

SALE DEED

BETWEEN

SMT. KNHAI MUTHU KONDAR
VENDOR

AND

MRS. NARMADADEVI RAVINDRA PANDEY
PURCHASER

R.S. YADAV

Advocate High Court
7A/A/004, SHIVNERI CHS LTD
Sangarsh Nagar, Chandivali Farm Road,
Andheri (East), Mumbai – 400 072.

भाग पत्रक क्र.

००६



सभासद रजि. क्र.

००६

नर्मदा एस. आर. ए. सहकारी गृहनिर्माण संस्था (मर्यादा)

नोंदणी क्र. एम. यू. एम./ एस. आर. ए./ एच. एस. जी./ (टी. सी.) ११७३३/२०१०

कार्यालयीन पत्ता : बी. नं. १७ एच, संघर्ष नगर, चांदीवली फार्म रोड, अंधेरी (पूर्व), मुंबई - ७२.

भाग दाखला

अधिकृत भाग भांडवल रुपये १,००,०००/- प्रत्येकी १०/-
प्रमाणे १०,०००/- भाग श्रीमती. कन्हार्डमुतू कोडार सदनिका क्र. १०४ हे या
नर्मदा एस. आर. ए. सहकारी गृहनिर्माण संस्था मर्यादित या संस्थेचे रुपये
१०/- प्रमाणे ५ भाग क्र. ०२६ ते ०३० चे अधिकृत भाग धारक आहेत. हे
भाग पत्र त्यांनी भागांची संपूर्ण रक्कम भरून घेतलेली आहे. हे भाग पत्र सदर
संस्थेच्या पोट - नियमांस अनुसरून देण्यात येत आहे. आज दिनांक
सिजी सोसायटीच्या सही शिक्क्यानिशी हे भाग पत्र दिले.

अक्षरी रुपये

रु. ५०/-

रु.

५०/-

अध्यक्ष

सचिव

खजिनदार

ITR - 3 yrs.
GST -
Biz. Proof

ghatkoparwestou@svebank.com

Stant - 3 months

भाग हस्तांतर तपशिल

हस्तांतराचा अनु. क्र.	ज्या सभेत हस्तांतर करण्यात आलेल्या सभेची तारीख	ज्यांच्या नावे हस्तांतर केले त्यांचे नांव	भाग नोंद वहीतील पुर्वीचा अनु क्रमांक	भाग नोंद वहीतील नविन अनु क्रमांक
१	२	३	४	५
५६०२	२१/०४/२०२४	सौ. नर्मदा रविंद्र यांडे सौ. नर्मदादेवी रविंद्र यांडे	०६६	५६६
नर्मदा सहकारी वृत्तनिर्माण संस्था (बऱ्हादीक) १७ एच	नर्मदा सहकारी वृत्तनिर्माण संस्था (बऱ्हादीक) १७ एच	नर्मदा सहकारी वृत्तनिर्माण संस्था (बऱ्हादीक) १७ एच	नर्मदा सहकारी वृत्तनिर्माण संस्था (बऱ्हादीक) १७ एच	नर्मदा सहकारी वृत्तनिर्माण संस्था (बऱ्हादीक) १७ एच
अध्यक्ष	सचिव	उजिनदार	अध्यक्ष	सचिव

LAP requirements = 8 lakhs

Prop = 35 lakhs

D.P 26L50K
9L
5L
5L

S.D. 30K

Existing loans

V.L = 7 lakhs

ICICI - 2023
EMI = 12900/-

Receipt (pavti)

369/2055

पावती

Original/Duplicate

Wednesday, January 31, 2024

नोंदणी क्र. :39म

3:23 PM

Regn.:39M

पावती क्र.: 2339 दिनांक: 31/01/2024

गावाचे नाव: चांदिवली

दस्तऐवजाचा अनुक्रमांक: करल1-2055-2024

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: नर्मदादेवी रविंद्र पांडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

DELIVERED

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:43 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु.4015453.78 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 201000/-

1) देयकाचा प्रकार: DHC रकम: रु.760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124318312366 दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014604531202324M दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

