

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202305171619	17 May 2023, 11:28:13 AM			
कलन					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	21/70-विभाग(11-ब) नेतिवली गावातील इतर भाग				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#28		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
20700	78:00	86900	98100	86900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	52.4898चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	26 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	Stilt floor Or Ground floor		
Sale Type - Resale		First Sale Date - 20-2-2006			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.78100/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
		= ((78100-20700) * (74 / 100)) + 20700			
		= Rs.63176/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 63176 * 52.4898			
		= Rs.3316095.6048/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 3316095.6048 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.3316096/-			
		= तेहेतीस लाख सोळा हजार शहाण्णव /-			

Home Print



क.ल.न.-९	
दस्तक्र. ६५५०	२०२३
९	६३



CHALLAN
MTR Form Number-6



GRN	MH001415989202324E	BARCODE	Date		29/04/2023-16:37:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)	DNXPS2108N				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	JALIL MAKBUL SHAIKH				
Location	THANE	Flat/Block No.	FLAT NO.A-6-004 GROUND FLOOR NILGIRI LOK				
Year	2023-2024 One Time	Premises/Building	UDYAN CHS LTD				
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	234500.00	Road/Street	NETIVALI			
0030063301	Registration Fee	30000.00	Area/Locality	KALYAN WEST			
			Town/City/District	क.ल.न. - ५			
			PIN	३ १ ३ ० १			
			Remarks (If Any)	दस्तावेज २०२३			
			SecondPartyName=	MOHD REHMAN RAFIQUE KHAN AND OTHERS			
				२ ६३			
			Amount In	Two Lakh Sixty Four Thousand Five Hundred Rupees 0			
Total		2,64,500.00	Words	nly			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572023042963648	CKW7858029	
Cheque-DD Details			Bank Date	RBI Date	29/04/2023-16:24:39	Not Verified with RBI	
Name of Bank			STATE 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 मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2904202301736	Date 29/04/2023
Received from S R KALYAN, Mobile number 9999999999, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 29/04/2023
Bank CIN 10004152023042901627	REF No. CHM4616098
This is computer generated receipt, hence no signature is required.	

क.ल.न.-५	
दस्तक्र. ६५५७	२०२३
३	६३



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1705202307030	Date 17/05/2023
Received from S R kalyan, Mobile number 9080000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 17/05/2023
Bank CIN 10004152023051706090	REF No. 350357458978
This is computer generated receipt, hence no signature is required.	



क.ल.न.-५	
दस्तक्र. ६५५७	२०२३
४	६३

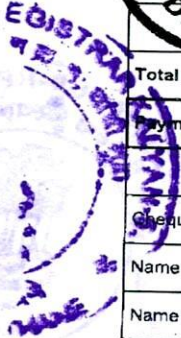




CHALLAN
MTR Form Number-6



GRN	MH001415989202324E	BARCODE	Date		29/04/2023-16:37:12	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	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DNXPS2108N		
Location	THANE			Full Name	JALIL MAKBUL SHAIKH		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.A-6-004 GROUND FLOOR NILGIRI LOK		
Account Head Details				Premises/Building			
Amount In Rs.				Road/Street			
0030046401	Stamp Duty	234500.00		NETIVALI			
0030063301	Registration Fee	30000.00		Area/Locality			
				KALYAN WEST			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				दस्तक्र. ५५५० २०२३			
				SecondPartyName=MOHD REHMAN RAHIMULLA KHAN AND OTHERS-			
				य			
				६३			
Total				Amount In	Two Lakh Sixty Four Thousand Five Hundred Rupees O		
				Words	nly		
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN	Ref. No.	00040572023042963648 CKW7858029	
Cheque/DD No.				Bank Date	RBI Date	29/04/2023-04:39:31 02/05/2023	
Name of Bank				BANK OF INDIA			
Name of Branch				STATE BANK OF INDIA			
Department ID :				12052023/2023			
NOTE:- This challan is valid only if registered in Sub Registrar Office only and not valid for unregistered document.				Mobile No. : 9999999999			
सदर चलन केवल न्यासी.				अलियाल मोदणी करावयाच्या दस्तावेजांसाठी हे शु आठवणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू			
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.05.07 12:32:53 IST				Signature Not Verified			
Challan Defaced Details				Secure Document Location: India			
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount		
1	(IS)-507-6557	0001121787202324	17/05/2023-12:19:25	IGR542	30000.00		



