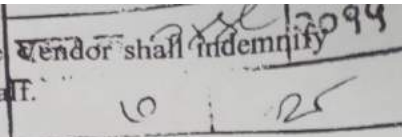
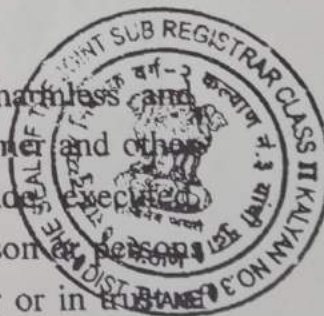
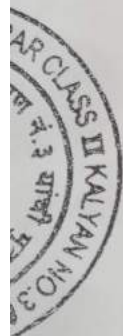


shall be borne and paid by the Vendor and the Vendor shall indemnify and keep indemnified the Purchasers in that behalf.



6. The Vendor doth hereby declare, confirms and agrees that he has full right and absolute authority to enter into this Agreement and that he has not done or performed or cause to or suffered to be prevented from entering into this Agreement, and/or transferring the said Flat as intended to be done hereby or whereby the Purchasers may be obstructed, prevented or hindered in enjoying the rights intended to be conferred upon or transferred in their favor or whereby the quiet and peaceful enjoyment or possession of the Purchasers in respect of the said Flat may be disturbed and in the event or it being found that the Vendor is or was not entitled to enter into this Agreement and thereby to transfer his rights, title, and interest proposed to be transferred and the Purchasers are not entitled to enjoy quite and peaceful possession of the said flat or any part thereof due to any such reason, the Vendor shall forthwith refund the amount of consideration received by from the Purchasers.
7. The Vendor doth hereby agrees and confirms that he shall get or cause to get his shares and membership in the said Society, transferred in the name of the Purchasers.
8. The Vendor doth hereby further agrees and undertake to sign all and/or any of the further papers, documents, forms and writings for the purpose of effectively transferring the said flat and the shares of the said Society and the Vendor shall expressly authorise and empower the Purchasers to sign on behalf of the Vendor all the papers which may be required and to observe and complete the formalities to the transfer of rights, title and interest of whatsoever nature of the Vendor and the membership of the said Society including the said flat described in the Schedule hereunder written, in the name of the Purchasers.
9. The Vendor doth hereby agree to save, defend, keep harmless and indemnified the Purchasers of from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by, from under or in the name



x H.B. Chavla

x BHAVNA B. CHHEDA

x (महाराष्ट्र सरकार)

the Vendor and also against all actions, proceedings, claims, demands and damages whatsoever.

10. This Agreement shall always be subject to the provisions of Maharashtra Co-op. Societies Act, 1960, Maharashtra Ownership Flats/Flats (Registration of the promotion of construction, sales, management and transfer) Act, 1963, and Maharashtra Apartments Ownership Act, 1970.

SCHEDULE OF THE FLAT ABOVE REFERRED TO

ALL THAT the Flat No. 302, admeasuring 50.18 Sq. Meters [540 Sq. ft.] or thereabout built-up area situated on the Third Floor of the building of Radheshyam Co-op. Hsg. Society Ltd., A-Wing, Dombivli (East), and standing on plot of land bearing Survey No. 31, Hissa No.3, situate lying and being in Village Gajbandhan Patharli, Taluka Kalyan, Registration Sub-District Kalyan Division Dombivli, District Thane.

WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the
within named, VENDOR

SHRI HARESH BHAVANJI GALA
in the presence of

Shree Varadhaman CHS, Ramnagar
Dombivli (E)

SIGNED SEALED AND DELIVERED by the
within named, PURCHASER

SMT BHAVNA BHARAT CHHEDA
SHRI BHARAT LILADHAR CHHEDA

in the presence of

(Sanjay D. Panchal)

Shree Varadhaman CHS, Ramnagar,
Dombivli (E)



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Received of and from the withinnamed Purchasers Shri Bharat Liladhar Chheda & Smt Bhavna Bharat Chheda, a sum of Rs. 7,00,000 /- (Rupees Seven Lacs only), being Earnest Money / Part Payment against sale of Flat No. 302, Jay Radheshyam Co-op. Hsg. Society Ltd., Dr. Rajendra Prasad Road, Ramnagar, Dombivli (East), Dist. Thane, vide Agreement dated _____, as follows -

<u>Date</u>	<u>Cheque No.</u>	<u>Drawn On</u>	<u>Amount</u>
26/03/2015	351418	Bank of India	5,00,000/-
26/03/2015	044469	Bank of India	2,00,000/-
Total			Rs. 7,00,000/-

I Say Received,

H x H.B. Chheda

VENDOR

Witness:

1. AK Bhat (V-is Bhat)

2. [Signature]

Sangay D. Panchal



Date: 22-02-2017
To whomsoever It may Concern

This is to certify that Mr. Harish B. Gade is owner of the Flat no. 302 of Jay Radheshyam CHS Ltd. He is the member of the Society. We confirm that there are no dues pending from him to the Society.

This Certificate is issued to him for the purpose of selling his flat

FOR JAY RADHESHYAM CO-OP. HSG. SOC. LTD.

CHAIRMAN

S. B. Lohar

SECRETARY

TREASURER

