

ARTICLES OF AGREEMENT made at Bombay this day of ^{20th} July One Thousand Nine Hundred and Sixty Nine BETWEEN SULABHA wife of VASANT KESHAVERAO VICHARAY OF Bombay Inhabitant hereinafter called "The Vendor" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors and administrators) of the One Part AND SUDHIR JAYWANT ANAK also of Bombay Inhabitant hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, and administrators and assigns) of the other Part.

WHEREAS:

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to a flat being Flat no:B-22 on the 3rd floor of the building known as "ROSE BLOSSOM" situated at Plot no:348, Sitaladevi Temple Road, Bombay 16 (hereinafter referred to as "the said Flat") having acquired the same on ownership basis as well as 5 shares of Rs.50/- each bearing distinctive nos:106 to 110 and Certificate no:22 (Members' Register no:22) (hereinafter referred to as the said shares).
- (ii) The Vendor has agreed to sell her right, title and interest in the said flat and the said shares to the Purchaser in consideration of the sum of Rs.22,000/- (RUPEES TWENTY TWO THOUSAND ONLY).
- (iii) The vendor has agreed to sell her furniture consisting of 3 sofa pieces, 1 show case, 1 corner table, 1 teapoy, 3 cupboards, 1 almirah, 2 ceiling fans, 3 palmets with curtains, 1 long pelmet in bedroom and 1 shoe storing rack in consideration of the sum of Rs.5,000/- (RUPEES FIVE THOUSAND ONLY)

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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendor shall sell and the Purchaser shall purchase the Vendor's right title and interest in the said flat and the said shares at or for the price of Rs. 22,000/- (RUPEES TWENTY TWO THOUSAND ONLY)
2. The Vendor shall sell and the Purchaser shall purchase the Vendor's furniture at or the price of Rs. 5,000/- (RUPEES FIVE THOUSAND ONLY)
3. The Vendor declares that she has paid the full purchase price in respect of the said flat and the said shares to the builders thereof and that there is no amount outstanding or payable in respect of thereof. The Vendor further declares that she has paid all outgoing in respect of the said flat to the Rose Blossom Co-operative Housing Society Ltd. and that there is no amount outstanding in respect thereof.
4. The Vendor further declares that the said flat and the said shares are not in any way mortgaged charged or incumbered.
5. The Vendor further declares that she is the sole and absolute owner of the said flat and the said shares and nobody else is interested therein.
6. The Vendor further declares that there is no attachment before or after Judgment, Lispendens or Insolvency affecting her right title or interest in the said flat or that said shares nor is she in any way prohibited from assigning and transferring her right title and interest in the said flat or the said shares to the Purchaser.
7. The Vendor shall execute all necessary deed documents and writings as may be required by the Purchaser for transferring the said flat and the said shares to the name of Purchaser and to make him a member of the said Society.
8. The Vendor further declares that neither that said flat nor any part thereof is let or sub-let or given on leave or licence basis to anybody. She is the sole occupant of the said flat and shall hand over vacant quiet and peaceful possession of the said flat on completion of sale.
9. The sale shall be completed on the Vendor handing over vacant quiet and peaceful possession of the said flat and handing over the said share together with blank transfer forms and other documents for transfer of the said shares to the Purchaser against payment of the consideration moneys to her by the Purchaser.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands and seals the day and year after first herein above written.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
SULABHA VASANT VICHARAY in
the presence of

Sulabha

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
SUDHIA JAYWANT TANAK in

Sudhia

Witness
1/12/21