जमदा

जमदा

Pranesh



सूची क्र.2

द्वयम निबंधक : मह. द. नि. कृ. 1

दस्ता क्रमांक : 2055/2024

नोंदणी :

Regn:63m

31/01/2024

गावाचे नाव : चांदिवली

(1) विलेखाचा पत्तार	मेल डीड
(2) मोबदला	2800000
(3) वाजाराभाव (माहेपट्टयाक्या चावनिनपट्टयाकार आकारणी देतो की पट्टेदार ने तमद अराते)	4015453.78
(4) अ-सापत, पाईटिसा व अरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदतिका क्र. 104 पहिला मजला इमारत क्र. 17/एच विंग, नर्मदा एम.आर.ए. महकारी गृहनिर्माण संस्था मर्यादित आणि इमारतीचे नोंदणी क्रमांक एम.यू.एम/एम.आर.ए/एच.एम.जी/(टी.सी)11733/2010 ब्लॉक क्र. संघर्ष नगर चांदिवली फार्म रोड अंधेरी पूर्व मुंबई 400072, विहजेज चांदिवली सदर सदतिका एकूण क्षेत्रफळ 225 चौ. फूट कार्पेट एरिया आहे. आणि इमारतीचे बांधकाम वर्ष 2007 येणारा घसाग 16 टक्के. निवासी सदर दस्तानील मिलकत महिला खरेदीदार असल्याने मुद्रक शूल्कमध्ये शाशत आदेश क्र. मुद्रांक 2021/अती.स.क्रं 12/प्र.क्रं. 107/म-1(धोरण)दिनांक 31/03/2021 अन्वये 1 टक्के सबलत देणे आलेत आहे. PUI: LX1206410950000 ((C.T.S. Number : 11/A ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कन्हई मुत्तू कोडार वय:-50; पत्ता:-प्लॉट नं: १०४, माला नं: पहिला मजला, इमारतीचे नाव: १७/एच विंग, नर्मदा एम.आर.ए. महकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: संघर्ष नगर, रोड नं: चांदिवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंत नं:-AVQPK5896H
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-नर्मदादेवी रविंद्र पांडे वय:-53; पत्ता:-प्लॉट नं: 104, माला नं: पहिला मजला, इमारतीचे नाव: १७/एच विंग, नर्मदा एम.आर.ए. महकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: संघर्ष नगर, रोड नं: चांदिवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंत नं:-EMZPP7149Q
(9) दस्तऐवज करत दिल्याचा दिनांक	31/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2024
(11) अन्वक्रमांक, रोड व पृष्ठ	2055/2024
(12) वाजाराभाव प्रमाणे मुद्रक शूल्क	201000
(13) वाजाराभाव प्रमाणे नोंदणी शूल्क	30000
(14) शेत	

मुद्रांकनामादी दिवागत घेतलेला तपशील:-

मुद्रांक शूल्क आकारनाता निवडलेला अन्वक्रमांक :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



नमद

Pranesh

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NARMADADEVI RAVINDRA PANDEY	eChallan	00040572024012954769	MH014604531202324M	201000.00	SD	0007799977202324	31/01/2024
2		DHC		0124318312366	760	RF	0124318312366D	31/01/2024
3	NARMADADEVI RAVINDRA PANDEY	eChallan		MH014604531202324M	30000	RF	0007799977202324	31/01/2024

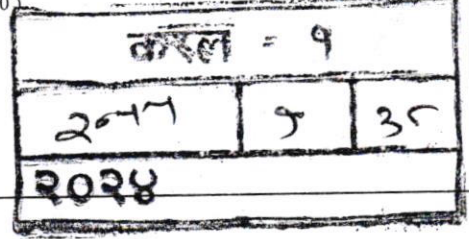
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



खरी प्रत

सह. मुख्य निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202401315906	31 January 2024,02:59:18 PM			
करल।					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	115-चांदिवली - कुर्ला				
उप मूल्य विभाग	भुभाग: चांदिवली गावातील सर्व मिळकती.				
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#11				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
83820	174560	210860	229810	189920	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	25.09चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	16 वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.174560/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((174560-83820) * (84 / 100)) + 83820) = Rs.160042/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 160042 * 25.09 = Rs.4015453.78/-				
Applicable Rules	= ,10,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल टॅहनतळ = A + B + C + D + E + F + G + H + I + J = 4015453.78 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4015453.78/-				



