



05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 391/2024

नोंदणी :

Regn 63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7386280.34
(4) भू-मागन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa इतर वर्णन :सदनिका नं: सदनिका क्र.1301,ए विंग, माळा नं: 13 वा मजला, इमारतीचे नाव: पूजा एनक्लेव्ह को ऑप हौ सोसा लि, गणेश नगर, ब्लॉक नं: अथर्व कॉलेज जवळ, 90 फिट ओल्ड लिंक रोड, रोड : कांदिवली पश्चिम मुंबई-400067 PUI: RS0810540280000 ((C.T.S. Number : 471B (Part) ;))
(5) क्षेत्रफळ	1) 51.41 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-साबा अब्दुल रशीद शेख वय:-61; पत्ता:-प्लॉट नं: सदनिका क्र.19, माळा नं: 5 वा मजला, इमारतीचे नाव: फक्तुद्दिन मंझिल, ब्लॉक नं: 2 रा कॉपर स्ट्रीट, आय.आर.रोड, जे.जे. हॉस्पिटल जवळ, रोड नं: मिंडी बाझार.बी.पी.रोड, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AJTPS6293B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सना जावेद खान वय:-30; पत्ता:-प्लॉट नं: सदनिका क्र.1302, ए विंग, माळा नं: 13 वा मजला, इमारतीचे नाव: पूजा एनक्लेव्ह को ऑप हौ सोसा लि., ब्लॉक नं: ऑप गणेश नगर, अथर्व कॉलेज जवळ, 90 फिट ओल्ड लिंक रोड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-DGRPK1033H 2): नाव:-मोहम्मद जावेद समिउल्लाह खान वय:-35; पत्ता:-प्लॉट नं: सदनिका क्र.1302, ए विंग, माळा नं: 13 वा मजला, इमारतीचे नाव: पूजा एनक्लेव्ह को ऑप हौ सोसा लि., ब्लॉक नं: ऑप गणेश नगर, अथर्व कॉलेज जवळ, 90 फिट ओल्ड लिंक रोड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ATWPK6455E
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	391/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Office of the
Sr. Eng. Ddg. Prop. (7/5) P. & M. Dept.
Dr. Esakabhai Ambedkar Market Bldg.
Lundhali (West), Mumbai-400032

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/A-3486/BP (WS)/ AR of

PART OCCUPATION

13⁰ JUN 2008

To,

M/s. Pooja Enterprises
Owner.

Subject: Permission to occupy part portion of building
On plot bearing C.T.S. No.471/B of Village
Kandivali situated at Old Link Road, Ganesh
Nagar, Kandivali (W).

Reference: Your Arch's letter dated 12.06.2008.



Sir,

The development work of building Wing A, comprising of
Ground + 1st + Service floor + 2nd to 7th + 8th(Pt) + 13th (Pt) upper
floors & Wing B & C comprising of Ground + 1st + Service floor + 2nd
to 12th + 13th (Pt) upper floors. Wing D & E comprising of Ground +
1st + Service floor + 2nd to 10th upper floors on plot bearing C.T.S.
No. 471/B of Village Kandivali situated at Old Link Road of Ganesh
nagar, Kandivali (West) is completed under the supervision of Shri
G.S. Goswami of M/s. Pooja & Associates, License Surveyor, having
Lic. No. G/182/LS, Shri P.K. Sura, Licensed Structural Engineer,
having License No.STR/S/76 and site supervisor Shri A.V. Gavade
having Lic. No. G/111/SS-I, may be occupied on the following
conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be
obtained from A.E.W.W. R./South and a certified copy of the
same shall be submitted to this office.

बदा-१०
3649/93
२०११

Office of the
 Asst. Eng. Bldg. Prop. (W/S) P & R. Ward
 Maharashtra Regional & Town Planning Act, 1966 (Form 'A')
 NO. CHE/ A-3486 /BP(WB)/A/AR

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
 NO. CHE/ A-3486 /BP(WB)/A/AR 2 FEB 2005

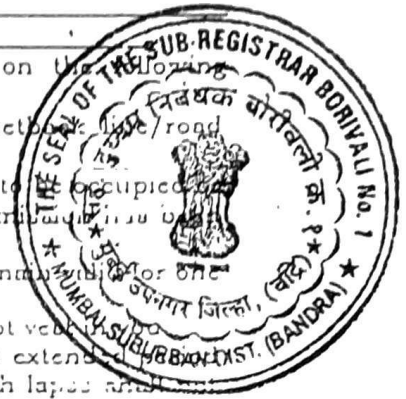
COMMENCEMENT CERTIFICATE

To
 Shri Satyen Modi,
 of M/S. Rawal & Co.,
 Owner.

