

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this _____ day of _____, 2024.

BETWEEN

MR. RAJESH CHAWLA, Age about 55 years, Pan No. ACTPC8281E, Adult Indian Inhabitant, having address at Flat no.606, Pelican CHSL, Skylark Enclave, Hiranandani Estate, Thane 400607., hereinafter referred to as “ THE TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MR. DNYANESHWAR NIMBA BHOYE, age 37 years, having PAN: APDPB3397K & MRS. NISHA DNYANESHWAR BHOYE, age 35 years, having PAN: BNAPG3603F, Both Adult Indian Inhabitants, residing at Room No. B/1303, 13th Floor, Palacia Phase 2, Ghodbunder Road, Kavesar, Thane West- 400615., hereinafter referred to as “ THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a registered article of **AGREEMENT FOR SALE** dated **19TH day of June 2018** [Registered with the Sub-Registrar of Thane at Doc. No.TNN2-9071-2018, on dated 26/06/2018 executed between **M/S. ROMA BUILDERS PVT LTD**, having their registered office at 514, Dalamal Towers, Nariman Point, Mumbai – 400021, therein referred to as ‘ **THE PROMOTERS** ’, of the **ONEPART** and **MR.RAJESH CHAWLA**, therein referred to as ‘ **THE PURCHASERS/ORIGINAL OWNER** ’ of the **OTHER PART**, now (the **TRANSFEROR** herein), has purchased and acquired all rights, title and interest in **Flat No.606**, admeasuring **868 Sq. Fts. i.e. 80.61 Sq. Mtrs. (Carpet)** area on **06th Floor**, in the Building being no.60 known as “ **PELICAN** ”, in the township project known as **SKYLARK ENCLAVE** at “ **HIRANANDANI ESTATE** ”, standing on the property bearing **Survey/Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 &276of Village -KOLSHET**, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [W], within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the “ **SAID PREMISES/FLAT** ” .

AND WHEREAS M/S. ROMA BUILDERS Pvt. Ltd., the **PROMOTERS** have allotted 02 puzzle with pit car parking no.106 & 107 at basement floor level, to the Original Owner, (hereinafter called the “ **SAID CARPARKING** ”).

AND WHEREAS MR.RAJESH CHAWLA the **ORIGINAL OWNER/PURCHASER** therein (Now the **TRANSFEROR** herein), had made the entire payment of consideration to the said **M/S. ROMA BUILDERS PVT LTD**, of such being on and thereupon, **MR.RAJESH**

CHAWLA had been put into the actual and legal physical possession of the said flat as the absolute and lawful owners thereof.

AND WHEREAS MR.RAJESH CHAWLA the **PURCHASER** therein now (the **TRANSFEROR** herein), is the bonafide members of “ **PELICAN Co-operative Housing Society Ltd.**” , a society registered under **Registration No. TNA/(TNA)/HSG/(TC)/33488/2021** Dated **29/09/2021** and having right, title and interest and membership in respect of the said flat, which society hereinafter in this agreement for brevity’ s sake is referred to as “ **THE SAID SOCIETY**” and being the member of the said society, the **TRANSFEROR** is holding 10 fully paid up shares of Rs.50/- each under **Share Certificate No.PL035** bearing **Distinctive No.341 to 350 [BOTH INCLUSIVE]**, [hereinafter referred to as the **SAID SHARES**] and thus the **TRANSFEROR** has clear and marketable title in respect of the said flat and thus the **TRANSFEROR** is well and sufficiently entitled to the said flat and has absolute right and power to hold, occupy and deal with and dispose off the said flat and every part thereof and to dispose off the same to any third party.

AND WHEREAS on the basis of the inspection of the Agreement for Sale entered between **M/S. ROMA BUILDERS PVT LTD** and the **TRANSFEROR** herein, Share Certificate as aforesaid the **TRANSFEREES** are satisfied that the **TRANSFEROR** is the absolute Owner of the “ **SAID FLAT and CARPARKING**” and has agreed to purchase the **SAID FLAT, SAID CARPARKING** and said Shares of the said Society.

The **TRANSFEROR** hereby stated, represented, warranted, and assured to the **TRANSFEREES** that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said flat.
- B) There are no attachments or prohibitory order as against or affecting the said flat
- C) The **TRANSFEROR** had availed a housing loan from ICICI Bank Ltd. (A/c no : LBTNE00004580311) for the purchase of the said flat. The outstanding balance as of the date of this agreement being about Rs.61,00,000/- (Rupees Sixty One Lakhs Only) (approximately). The **TRANSFEROR** confirm that there are no other loans/liabilities from any financial or other institutions or any persons other than the ICICI Bank housing loan against the said flat.
- D) That the said flat is free from all encumbrances or charges except for the ICICI Bank housing loan (A/c no : LBTNE00004580311) encumbrance and charges as stated above and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **TRANSFEROR** has not received any notice either from the Government, Semi – Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said flat.
- E) The **TRANSFEROR** has paid all the necessary charges of any nature whatsoever in respect of the said flat and the **TRANSFEROR** has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.
- F) The **TRANSFEROR** has not entered into any agreement orally or in writing either in the form of sale, lease, exchange, transfer, alienate, encumber, assignment or other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said flat and have not dealt with or dispose of the said flat in any manner whatsoever.
- G) The **TRANSFEROR** has not done or committed or omitted any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various

terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title and interest to enter into this agreement with the **TRANSFEREES** on the various term and conditions as stated herein.

H) The **TRANSFEROR** declares that there are no loans and liabilities pending against the said flat/parking lot including any taken for interior furnishing except for the housing loan from ICICI Bank Ltd. (A/c no : LBTNE00004580311) and in case any past liabilities or contingent claims arise from any persons, bank/financial institution, state government/central government, local authorities, claimant, heirs, assigns, executants administrators or any other authority, in respect of the said flat sustained before handing over the possession to the **TRANSFEREES**, shall arise in future, the same shall be indemnified by the **TRANSFEROR**.

I) The **TRANSFEROR** has not gifted, mortgaged charged, or otherwise encumbered in any manner the said flat or any part of thereof or the shares except for the housing loan from ICICI Bank Ltd. ((A/c no : LBTNE00004580311) nor have done or committed to do anything whereby the right and interest of the **TRANSFEROR** to said flat and the shares be prejudicially affected.

(i) The **TRANSFEROR** alone has good right, good faith, full power, and absolute authority to enter into these presents and to sell and transfer the said Flat. The **TRANSFEROR** has not done any act, deed or omission whereby the said Shares or the right to hold, use, enjoy, occupy and possess the said Flat, is or can be forfeited, extinguished or made void or voidable or whereby the **TRANSFEROR** might be prevented from selling, transferring and assigning the said Flat in favour of the **TRANSFEREES** and from handing over to the **TRANSFEREES** possession thereof as hereby envisaged;

(ii) No minors or other person, are interested in **the said Flat** and **the said Flat** never formed part of Hindu Undivided Family property;

(iii) The **TRANSFEROR** has not infringed, nor they have been served with any notice either by the said **Society** and/ or any other authority, statutory or otherwise for infringing, the provisions of any law including any rules, regulations, bye-laws for the time being in force which could result in the attachment and/ or sale of **the said Flat** or any part thereof and that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the municipal or any other statute

(iv) No Notices or proceedings under the Income-tax Act, 1961 or the Wealth Tax Act are either initiated and/or pending against the **TRANSFEROR** and that the **TRANSFEROR** alone at all times shall be liable for the arrears, dues, if any, payable as also enquiries, if any, initiated by the taxation authorities against the **TRANSFEROR** on account of the said flat;

(v) That no notice from any other public body or Authority or any notice under any law including the Town Planning Act, the Municipal Corporation Act, or any other statute have been received or served upon the **TRANSFEROR** herein in respect of **the said Flat** or any part thereof which would prevent the **TRANSFEROR** from selling, transferring and conveying **the said Flat** in the manner contemplated herein;

(vi) That no suits, proceedings or arbitrations have been initiated under any law for the time being in force and/or are pending before any person, court, authority or tribunal in which an award, order or decree is passed or is likely to be passed which may result in the attachment and/or sale of the said Flats and/or any part thereof nor does the **TRANSFEROR** has any reasonable apprehension of any event or circumstances likely to give rise to or result in such suit, proceeding or arbitration. No party has made any

claim or demand, of any nature whatsoever in, to, upon or in respect of **the said Flat** or any part thereof;

(vii) The **TRANSFEROR** is not restricted either by the income tax act, gift tax act, wealth tax act, estate duty act or under the Maharashtra revenue code or any other statute from disposing of or transfer or sell the said flat or any part thereof in the manner stated in the agreement.

