said Premises.
9. On receiving full consideration as mentioned herein above, the TRANSFEROR shall hand over to the TRANSFEREE the original title documents in their custody, in respect of the said Premises. The TRANSFEROR undertakes to give full cooperation and produce the relevant title documents and execute the necessary documents, as and when required for disbursement of loan to the TRANSFEREE.
10. The TRANSFEROR declare that the said Premises is free from all other encumbrances. The TRANSFERORS further declare that they have not entered into any agreement for transfer, sale or leave and license or let out in respect of the said Premises with any other person or persons.
11. At present the said Premises is in lawful possession of the TRANSFEROR. Without reserving any right, the TRANSFEROR shall handover peaceful physical possession of the said Premises to the TRANSFEREE on receiving the entire consideration as agreed. Thereafter, it shall be lawful for the TRANSFEREE from time to time and at all times hereinafter peacefully and quietly to hold, enter upon, occupy possess, enjoy the said Premises hereby granted with its appurtenances and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the TRANSFEROR or any person or persons lawfully or equitably claiming or to claim by, from under or in trust from the TRANSFEROR.
12. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Premises shall be paid by the TRANSFEREE from the date of taking over possession and till then, the TRANSFEROR shall pay all the taxes, electricity charges, maintenance charges and other outgoings to the respective Authorities.
13. The TRANSFEREE confirms that before execution of this Agreement, he has personally inspected the said Premises and satisfied himself regarding area, quality of construction and condition thereof. In future, the TRANSFEREE shall not raise any objection or dispute regarding the said issues. If further renovation or repairs are required, the same shall be done by the TRANSFEREE.
14. The TRANSFEREE shall abide themselves by the rules and regulations of the said Society. The TRANSFEROR hereby agrees to keep indemnified the TRANSFEREE against the payment of all such outgoings, costs, charges, fees, taxes, stamp duty, penalties and other dues, if any, relating to the said Premises of whatsoever nature pertaining to the period prior to the handing over of the of the possession of the said Premises to the TRANSFEREE.
15. The Parties hereto will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said shares and the said Premises to the TRANSFEREE in the books of the said Society and other appropriate authorities.
16. The TRANSFEROR shall obtain the consent or no objection certificate from the said Society for transferring the said Premises in favour of the TRANSFEREE. The TRANSFEROR shall further obtain NOC of the Society in the format of loan disbursing Financial institution from whom the TRANSFEREE intends to raise loan, after execution of this Agreement.
17. The premium / Transfer fee of the said Society in respect of the transfer of the said membership rights and the said Premises will be borne and paid by the TRANSFEROR and the TRANSFERE, both equally.
18. Electricity/Water meters/Mahanagar Gas meter/deposits, Sinking Fund and all the amount standing to the credit of the TRANSFEROR in the books of the said Society in relation to the said Premises shall be transferred in the name of the TRANSFEREE on payment of full consideration as agreed and the TRANSFEROR shall sign and execute the necessary forms, application, documents for transferring the said MSEDCL meter and Mahanagar Gas meter in respect of the said Premises in the name of the TRANSFEREE.
19. The TRANSFEROR hereby undertakes and declare that any nomination or Will in regard to the said Premises and the said shares, made by the TRANSFEROR, if any, shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and shall become null and void.
20. The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the TRANSFEREE alone. The TRANSFEROR and the TRANSFEREE undertakes to comply with all the formalities required for completing the registration of this Agreement in respect of the said Premises in the record of the Sub-Registrar of assurances.
21. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFEROR in the said Premises to the TRANSFEREE, but subject to the payment of full consideration as agreed herein.
22. Before the execution of this Agreement the TRANSFEROR has shown to the TRANSFEREE the condition of the said premises and the TRANSFEREE have agreed to purchase the premises on ‘as is where is basis’. Any costs towards repairs, etc. will be borne by the TRANSFEREE.
23. All the disputes under this Agreement for Sale are subject to the exclusive Jurisdiction of Courts in Mumbai.

**THE SCHEDULE ABOVE REFERRED TO THE SAID PREMISES**

100% undivided share, right, title and/or interest in 10 (Ten) fully paid up shares of Rs. 50/- (Rupees Fifty only) each bearing share distinctive Nos. 621 to 630 (both inclusive) issued by Kalpataru Aura Building No. 2 A & B Co-operative Housing Society Ltd., a society registered under The Maharashtra Co-operative Societies Act 1960 bearing Registration No. MUM/W-N/HSG/(TC)/10457/2011-12/Year 2011 dated 19/12/2011 vide Share Certificate No. 62 dated 3rd August 2013 along with all the consequential benefits arising out of the ownership thereof including right to use, enjoy, occupy and possess a residential Flat bearing number 23 on the 2nd Floor in Wing No. B of building no. 2 having carpet area of about 847 square feet equivalent to about 78.68 square metres together with 1 (one) car parking space in the basement B-188, both in the residential complex known as ‘Kalpataru Aura 2B’ constructed on all that piece and parcel of land bearing CTS. No. 168A, 168A/1-28, 168A/31-33 and 168G (part) of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Lal Bahadur Shastri Marg, Ghatkopar (West), Mumbai – 400086.

The abovementioned building known as “Kalpataru Aura 2B” consists of Basement + Ground + Stilt plus Eighteen upper floors. It was constructed in the year 2009 and has two lifts.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands this day, month and year herein above written.

**SIGNED SEALED AND DELIVERED**

By the within named **TRANSFEROR**

**(1) MRS. BHARATI BHAVESH SHAH**

**PAN: ABDPS8821K** ,

IN THE PRESENCE OF:

1. Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_ )
2. Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

**SIGNED SEALED AND DELIVERED**

By the within named **TRANSFEREE**

**(1) MR. VIKRAM MANIKCHAND JAIN**

**PAN: AGNPJ4136D**

IN THE PRESENCE OF:

1. Mr. \_\_\_\_\_\_\_\_\_\_ )
2. Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

**R E C E I P T**

Received from the within named **TRANSFEREE, (1) MR. VIKRAM MANIKCHAND JAIN** a sum of **Rs.1,11,00,000/-(Rupees One Crore Eleven Lakhs Only)**  within expressed Clause No. 2 in respect of **Flat No.23 on the 2nd Floor, in the building no. 2B of society known as Kalpataru Aura Building No. 2 A & B Co-operative Housing Society Ltd, situated at Kalpataru Aura, L.B.S. Road, Ghatkopar (West), Mumbai-400086**, **admeasuring carpet area of about 847 Sq.ft. equivalent to about 78.68 square metres together with 1 (one) car parking space in the basement B-188,** as under, described in the schedule attached, mentioned herein by cheque/ NEFT in the following Manner:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| S. No | Bank Name | Dated | RTGS/NEFT/Cheque no. | Amount |
| 1 |  |  |  |  |
| 2 |  |  |  |  |
| 3 |  |  |  |  |
| 4 |  |  |  |  |
| 5 |  |  |  |  |
| 6 |  |  |  |  |
| TOTAL = (Rupees One Crore Eleven Lakh Only) | Rs.1,11,00,000/- |

**WE SAY RECEIVED**

**Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only)**

**(1) MRS. BHARATI BHAVESH SHAH**

**(TRANSFEROR)**

**Witness**

1. Mr.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )
2. Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )