

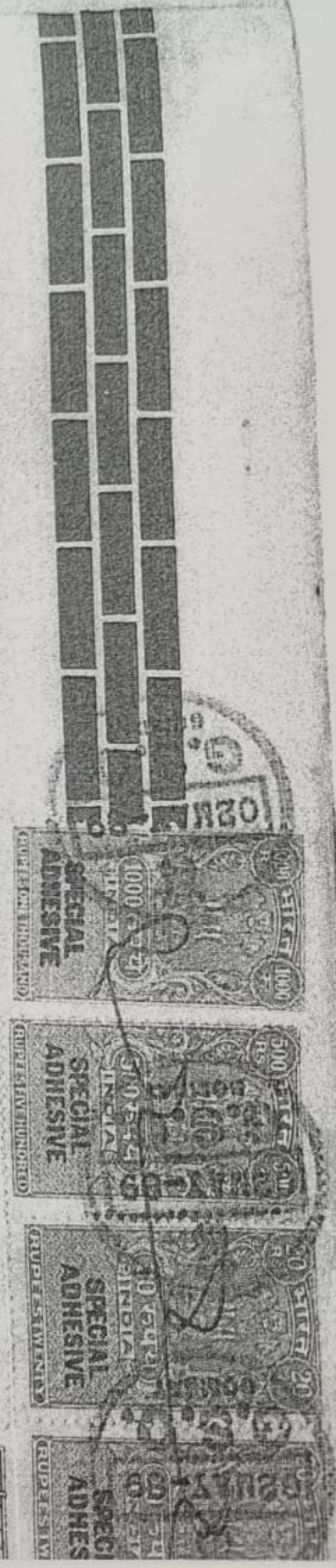
ARTICLES OF AGREEMENT made at Bombay this <sup>3<sup>rd</sup></sup> day of <sup>May</sup> 1989 BETWEEN: MESSRS. AJMERA HOUSING CORPORATION, a Partnership firm registered under the Provisions of Indian Partnership Act and carrying on business at P.N.B. House, 2nd floor, Sir P.M. Road, Fort, Bombay-400 001; hereinafter referred to as "The DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the Partners or Partner for the time being constituting the said firm, their or his or her heirs, executors, and administrators) of the One Part; AND Mr./Mrs./Miss.

*Bhagyashri Pravin Sathé Thipsay*  
 1103, Dalarnal Tower,  
 Nalimen Point, Bombay - 21

Inhabitant, hereinafter referred to as "The PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors, and assigns) of the Other Part;

WHEREAS:

- (a) The Oshiwara Land Development Company Private Limited (hereinafter, for the sake of brevity, referred to as "The Owners") are the Owners of and/or otherwise well and sufficiently entitled to lands situate, lying and being at village Oshiwara bearing Survey No.41 (Part) and more particularly described in the First Schedule hereunder written;
- (b) An application was made to the Competent Authority under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for exemption under the provisions of the said Act and pursuant thereto an Order/exemption was granted by the Competent Authority on 10th October 1984 as mentioned in Second Schedule hereunder written;
- (c) By virtue of and under an Agreement dated 28th May 1979 and made between the Owners therein described as the Owners of the One Part and one Kurnubhai Asabhai Patel, Ramnikbhai Gordhanbhai Patel, Balendra Bhogilal Shah, Ishwarlal Shamalji Ajmera, Chhotalal Shamalji Ajmera and Shashikant S. Ajmera, of the Other Part, the said Owners granted to the aforesaid persons the development rights in the said lands, hereditaments and premises situate lying and being at Village Oshiwara bearing Survey No.41



*[Handwritten signature]*



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# Marvel Co-operative Housing Society Ltd.

Regd. No. BOM/WKW/HSG/(T.C)/11388

Society Office: X-18, Marvel Ground Floor, Shastri Nagar, Lokhandwala Complex,  
Andheri (W), Mumbai - 400 053.

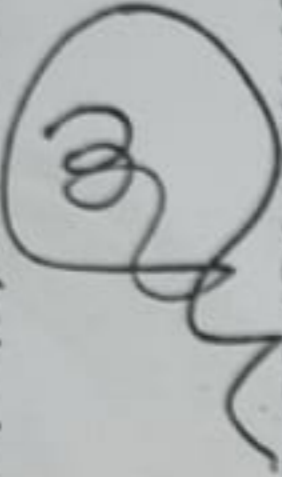
## TO WHOM SO EVER IT MAY CONCERN

This is to certify that **Mrs. Bhagyashri Pravin Thipsay** is the bonafide member of our Society (Marvel Co-Op. Hsg. Soc. Ltd.) & owner of flat No.403, holding of share Certificate No. 17, distinctive No.81 to 85..

We have received your application Common form No.20 (1) & Common form No.20 (2) dated 01.05.2024 on the subject mentioned above in this connection we would like to inform you that the society has **No OBJECTION** to sell the flat to **Mr.Shiv Kumar Trehan & Mrs. Asha Shiv Trehan.** subject to completion of all legal formalities, including payment of government stamp duty, registration of documents.

For Marvel Co-Op. Hsg. Soc. Ltd.

Secretary/Chairman



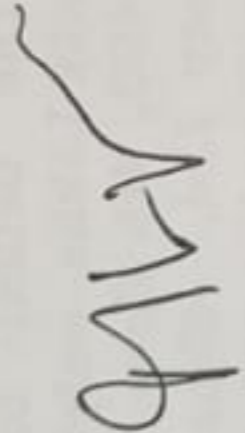


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		२०२४






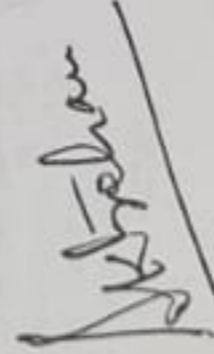


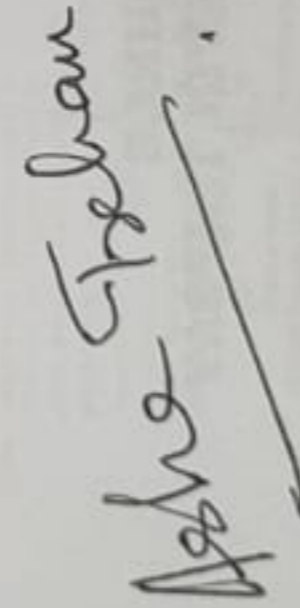


IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.


Signed and Delivered by the within named **SELLER**

		
signature		Thumb
<b>Mrs. BHAGYASHREE alias BHAGYASHRI PRAVIN THIPSAY</b>		

G.S. PANDEY  
Witness Name  
  
Witness Signature

Signed and Delivered by the within named **PURCHASERS**

		
signature		Thumb
<b>(1) Mr. SHIV KUMAR TREHAN</b>		
		
signature		Thumb
<b>(2) Mrs. ASHA SHIV TREHAN</b>		

Dmkar Shedekar  
Witness Name  
  
Witness Signature

बदल - १७/
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occupation of the said flat and also in the capital and property of the society.

- 3) The Seller has assured the Purchasers that the said flat is not mortgaged and is free from all types of encumbrances.
- 4) The Seller hereby admits and acknowledges that out of the total consideration of **Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs only)**, a sum of **Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand only)** has been deducted by the Purchasers towards TDS @ 1% of total consideration for which the TDS Certificate will be provided by the Purchasers to the Seller and a sum of **Rs. 2,37,60,000/- (Rupees Two Crores Thirty Seven Lakhs Sixty Thousand only)**, has been paid by the Purchasers to the Seller on or before execution of this Sale Deed as full and final payment for the sale of the said flat.
- 5) The Seller further hereby assures and covenants with the Purchasers as follows :
  - a) That the Seller is the absolute owner of the said Five (5) shares and of the beneficial Rights, Titles and Interests upon the said flat hereby agreed to be transferred by the Seller to the Purchasers as also of the capital and property of the society and no other person/persons have any Rights, Titles or Interests into and upon the said shares of the said flat by sale, charge, mortgage, lien, gift, trust, inheritance, lease, license, easement or otherwise, however and that she, the Seller has good

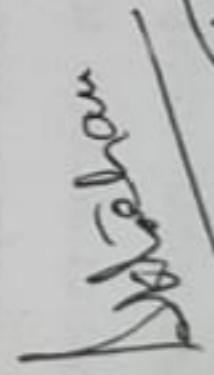
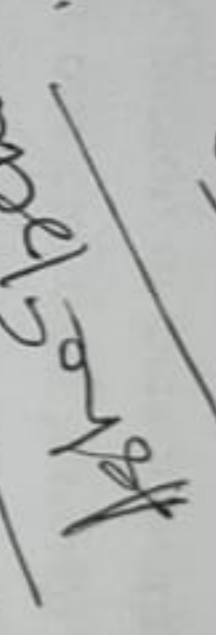
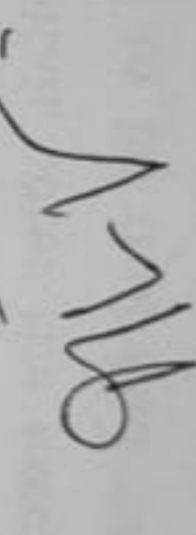
JLV

*[Handwritten Signature]*

THE SCHEDULE OF THE FLAT PREMISES ABOVE REFERRED TO :

All the benefits together with the rights, title and interest in Flat No. 403, on the 4th floor, Bldg. No. X-18, Marvel Co-operative Housing Society Ltd., situated at Shastri Nagar, near Lokhandwala Circle, Andheri (West), Mumbai 400 053, alongwith the Five (5) fully paid up shares of Rs. 50/- each bearing distinctive nos. From 81 to 85 (both inclusive), given under the share certificate no. 17, issued by the Marvel Co-operative Housing Society Ltd., constructed on Plot of land bearing C.T.S. No. 622 to 625, lying and being in the Village Oshiwara.

Flat admeasuring 855 sq. ft. Built-up area.

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गणतंत्रिय प्रजासत्ताक महाराष्ट्र.

फॉर्म नं. \_\_\_\_\_ दिनांक : \_\_\_\_\_

शेखर नं. २२३	बस नं. २२३६६-२ २२५५३-५ २२३३३-५	प्लॉट नं. C-1	महाराष्ट्र राज्य सरकार अर्थ विभाग मुंबई
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हेतू : \_\_\_\_\_

पत्ता : \_\_\_\_\_

शहर : \_\_\_\_\_

जिल्हा : \_\_\_\_\_

क्र. (1)	विवरण	मालकी
(2)	(3)	(4)

२२३६६-२ नं. २२५५३-५ व २२३३३-५ नं. २२३३३-५ नं. २२३३३-५

(H) म. मालिकी हेतू

२२३३३-५ नं. २२३३३-५

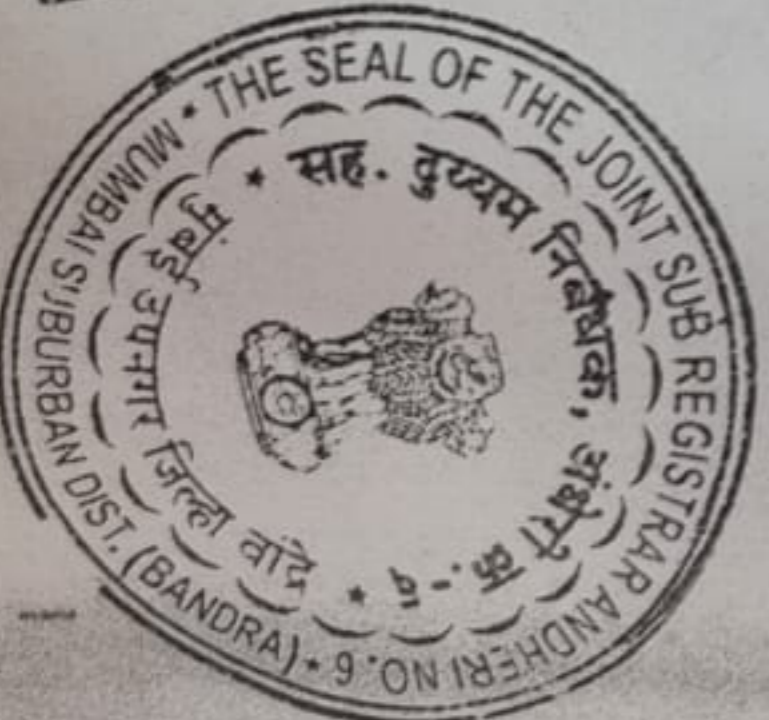
(संकेत)

२२३६६-२ नं. २२५५३-५ व २२३३३-५ नं. २२३३३-५

ADCL/1006 DT-11-1-85



२२३६६-२ नं. २२५५३-५ व २२३३३-५ नं. २२३३३-५



२२३६६-२ नं. २२५५३-५ व २२३३३-५ नं. २२३३३-५

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२२३६६-२ नं. २२५५३-५ व २२३३३-५ नं. २२३३३-५

