

**SALE DEED**

करल-२		
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THIS SALE DEED is made and entered into at Mumbai, on this 18<sup>th</sup> day of October, 2021 **BETWEEN** MR. NARAYANAN VAIDYANATHAN, Aged about 80 years & MRS. INDIRA VAIDYANATHAN, Aged about 76 years, both Hindu, Adults, Indian Inhabitants of Mumbai, residing at Flat No. 1502, Tower 5, Cedar Orchard Residency, R City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086., hereinafter referred to as 'THE SELLERS/TRANSFERORS' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and assigns) of the FIRST PART

**AND**



MRS. MINI RADHAKRISHNAN, Aged about 54 years & MR. V. RADHAKRISHNAN (RADHAKRISHNAN VELLEAYATH), Aged about 61 years, both Hindu, Adults, Indian Inhabitants of Mumbai, residing at 4/61, Galaxy CHS, Kannamwar Nagar 1, Near Kinnari Hall, Vikhroli (East), Mumbai - 400 083., hereinafter referred to as the 'PURCHASERS/-TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART.

**WHEREAS :**

A. The Sellers/Transferors are members of LOK GAURAV B-2 CO-

*[Signature]*

Indira Vaidyanathan

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OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No. BOM/W-S/HSG/TC/9124/Year 2004 dated 21/09/2004, having address at B-2 Bldg., L.B.S. Marg, Vikhroli (West), Mumbai - 400 083., (hereinafter for the sake of brevity referred to as said society).

- B. The Sellers/Transferors as such a members holds five shares of the said society of the total value of Rs. 250/- (Rupees Two Hundred Fifty Only), Bearing Share Certificate No. 34, Distinctive shares Nos. 166 to 170, both numbers inclusive, (hereinafter for the sake of brevity referred to as said shares).



The Sellers/Transferors in their capacity as the members and shareholders own and occupy Flat admeasuring about 43.11 Sq.Mtrs. equivalent to 464 Sq.Ft., Carpet area, Bearing No. 907 on 9<sup>th</sup> floor of the Building No. B-2 of the said society at L.B.S. Marg, South of JVLR Vikhroli Fly Over, Vikhroli (West), Mumbai - 400 083., more particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as 'Said Flat'.

- D. The Sellers/Transferors herein purchased and/or otherwise acquired said flat from M/s. EAST COAST ENTERPRISES, a Partnership Firm, duly registered under the Indian Partnership Act, 1932 and having its registered office at 14, Vishal Shopping Centre, Sir M.V. Road, Andheri (East), Mumbai - 400 069., vide Agreement dated 30<sup>th</sup> day of

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Indira Vaidyanathan .. 3 ..

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Sub-Registrar of Assurance		

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October, 1996, registered in the flat of the Sub-Registrar of Assurance at Kurla, under the Serial No.PBDR-3/1507/96 dated 28/11/1996, on the terms and for the consideration more particularly mentioned therein, (hereinafter for the sake of brevity referred to as 'Said Agreement').

E. The Sellers/Transferors in their capacity as the members and shareholders of the said society as aforesaid has agreed to sell to the Purchasers/Transferees and the Purchasers/Transferees have agreed to purchase, takeover and acquire from the Sellers/Transferors the said flat and the said shares together with fixtures, fittings lying therein and all singular, benefits, rights, title, interests, accretions thereto and meant for more beneficial enjoyments of the said flat upon terms and conditions hereinafter mentioned.



**IT IS NOW MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :**

1. The Sellers/Transferors shall sell, transfer and assign to the Purchasers/Transferees and the Purchasers/Transferees shall take over and acquire from the Sellers/Transferors all the singular and beneficial rights, title & interest in respect of the said flat and the said shares together with all privileges attached thereto & fixtures, fittings, lying therein (excluding household furniture & appliances) with said shares of Rs. 250/- (Rupees Two Hundred Fifty Only), of the Sellers/-

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the members and share holders of LOK GAURAV B-2 CO-OPERATIVE HOUSING SOCIETY LIMITED and upon the said flat, being Flat No. 907 on 9<sup>th</sup> floor of the Building No.B-2 of the said society at L.B.S. Marg, South of JVLR Vikhroli Fly Over, Vikhroli (West), Mumbai - 400 083., together with all rights of possession, occupation and enjoyment thereto (more particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as 'Said Flat') free from all encumbrances at or for the lump sum price of Rs.95,00,000/- (Rupees Ninety Five Lakhs Only).



