



# PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LIMITED

CTS No.172, 172/1 to 34, 176, 176/1 to 5

Redg. No. MUM / SRA / HSG [TC] / 11441 / YEAR 2008

Add: Azim Nagar, Near Railway Station, Jogeshwari (West) Mum bai - 400 102.

Share Certificate No. 028 Member's Registration No. 28 No. of Shares 5

## Share Certificate

AUTHORISED SHARE CAPITAL OF Rs. 1,00,000/- DIVIDED INTO 10,000 SHARES OF Rs.10/- EACH

THIS IS TO CERTIFY That Mr. / ~~Ms.~~ MOHAMMED UMER HUSSAIN

Of Flat No. A-117 is the Registered Holder of (FIVE) fully paid up shares of Rupees TEN each

Numbered from No. 136 to 140 both inclusive in PATEL CHAWL SRA

CO-OPERATIVE HOUSING SOCIETY LIMITED., Azim Nagar, Jogeshwari (W), Mumbai - 400 102.

Subject to the Bye-laws of the said society.

Given under the Common Seals of the said society at MUMBAI this 31<sup>st</sup> day of OCT 2013

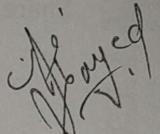
Authorised  
M. C. Member

Secretary



Chairman

## MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

| Date of Transfer | Transfer No.  | Regn. No. of Transferor | To whom transferred  | Regn. No. of Transferee  |  |
|------------------|---|-------------------------|--|--------------------------|--|
| 16-5-2023        | ONE   | 28                      | MR. MOHAMMED SALIM<br>ABDUL HAMID MULLA &<br>RIZWANA MOHAMMED<br>SALIM MULLA | 162                      |  |
|                  |  |                         | A. A. Sheikh<br>Authorised<br>M. C. Member                                   | H. Y. SHARMA<br>Chairman | <br>Secretary |
|                  |   |                         | Authorised<br>M. C. Member   | Chairman                 | Secretary  |
|                  |   |                         | Authorised<br>M. C. Member   | Chairman                 | Secretary  |
|                  |   |                         | Authorised<br>M. C. Member   | Chairman                 | Secretary  |



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MTR Form Number-6



|     |                    |         |  |      |                     |         |      |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH005526443202223M | BARCODE |  | Date | 26/07/2022-13:19:32 | Form ID | 25.2 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

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|-----------------|-----------------------------------|------------------------|--|
| Department      | Inspector General Of Registration | Payer Details          |  |
| Stamp Duty      |                                   | TAX ID / TAN (If Any)  |  |
| Type of Payment | Registration Fee                  | PAN No.(If Applicable) |  |
| Office Name     | BDR17__JT SUB REGISTRAR ANDHERI 6 | Full Name              | MOHAMMED SALIM ABDUL HAMID MULLA AND OTHER |

|                             |                    |                    |  |
|-----------------------------|--------------------|--------------------|--|
| Location                    | MUMBAI             | Flat/Block No.     | FLAT NO.117 1ST FLOOR A WING                   |
| Year                        | 2022-2023 One Time | Premises/Building  |  |
| Account Head Details        | Amount In Rs.      | Road/Street        | PATEL CHAWL SRA CHS LTD                        |
| 0030045501 Stamp Duty       | 180500.00          | Area/Locality      | JOGESHWARI WEST MUMBAI                         |
| 0030063301 Registration Fee | 30000.00           | Town/City/District | MUMBAI   |
|                             |                    | PIN                | 400010   |
|                             |                    | Remarks (If Any)   | 2022   |
|                             |                    | SecondPartyName=   | MOHAMMED UMER HUSSAIN-                         |
|                             |                    | Amount In          | Two Lakh Ten Thousand Five Hundred Rupees Only |
| Total                       | 2,10,500.00        | Words              |  |

|                   |                     |  |
|-------------------|---------------------|--|
| Payment Details   | BANK OF MAHARASHTRA |  |
| Cheque-DD Details | Bank CIN            | Ref. No. 02400042022072096881908472011         |
| Cheque/DD No.     | Bank Date           | RBI Date 26/07/2022 15:38:50 Verified with RBI |
| Name of Bank      | Bank-Branch         | BANK OF MAHARASHTRA                            |
| Name of Branch    | Scroll No. , Date   | Not Verified with Scroll                       |



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 दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Handwritten signatures and initials:*  
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R.S. Mulla  
R.S. Mulla

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## SALE DEED

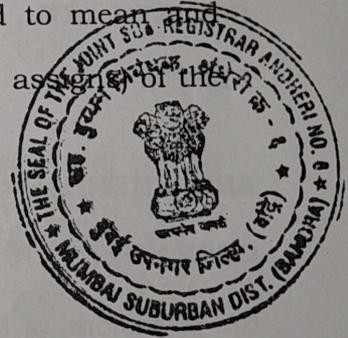
**THIS SALE DEED** made and entered into at Mumbai this **29<sup>TH</sup>** day of **July 2022**.

### BETWEEN

**MR. MOHAMMED UMER HUSSAIN**, aged 76 years, having Pan No. **AAIPQ6314K**, adult, Indian Inhabitant, owner of **FLAT NO.117**, on the **1<sup>ST</sup> FLOOR, A-WING** in the building known as **PATEL CHAWL S.R.A. CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at **OPP. RAILWAY STATION, AZIM NAGAR, JOGESHWARI (W), MUMBAI 400102**, hereinafter called "**The Seller**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assignees) of the **FIRST PART**.

### AND

**MR. MOHAMMED SALIM ABDUL HAMID MULLA**, aged 56 years, having Pan No. **AJCPM4021G**, & **MRS. RIZWANA MOHAMMED SALIM MULLA**, aged 54 years, having Pan No. **AQNPM9936E**, both also adult, Indian inhabitant, residing at Room No.3, 2<sup>ND</sup> Floor, 384-A, Kapadia Mansion, M.S. Ali Road, Near Novelty Cinema, Grant Road East, Mumbai 400007, hereinafter called "**The Purchasers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **OTHER PART**.



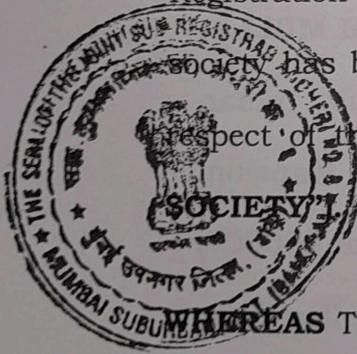
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2022

Possession Letter dated 01-11-2011 executed by and Between M/s. United Developers, therein referred to as the "Builders" and Mr. Mohammed Umer Hussain, therein referred to as the "Allottee/Slum Dweller" and herein referred to as the "Seller", had allotted a Flat (against

old premises) bearing **FLAT NO.117**, on the **1<sup>ST</sup> FLOOR, A-WING** in the building known as **PATEL CHAWL S.R.A. CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at **OPP. RAILWAY STATION, AZIM NAGAR, JOGESHWARI (W), MUMBAI 400102**. (Hereinafter referred as the "**Said Flat Premises**"), admeasuring area of Flat is **269 Sq.Ft. (Carpet)**, situated on plot bearing **C.T.S. No.172, 172/1 to 34, 176, 176/1 to 5** at Village Bandivali, Taluka Andheri. As more particular described in the said Possession Letter dated 01-11-2011. The schedule herein under written and the said **FLAT NO.117**, on the **1<sup>ST</sup> FLOOR, A-WING** in the building known as **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.**, hereinafter it shall be called and referred to as "**SAID FLAT**").

**AND WHEREAS** the Seller is the member of the **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.**, which is a registered Society under the provisions of Maharashtra Co-operative Societies Act 1960, having the Registration No. **MUM/SRA/HSG/(TC)/11441/Year 2008** and the said society has been issuing maintenance bill in the name of Seller herein in respect of the said flat premises (hereinafter referred to as "**THE SAID**



**WHEREAS** The Seller is member of the said Society and 5 (Five) Shares of Rs.50/- each, amounting Rs.250/- of the said Society, bearing Share Certificate No.**028** entered in Member Registered Folio No.28, and distinctive number from **136** to **140** (both inclusive) were transferred and endorsed in his favour by the above said Society. The Seller does hereby

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confirm that the said Flat and Shares in the Society are free from any encumbrances of whatsoever in manner and shall has No Objection for the transfer of the said Shares in favour of the Purchasers, (hereinafter referred to as "THE SAID SHARES").

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**AND WHEREAS** the Seller is no more interested in occupying the said Flat and as such intending to sell and transfer his right, title and interest therein.

**AND WHEREAS** the parties hereto have agreed to reduce into writing the terms and conditions on which the Seller has agreed to transfer and the Purchasers have agreed to purchase and acquire the right, title and interest of the Seller in the said Flat including the entire interest of the Seller in the capital of the said Society by executing this Sale Deed being Conveyance of the said Flat with payment of proper Stamp Duty on the Market Value of the said Flat as per the provisions of the Bombay Stamp Act, 1958.

**AND WHEREAS** the vacant and peaceful possession of the said Flat will be handed over to the Purchasers on receiving full and final consideration.

The Seller hereby declares that:

- a) He is the legal and lawful owner of the said Flat and Shares including the rights, title, interests and benefits attached thereto and no one else has any right, title or interest in the said Flat and shares;
- b) The said Flat and shares is not subject to any charge, encumbrance, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof the Seller has not entered into any Agreement for Sale, Sale Deed, Tenancy, Mortgage or otherwise in respect of the said Flat and shares;



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c) He has not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the Seller

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| गोबले  | is prevented or prohibited from dealing with, disposing off or transferring his rights, title and interests in respect of the said Flat and shares |
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d) The Seller will at the request of the Purchasers whenever required do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfectly assuring the said Flat and all the benefits attached thereto in favour of the Purchasers;

e) The said Flat is not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and he has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off his right in the said Flat and he has fully competent and entitled to sell, transfer and convey the said Flat and shares to the Purchasers;

f) There are no proceedings pending in any Court of Law touching or affecting the said Flat;

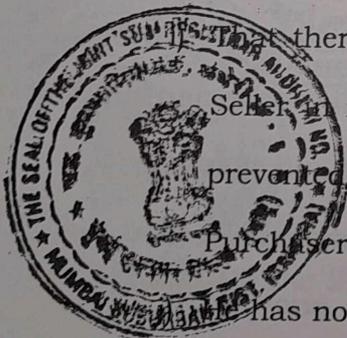
g) There are no insolvency proceedings pending or contemplated against the Seller;

h) The title to the said Flat and shares is clear, marketable and free from all encumbrances;

i) there is no impediment or restraint or injunction against the Seller in respect of the said Flat and shares whereby he has been prevented from selling or transferring the said Flat and shares to the Purchasers;

j) has not taken any loan in respect of the said Flat and he has not mortgaged the said Flat;

k) Relying upon the aforesaid declarations and representations of the Seller and believing the same to be true and correct, the



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Purchasers have agreed to purchase and acquire the said shares of the said Flat from the Seller;

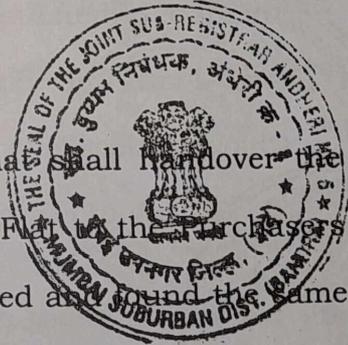
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l) The Seller has agreed to sell, convey, assign and transfer the said Flat along with all his rights, interests and benefits relating thereto and the Purchasers have also agreed to purchase and acquire the shares of the said Flat along with all its interest and benefits from the Seller on the agreed terms and conditions;

m) The parties hereto are now desirous of recording the terms and conditions of the Sale as agreed as by and between them, which are recorded hereafter;

**AND NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES DESCRIBED HEREINABOVE HERETO as follows:-**

1. The Seller does hereby assign and the Purchasers acquire his entire rights, title and interests in the said Flat from the Seller on execution of this Sale Deed and on receipt of full and final consideration from the Purchasers in respect of the said Flat and shares.
2. The Seller who is the owner of the said Flat shall handover the vacant and peaceful possession of the said Flat to the Purchasers which the Purchasers have seen and inspected and found the same to be in perfect condition.
3. The Purchasers hereby declares and agree that they shall make payment of full and final consideration **Rs.27,50,000/- (RUPEES TWENTY SEVEN LAKHS FIFTY THOUSAND ONLY)** as per the terms and conditions in this Agreement.



*[Handwritten signature]*

*[Handwritten signature]*

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4. The Seller hereby admit and acknowledge that he has agreed to transfer his all rights, title and interests for a total consideration of

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| 1066    | 90 |                                 |
| 1022    |    | respect of the above said Flat. |

**Rs. 27,50,000/- (RUPEES TWENTY SEVEN LAKHS FIFTY THOUSAND ONLY)** which the Purchasers had paid to the Seller in

5. The Seller shall not ask for or demand and/or claim any further amount for the sale and of a transfer of the said Flat and shares in the said Society after receiving the Full and Final consideration.

6. The Purchasers hereby agree to become the members of the said society of the building known as **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.**, having its rules and regulations adopted by it or which it may adopt from time to time. The Purchasers have verified the documents of the said Flat and are satisfied with the same.

7. The Seller hereby agreed that he shall clear all Maintenance Charges, outgoing, ground rent and other dues including municipal taxes, electricity bill (Tata Power/Adani Electricity), up-to the date of handing over the vacant and peaceful possession of the said Flat. The Purchasers shall be liable to pay Maintenance Charges, electricity bill (Tata Power/Adani Electricity) and municipal etc. on and from the date of receiving the possession of the said Flat.



- The Seller hereby declare and assure that he has not done or before the date of this Sale Deed mortgaged, transferred assigned or in any other manner encumbered or alienated his rights, title and interests in the said Flat. The Seller has assured to the Purchasers that the said shares of the said Flat is free from all encumbrances, liabilities and no defects in title of the Seller

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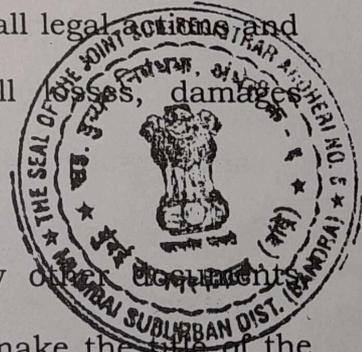
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in the said Flat, the Seller has agreed to indemnify and compensate to the Purchasers for all or any losses and or damages that is incurred by them, if title of the said Flat is found defective and or the same is claimed by any person and or equity in ~~whatever~~ <sup>any</sup> manner.

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9. The Seller has also agreed to sign all further papers, documents and forms as shall be required for affecting the transfer of the said Flat in the name and favour of the Purchasers.
10. The Seller agreed that he shall not have any rights, title and interests of whatsoever nature in **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.**, in respect of the said flat and shall not claim refund for any deposit and balance to his credit in the said Society.
11. The Seller has will hand over all the original documents, papers, deeds and original Share Certificate and any other relevant papers of the said Flat to the Purchasers on registration of this agreement. If fails then Purchasers have all rights, to take all legal actions and seller will compensate to the Purchasers all losses, damages incurred by the said Purchasers.
12. The Seller hereby undertakes to execute any other documents which may be required by the Purchasers to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Seller also agreed and undertakes to cooperate with the Purchasers also to appear personally as and when required, for the Registration of this Sale Deed with the concerned authorities of Joint Sub-Registrar of Assurances, Mumbai.