Home Print



सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

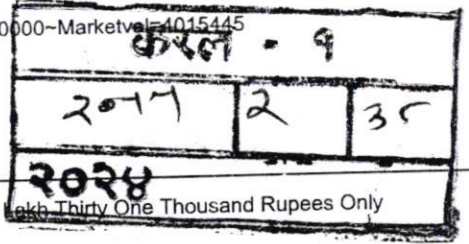
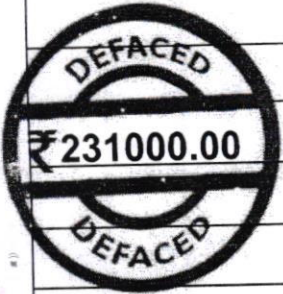


CHALLAN
MTR Form Number-6



GRN	MH014604531202324M	BARCODE		Date	28/01/2024-17:41:05	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	EMZPP7149Q		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	NARMADADEVI RAVINDRA PANDEY				
Location	MUMBAI	Flat/Block No.	FLAT No. 104, 1ST FLOOR, BUILDING No. 17/H				
Year	2023-2024 One Time	Premises/Building	WING, NARMADA SRA CO-OP. HOUSING SOCIETY LTD.				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	201000.00	SANGHARSH NAGAR	CHANDIVALI FARM ROAD ANDHERI EAST	MUMBAI	4 0 0 0 7 2
0030063301 Registration Fee	30000.00				
Total		2,31,000.00			
Remarks (If Any)		PAN2=AVQPK5896H-SecondPartyName=KNHAI MUTHU KONDAR-CA=2800000-MarketVal=4015445			
Amount In Words		Two Lakh Thirty One Thousand Rupees Only			



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572024012954769	CPADLZJRE1	
Cheque/DD No.	Bank Date	RBI Date	29/01/2024-00:00:00	Not Verified with RBI	
Name of Bank	Bank-Branch	Scroll No. , Date	231 30/01/2024		
Name of Branch	STATE BANK OF INDIA				



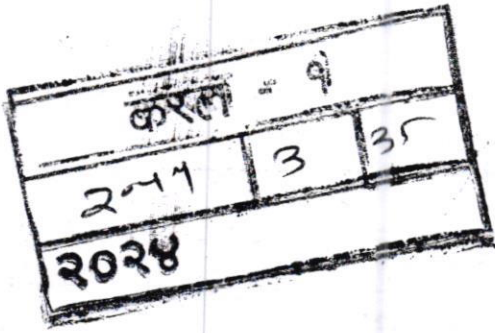
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता याचा दस्तासोदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-2055	0007799977202324	31/01/2024-15:23:40	IGR197	30000.00

m. Kanaji

जमिनी

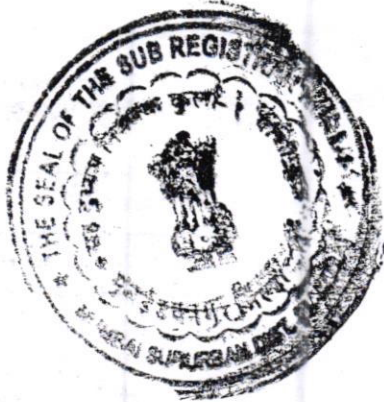


GRN : MH014604531202324M Amount : 2,31,000.00

Bank : STATE BANK OF INDIA

Date : 28/01/2024-17:41:05

2	(IS)-369-2055	0007799977202324	31/01/2024-15:23:40	IGR197	201000.00
Total Defacement Amount					2,31,000.00