101-201	
101	101



WHEREAS the Seller herein is the sole and rightful owner of Flat No. 403, on the 4th floor, Bldg. No. X-18, Marvel Co-operative Housing Society Ltd, situated at Shastri Nagar, near Lokhandwala Circle, Andheri (West), Mumbai 400 053, Flat admeasuring 855 sq. ft. Built-up area (hereinafter referred to as "the said flat") and is this day fully seized and possessed of and entitled in all manner to sell the said Flat under this Sale Deed.

AND WHEREAS the Seller has purchased the above said flat from Messrs. Ajmera Housing Corporation vide an Agreement dated 03/05/1989 duly registered vide Regn. No. PBBJ 3628/89.

AND WHEREAS the Seller is member of **Marvel Co-operative Housing Society Ltd.**, registered under registration No. BOM/WKW/HSG/(TC)11388/2001-2002 Dt. 08/10/2001 and having its registered address at Shastri Nagar, near Lokhandwala Circle, Andheri (West), Mumbai 400 053.

AND WHEREAS as such member the Seller is absolute owner of Five (5) shares of face value of Rs. 50/- each in the capital of the society, bearing distinctive Nos. **81 to 85** of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) hereinafter called the shares, under Share Certificate No. **17** issued by the said society and which share certificate stand in the name of the Seller;

AND WHEREAS the Purchasers have verified and confirmed the title of the said flat after conducting necessary due diligence;

AND WHEREAS the Seller has agreed to sell, transfer, assign and convey unto the Purchasers and the Purchasers have agreed to

MM. 2 *[Signature]*



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*PTW*  
*Ashishan*  
*Ashishan*

**SALE DEED**

THIS SALE DEED made at Mumbai, this the 30th day of MAY 2024,

BETWEEN

**Mrs. BHAGYASHREE alias BHAGYASHRI PRAVIN THIPSAY** Pan AADPT9329A, Adult, Indian Inhabitant, having address at Flat No. 10, Smriti, Dr. Ambedkar Road, Khar (West), Mumbai 400 052, hereinafter called "**Seller**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the FIRST PART

AND

(1) **Mr. SHIV KUMAR TREHAN** Pan ACDPT3186B  
 (2) **Mrs. ASHA SHIV TREHAN** Pan AANPT5749C  
 Adults, Indian Inhabitants, having address at 1-C/63, Nalanda Co-op. Hsg. Soc. Ltd., Evershine Nagar, Malad (West), Mumbai 400 064, hereinafter called "**Purchasers**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

*PTW*

*Ak*

*Asha Trehan*



31/05/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 6

दस्त क्रमांक : 9478/2024

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

विनिंबाचा प्रकार	मेल ईड
(1) मोबदला	24000000
(2) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	20468101.4
(3) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	1) 79.46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) : नाव:-भाय्यश्री उर्फ भाय्यश्री प्रवीण ठिपसे वय:-62; पत्ता:-प्लॉट नं: 10, माळा नं:-, इमारतीचे नाव: म्मीती, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: डॉ. अंबेडकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AADPT9329A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिव कुमार त्रेहान वय:-78; पत्ता:-प्लॉट नं: 1-सी/63, माळा नं:-, इमारतीचे नाव: नालंदा को ऑप ही सो लि, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: एव्हरशार्डन नगर, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ACDPT3186B 2): नाव:-आशा शिव त्रेहान वय:-73; पत्ता:-प्लॉट नं: 1-सी/63, माळा नं:-, इमारतीचे नाव: नालंदा को ऑप ही सो लि, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: एव्हरशार्डन नगर, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AANPT5749C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/05/2024
(11) अनुक्रमांक, बंड व पृष्ठ	9478/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1440000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

सह. दुय्यम निबंधक, अंधेरी  
मुंबई उपनगर जिल्हा  
वीस रुपये  
TWENTY RUPEES

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

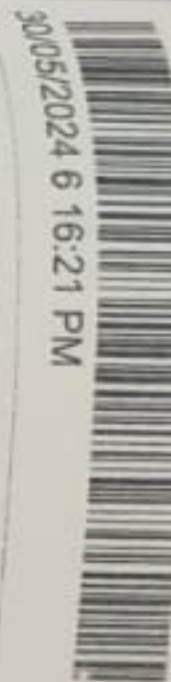
मुद्रांक शुल्क आकारनांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहमुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 30/05/2024 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.सह. दुय्यम निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.