2. That the full & final consideration money of Rs.95,00,000/- (Rupees Ninety Five Lakhs Only) have been paid by the Purchasers/Transferees to the Sellers/Transferors on execution of presents, the payment and receipt whereof the Sellers/Transferors hereto both hereby acknowledged and admit, against the Sellers/Transferors handing over vacant, rightful and peaceful possession of the said flat with all keys of the doors thereof delivering the said flat.

3. The Sellers/Transferors on execution of this Sale Deed, agree to hand over the Original Share Certificate together with a Transfer form duly executed and a letter duly signed by the Sellers/Transferors addressed to the managing committee of the said society confirming this Sale Deed and making request for transfer of the said flat and the

*M. Indira* Indira Vaidyanathan .. 5 ..

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*M. Indira*

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said shares in favour of the Purchasers/Transferees and the transfer of the said flat being effected by the said society in its records and also the said shares of the Sellers/Transferors in favour of the Purchasers/Transferees and acceptance and recognition of the Purchasers/Transferees as the members and share holder thereof.

4. The Sellers/Transferors hereby assure, that they have a good & marketable title to the said flat free from <sup>and</sup> encumbrances of all encumbrances.
5. The Sellers/Transferors shall duly comply with requisite provisions of the Maharashtra Co-operative Societies Act, 1960 and regulations framed there under and also rules, regulations and bye-laws of the said society and shall get the approval of the said society for the transfer of the said flat and the said shares in favour of the Purchasers/Transferees and/or their nominee/s on their acceptance and recognition as the members and shareholders thereof.
6. The Sellers/Transferors on execution of this Sale Deed for said flat, shall sign and execute all such deeds, documents and writings as required under bye-laws for the better security of the said flat to Purchasers/Transferees or their nominee/s.
7. The Sellers/Transferors shall on execution of this Sale Deed for said



*[Signature]*

Indira K. Dyanathan

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assurances and statements made and given by us shall be binding not only to us, but also to our respective heirs, successors, executors and administrators and assigns and shall be enforceable not only by the Purchasers/Transferees herein, but also by their legal heirs, executors, administrators & assigns or any other person or persons through them in said flat.

9. The Purchasers/Transferees hereby agree to become the members of the said society and to abide by and observe the rules, regulations and bye-laws thereof and that upon completion of this transaction, they shall bear and pay all the proportionate outgoings in respect of the said flat as fixed from time to time by the said society.
10. The Society Transfer fees, transfer fees or donation, or any other fees or charges payable to said society for transfer of the said shares in the name of Purchasers/Transferees shall be borne and payable equally by the Sellers/Transferors & the Purchasers/Transferees.
11. The Sellers/Transferors hereto hereby agree to transfer Electric Meter/s or connection or such any other connections or facilities of the said flat standing on their name, in the name of Purchasers/Transferees.
12. The Sellers/Transferors hereto agree to execute such further



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Indira Vaidyanathan

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documents or do such other acts as may be necessary for more perfectly or fully convey and/or transfer of the said flat in the name of the Purchasers/Transferees.

13. As per the directive of the income tax department, Government of India, the Purchasers/Transferees will deduct and pay 1% TDS on behalf of the Sellers/Transferors to the authorities on the net consideration amounting to Rs.95,000/- (Rupees Ninety Five Thousand Only) to the concerned government organization, within the stipulated time frame as prescribed by the law authorities and provide the necessary copy of proofs of the same to the Sellers/Transferors TDS Certificate.



The Stamp duty and Registration charges and/or other duty or charges together with penalty and interest thereof, payable on writings or agreements or documents executed or signed before or after to this Sale Deed is sole responsibility of the Sellers/Transferors herein and the Sellers/Transferors herein will indemnify and shall keep indemnified the Purchasers/Transferees herein from payments of Stamp duty, Registration charges and/or such other fees or charges as discussed hereinabove immediately on hearing from the Purchasers/Transferees or concerned authorities.