GRN : MH001415989202324E Amount : 2,64,500.00

Bank : STATE BANK OF INDIA

Date : 29/04/2023-16:37:12

2	(IS)-507-6557	0001121787202324	17/05/2023-12:19:25	IGR542	234500.00
Total Defacement Amount					2,64,500.00

क.ल.न.-५	
दस्तक्र.	६५५७ २०२३
६	६३



Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.05.17 12:32:53
IST
Reason: GRAS Secure
Document
Location: India





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2904202301736

Receipt Date 17/05/2023

Received from S R KALYAN, Mobile number 9999999999, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 6557 dated 17/05/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 960

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/04/2023

Bank CIN 10004152023042901627

REF No. CHM4616098

Deface No 2904202301736D

Deface Date 17/05/2023

This is computer generated receipt, hence no signature is required.

क.ल.न.-५

दस्तक्र. ६५५० २०२३

७

६३





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1705202307030

Receipt Date 17/05/2023

Received from S R kalyan, Mobile number 9080000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 17/05/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 300

DEFACED

Payment Details

Bank Name SBIN

Payment Date 17/05/2023

Bank CIN 10004152023051706090

REF No. 350357458978

Deface No 1705202307030D

Deface Date 17/05/2023

This is computer generated receipt, hence no signature is required.



क.ल.न.-५

दस्तक्र. ६५५० २०२३

८

६३



क.ल.न.-५	
दस्तक्र. ६५५७	२०२३
८	६३

VILLAGE : NETIVALI
MARKET VALUE : RS. 33,16,500/-
ACTUAL VALUE : RS. 33,50,000/-
AREA : 42.05 Sq. Meter (452 Sq.ft) Carpet
52.55 Sq. Meter (565 Sq. Feet) Built up

SALE DEED OF A FLAT

THIS SALE DEED is made and entered into at KALYAN on this 17th
day of MAY 2023

BY AND BETWEEN



[Signature]

[Signature]

[Signature]

1) MR. MOHD. RAHEMAN RAFIULLAH KHAN, Age 50 Years, Occupation - Service/Business, PAN Card No. ADTPK1673R, Residing at : 5338, Nanda deep Nagar, Pune Link Road, Katemanivali, Kalyan East, Thane, Maharashtra - 421306.

2) MR. MOHD. ILYAS RAFIULLAH KHAN, Age 42 Years, Occupation - Service/Business, PAN Card No. BKBPK9100M Residing at: Flat No. 004, Ground Floor, Nilgiri Lokudyen Complex, Patripool Near Sanglewadi, Kalyan West, Thane, Maharashtra - 421301, hereinafter called and referred to as "TRANSFERORS" (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 FIRST PART;

AND

MR. JALIL MAKBUL SHAIKH, Age 37 Years, Occupation -Service/Business, PAN Card No. DNXPS2108N

Residing at: Gazi Pura, Nath Nagar, Latur, Maharashtra - 413512., hereinafter called the "TRANSFEE" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS the Present Transferors jointly and fully seized, possessed, owned or otherwise well and sufficiently entitled to the property of a self-contained Flat No. A-6-004, On Ground Floor, measuring area 42.05 Sq. Meter (452 Sq.ft) Carpet and 52.55 Sq. Meter (565 Sq. Feet) Built up (Which is inclusive of area of the balconies) with garden, in Building Known as "NILGIRI LOK UDYAN CO-OPERATIVE HOUSING SOCIETY LIMITED", Situated At Sanglewadi , Bail Bazar Kayan West bearing on Survey No.28(P), 30, 31 of Village NETIVALI, Taluka - Kalyan, District - Thane Hereinafter called THE SAID FLAT FOR SALE.