दस्तावेज नंबर: 2

बदर 17  
दस्तावेज क्रमांक: 9478/2024

दस्तावेज क्रमांक: बदर 17/9478/2024  
दस्तावेज प्रकार: सेल डीड

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उभा प्रमाणित
1	नाव: भाग्यश्री उर्फ भाग्यश्री प्रवीण ठिपसे पत्ता: प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: स्वीटी, ब्लॉक नं: वार पश्चिम मुंबई, रोड नं: डॉ. आंबेडकर रोड, महाराष्ट्र, मुंबई. फोन नंबर: AADPT9329A	निवृत्त देणार वय: -62 स्वाधारी:-		<input checked="" type="checkbox"/>
2	नाव: शिव कुमार वेहान पत्ता: प्लॉट नं: 1-सी/63, माळा नं: -, इमारतीचे नाव: नालंदा को ऑप ही सो लि, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: एव्हरशाईन नगर, महाराष्ट्र, मुंबई. फोन नंबर: ACDPT3186B	निवृत्त देणार वय: -78 स्वाधारी:-		<input checked="" type="checkbox"/>
3	नाव: आशा शिव वेहान पत्ता: प्लॉट नं: 1-सी/63, माळा नं: -, इमारतीचे नाव: नालंदा को ऑप ही सो लि, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: एव्हरशाईन नगर, महाराष्ट्र, मुंबई. फोन नंबर: AANPT5749C	निवृत्त देणार वय: -73 स्वाधारी:-		<input checked="" type="checkbox"/>

मौल्य दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्तऐवज करून दिल्याचे कवुल करतात.  
शुक्र. 3 वी वेळ: 30 / 05 / 2024 06 : 13 : 53 PM

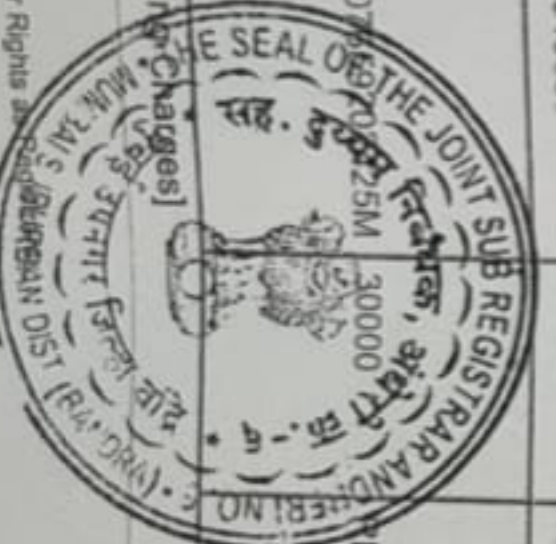
क्र.सं.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उभा प्रमाणित
1	नाव: गुलाबजर एस पांडेय वय: 64 पत्ता: सी-803, उषा गार्डन को ऑप ही सो लि, अहिंसा मार्ग चिंचोली बंदर, न्यू लिंक रोड, मालाड पश्चिम मुंबई फोन नंबर: 400064		<input checked="" type="checkbox"/>
2	नाव: ओमकार शेडेकर वय: 29 पत्ता: श्याम नं. 58 तळ मजला सिटी मॉल न्यू लिंक रोड अंधेरी पश्चिम मुंबई फोन नंबर: 400053		<input checked="" type="checkbox"/>

दस्तावेज क्र. 4 वी वेळ: 30 / 05 / 2024 06 : 15 : 39 PM

बदर-१७/ 2024  
पुस्तक क्रमांक १, क्रमांक 2024  
नोंदला. 30 माहे मे 2024  
दिनांक : 30 मे 2024