RS Malhotra

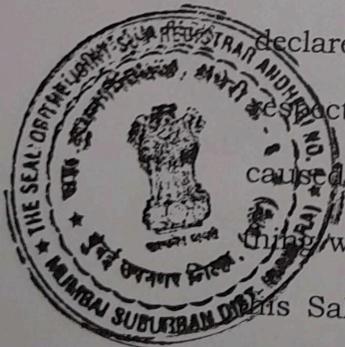
13. The Purchasers hereby agree to observe and perform all the terms and conditions mentioned in this Sale Deed an stipulation conditioned therein on their part and pay to the concerned authority

**PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.,**

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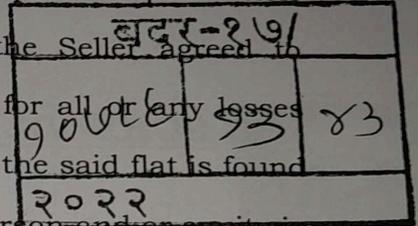
regularly the dues payable under the Bye Laws of the society; including periodical ground rent, municipal taxes water charges, outgoing etc. in respect of the said Flat and shall not hold without the same for any reason whatsoever, the Seller agreed to clear all the dues and bills raised on him in respect of the said Flat up to the date of handing over the possession of the said Flat. The Purchasers shall pay their Maintenance Charges on and from the date of receiving the possession of the said Flat. It is agreed between both the parties hereto that the Purchasers shall not be liable to pay for any dues outstanding against the Seller for the period prior to the date of receiving the possession of the above said flat.

14. Subject to compliance of the provisions of clause 3 aforesaid, the Seller hereby assign his rights, title and interests or claims in the said Flat to the Purchasers herein and are entitled to hold, possess, occupy and enjoy all the benefits there from accrued in the said Flat without any claim liability and or interruption from the Seller or anyone taking under or through him. The Seller also hereby further declare that he has not entered into any Sale Deed or Agreement in respect to the said Flat and that he has not be done or performed or caused or suffered to be done or performed any act, Deed, matter or thing whatsoever whereby he may be prevented from entering into his Sale Deed and transferring the said Flat as purported to be done hereby or whereby the Purchasers hereto may be obstructed, prevented or hindered in enjoying all the rights to be conferred or transferred hereby in their favour or whereby the quiet and peaceful enjoyment or possession to the



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Seller is not entitled to enter into this Sale Deed and transfer his rights sought or purported to be transferred hereby and the Purchasers are not able to enjoy the quiet and peaceful possession of the said Flat due to any such reason, the Seller agreed to indemnify and compensate to the Purchasers for all or any losses and or damages that incurred by her, if title of the said flat is found defective and/or the same is claimed by any person and or equity in whatsoever manner.



15. Both the parties namely Seller and the Purchasers hereby agrees that on the Full and Final consideration herein received being realized by the Seller, an application for the transfer of the said Flat in favour of the Purchasers shall be made to the said society i.e. **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.** The Seller agreed to co-operate to the Purchasers and sign all further papers, forms and documents to transfer the said Flat in the name and in favour of the Purchasers.
16. The Seller agreed to co-operate to the Purchasers and sign all the necessary papers and documents to transfer the said flat in favour of the Purchasers. <sup>the electric bill, maintenance bill and any other papers and documents to transfer</sup>
17. Transfer charges payable to the said registered Society for the transfer of the said Flat in the name of the Purchasers shall be paid by the both the parties in equal proportion.
18. The Purchasers hereby agreed to pay Stamp Duty, Registration Charges, legal fees and other incidental expenses for this Deed for Sale.



19. This Sale Deed shall always be subject to the provisions in Maharashtra ownership Act. 1963 and Maharashtra ownership Rules 1964 or any modification, amendment or reenactment thereof the time being in force or any other provisions of applicable thereto.

**THE SCHEUDLE OF THE ABOVE REFERRED TO:**

**FLAT NO.117**, on the **1<sup>ST</sup> FLOOR, A-WING** in the building known as **PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at **OPP. RAILWAY STATION, AZIM NAGAR, JOGESHWARI (W), MUMBAI 400102**, admeasuring area of Flat is **269 Sq.Ft. (Carpet)** situated on land bearing **C.T.S. No.172, 172/1 to 34, 176, 176/1 to 5**, at **Village Bandivali**, Taluka Andheri. In Greater Mumbai Registration Sub-District of Mumbai and District land at Village Bandivali, Taluka Andheri. In Ward-K (West) in Registration District, Sub-Registrar of Assurance.

*Shri. Mulla*

*RS Mulla*

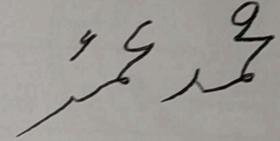
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| २०२२    |    |    |



# RECEIPT

Received of and from the withinnamed Purchasers a sum of  
**Rs.27,50,000/- (RUPEES TWENTY SEVEN LAKHS FIFTY THOUSAND  
ONLY)** as a full & final consideration in respect of the sale of  
**FLAT NO.117, on the 1<sup>ST</sup> FLOOR, A-WING** in the building known as  
**PATEL CHAWL SRA CO-OPERATIVE HOUSING SOCIETY LTD.,** situated  
at **OPP. RAILWAY STATION, AZIM NAGAR, JOGESHWARI (W), MUMBAI  
400102.**

I SAY RECEIVED Rs.27,50,000/-



**MR. MOHAMMED UMER HUSSAIN**  
(Seller)

**WITNESSES:-**

1. रविका
2. Ashraf.