CHALLAN
MTR Form Number-6

करल - १		
२०११	४	३५
२०२४		

GRN	MH014604531202324M	BARCODE					Date	28/01/2024-17:41:05	Form ID	25.1
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)				
						PAN No.(If Applicable)	EMZPP7149Q			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1					Full Name	NARMADADEVI RAVINDRA PANDEY			
Location	MUMBAI					Flat/Block No.	FLAT No. 104, 1ST FLOOR, BUILDING No. 17/H			
Year	2023-2024 One Time					Premises/Building	WING, NARMADA SRA CO-OP. HOUSING			
							SOCIETY LTD.			
Account Head Details	Amount In Rs.		Road/Street	SANGHARSH NAGAR						
0030045501 Stamp Duty	201000.00		Area/Locality	CHANDIVALI FARM ROAD ANDHERI EAST						
0030063301 Registration Fee	30000.00		Town/City/District	MUMBAI						
			PIN	4 0 0 0 7 2						
			Remarks (If Any)	PAN2=AVQPK5896H~SecondPartyName=KNH... MUTHU KONDAR~CA=2800000~Marketval=4015445						
			Amount In	Two Lakh Thirty One Thousand Rupees Only						
Total	2,31,000.00		Words							
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN		Ref. No.	00040572024012954769		CPADLZJRE1				
Cheque/DD No.	Bank Date		RBI Date	29/01/2024-00:00:00		Not Verified with RBI				
Name of Bank	Bank-Branch		STATE BANK OF INDIA							
Name of Branch	Scroll No. , Date		231 , 30/01/2024							



Department ID : Mobile No. : 9930403915
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

m. Kanagi

ममता

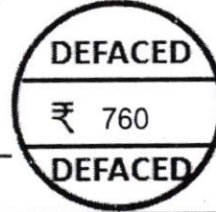


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124318312366	Receipt Date	31/01/2024
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Received from NARMADADEVI RAVINDRA PANDEY, Mobile number 9987550141, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 2055 dated 31/01/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



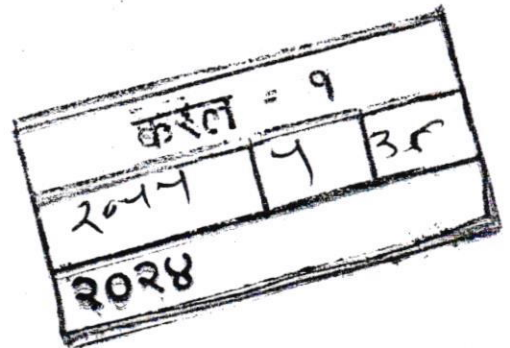
Payment Details

Bank Name	SBIN	Payment Date	31/01/2024
Bank CIN	10004152024013111759	REF No.	403158796774
Deface No	0124318312366D	Deface Date	31/01/2024

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

m. Kambhi

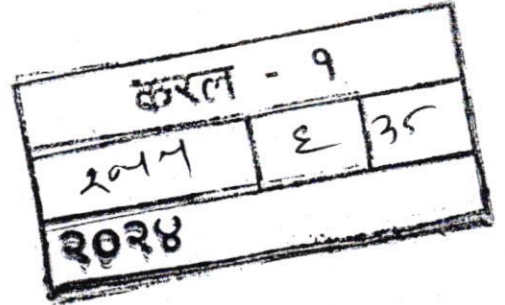
31/01/24



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124318312366	Date 31/01/2024
Received from NARMADADEVI RAVINDRA PANDEY, Mobile number 9987550141, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 31/01/2024
Bank CIN 10004152024013111759	REF No. 403158796774
This is computer generated receipt, hence no signature is required.	

m. Kamagi

सिद्ध



करना - १		
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SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this 31st, day of January 2024, BETWEEN SMT. KNHAI MUTHU KONDAR, PAN Card No. AVQPK5896H, Aadhar Card No. 429790530010, age about 51 Years, an adults, Indian Inhabitant of Mumbai residing at Flat No. 104, 1st Floor, Wing H, Bldg. No. 17, NARMADA SRA Co-operative Housing Society Ltd, Sangarsh Nagar, Chandivali Farm Road, Chandivali, Chandivali Village, Andheri (E), Mumbai – 400072, hereinafter called and refereed to as the "VENDOR" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;

AND

MRS. NARMADADEVI RAVINDRA PANDEY, Aadhar Card No. 448663919793, PAN Card No. EMZPP7149Q, age about 53 years, Hindu, Indian Inhabitant of Mumbai presently residing at Flat No. 105, 1st Floor, Wing H, Bldg. No. 17, NARMADA SRA Co-operative Housing Society Ltd, Sangarsh Nagar, Chandivali Farm Road, Chandivali, Chandivali Village, Andheri (E), Mumbai – 400072, hereinafter called and referred to as the "PURCHASER", (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**;