Sir,
 With reference to your application No. 10379 dated, 09.07.2004 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Bldg. C.T.S. No. 471/A (pt) at premises at Street Link Road Village Kandivali Plot No. - situated at Kandivali (West) Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the section 346/road widening line shall form part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be used or permitted to be used by any person until occupancy permit is granted.
 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you.
 5. This Commencement Certificate is renewable every year but such extension shall be in no case exceed three years provided further that such lapses shall bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966
 6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him



बदल - १		
329	28	30
2028		

The Municipal Commissioner hereby appoints Shri D.S. Sardesai Assistant Engineer to exercise the powers and functions of the planning Authority under section 45 of the said Act.



This C.C. is restricted for work up to PLINTH LEVEL
 For and on behalf of Local Authority
Mumbai Mahanagarपालिका

12th Nov 2005
 Asst. Engineer, Building Proposal (West Sub)
 R/A/R/Wards
 FOR S
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

बदल - ६/	
E340	

CE/14/85/AR

13] 12

(8) This c.c. is now valid and re-endorsed upto plinth level of wing A D & E and further extended for wing B & C for entire work i.e. G + 2 upper floors as per approved amended plans dated 19/04/05

30 JUL 2005

[Signature]
AESBPW/RTS

(9) This c.c. is now valid for entire work i.e. of King 'B' & 'E' - Ground + 2 upper floors as per approved amended plans dated 19/04/05

17 AUG 2005



(10) This c.c. is now valid and re-endorsed upto wing A - plinth level and wing B & C D & E + 2 upper floors as per approved plans dated 2

22 DEC 2005

(11) This c.c. is now valid and further extended for the work upto wing A - plinth level and entire work of wings B & C D & E i.e. G + 1 + service floors 2nd to 4th + 5 (at) upper floors and detached basement as per approved amended plans dated 25/11/05

9 JAN 2006

बदल - १		
309	24	30
2028		

(12) This c.c. is now valid and further extended for the entire work i.e. Detached Basement - G + 1 + service + 2 to 6th upper floors for wings A D & E and service + 2 to 7th upper floors for wings B & C as per approved plans dated 27/01/06



MAR 2006

[Signature]
AESBPW/RTS

बदल - ६/१	
E340	ES
२०१०	

re-extended upto plinth level
 extended for wing B & C
 upper floors as per

C/E/A 3426/13/Plw:1/R

13] This C.C. is now valid & further extended upto entire work
 i.e:- Detached Basement of wing A - Grd. + 1 + service floor + 2nd to
 2 to seven upper floors & wing 'B' & 'C' Grd. + 1 + service floor + 2nd to
 10th upper floors & wing 'D' & 'E', Grd. + 1 + service floor + 2nd to
 9th upper floors as per approved amended plans dt. 10/10/2006

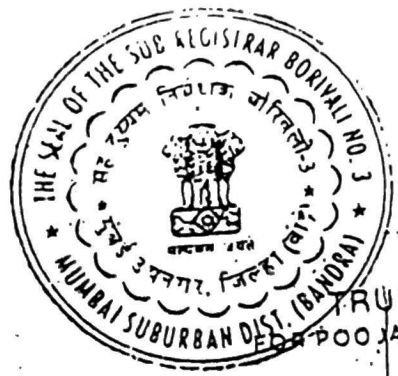
25 MAY 2006



14) This C.C. is now valid & further extended upto entire work
 i.e Detached Basement, wings A B & C Grd + 1st + service + 2nd to 12th +
 13th (pt) upper floors and wings D & E Grd + 1st + service + 2nd to 5th +
 10th (pt) upper floors as per approved amended plans dt. 10/10/2006

11 OCT 2006

बदल - १		
3E	2E	30
E.E. P. W. R. S.		



TRUE COPY
 FOR POOJA & ASSOCIATES
 (GOSWAMI G. S.)
 Architect Engineers

बदल - ६/	
E340	EY
२०१०	

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मासमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मासमत्ता कराचे देयक.

लेखा क्रमांक RS0810540280000	मासमत्ता वर्षाचे 2020-2021	देयक क्रमांक 202010BIL 12864461 202020BIL 12864462	दिवस दिनांक 01/01/2021
पत्रकाराचे नाव व पत्ता : M/S RAWAL & CO 2ND FLR LAXMI NIWAS DAULAT NAGAR, S.V. ROAD BORNWALI E MUMBAI, 400066		पेपक - Asstt. Assessor & Collector, R South Ward, Municipal Office Building Mahatma Gandhi Cross Road No. 2, Near S. V. Patel Swimming Pool Kandivali (West), Mumbai - 400 067 ईमेल - saacs.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2805 5246	
मासमत्ता क्रमांक, महानगरपालिका इमारतीचे नाव, स्थिती, एअर / प्लॉट क्र., शाखाचे नाव, मार्ग क्र., मानाचे नाव, ठिकाण, मासमत्तेचे वर्ष, करदात्यांची नावे RS-2384(1A) CTS NO.471/B GOVT IND ESTATE KANDIVALI(W) RCC BUILDING-POOJA ENCLAVE M/S RAWAL & CO.			

