

8. The Transferee/Purchaser shall be entitled to use and enjoy the said flat as the Owner thereof without any objection and obstruction from the Transferor/Vendor subject to full and final consideration;

9. Stamp Duty, Registration Charges & all other charges of any nature whatsoever of the said flat shall be borne and paid by the Transferees/Purchasers only;

10. The Purchasers herein is eligible and entitled to claim the benefit of the Stamp Duty under Article 5-g-a(ii) of the Bombay Stamp Act 1958 in respect of this Agreement for Sale and if any Stamp duty is required and balance to be paid the same would be paid by the Purchaser in respect of this Agreement for Sale.

11. The pan Numbers of the parties are as under:

IN WITNESS WHEREOF the parties hereto have put their signature to this writing, the day and year mentioned hereinabove.



बदर - १८		
०८५९	९४	९९५
२०२२		

THE SCHEDULE ABOVE REFERRED TO:

Flat No. 1101, on 11<sup>th</sup> Floor, B - wing, an area admeasuring about 695 sq.ft. (carpet) which is inclusive of flower bed, Elevation treatment, etc in the building known as "Millionaire Heritage" on land bearing CTS Nos. 27, 27/1 to 12, 28, 29, 30, 30/1 to 6, 31, 32, 33, 34, 35, 66, 66/1 to 51 of Village Andheri Tal. Andheri, Mumbai Suburban District on the terms, conditions and consideration stated therein. The slum dwellers / hutment dwellers including those occupying CTS Nos. 65 (part).



Hasina Khan

*[Handwritten signature]*

J.V. DAVE



दात क्र. बदर/१०/१५०९१/२०२२, मध्ये देय केलेले मुद्रांक शुल्क रु. ५३२३००/-  
दात क्र. बदर/१०/१५०९१/२०२२ या दस्तावेजाने समायोजित केले.

(साह. इशियम निबंधक अंधेरी क्र. ७)

बदर - १८		
०६५९	१०	९९५
२०२२		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Mumbai, this 31<sup>st</sup> day of

MARCH, 2022 in the Christian Year Two Thousand Twenty Two

BETWEEN: J. U. Dave Hasina Khan

MR. JAY UPENDRABHAI DAVE residing at FF 1, Ashapuri Flat-A, Near Police Choki, Ghodasar, Near Avkarhall, Ahmadabad City, Gujarat 380050 hereinafter called "the Transferor/ Vendor", (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 ONE PART;



AND

MR. FARAZ RAJA NIKHAT KHAN YOUSUFZAI, MR. RAJA NIKHAT SAYEED KHAN YOUSUFZAI & MRS. HASINA RAJA NIKHAT SAYEED KHAN YOUSUFZAI having their address at B-28/203, Al Ohad CHS, Millat Nagar, Opposite Millat Nagar Masjid, Andheri West, Azad Nagar, Mumbai-400053. hereinafter called "the Transferee/Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Successor/ Successors ) of the OTHER PART:

J. U. Dave

-1- Hasina Khan

J. U. Dave Hasina Khan