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करल - १		
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AND WHEREAS vide Order dated 15/09/2003 in Writ Petition NO. 305 of 1995, Passed an Order by the Hon'ble High Court, Bombay and the same was allotted the said Flat in lieu of the hut situated at in the area of Sanjay Gandhi National Park, Borivali, Mumbai vide Allotment No. JKB/20/JAMIN/2493/2007-2008 Borivali dated 14.05.2007 was issued in the name of vendor.

WHEREAS the Vendor is the absolute owner/ member and well seized and possessed and/or well and sufficiently entitled to **Flat No. 104, 1st Floor, Wing H, Bldg. No. 17, NARMADA SRA Co-operative Housing Society Ltd, Sangarsh Nagar, Chandivali Farm Road, Chandivali, Chandivali Village, Andheri (E), Mumbai –**



admeasuring 225 sq.ft. carpet area. The society registered under Maharashtra Co-operative Societies Act 1961 and Registration No. MUM/SRA/HSG/(TC)/11733/2010 (hereinafter referred to as the "SAID PREMISES").

AND WHEREAS the Vendor is in exclusive use, occupation, possession and enjoyment of the above said premises and also paid and cleared all the dues taxes, outgoing electricity charges etc. of the said premises upto date.

AND WHEREAS now due to personal reason the Vendor have agreed to sell and transfer to the PURCHASER the said premises and permanent and absolute right of use and occupation of the said

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करल - ९		
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premises for the total consideration amount of Rs.28,00,000/-
(Rupees Twenty Eight Lakhs only) being full and final
consideration.

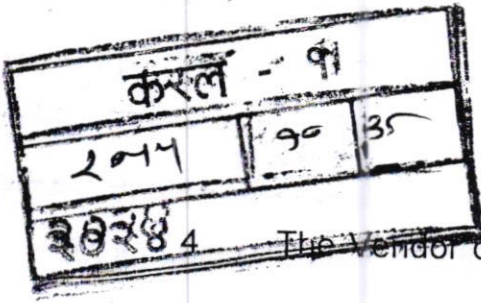
**NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO
AS UNDER :-**

1. The Vendor has sold and the PURCHASER has purchased the said flat premises along with the permanent and absolute right of use, occupation of the said premises.
2. The PURCHASER hereby pays to the Vendor said agreed amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) as and by way of full and final consideration amount of the said premises the receipt whereof the Vendor hereby admits and acknowledges at the foot hereof in full and final settlement.
3. In consideration of the above amount the Vendor hereby assigns and transfers all the right title and interest in the said premises along with its ownership, occupancy and possession rights unto and in favour of the PURCHASER herein forever and absolutely from the date of execution hereof.



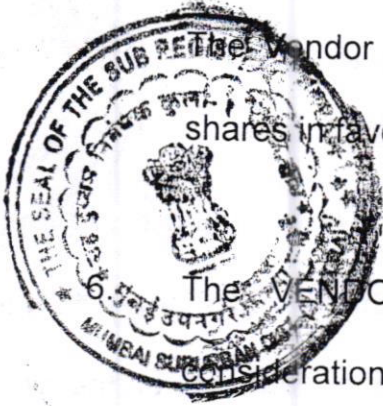
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The Vendor do hereby covenants with the PURCHASER that the said premises hereby sold are free from all encumbrances and the Vendor have full and absolute right and power to transfer and deliver the vacant possession of the above said premises to the PURCHASER.

5. The Vendor is holding share certificate issued by **NARMADA SRA Co-operative Housing Society Ltd**, and society has issued Share Certificate No. 006 five fully paid up shares of Rs. 10/- each bearing distinctive Nos. 026 to 030 (both inclusive).