AND WHEREAS the Present Transferors have also become the regular member of the said "NILGIRI LOK UDYAN CO-OPERATIVE HOUSING SOCIETY LIMITED", duly registered under the Maharashtra Co. Op. Society's Act, 1960 vide Reg. No. TNA/KLN/HSG/(TC)/8453/1996-97 Dated 10.10.1996 and holding the Original Share Certificate No. 3, Member's Register No. 3 consisting of 5 Shares from 11 TO 15 (Both inclusive) of Register No. 3 and have been regularly paying all taxes, Municipal and revenue taxes, Soc. Chrgs, maintenance Charges, Water and Electricity Charges and all other outgoings incidental to the said Flat, regularly and punctually and by following all rules and regulations framed by the said Society.

AND WHEREAS firstly MR. CHANDRAKANT K. MISTRY had purchased the said property from M/S LOK HOUSING AND CONSTRUCTION THROUGH DIRECTOR MR. N.C.GANDHI THROUGH ITS POWER OF ATTORNEY HOLDER MR.MAHENDRA RATILAL PAREKH and vide Agreement for Sale registered in the office of the Sub Registrar, KLN-1 vide Registered Document Number CHHA-241/1995 dated 18/01/1995 and since he has been enjoying of the said Flat as the sole absolute owner and holder of the said property by paying all charges, duties, taxes, society charges, maintenance charges and all other outgoing incidental to the said Flat regularly and punctually.

क.ल.न.-५
सं. ६५५०/२०२३
७७ ६३

AND WHEREAS Secondly MR. SUDHAKAR RAMJI JADHAV & MR. RAJENDRA SUDHAKAR JADHAV have purchased the said property from MR. CHANDRAKANT K. MISTRY and vide Agreement for Sale registered in the office of the Sub Registrar, KLN-1 vide Registered Document Number 2517/1998 dated 20/08/1998 and since they have been enjoying of the said Flat as the sole and jointly owners and holders of the said property by paying all charges, duties, taxes, society charges, maintenance charges and all other outgoing incidental to the said Flat regularly and punctually.

AND WHEREAS Subsequently MR. AJAY AMRITLAL SONI has purchased the said property from MR. SUDHAKAR RAMJI JADHAV & MR. RAJENDRA SUDHAKAR JADHAV and vide Agreement for Sale registered in the office of the Sub Registrar, KLN-2 vide Registered Document Number 106/2002 dated 11/01/2002 and since he has been enjoying of the said Flat as the sole and holder of the said property by paying all charges, duties, taxes, society charges, maintenance charges and all other outgoing incidental to the said Flat regularly and punctually.

AND WHEREAS Present Transferors MR. MOHD. RAHEEMAN RAFIULLAH KHAN & MR. MOHD. ILYAS RAFIULLAH KHAN have purchased the said property from MR. AJAY AMRITLAL SONI and vide Agreement for Sale registered in the office of the Sub Registrar, KLN-1 vide Registered Document Number 1416/2006 dated 20/02/2006 and since they have been enjoying of the said Flat as the sole and jointly owners and holders of the said property by paying all charges, duties, taxes, society charges, maintenance charges and all other outgoing incidental to the said Flat regularly and punctually.

[Signature]

Rahat

[Signature]



AND WHEREAS Transferors MR. MOHD. RAHEMAN RAFIULLAH KHAN & MR. MOHD. ILYAS RAFIULLAH KHAN after taking possession of the said flat, now wants to dispose off the said flat and as such was in search of the prospective Transferee. The Transferee having come to know of this, and approached to Transferors and after due discussion parties have agreed to sell and purchase the said Flat at the total cost of Rs.33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only) on Ownership Basis.

क.म.न.-९	AND WHEREAS Transferee has personally seen and inspected the said Flat of the said Building, its Construction, workmanship, design position and condition and also all papers, documents, titles, related thereto and has got himself fully satisfied about them and that the said property is clear and marketable.
१२	१३

AND WHEREAS the Transferee have further agreed to purchase the said Flat at the total cost of Rs.33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only) on ownership basis.