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मालमत्ता पत्रक

द.भाग/मोजे -- बांदीवली

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूव्यवस्था कर्मक

शिट नंबर

प्लॉट नंबर

खंड

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ

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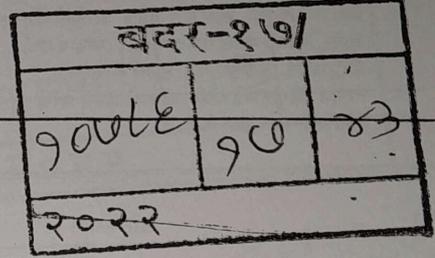
सुविधाधिकार

सवकाचा मूळ धारक

(१) ज. आर. दुभाष प्रापटी ट्रस्टचे विश्वस्त खंडनेने :- (१)  
(२) श्री. (मर) हारमाझघार पो. दस्तूर.  
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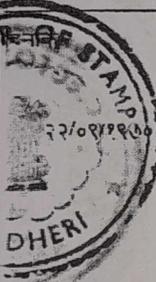
पट्टेदार

(१) श्री. फ़ामराज बापुजी अमीन.  
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(वार्षिक भूडंभाडे रु. १४२१.२८)



इतर भार

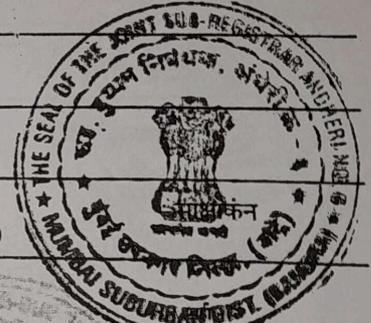
इतर शंरे



व्यवहार

खंड क्रमांक

नविन धारक (धा)  
पट्टेदार (प) किंवा भार (भा)



अर्ज दिनांक ३०-११-६६ व जबाब २८-७-७०.  
न. भू. अ. यांचा आदेश दिनांक २२-६-१९७०.  
अहमद मुसा पटेल यांचकडून.

S. I.

E

अहमद मुसा पटेल व  
याकुब मुसा पटेल.  
(इमला मालक म्हणून नोंद घेतलेले)  
सि. स. नं. १७२ पैकी १२४/१९७० प. क्षेत्राचे प. प.

२७/१०/१९७०  
न.भू.अ.४ मुंबई उपनगर. मुंबई

मा. अपर उप. जिल्हा अंधेरी यांचे कंडाल नं.  
ADC /LND /C ४५९६ ता. २९-१२-७१  
अन्वये नुषारीत बनशंती सारा र. रु.  
२१४.५० ता. १-८-७१ पासून.  
सि. स. नं. १ ते ३१ सह लागू केला.



२३/०८/१९७२  
न. भू. अ. (४)

३०/०७/२००७

जं आर. दुभाष ट्रस्टचे विश्वस्त श्री. एन. जे. दुभाष  
हे दि. ३/१२/९१ व सर हारमाझघार पो. दस्तूर हे  
दि. ११/७/६६ गंजी नयत झालेने त्यांची नावे कमी  
करून मृत्युपत्र व प्रॉबेट पिटोशन क्र. ३५३/९६ अन्वये

विश्वस्त

श्रीमती. गुल केकी पारुख  
श्रीमती झोरान बेकसर  
श्रीमती जहानारा असिडवाला  
[ श्रीमती. माको मिनु मफांतोया]

फेरफार क्र. १३८ प्रमाणे  
महा -  
३०/०७/२००७  
न.भू.अ.अंधेरी

०७/०१/२००८

जं. आर. दुभाष ट्रस्टचे विश्वस्त श्रीमती माकु मिनु  
मफांतोया दि. ३१/१२/०१ गंजी मयत. मृत्यूचा दाखला व  
ट्रस्टचा ठराव अन्वये मयताचे नाव कमी केले.

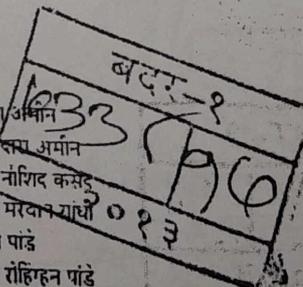
पट्टेदार

१) जरीर दारा अमीन  
२) अरमेही कमा अमीन  
३) फ़िरोजी नोशिद कमा  
४) जमशेद मरेवान गंधी  
५) रोहिंहन पांडे  
६) शेरनाझ रोहिंहन पांडे  
७) तनाज के. वामबोन  
८) बळत्पार पांडे

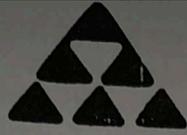
फेरफार क्र. १४८ प्रमाणे  
महा -  
०७/०१/२००८  
न.भू.अ.अंधेरी

०७/०१/२००८

श्री. फ़ामराज बापुजी अमीन हे दि. २२/७/७८ व त्यांची  
पत्नी श्रीमती दारा फ़ामराज अमीन दि. २७/४/९१ गंजी  
मयत तमचे मलगां श्रीमती होमाइ दारा अमीन दि.  
१२/६/७२ व श्रीमती गुल मिनु नारापार दि. २९/४/०५  
गंजी मयत मृत्यूचे दाखले व प्रॉबेट पत्राअन्वये पट्टेदार सतर  
वारसांची नावे दाखल केली.