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	AI	अंतिम निवृत्त कर Deference Number	अंतिम निवृत्त कर Date
SHIV KUMAR TREHAN and ASHA SHIV TREHAN	eChallan	03006172024052700962	MH002607659202425M	1440000.00	SD	0001553356202425	30/05/2024
SHIV KUMAR TREHAN and ASHA SHIV TREHAN	DHC		0524302519039	780	RF	0524302519039D	30/05/2024

eChallan	बदर - १७/	MH002607659202425M	300000
	2024	30	30
	2024		





(h) The Developers have informed the Purchaser that thereafter the Developers had submitted plans for sanction of a lay-out of the said property described in the First Schedule hereunder written and the said lay-out has been sanctioned by the Municipal Corporation of Greater Bombay:

(i) Pursuant to the sanction of the said lay-out the Developers have also obtained the sanction of the plans in respect of the building to be constructed on the lay-out Plot No. X-18 which is more particularly described in the Third Schedule hereunder written from the Municipal Corporation of Greater Bombay and have commenced the construction of inter alia a building standing on the said lay-out plot No. X-18 (hereinafter for the sake of brevity referred to as "the said plot").

(ii) The Developers have informed the Purchaser that the Developers have entered into or entering into will be entering into separate agreements with several persons and parties for sale of the flats/shops/car parking spaces in the building being constructed on the said plot; the Developers have furnished to the Purchaser such of the documents and information as required to be furnished by the Developers under the provisions of the Maharashtra Partnership Flats Rules 1964 as amended;



The Purchaser has agreed to acquire a flat/shop/car parking space in the said building which is being constructed on the said plot upon the terms and conditions hereinafter appearing; **अर्द्ध - १७/**

NOW IT IS HEREBY AGREED by and between the Parties hereto as follows:

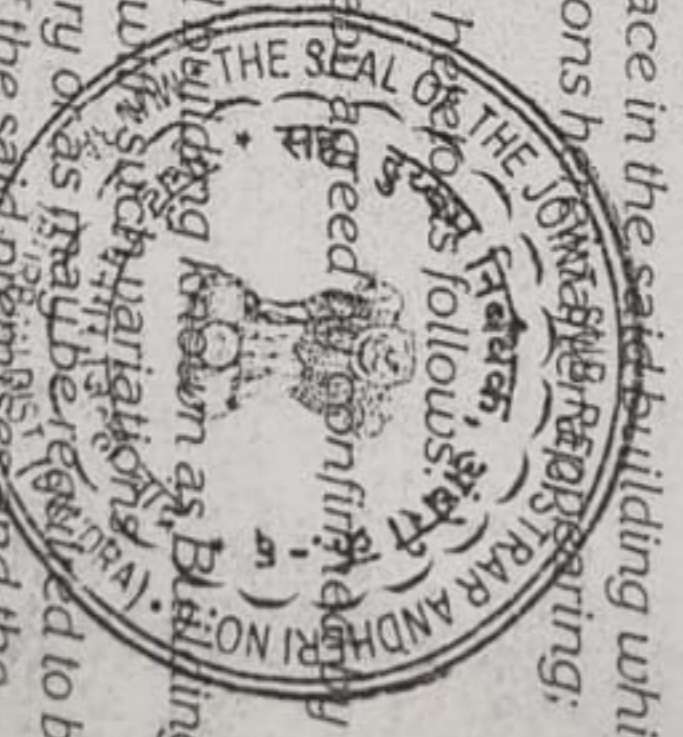
NOW THIS AGREEMENT WITNESSETH that the Parties hereto have agreed as follows:

1. The Developers shall under normal conditions construct the said building known as Building No. as per the said plans which are seen and approved by the Purchaser with such variations and alterations and/or additions as the Developers may consider necessary or as may be required to be made by any public authority but so as not to reduce the total area of the said premises and the purchaser shall be deemed to have consented to the said variations and/or alterations and/or additions as aforesaid.

2. The Purchaser hereby agrees to acquire the flat/shop No. 403 on 4th floor shown on the plans annexed hereto at the price of Rs. ~~453,900/-~~ **1,53,900/-** (Rupees ~~one lakh fifty three thousand nine hundred~~ **one lakh fifty three thousand nine hundred** only) along with amenities which are contained in Fourth Schedule hereunder written and to become a member of the said Shastri Nagar Co-operative Housing Society (Proposed) when formed and registered.