NOW IT IS HEREBY AGREED TO, DECLARE AND RECORD BY AND BETWEEN THE PARTIES THIS AGREEMENT FOR RESALE OF A FLAT HERETO AS UNDER:

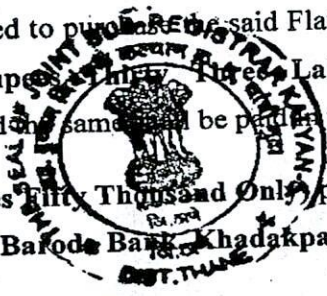
The Transferors have agreed to sell their said Flat No. A-6-004, On Ground Floor, admeasuring area 42.05 Sq. Meter (452 Sq.ft) Carpet and 52.55 Sq. Meter (565 Sq. Feet) Built up (Which is inclusive of area of the balconies) with garden, in Building Known as "NILGIRI LOK UDYAN CO-OPERATIVE HOUSING SOCIETY LIMITED", Situated At Sanglewadi , Bail Bazar Kayan West bearing on Survey No.28(P), 30, 31 of Village NETIVALI, Tal. -Kalyan, Dist.-Thane to the Transferee for the sum of Rs.33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only) and the Transferee has agreed to purchase the said Flat from the Transferors for the sum Rs.33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only), on Ownership basis and the same shall be paid in the following manner:

- A) Rs.50,000/- (Rupees Fifty Thousand Only) paid by Cheque bearing no. 000004 drawn on Bank of Baroda Bank, Khadakpada Branch, dated 17/04/2023.
- B) Rs.50,000/- (Rupees Fifty Thousand Only) paid by Cheque bearing no. 000005 drawn on Bank of Baroda Bank, Khadakpada Branch, dated 17/04/2023.

[Signature]

[Signature]

[Signature]



C) Rs.10,00,000/- (Rupees Ten Lakh Only) to be paid by Cheque bearing no.000008 drawn on Bank of Baroda Bank, Khadakpada Branch, dated 25/04/2023.

D) Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only) paid by Cheque bearing no. 000011 drawn on Bank of Baroda Bank, Khadakpada Branch, dated 17/05/2023.

RS. 33,50,000/- TOTAL AMOUNT

Possession to be given before 31/05/2023.

क.ल.न.-५	
दस्तक्र.	६५५५/२०२३
३३	६३

- 1) The Transferors hereby declare that:
- They have not entered into any agreement with any other person in respect of the said Flat.
 - They declare that except them no other person or persons has/have any right, title and interest in the above said flat.
 - That the Transferors also specifically declares that so far they have not charged, dealt with, encumbered or disposed-off the said property by way of sale, gift donation, hypothecation, sale deed, Conveyance, exchange, lease, hire, leave and license, transfer etc. to any Third Party, nor accepted and token amounts on account thereof and in the event of anything found to be false or incorrect, then the Transferors shall be held responsible to clear all such liabilities and litigations with their own and responsibility and shall not cause the Transferee suffered in any manner.
- 2) The Transferors do hereby make covenant with the Transferee as the absolute owners of the said Flat and of the beneficial interest in and upon the said Flat and hereby agrees to transfer, sell the same and no other person or persons has or have any right, title, interest, ownership and claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and they have all the rights, full power and absolute authority to sell, transfer the same to the Transferee.









3) The Transferors do hereby make covenant with the Transferee that they have not created any charge or encumbrance of whatsoever nature on the said Flat and neither is the same the subject matter for any litigation or stay order nor is the same the subject matter of any attachment whatsoever whether before or ~~judgment or a~~ prohibitory order and they have not created any adverse right whatsoever in favor of or in respect of the same.

क.ल.न.-68
दस्त क्र. ६५५० २०२३

4) The Transferors hereby agrees to sell, transfer and assign to the Transferee the said property and the Transferee hereby agrees to purchase and acquire from the Transferors the said property on "as is where is basis" together with the right to Transferors membership of the Society and all interests, benefits, advantages and privileges of and incidental to such membership, including the benefit of all deposits lying to the transferors, credits in the books of Society and the Transferors share of contributions to the Society's sinking fund and other funds in the manner hereinafter appearing.

5) It is agreed that the Transferee will have the right to apply for membership of the Society after the Registration of Sale Deed is executed and will have the rights to the shares issued by the Society as detailed earlier.

6) That the said Society has also undertaken to transfer the shares held by the Transferor in the name of the Transferee and also to admit the Transferee as their incoming/ new member.