प्रथम करनिर्धारण दिनांक: 14/12/2007	जलबोवणी क्रमांक: -	एकूण मांडवनी मूल्य: ₹ 672038115
एकूण मांडवनी मूल्य: ₹ Sixty Seven Crore Twenty Lakh Thirty Eight Thousand One Hundred Fifteen Only (अधरी)		
दि. 31/03/2010 या तारखेपर्यंतची बकाची ₹ 1583251	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची बकाची	
देवक कालावधी: 01/04/2020 ते 31/03/2021		



कराचे नाव	01/04/2020	ते	30/09/2020	एकूण
सह-कारण कर				
जल			4299803	4299
जल लाभ कर				
मननिःसारण कर			356431	3564
मननिःसारण लाभ कर				
म.न.पा. शिक्षण उपकर			220924	2209
राज्य शिक्षण उपकर			208473	2084
रोजगार हमी उपकर			172867	1728
वृक्ष उपकर			25501	1728
पथ कर			10426	255
एकूण देयक रक्कम			266977	104
कलम 152 अ नुसार दंडाची रक्कम			1691595	2669
परताव्यावरील जाव्याची वसुली			0	16915
भागाळ अधिदानाचे समासोजन			0	
भराववाची निव्वळ रक्कम			0	
प्रतिदानाची निव्वळ रक्कम			1691595	
अक्षरी रूपे			0	6915
अंतिम देय दिनांक			31/03/2021	31/03/20

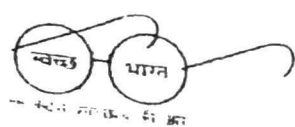
बरोल - १		
329	20	30
२०२३		

"To make payment through NEFT: IFSC - SBIN0000300, Beneficiary A/C No:- MCGM/RS0810540280000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. (Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुम्बई अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मासमत्ता अधिभूत असल्याने सूचित करत नाही.

- साप्ताहिक व परिशिष्टीत बाबतचे वेळवेळीचे बटी-वटीची पूर्तता करावया पाव मासमत्ता करणीचे वर्षासाठी कर व 5% ते 15% घटकात अनुक्रमे आहे.
- माझे कुटुंब यादी नसल्याची
 - अ) माळ वापरा
 - ब) वारंवार हात घुवा
 - क) सुरक्षित बंदर राखा

सं. रा. हसनो
अ. अमिता हसनो
करनिर्धारक व संकलक (२)

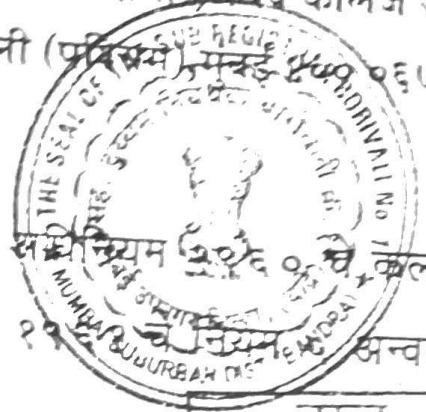




- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक ^{एमयुएम/इन्ज्युआग/एचएमजी/टि.सी./१४७६६/२०१०-११/सन १०}

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
पुजा एनक्लेड कॉ-ऑप.हीसिंग सोसायटी लिमिटेड
सी.टी.एस.नं.४७१/बी, गणेश नगरच्या समोर, ग्रयर्व कॉलेज जवळ,
१० फूट जूना लिंक रोड, कांदिवली (पश्चिम) मुंबई ४०००६७.



ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६२ चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६२ चे नियम २९ अन्वये नोंदण्यात
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १०(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६२ चे नियम २०(१) अन्वये संस्थेचे
वर्गीकरण "मृहनिर्माण संस्था"
असून उप-वर्गीकरण "भाडेकरू सहभाषिकी मृहनिर्माण संस्था"
आहे.