फेरफार क्र. १४८ प्रमाणे  
महा -  
०७/०१/२००८  
न.भू.अ.अंधेरी



## Slum Rehabilitation Authority

Administrative Building,  
Anant Kanekar Marg,  
Bandra (East), Mumbai-51  
Email: info@sra.gov.in

No. SRA/ENG/2039/KW/PL/AP

Date :

17 JUL 2012

बंदर-१७/

|      |    |    |
|------|----|----|
| १०७६ | २९ | ४३ |
| २०२२ |    |    |

To,  
Architect K. Zaman,  
14/B, Bindiya C.H.S.,  
51 Hill Road, Bandra (West),  
Mumbai - 400 050.

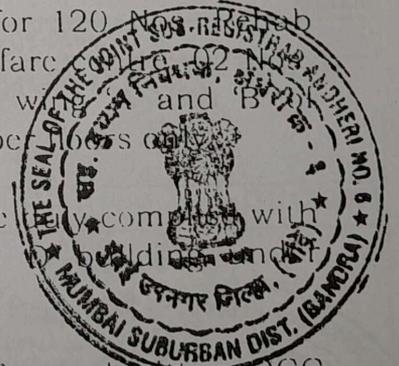
Sub : Occupation permission for Wing 'A' & 'B' of Composite building on plot bearing C.T.S. No. 172, 172/1 to 34, 176, 176/1 to 5 of Village Bandiwali at Jogeshwari (W), Mumbai for 'Patel Chawl SRA CHS Ltd'.

Ref :- 1) Your letter No. A/A/A/7/06/2011 dated 07/06/2011.  
2) Last approval u/no. SRA/ENG/2039/KW/PL/AP dtd. 19/10/2011.

Sir,

The part development work in the above referred plot comprising of Wing A & B of Gr.+ 6 + 7(pt.) completed under the Supervision of Architect Shri. K. Zaman Lic. No. CA/93/15756, Structural Engineer Shri. Siddique Sunasara, Lic. No. STR/S/189 and Site Supervisor Shri Shaikh Mohd. Musa Yunus, Lic. No. S/601/S.S.I. may be occupied on the following conditions:

- 1) This Occupation permission certificate is granted for 120 Nos. Residential residential tenements, 02 Nos. balwadi, 02 Nos. welfare society office & 07 Nos. sale residential tenements with composite building for Gr. + 1<sup>st</sup> to 6<sup>th</sup> and (pt) 7<sup>th</sup> upper floors only.
- 2) That all the pending IOA and LOI conditions shall be completed with reference.
- 3) That all the remaining work shall be completed before submitting OCC for the entire building.
- 4) That the SWD completion certificate from the EE(SWD) WS of MCGM shall be submitted before asking full occupation to building under



reference & till then adequate precautions shall be taken for drainage surface water.

- 5) That the Road setback shall be constructed as per Municipal Specifications before claiming equivalent FSI of setback.
- 6) That an access / pathway upto the staircases before asking full occupation to building under reference.
- 7) That the certificate under section 270(A) of BMC Act shall be obtained from A.E.W.W.(K/W) and a certificate copy of the same shall be submitted to this office.

|         |            |
|---------|------------|
| बंग-१७/ |            |
| १००६६   | २२/०८/२०२२ |
| २०२२    |            |

- 8) That set back land of 36.60 mts. D.P. Roads shall be developed and handed over to M.C.G.M. and DILR's certificate for transfer of ownership of set back land and D.P. Road in the name of M.C.G.M. shall be submitted before B.C.C.

Yours faithfully,

Sd/-

Executive Engineer - III  
Slum Rehabilitation Authority

Copy to :

- 1) M/s. United Developers
- 2) Asst. Municipal Commissioner K/W Ward.
- 3) A.E.W.W. K/W Ward.
- 4) Society.

Executive Engineer - III  
Slum Rehabilitation Authority



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

मेळा क्रमांक  
1504670130000

मालमत्ता करवर्ष  
2021-2022

देयक क्रमांक  
202110BIL13543353  
202120BIL13543354

देयक दिनांक  
01/09/2021

ले नाव व पत्ता : PATEL CHAWL SRA CO-OP.HSG SOC LTD

172, 172/1to34, 176, 176/1to PATEL CHAWL SRA CO-OP.HSG - Nr. RAILWAY STN.OFF S.V.RD JOGESHWARI / WEST Nr.ABBAS RESIDENCY, HIND-A.K.MOM MAHAL Mumbai 400102

प्रेषक -  
Asslt. Assessor & Collector, K West Ward, Municipal Office Building, Pallram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058.