7) That the Transferee shall pay and discharge all charges, electricity (Meter No.07620009549, Consumer No.020020696266) water charges, incidental to said Flat regularly and shall remain bounden by the rules and regulations of the said Society.

8) That the Transferors declare that the Flat handing over the possession of the said Flat to the Transferee after the saleable payment paid by the Transferee to Transferors.

9) That the Transferors hereby consent with the Transferee of all former or present charges, rights, interests, dues & debts, liabilities if anything existing and shall clear them all and shall keep the Transferee harmless and indemnified against all such liabilities and litigation.

[Handwritten signatures]

10) The Transferee shall abide by the Rules and Regulations of the Society and also the Provisions of the Bye-Laws of Society in the same way and manner in which the Transferors abides.

11) Forthwith upon receipt of payment of the aforesaid entire consideration, the Transferors shall also be deemed to their relinquished all their rights, title, interest etc. in respect of the membership & the shares of the Society and the said Flat in favor of the Transferee and the Transferee shall become entitled to legally occupy and possess the said Flat and all rights, title, interests claim, benefits and ownership under the said Agreement dated will lawfully transfer in favor of the said Transferee.

का.न.न. ६९	
दस्तावेज नं. ६५५०/२०२३	
१५	६३

12) The Transferors undertakes and binds them to bring the No Objection Certificate (N.O.C.) from the Society to complete the sale, transfer of the said Flat and the shares and all original documents relating to the Flat No. A-6-004, Ground Floor will be handed over to the Transferee.

13) The Transferors further undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Maharashtra Ownership of Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act in force which pertains to the Sale, Transfer of the said Flat at the cost of Transferee, if applicable.

14) The Transferors agree and undertake that they are not registered member in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises.

15) The Transferors agree and undertake that they have paid all the necessary charges of any nature whatsoever in respect of the said premises and the Transferors have not received any notice from any statutory body of authorities asking for the payment of any nature whatsoever of the said premises.

16) The Transferors agree and undertake that they have in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferors no other person or persons are in use, occupation and enjoyment of the premises or any part thereof and except the Transferors no other person or persons are in use, occupation and enjoyment of the premises or any part thereof.



[Handwritten signature]

R. Khar

[Handwritten signature]

17) The Transferors agrees and undertakes that they have marketable title to the said premises and that they have all the rights, title and interest therein as absolute owner thereof and that the Transferors have full and absolute rights thereof and that the Transferors have full and absolute power to transfer and deliver possession of the said premises to the Transferee thereof.

18) The Transferors agrees and undertakes that all original documents of the said premises shall be hand over by the Transferors to the Transferee.

19) The Transferors agree and undertake that they will sign, affirm, execute or after receiving full and final balance consideration amount from Transferee Affidavit, No Objection, Application, Form, Memo or Letter required for enabling the Transferee to get the said premises transferred in the name or the Transferee in respect of the said premises free from all/any claims.

20) The applicable Stamp Duty and Registration Charges for the Registration of Sale Deed, Transfer under this Agreement shall be born and paid by the Transferee alone and the Transferors are not liable to pay the same.

21) Both the parties hereto will, execute and sign such other Documents Papers, Letters, and Application etc. as and when required in future from time to time for giving the proper effect of this Sale Deed.



THE SCHEDULE OF THE PROPERTY REFERRED HERETO :

ALL THAT PIECE AND PARCEL of the premises and structure of a self-contained Flat No. A-6-004, On Ground Floor, admeasuring area 42.05 Sq. Meter (452 Sq.ft) Carpet and 52.55 Sq. Meter (565 Sq. Feet) Built up (Which is inclusive of area of the balconies) with garden, in Building Known as "NILGIRI LOK UDYAN CO-OPERATIVE HOUSING SOCIETY LIMITED", Situated At Sanglewadi , Bail Bazar Kayan West, Property No. _____ . All those piece or parcels of land or ground bearing bearing on Survey No.28(P), 30, 31of Village NETIVALI, Tal. -Kalyan, Dist.-Thane, and within the limits KALYAN - DOMBIVALI MUNICIPAL CORPORATION (KDMC) and in the Sub-Registration District Kalyan and Registration District of Thane.

[Handwritten signatures]
R. Khur