वरल - १
१०(१) अन्वये व महाराष्ट्र
२०(१) अन्वये संस्थेचे

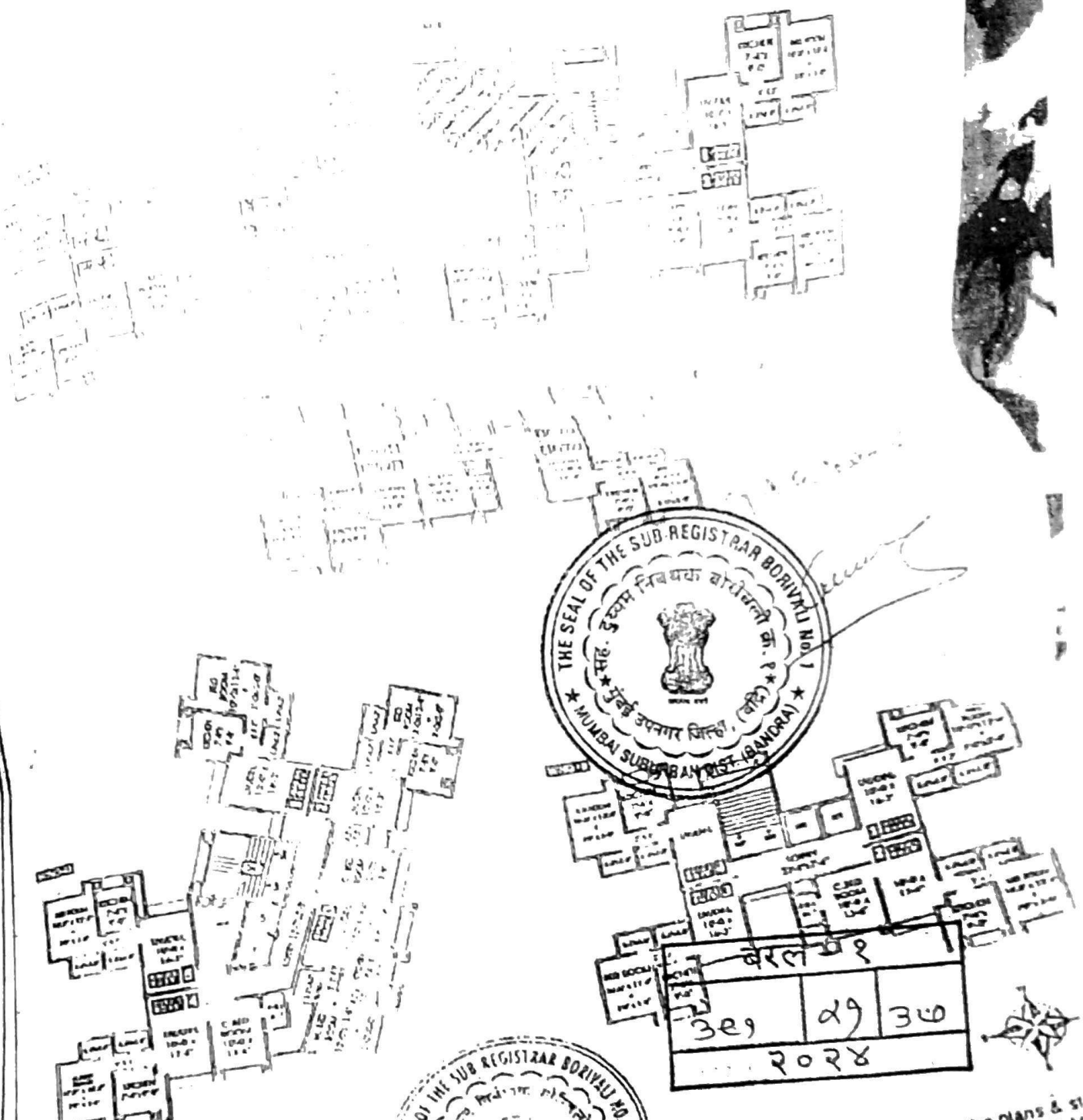
कार्यालयीन मोह



वरल - ७/
१३७ १२ ४०
२०२१

स्थळ : मुंबई

दिनांक : ०७ / ०६ / २०१०



बरेल २९
 ३२९ २९ ३७
 २०२४



NOTE: The areas mentioned in the plans & sit
 NOTE: are subject to approval from M.C.G.M
 NOTE: & other concerned authorities.

(Purchase)

PROPOSED RESIDENTIAL COLONY BUILDING ON PLOT BEARING CTS NO. 471/B,
 VILLAGE KANDIVALI (M), DANE SH NAGAR, KANDIVALI (M), MUMBAI - 400 087.