(viii) The **TRANSFEROR** undertakes to render his fullest co-operation for legal full perfect and effectual transfer of the said flat (electricity meter or any other) in favour of the **TRANSFEREES** and observe all the necessary procedures for the same.

AND WHEREAS believing the aforesaid representations the **TRANSFEREES** offered to purchase the said flat and right, title and interest in and upon the said flat and also along with the benefits of the membership, including the said shares of the said flat of the said society, at and for **LUMP-SUM PRICE/CONSIDERATION** of **Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** alongwith 02 puzzle with pit car parking no.106 & 107 at basement floor level.

AND WHEREAS after considering the said offer from all the aspect and being found the same, fair at present market value, the same has been ultimately accepted by the **TRANSFEROR** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows:

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

1. The **TRANSFEROR** hereby agrees to sell, assign and transfer and the **TRANSFEREES** hereby agrees to purchase and acquire the right, title and interest in and upon the said flat being **Flat No.606, admeasuring 868 Sq. Fts. i.e. 80.61 Sq. Mtrs. (Carpet)** area on **06th Floor**, in the **Building being no.60** known as “ **PELICAN**” , alongwith 02 puzzle with pit car parking no.106 & 107 at basement floor level, in the “ **PELICAN Co-operative Housing Society Ltd.**” , in the township project known as **SKYLARK ENCLAVE** at “ **HIRANANDANI ESTATE**” , standing on the property bearing Survey/Hissa No.153/1,155/1,156/2pt,156/1pt,160/1,2,161/1,2,3,162/1,2,163/1pt,163/2 & 276 of **Village - KOLSHET**, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w], within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **LUMP-SUM PRICE/CONSIDERATION of Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** along with the right, title and interest in and upon the said flat, said car parking and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE PROPERTY**.

2. The **TRANSFEREES** have agreed to pay to **TRANSFEROR LUMP-SUM PRICE / CONSIDERATION of Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** in the following manner:-

a) An amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** has been paid by the **TRANSFEREES** to the **TRANSFEROR** towards the payment as “ **TOKEN AMOUNT**” .

(which the **TRANSFEROR** admits and acknowledges and the receipt for the same is attached).

b) An amount of **Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only)** has been paid by the **TRANSFEREES** to the **TRANSFEROR** towards the payment as “ **PART PAYMENT**” (which the **TRANSFEROR** admits and acknowledges and the receipt for the same is attached).

c) An amount of **Rs.29,94,000/- (Rupees Twenty Nine Lakhs Ninety Four Thousand Only)** to be paid by the **TRANSFEREES** to the **TRANSFEROR** towards the payment as “ **FURTHERPARTPAYMENT**” on or before the registration

d) An amount of **Rs.2,06,000/- (Rupees Two Lakhs Six Thousand Only)** towards “ **TDS Payment**” as deduction of **1% TDS** shall be paid in equal proportion by the **TRANSFEREES** to the Income Tax Department as Tax Deducted at Source (TDS) Under section 194 IA and remit the same to the Income Tax Department within 07 days, and TDS tax paid Challan and TDS certificate in Form 16B in original, duly signed by the **TRANSFEREES** shall be submitted by the **TRANSFEREES** to the **TRANSFEROR** within 20 days of the amount being paid as indicative above.

e) The balance amount of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)** towards the payment as “ **FULL & FINAL PAYMENT**” shall be paid through Bank/financial/institution/**TRANSFEREES** on or before _____ subject to **TRANSFEROR** handing over the original title documents and mortgage NOC for disbursement of Loan amount. Further, in the event the **TRANSFEREES** herein fail to pay the Purchase Consideration on or before _____ and the

TRANSFEROR being ready to complete the transaction, the **TRANSFEROR** shall call upon the **TRANSFEREES** to remedy such breach by giving notice in writing of 15 days to the **TRANSFEREES** during which the **TRANSFEREES** shall be liable to pay interest @ 12% per annum on the outstanding amount to the **TRANSFEROR** and if the **TRANSFEREES** fail to make outstanding payment and interest payment within such notice period, then and in that event, the **TRANSFEROR** shall have the right to terminate the agreement and the **TRANSFEROR** shall be entitled to forfeit a sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** out of the amount paid by the **TRANSFEEE** as Earnest money. Other sums paid by the **TRANSFEREES** shall be returned by the **TRANSFEROR** to the **TRANSFEREES** within 7 (Seven) working days of such notice calculated from the last day, that is the Fifteenth day of the above 15-day notice by RTGS/NEFT/Demand Draft/ Pay Order payable at Thane/Mumbai and the **TRANSFEREES** shall accompany the **TRANSFEROR** to the office of the Sub Registrar of Assurances to register the cancellation deed within 7 (Seven) working days of such termination.