ईमेल - aackw.ac@mcgm.gov.in

फोन क्र. 022-2624 9594

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/बिग, मी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ट्रिफेज, मालमत्तेचे वर्ग, कट्ट्याची नावे.  
172, 172/1to34, 176, 176/1to PATEL CHAWL SRA CO-OP.HSG - Nr. RAILWAY STN.OFF S.V.RD JOGESHWARI / WEST Nr.ABBAS RESIDENCY, HIND-A.K.MOM MAHAL VILLAGE BANDIVALI Mumbai 400102 PATEL CHAWL SRA CO-OP.HSG SOC LTD

900/12 23 83

प्रथम करनिर्धारण दिनांक: 02/05/2013 जलजोडणी क्रमांक: एकूण मांडवली मूल्य: ₹ 144733970

मूल्य: ₹ Fourteen Crore Forty Seven Lakh Thirty Three Thousand Nine Hundred Seventy Only

31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी ₹ 3371311

कालावधी: 01/04/2021 ते 31/03/2022

(सर्व रकम रुपयामध्ये)

| कराचे नाव                 | 01/04/2021 | ते | 30/09/2021  | 01/10/2021 | ते | 31/03/2022  |
|---------------------------|------------|----|---|------------|----|---|
| साधारण कर                 |            |    | 650   |            |    | 650   |
| न कर                      |            |    | 0   |            |    | 0   |
| न लाभ कर                  |            |    | 49929   |            |    | 49929   |
| निःसारण कर                |            |    | 0   |            |    | 0   |
| निःसारण लाभ कर            |            |    | 31137   |            |    | 31137   |
| न.पा. शिक्षण उपकर         |            |    | 28962   |            |    | 28962   |
| न्य शिक्षण उपकर           |            |    | 25335   |            |    | 25335   |
| नगाव हमी उपकर             |            |    | 0   |            |    | 0   |
| उपकर                      |            |    | 1425  |            |    | 1425  |
| कर                        |            |    | 36192   |            |    | 36192   |
| न देयक रकम                |            |    | 173630  |            |    | 173630  |
| म152 अ नुसार दंडाची रकम   |            |    | 0   |            |    | 0   |
| साव्यावरील व्याजाची वसुली |            |    | 0   |            |    | 0   |
| न अधिदानाचे समायोजन       |            |    | 173630  |            |    | 173630  |
| व्याजी निव्वळ रकम         |            |    | 0   |            |    | 0   |
| दानाची निव्वळ रकम         |            |    |   |            |    |   |
| वरी रुपये                 |            |    | ₹ One Lakh Seventy Three Thousand Six Hundred Thirty Only |            |    | ₹ One Lakh Seventy Three Thousand Six Hundred Thirty Only |
| तेम देय दिनांक            |            |    | 30/11/2021  |            |    | 31/12/2021  |

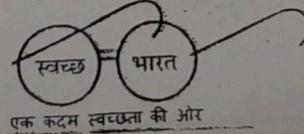


To make payment through NEFT: SC - SBIN0000300, Beneficiary A/C No:- MCGMPTKW1504670130000, Name-MCGM Property Tax, Mumbai. Payment done through NEFT will be collected against oldest bills first. Cheque may be made in the name of MCGM.

दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सांख्यिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या मालमत्तास मालमत्ता करातील सर्वसाधारण कर यां घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

हे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १९५४ (१ ड ड) च्या अंतर्भाव होण्या सापेक्ष जासी करण्यात येत आहे.



Handwritten signature and name of the Assessor & Collector.

एक कदम स्वच्छता की ओर

विश्वास पावो, करनिर्धारक व संकलक

नोंदणी क्र :- एम्. यू. एम्. / एस. आर. ए. / एच्. एस्. जी. / (टी.सी.) / ११४४१ / २००८



सत्यमेव जयते

महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, पटेल चाळ एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, सीटीएस न. १७२, १७२/१ ते ३४ मौजे बांदीक्ली, ता. अंधोरी, रेल्वे स्टेशन जवळ, जोगेश्वरी [पश्चिम], मुंबई - ४०० १०२.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे. उपरनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भडकेकर सहकारी संस्था / भाडेकरू सहभागीदारी संस्था / इतर गृहनिर्माण संस्था आहे.



कार्यालयीन मोहोर :

स्थळ : मुंबई - ४०० ०५१.

दिनांक :- २४/०१/२००८

सही :

[ नितिन काळे ]

हुद्दा :

सहाय्यक निबंधक,  
सहकारी संस्था  
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई



# UNITED DEVELOPERS

Off. : 26797243

Builders & Land Converters

C.T.S. No. 172 & 176, Azim Nagar Near Railway Station, Jogeshwari (W), Mumbai - 400 102.

Ref. : \_\_\_\_\_

Date : 1-11-2011

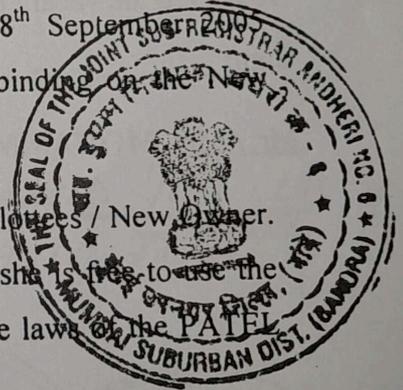
## POSSESSION LETTER

|          |    |    |
|----------|----|----|
| बंदर-२७/ |    |    |
| 70/11    | 22 | 83 |
| 2011     |    |    |