3. The Purchaser has seen the building plans sanctioned by the Municipal Corporation of Greater Bombay as also the particulars of the specifications in accordance with which the said Building is to be constructed. The Purchaser has prior to the execution of the agreement satisfied himself about the title of Developers of the said property described in the First Schedule hereunder written and the Purchaser shall not be entitled to further investigate the title of the Developers and no requisition or objection shall be raised upon in any of the matter relating thereto. A copy of the Certificate of the title issued by Mr. MADHUKAR MUNIM & CO. ADVOCATES & SOLICITORS is annexed hereto and marked Exhibit "A". The Purchaser shall purchase the premises hereinafter mentioned on the basis of the said certificate.

Ms. 1,53,900/- P.O. No. 2011053 (Part) Union Bank of India  
 25/5/84  
 (Bombay-Mem Office) Mumbai  
 Dated 21/5/89



RECEIPT NO.: 0058042



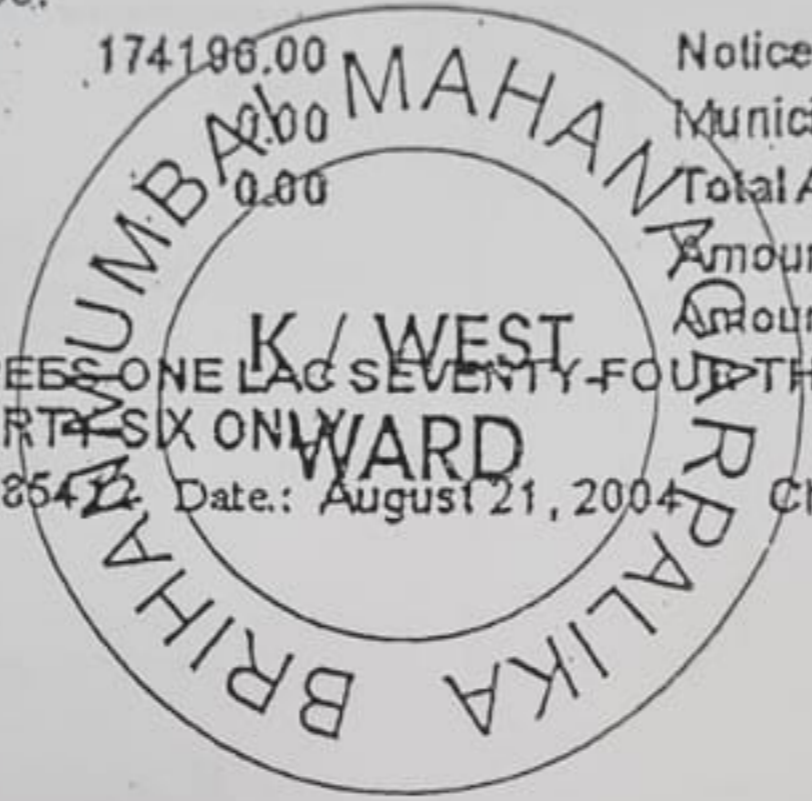
# BRIHANMUMBAI MAHANAGARPALIKA

K / WEST WARD  
Assessor and Collector

Bill Period : 200410  
Receipt Number : KW/ANC/04/007442  
SAC No : 151411461  
Name : MARVEL CHS.LTD X-18,MARVEL,  
Address : GR.FLR.SHASTRI NAGAR,NEAR  
LOKHANDWALA COMPLEX,ANDHERI  
(W),MUMBAI-400058.

Window Ref. No. : KW/4/00010  
Date : August 25, 2004

Total Tax:	Rs.	174196.00	Notice Dues:	Rs.	50.00
Warrant Fee:	Rs.	0.00	Municipal Penalty:	Rs.	0.00
Government Penalty:	Rs.	0.00	Total Amount Due:	Rs.	174246.00
			Amount Paid :	Rs.	174246.00
			Amount Balance :	Rs.	0.00



In Words : RUPEES ONE LAC SEVENTY FOUR THOUSAND TWO HUNDRED  
FOURTY SIX ONLY

Bank : BOM Cheque no. : 385422 Date: August 21, 2004 Cheque Amount ; Rs. 174246.00

For Office Use  
4/246/25/8/2004/9:49:55 AM  
Remark1  
Remark2

Received By  
Cash Receiving Clerk



बंद - १७१	१७०८	२२२४
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बंद - १६	३६०३	२०२३
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६५२-१७७१		
१४७६	१०	२८
		२०२४



right and full power and authority to sell and transfer the same to the Purchasers.