b. After _____ if the **TRANSFEREES** cancels the deal for whatsoever reason except due to inability of **TRANSFEROR** to provide all title original agreement/Documents pertaining to the said flat required by **TRANSFEREES' s** bank/financial institution within reasonable timeframe an amount of Rs.5,00,000/- (Rupees Five Lakhs Only) will be forfeited and the balance amount will be refunded by the **TRANSFERORS** to the **TRANSFEREES** within 7 working days.

c. After _____ if the **TRANSFEROR** cancels the deal for whatsoever reason the entire amount paid by the **TRANSFEREES** shall be refunded by the **TRANSFEROR** to the **TRANSFEREES** along with a penalty amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** within 7 working days.

- 4) After realization of the full and final payment of consideration including receipt of TDS certificates evidencing payment of TDS, the **TRANSFEROR** shall put the **TRANSFEREES** in actual, physical, legal, vacant and peaceful possession of the said flat along with the Said Car Parking, free from all the encumbrances, charges, equity., etc.
- 5) It is expressly agreed herein by and between parties hereto that the title and the interest of the SAID FLAT and the SAID parking lot shall pass on to the TRANSFEREES only after the receipt of the entire consideration of **Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** including TDS certificate by THE **TRANSFEROR**.
- 6) The **TRANSFEROR**, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said flat, said car parking and the share certificates through themselves or through their predecessors in title. The **TRANSFEREES** hereafter shall do all the needful in respect of the said flat to secure their title to the said flat and said car parking.
- 7) The **TRANSFEROR** shall indemnify and keep the **TRANSFEREES** indemnified from all actions, liabilities and/or claim against the said flat, sustained or falling due or unaccounted prior to handover of vacant and peaceful possession of the said flat, to the **TRANSFEREES**.
- 8) The **TRANSFEROR** and **TRANSFEREES** shall make necessary application as contemplated in the society' s bye-law no. 38(a). The **TRANSFEROR** will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said flat, said car parking and said shares in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the

society. Accordingly, the **TRANSFEROR** has given a notice under bye – law no. 38(a) to the society of their intention to transfer the said flat and seeking no objection for such transfer along with the consent of the **TRANSFEREES**.

9) The transfer fees of the society shall be borne by the **TRANSFEROR** and the **TRANSFEREES** in equal proportions.

10) The **TRANSFEREES** hereby agrees that, on becoming the members of the said society, the **TRANSFEREES** shall abide by all single bye - laws, rules and regulations adopted by the society.

11) The **TRANSFEROR** hereby state, declare and confirm that the **TRANSFEREES** shall be entitled to get transferred the Electricity Meter/MGL/PROPERTY TAX pertaining the said flat to their name and the **TRANSFEROR** shall, if required give his fullest co-operation/NOC in that regard.

12) The **TRANSFEREES**, after taking possession of the said flat, shall be entitled to have hold on the occupation and use of the said flat as the same is fit for occupation and the **TRANSFEREES** can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on his behalf or who may claim through him or in trust for him.

13) The **TRANSFEROR** hereby declare that the said flat shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The **TRANSFEREES** declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Mahanagar Gas

bills, Society' s maintenance and other charges, etc. due against the said flat, after taking the possession of the said flat.

14)The **TRANSFEROR** shall obtain the necessary no objection certificate from “ **PELICAN Co-Operative Housing Society Ltd.**” , to effectuate the legal perfect transfer of the said society have confirmed the above transfer of the flat and the said shares in respect of the said flat in favour of the TRANSFEREES herein.

15)It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said flat and various deposits paid by the **TRANSFEROR** to the said society. After receiving the purchase consideration amount, the **TRANSFEROR**, doth hereby acquits release and discharge every part thereof to the TRANSFEREES, and the TRANSFEREES have the right title and interest in respect of the said flat including all the deposits of the said flats paid by the **TRANSFEROR** to the said society.

16)The **TRANSFEROR** hereby agrees to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said flat in favour of the **TRANSFEREES**.