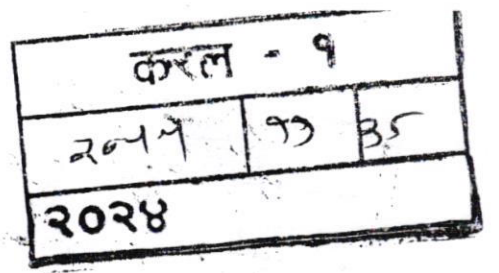
The Vendor hereby agreed to transfer the five fully paid up shares in favour of the PURCHASER.

The VENDOR in pursuance of this agreement and in consideration of the above said amount of **NARMADA SRA Co-operative Housing Society Ltd**, paid by the PURCHASER to the VENDOR as aforesaid have delivered the vacant possession of the said premises to the PURCHASER.

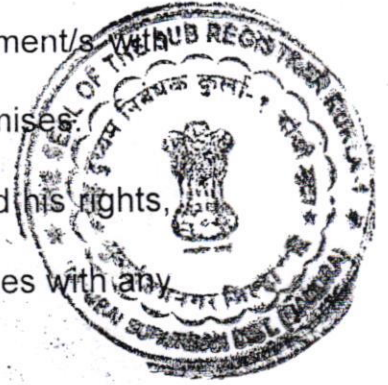
7. The PURCHASER hereby agreed to become member of the society as and when formed, and abide by all the bye-laws, rules and regulations adopted by the said society or which it may adopt from time to time.

[Handwritten signature]

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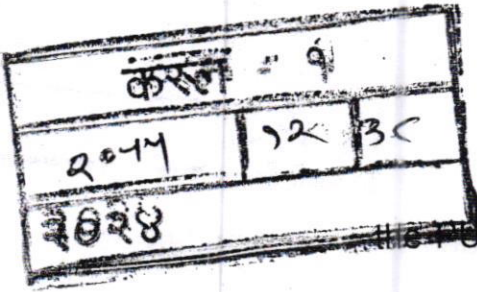


8. The PURCHASER agrees to observe and perform all and every terms and conditions and the stipulations of the society to pay regularly the dues, including periodical ground rent, municipal taxes, water charges, outgoings, etc, in respect of the said premises.
9. The Vendor hereby declare that :-
- The Vendor will not entered into any agreement/s with any other person/s in respect of the said premises.
 - The Vendor will not transferred and assigned his rights, title and interest in respect of the said premises with any person/s.
 - The Vendor will not mortgaged, alienated, or charged with the said premises or any part thereof with any person/s and the same are free from all encumbrances.
 - No other person/s except the Vendor have any right in the said premises and the Vendor have any right in the said premises and the Vendor have got full and absolute rights, title, to assign the said premises in favour of the PURCHASER.
10. The Vendor do hereby covenant with the PURCHASER that he had paid and cleared all the dues, taxes, outgoing, electricity charges, etc. upto date in respect of the said premises and from the date or execution hereof



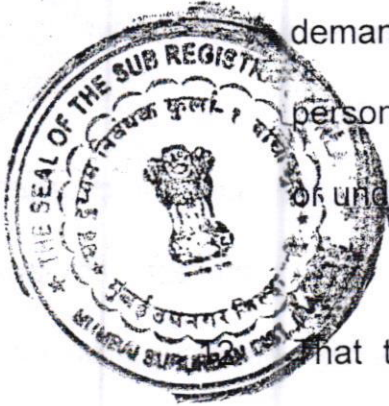
m. Kanuji

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THE PURCHASER shall be responsible for the payment of taxes, outgoing, transfer charges, and all other amounts of the said premises to the concerned authorities directly for which the Vendor shall not be held responsible.

11. The Vendor do hereby further covenant with the PURCHASER that the said PURCHASER shall henceforth quietly and peacefully possess and occupy the said premises without any let, hindrance, denial demand, interruption, eviction by the Vendor or any other person/s lawfully claiming or equitably claiming through or under him.



that the Vendor agrees and undertake to keep the PURCHASER free and indemnified from all actions, charges, claims, demands and suits if filed by any persons/claiming any interest in the said premises.

13. The PURCHASER shall be entitled to have and to hold the possession, occupation and use of the above said premises and the PURCHASER shall hold same unto and to the use and benefit of the PURCHASER his heirs, executors, successors and assigns forever without any claims, charges, rights, interest demand of lien of the

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