b) The said flat and the said shares are not the subject matter of any litigation or stay order nor are the same subject matter of any attachment whether before or after the judgment or any attachment or any prohibitory order and she has not created any adverse right, whatsoever in favour of any one in respect of the same or any of them shall likewise keep the same unencumbered until the completion of the sale.

c) The Seller hereby agrees and undertakes to indemnify the Purchasers and keep the Purchasers fully indemnified against any claim, demand, liabilities, expenses, charge, lien, damage or loss that may arise against the Purchasers consequent upon any claims being made by any person or persons, banks, financial institution, any Government Authority in respect of or arising out of the transfer made under these presents by the Seller including in respect of the said flat or the said shares of the said society and further including outstanding electricity charges, gas charges, society dues or any amount/s due by the Purchaser to any previous licensee/s residing in the said flat.

d) That the Seller has duly observed and performed her duties-responsibilities under the rules and regulations and bye-laws of the said society and has paid to the society upto date her contribution and all outstandings

911V 5

*[Signature]*  
*[Signature]*

श्री. सही सतगुरु गौरी, उमरकोटा हायकिंग क्लब प्रा. लि.  
 ...

हे अस्तित्वाचा सदस्य जो गौरी देवता भारतीय  
 नोंदणी कार्या, १६/१९०८, ३ फ्लोर ३४ अन्वये  
 शाल तालात. सुकड त्याचे धोक्यात नोंदणी  
 वाकारली.

*[Signature]*  
 मुख्य निबंधक

१४ ३०/१०/९१

Regd as regards Shrimati  
 Bhagyashree - Poojari Sath

PBBJ 3628/89 at page 81  
 Registered No. TO



Volume 1447 of additional Rs. 96  
 No. 1 and Regu is refused as regards  
 Date 28 11 1991 of Dinesh Harising  
 Coop. G.A.

*[Signature]*  
 Sub-Registrar of Bombay



बदर - १७/		
१४०८	३४	३९
२०२४		

FORMER SIGNATURE  
*[Signature]*

DIRECTOR OF INCOME TAX (ASSISTANT)

१७/		
१४०८	३४	३९
२०२४		





बंदर - १७/		
२००८	८	२८
२०२४		



purchase from the Seller the said shares in the capital of the said society and as incidental thereto, all the beneficial right, title and interest of the Seller in the said flat and in capital and property of the society, with the consent of the society, together with the rights of use and occupation of the said flat for a consideration of **Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs only)** on the terms and conditions contained herein;

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Sale Deed in writing.

NOW THEREFORE THIS SALE DEED WITNESSETH and it is hereby agreed by and between the parties hereto as under :-

- 1) The Seller hereby agrees to sell, transfer, assign and convey to the Purchasers and the Purchasers hereby agree to purchase from the Seller and accept the transfer of the Five (5) shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive nos. **81 to 85** (both inclusive) aggregating to a total of Rs. 250/- (Rupees Two Hundred Fifty only) in the capital of the said society under Share Certificate No. **17** issued by the said society and standing in the name of the Seller in the records of the said society.
- 2) As incidental to transfer of the said Five (5) shares as stated in PARA-1 above, the Seller hereby agrees to transfer all her beneficial right, title and interests in and upon the said flat no. **403, Bldg. No. X-18, Marvel Co-operative Housing Society Ltd., Shastri Nagar, near Lokhandwala Circle, Andheri (West), Mumbai 400 053**, including the use and

PNV 3  Adv. T. Khan



సంఖ్య: 115/2024

దాఖల నంబరు : 115/2024

దాఖల నంబరు	115/2024
దాఖల తేదీ	2024-03-20

ఈ దాఖల నంబరు కింద ఉన్న గ్రామ పంచాయతీ పరిధిలో ఉన్న భూమి

సంఖ్య: 115/2024

దాఖల నంబరు: 115/2024

సంఖ్య	వివరాలు	గ్రామ పంచాయతీ పరిధిలో ఉన్న భూమి
115	భూమి నంబరు 115/2024	అవును
116	భూమి నంబరు 116/2024	అవును
117	భూమి నంబరు 117/2024	అవును

ఈ దాఖల నంబరు కింద ఉన్న గ్రామ పంచాయతీ పరిధిలో ఉన్న భూమి

సంఖ్య: 115/2024

దాఖల నంబరు: 115/2024

దాఖల తేదీ: 2024-03-20



దాఖల నంబరు	115/2024
దాఖల తేదీ	2024-03-20