17)The TRANSFEROR hereby agrees, declares, and confirms that this Agreement is irrevocable and binding on their legal heirs, executors, and administrators. The TRANSFEROR agrees and undertakes that he will attend and remain present before the Sub-Registrar of Assurances and lodge and admit execution of this Agreement for sale and Transfer or any other deed or document as may be necessary.

18) The charges of stamp duty, registration fees, and the charges of this agreement, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

19) That all notices to the TRANSFEROR and TRANSFEREES as contemplated by this agreement shall be deemed to have been duly served if sent to the TRANSFEROR or TRANSFEREES by registered post or notified email ID at their respective addresses specified below:

TRANSFEREES address:.

Notified email ID:

TRANSFEROR address:

Notified email ID:

It shall be the duty of the **TRANSFEROR** and **TRANSFEREES** to inform each other of any change in address and/or email ID by Registered Post failing which all communication at the above address shall be deemed to have been received by the TRANSFEROR and TRANSFEREES as the case may be.

19) This Agreement has been executed in THANE, the property is situated in **THANE** and the payments are to be made in Mumbai/Thane and are subject to **THANE** Jurisdiction.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No.606, admeasuring **868 Sq. Fts. i.e. 80.61 Sq. Mtrs. (Carpet)** area on 06TH Floor, in the Building being no,60 known as “ PELICAN” , along with right to use 02 puzzle with pit car parking no.106 & 107 at basement floor level, in the “ PELICAN Co-operative Housing Society Ltd.” , in the township project known as **SKYLARK ENCLAVE** at “ Hiranandani Estate” , standing on the property bearing **Survey/Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 &276** of Village - Kolshet, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w], within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane.

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

SIGNED SEALED AND DELIVERED)

By the Within named “ **TRANSFEROR**”)

1. MR. RAJESH CHAWLA)

In presence of

1)

2)

SIGNED SEALED AND DELIVERED)

By the Within named " **TRANSFEREES**")

1. **MR.DNYANESHWARNIMBABHOYE**)

2. **MRS.NISHADNYANESHWARBHOYE**)

In presence of

1)

2)

::RECEIPT ::

RECEIVED of and from **MR.DNYANESHWAR NIMBA BHOYE & MRS.NISHA DNYANESHWAR BHOYE (TRANSFEREES)**, a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) as and by way of "Token Amount" of Consideration against the sale of Flat No. 606, admeasuring **868 Sq. Fts. i.e. 80.61 Sq. Mtrs. (Carpet)** area on 06TH Floor, in the Building known as " PELICAN" , along with right to use 02 puzzle with pit car parking no.106 & 107 at basement floor level, in the " PELICAN Co-operative Housing Society Ltd." , in the township project known as **SKYLARKENCLAVE** at " Hiranandani Estate" , standing on the property bearing Survey/Hissa **No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276** of Village - Kolshet, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w], by following manner;

Sr. No.	Amount of Rupees	Cheque No.	Dated	Drawn on
1.	Rs.5,00,000/-	757425	03.10.2024	IDBIBANK

Rs.5,00,000/-

I SAY RECEIVED

**MR.RAJESHCHAWLA
" TRANSFEROR"**

WITNESSES:-

- 1)
- 2)

::RECEIPT ::

RECEIVED of and from **MR.DNYANESHWAR NIMBA BHOYE & MRS.NISHA DNYANESHWAR BHOYE (TRANSFEREES)**, a sum of **Rs.39,00,000/- (Rupees Thirty Nine Lakhs Thousand Only)** as and by way of " Part Payment" of Consideration against the sale of Flat No.606, admeasuring **868 Sq. Fts. i.e. 80.61 Sq. Mtrs. (Carpet)** area on 06TH Floor, in the Building known as " PELICAN" , along with right to use 02 puzzle with pit car parking no.106 & 107 at basement floor level, in the " PELICAN Co-operative Housing Society Ltd." , in the township project known as **SKYLARK ENCLAVE** at " Hiranandani Estate" , standing on the property bearing Survey/**Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276** of Village - Kolshet, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w], by following manner;

Sr. No.	Amount of Rupees	RTGS No.	Dated	Drawn on
1.	Rs.39,00,000/-	ICICR52024101500308316	15.10.2024	ICICIBANK

Rs.39,00,000/-

I SAY RECEIVED

MR.RAJESHCHAWLA

“ TRANSFEROR”

WITNESSES:-

1)

2)