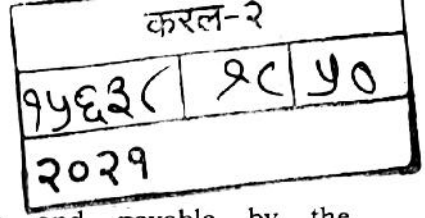
15. The Stamp Duty, Registration charges and/or all expenses incidental

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Indira Vaichyanathan 13..

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to this Sale Deed shall be borne and payable by the Purchasers/Transferees alone.

**THE SCHEDULE OF THE SAID FLAT HEREINABOVE REFERRED TO :-**

All that piece or parcel of land, ground and premises relating to Flat No. 907, 9<sup>th</sup> Floor, in Lok Gaurav Building No. B2 admeasuring about 43.11 Sq. Mtrs. equivalent to 464 Sq. Ft., Carpet area, and Built-up Area 600 Sq. Ft. of LOK GAURAV B-2 CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No. BOM/W-S/HSG/TC/9124/Year 2004 dated 21/09/2004 at L.B.S. Marg, South of JVLR Vikhroli Fly Over, Vikhroli (West), Mumbai - 400 083., Building with Lift consist of Ground + 12 floors, constructed in the year 1996, Assessment Tax No. Sx0401710310000, Standing on land Bearing Survey Nos.10, 67, 68(Pt), 70(Pt) 69 (Pt) 72 (Pt) and 71 (Pt) and Bearing C.T.S. Nos.108, 108/1, 108/2, 108/3 (Pt), 108/4 & 108/5 of Village Hariyali, Taluka Kurla, Registration District and Sub District of Mumbai City and Mumbai suburban respectively, Assessed under the 'A' Ward of the Municipal Corporation of Greater Mumbai.



IN WITNESSES WHEREOF THE PARTIES HERETO HAVE AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

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SIGNED SEALED & DELIVERED BY THE WITHIN NAMED "The Sellers/Transferors"



MR. NARAYANAN VAIDYANATHAN  
PAN No. AACPV 5252 H



*Narayanan*



& MRS. INDIRA VAIDYANATHAN,  
PAN No. AACPV 5251 E  
IN THE PRESENCE OF

*D. Lakshmi*

*Indira*

*Indira Vaidyanathan*



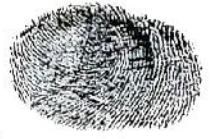
SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "The Purchasers/Transferees"



MRS. MINI RADHAKRISHNAN  
PAN No. AJQPR 1424 E



*Mini*



(PHOT



& MR. V. RADHAKRISHNAN  
(RADHAKRISHNAN VELLEATH),  
PAN No. AEXPV 2154 D  
IN THE PRESENCE OF

*D. Lakshmi*

*V. Radhakrishnan*

*V. Radhakrishnan*



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**RECEIPT** [ 15 ]

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Received on or before the day and year )  
first hereinabove written of from MRS. MINI )  
RADHAKRISHNAN & MR. V. )  
RADHAKRISHNAN (RADHAKRISHNAN )  
VELLEYATH), withinnamed the PURCHASERS )  
/TRANSFEREES, a sum of Rs. 95,00,000/- )  
(Rupees Ninety Five Lakhs Only), being full & )  
final consideration money, under the terms of )  
this Sale Deed. )

) Rs. 95,00,000/-

Cheque No.	Amount (Rs.)	Dated	Bank Name & Branch
154298	15,00,000/-	18/10/2021	ICICI Bank Hiranandani Powai, Branch
154299	15,00,000/-	18/10/2021	ICICI Bank Hiranandani Powai, Branch
154300	15,00,000/-	18/10/2021	ICICI Bank Hiranandani Powai, Branch
031796	15,00,000/-	18/10/2021	ICICI Bank Santacruz west, Branch
031797	15,00,000/-	18/10/2021	ICICI Bank Santacruz west, Branch
031798	15,00,000/-	18/10/2021	ICICI Bank Santacruz west, Branch
031799	4,05,000/-	18/10/2021	ICICI Bank Santacruz west, Branch
	95,000/-		01 % T.D.S.

WE SAY RECEIVED Rs. 95,00,000/-

*[Signature]*

MR. NARAYANAN VAIDYANATHAN

*Indira Vaidyanathan*

& MRS. INDIRA VAIDYANATHAN  
SELLERS/ TRANSFERORS

**WITNESSES :-**

1. *[Signature]*

2. *[Signature]*

