TRANSFER DEED

THIS DEED OF TRANSFER is made at	(city) this day of, 20,
BETWEEN:	Indian Inhabitant residing
at	
"THE TRANSFEROR" (which expression shall, unless	ss it be repugnant to the context or meaning
thereof be deemed to include her heirs, executors an	nd administrators) of the ONE PART and
	, Indian Inhabitant residing at
as "THE TRANSFEREE" (which expression shall	
meaning thereof be deemed to include his heirs, exe	ecutors, administrators and assigns) of the
OTHER PART.	
WHEREAS:	
The Transferor is a registered member of	Co-operative Housing Society
Ltd., a Co-operative Society formed and registered un	
operative Societies Act, 1960, under Registration	No
dated situated at	, (city) (hereinafter called "the said
society") and as member of the said society, the Tran	sferor is holding () fully paid
up shares of Rs/- (Rupees	only) each bearing
distinctive Nos to (both inclusive) as per the	share certificate No issued by the said
society (hereinafter called the "the said shares").	
By virtue of being member of the said society, the Tr	ansferor is absolutely seized and possessed
of and otherwise well and sufficiently entitled to fla	at No, admeasuring sq.ft.
built up area on the floor of building No o	
called "the said Premises") situated at	
the said society.	

The Transferor has agreed to sell and transfer to the Transferee, and the Transferee has agreed to

purchase and acquire all right, title and interest of the Transferor in the said share certificate

No and in flat No, on the	ground floor of bu	ilding No of		situated
at				
Only)	on the terms and c	onditions hereinaft	er contained.	
	T. C. 41.4	C 11	C. D.	,
The Transferee has paid to the				
(Rupees		only) before the ex	ecution of these	presents.
The Transferor has obtained the	consent of the said	society for the tran	nsfer of the said	shares and
the said premises to the Transfere	ee.			
The Transferor has executed and	handed over to th	e Transferee the T	ransfer forms an	d all other
letters, documents and writings a				
2061 and bye-laws of the said so	•		•	ŕ
Shares.	.			
The stamp duty and registration	charges payable	in respect of this	Deed of Transfe	er shall be
borne and paid by the Transfere	e alone. The trans	sfer fee / premium	/ Donation pays	able to the
said society in respect of the tran	sfer of the said sha	ares / premises sha	ll be borne and p	paid by the
Transferee and the Transferor in	equal proportion.			
The Transferor has handed over	to the Transferee t	he vacant and peac	eful possession	of the said
premises alongwith the original of		_	_	
the said premises and the Trans	sferee has request	ted the Transferor	to execute thes	se presents
which the Transferor has agreed t	to do in the manner	r hereinafter appear	ring.	_
NOW THIS INDENTURE WIT	ΓNESSETH AS F	OLLOWS:		
In pursuance of the aforesaid a	agreement and in	consideration of	a sum of Rs	/_
(Rupees only	y) paid by the Tra	ansferee to the Tr	ansferor on or	before the
execution of these presents bei	ng the full consi	deration receivabl	e by the Trans	feror, (the
payment and receipt whereof the	Transferor doth h	ereby admit and ac	knowledge) the	Transferor

for herself and her heirs, exc	ecutors and	admınıstra	ators a	and ass	signs I	отн н	EREBY g	rant,
convey and transfer unto the T	Fransferee all	her benef	ficial r	ights,	title an	d interes	t into and u	ıpon
the said shares bearing distinct	ctive Nos	to _	(both is	nclusiv	e) vide s	hare certifi	icate
No issued by the	C	o-operativ	e Hou	using S	Society	Limited	l and all f	unds
(including sinking fund) and J	properties sta	nding in l	her na	me in	the rec	ords of t	he said so	ciety
AND including the flat No	_ admeasurin	g	sq.ft.	built-u	p area	on the _	floor o	f the
building of			of	the	said	society	situated	at
	_(city) TOO	GETHER v	with al	l the ri	ghts ar	nd privile	ges whatso	ever
of the Transferor as the mem	ber of the sa	id society	and a	all the	rights,	title and	interest of	f the
Transferor in the said shares a	nd in the said	l Premises	SUB.	JECT 1	HOWE	EVER to	the paymer	nt by
the Transferee of all taxes and	outgoings a	nd other c	harges	s now o	or here	after pay	able to the	said
society or any other body ANI) the Transfe	ror doth h	ereby	covena	ant wit	h the Tra	nsferee tha	t the
Transferor is the absolute own	ner of the sai	id shares/l	Premis	ses and	l she h	as full ri	ght, power	and
absolute authority to transfer h	er rights, title	e and inter	rest in	the sa	id Pren	nises and	the said sh	ares
in favour of the Transferee in	the manner	aforesaid	AND	the Tr	ansfero	or doth h	ereby cove	nant
that she shall at the request a	and cost of t	the Transf	eree s	sign an	d exec	ute such	further de	eeds,
documents and papers which	the Transfere	ee may rea	asonab	oly req	uire to	effective	ely transfer	and
vest the Transferor's right, title	e and interest	in the sai	d shar	es and	the sa	id Premis	ses in favou	ur of
the Transferee.								

The Transferor declares records and confirms that

The said Premises with all rights attached thereto are free from all encumbrances' charges of any kind whatsoever and the Transferor has observed the bye-laws of the said society and cleared all dues in respect of the said Premises till the date of execution of this transfer deed. The Transferor further declares that the said shares and the said Premises are neither the subject matter of any litigation, nor the same are attached in the execution of any decree whether of Government or otherwise.

The Transferor has not created or purported to create any tenancy rights, license or other rights of use and occupation in respect of the said Premises.

The Transferor has not contracted to sell / transfer the said Premises / shares to any other person and the said Premises / shares are free from all encumbrances, liens and charges of any nature whatsoever.

The Transferor covenants with the Transferee that the Transferor shall indemnify and keep Indemnified the Transferee from and against all actions, claims, demands, charges etc. falling due prior to execution of these presents in respect of the said shares/ Premises.

The Transferor agrees to accompany the Transferee and/or her legal advisor or her representative to the office of the Sub-Registrar of Assurance and lodge this transfer deed for registration and admit the execution thereof.

The Transferor agrees to produce his Income-tax Clearance Certificate u/s. 230A of Income-tax Act, 1961 to enable the Transferee to register this Transfer Deed.

The Transferee declares that on being admitted as a member of the said society he will observe and abide by the rules regulations and byelaws of the said society from time to time in force.

The stamp duty, registration charges if any payable in respect of this deed of transfer and in any other document to be executed in future in respect of the said Premises / shares shall be borne and paid by the Transferee alone. The Transfer premium/charges payable to the said society in respect of the transfer of the said shares/premises shall be borne and paid by the parties to this Deed in equal proportion.

IN WITNESS WHEREOF the Transferor and the Transferee have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

)
Within named "THE TRANSFEROR	
SIGNED AND DELIVERED by the)

in the presence of)				
SIGNED AND DELIVERED by t	he)				
Within named "THE TRANSFER	EE")				
)				
in the presence of)				
	<u>RE</u>	<u>CEIPT</u>			
RECEIVED of and from			a sum of	Rs	/- (Rupees
only) vi	de Cheque	No	dated	//20	drawn or
, E	Branch, (city	y), being	the full and fir	nal paymen	nt towards the
transfer of share certificate No.	issue	d by		_ Co-oper	ative Housing
Society Ltd. and flat No on	the	_ floor of	Building No	_ of	Co-
operative Housing Society Ltd. sit	uated at				, (city) as
within mentioned.					
I SAY RECEIVED					
	-				
()				
Transferor					
WITNESSES:					
1.					
2					