I, MR. ANIS GANI AIBANI, Partner & C.A. of M/s United Developers, on this 1<sup>st</sup> day of November 2011, do hereby confirm to have delivered the vacant, peaceful and on the spot possession of Flat No. A-117, on 1<sup>st</sup> Floor, in the Rehabilitation Building (PATEL CHAWL S.R.A. CO-OP. HSG. SOC. LTD.), as per the terms and condition of the Permanent Alternative Accommodation Agreement executed between us and **Mr. MOHAMMED UMER HUSSAIN**, a member of PATEL CHAWL S.R.A. CO-OP. HSG. SOC. LTD. hereinafter referred to as the 'New Owner'. I confirm that the said flat has been constructed as per the rules and regulations of Slum Rehabilitation Authority and as per the approved plans. The Said flat is a part of the Rehabilitation Component Available and Allotted to the 'New Owner' above vide Lottery System as per the DCR 33(10) implemented under SRA.

I further declare that the said flat has been allotted and delivered to New Owner **Mr. MOHAMMED UMER HUSSAIN** absolutely 'FREE OF COST', as applicable under the Slum Rehabilitation Scheme. However all the terms and condition of the Permanent Alternative Accommodation Agreement executed on 8<sup>th</sup> September 2005 between the New Owner and us WILL BE APPLICABLE and binding on the New Owner.

I further say that there are no dues pending to be recovered from allottees / New Owner. He / She has become absolute owner of the said flat and now he/she is free to use the said flat in any manner whatsoever he/she likes and as per the bye laws of the PATEL CHAWL S.R.A. CO-OP. HSG. SOC. LTD.



I/We further reaffirm that the New Owner will be liable for payment of all taxes, duties, excess, levies etc, which may be charged or imposed on the above flat from the date the electric connection is provided in the flat and they agree and undertake to pay the same either to directly or through a person authorized by them.



# UNITED DEVELOPERS

Builders & Land Converters

C.T.S. No. 172 & 176, Azim Nagar Near Railway Station, Jogeshwari (W), Mumbai - 400 102.

Date: 1-11-20

|       |       |
|-------|-------|
| Ref.: | वद-१९ |
| १००६  | २६ ४३ |
| २०२३  |       |

The New Owner has agreed to pay necessary outgoings like assessment, Common electricity bills, water bills, Salary to Sweeper and watchman, B.M.C. Tax etc., from the date of possession.

The New Owner has agreed and undertaken not to carry out any unauthorized alterations or any unauthorized additions of any nature whatsoever in the said flat and that he/she will comply with all requisition and notices relating to any such alterations of the above flat entirely at their costs and expenses and they hereby agree to indemnify me/us and all other persons concerned affected hereby at all times against loss or any damages, as a result of any such alterations under the above agreement that are to be observed and performed by them.

Mr. ANIS GANI AIBANI

*Anis Gani Aibani*  
Partner & C. A. Owners

### AFFIRMATION

Received the vacant physical possession, complete in all respects of the above said Flat.

Sign: *Mohammed Umer Hussain*

Mr. / Mrs. MOHAMMED UMER HUSSAIN.

Witness:

- 1.
- 2.



## TEL CHAW

Address: Azim Na

No. 10/4-17/ SRAN

### TO WH

This is to certify and

is the Bonafide

1st Floor,

S.R.A Co-operative

400102.

The Building consi

The Building is co

The Building is co

This Certificate is

Stamp duty & Reg

We hereby declar

on date: 1st

We have NO OB

Mr. / Mrs. D

Thanking you,

Yours faithfully,

For Patel Chaw

Chairman

# PATEL CHAWL SRA CO-OP. HSG. SOC., LTD.

CTS No. 172, 172/1 to 34, 176, 176 / 1 to 5

Regd. No. MUM / SRA / HSG [TC] / 11441 / YEAR 2008

Address: Azim Nagar, Near Railway Station, Jogeshwari (West), Mumbai-400 102.

ref. No.. 10/A-17/SRA/02/22

Date: 03/7/2022

## TO WHOMSOEVER IT MAY CONCERN.

This is to certify and confirm that Mr./Mrs. MOHAMMED UMER HUSSAIN, is the Bonafide Member of our Building/Society holding Flat No. 117 situated on 1<sup>st</sup> Floor, A Wing having 269 Sq Ft Carpet Area in the building known as Patel Chawl S.R.A Co-operative Housing Society Ltd., situated at Station Road, Jogeshwari (West), Mumbai 400102.

The Building consists of Ground + 7 upper floor with lift facility.

The Building is constructed & handed over in the year 2011.

The Building is constructed on the land bearing C.T.S. No 172 A Village ~~Randrapur~~ Taluka Andheri.

This Certificate is issued for the purpose of Submission to Authorities concerned for Regularization of Stamp duty & Registration.

We hereby declare that all the dues towards Maintenance, repairs & other charges are been cleared as on date : July-22.

We have NO OBJECTION in Transferring the Shares and above said FLAT in favor of

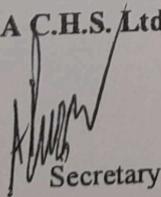
Mr. / Mrs. MOHAMMED SALIM ABDUL HAQID MULLA & RIZWANAH MOHAMMED SALIM MULLA

Thanking you,

Yours faithfully,

For Patel Chawl S.R.A C.H.S. Ltd.

Chairman

  
Secretary

Treasurer