DEVELOPERS:
POOJA ENTERPRISES

POOJA ASSOCI
 ARCHITECT & ENGI
 1st Floor, Laxmi N
 Opp. Gopal Puri Tower
 Docks, TET Mumbai

ELBUE
 २२०

POOJA ENCLAVE C.H.S. LTD.
 Regn No MUM/BRA/HBG/TC/11097/2006)
 MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Name of The Member MRS. SABA ABDUL RASHID

Dt. of Transfer _____ Transfer No. _____ Approved in G B M/M C M _____

Registration No. of Transferor _____ Registration No. of Transferee _____

[Signature]
 Chairman

[Signature]
 Secretary

M. C. Member

Name of The Member _____

Dt. of Transfer _____ Transfer No. _____ Approved in G B M/M C M _____

Registration No. of Transferor _____ Registration No. of Transferee _____



Secretary

M. C. Member

Name of The Member _____

Dt. of Transfer _____ Transfer No. _____ Approved in G B M/M C M _____

Registration No. of Transferor _____ Registration No. of Transferee _____

Chairman

Secretary

M. C. Member

Name of The Member _____

Dt. of Transfer _____ Transfer No. _____ Approved in G B M/M C M _____

Registration No. of Transferor _____ Registration No. of Transferee _____

Chairman

Secretary

M. C. Member

बरल - १		
३९९	९८	३७
२०२४		



POOJA ENCLAVE C.H.S. LTD.

Registration No. MUM/WR/HSG/TC/14766/2010- Year 10 Dated 07/06/2010

CTS No. 471/B, Opp Ganesh Nagar, Near Alharya College, 90 Feet Old Link Road, Kandivall (West), Mumbai - 400 057

SHARE CERTIFICATE

Authorized Share Capital of Rs. 10,00,000/- of Rs. 50/- each divided into 20000 Shares

This is to certify that person (s) named in this Certificate is / are the Registered holder (s) of the within mentioned Shares (s) bearing the distinctive number (s) here in specified in the above Society subject to the Bye-Laws of the Society and that the Share mention below are fully paid up.

SHARES OF RUPEES 50/-EACH FULLY PAID UP

Member Register No. 371 Certificate No. 293 Flat No. A1301

Name (s) of Holder(s) : SMT. SABA ABDUL RASHID &
SHRI. ABDUL RASHID

No. of Share held (10) TEN ONLY
(In bold figures) (In words)


Distinctive No. (s) From 2921 To 2930
(Both Inclusive)

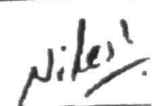


Given under the Common Seal of the Society this June 2016

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Chairman


Secretary


M. C. Member

Receipt (taxi)

391
Friday January 05, 2024
11:51 AM

पावती

Original/Duplicate
नादणी क्र. 39म
Regn. 39M

गावाच नाव कादिवली
दस्तावेजाचा अनुरभाव बरत-१ -391-2024
दस्तावेजाचा पुराव करारनामा
मादर करणा गाव नाव सना जाबेद खान

पावती क्र. 413 दिनांक 05/01/2024

नोदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 740.00
पुण्याची संख्या: 37

एकूण ₹. 30740.00

आपणाम मूळ दस्त, थयनेल प्रिट, मुन्नी-२ अदाजे
12 09 PM ह्या वेळेस मिळेल.


र. निबंधक वारीवली 1

वाजार मूल्य: ₹. 7386280.34 /-
मोवदला ₹. 7500000/-
मरलेले मुद्राक शुल्क ₹. 450000/-

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम ₹. 740/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124053001830 दिनांक: 05/01/2024
विकचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013437737202324M दिनांक: 05/01/2024
विकचे नाव व पत्ता:



Registered Original Document
Delivered On _____
05 JAN 2024

CHALLAN
MTR Form Number-6

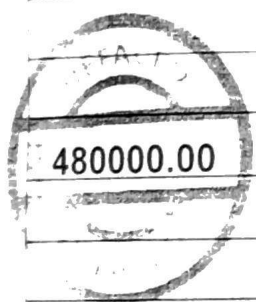


GRN	MH013437737202324M	BARCODE		Date	04/01/2024-11 58 08	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No (If Applicable)	DGRPK1033H				
Office Name	BRE... SUB REGISTRAR BORIVALI ?	Full Name	MRS SANA JAVED KHAN AND MR M... JAVED SAMIULLAH KHAN				
Location	MUMBAI	Flat/Block No	FLAT NO 1301 13TH FLOOR A-WING PC... ENCLAVE CHSL				
Year	2023 2024 One Time	Premises/Building					

Account Head Details	Amount In Rs						
4010045501 Stamp Duty	450000.00	Road/Street	OPP GANESH NAGAR NEAR ATHARVA COLLEGE 90 FEET OLD LINK ROAD				
4010063301 Registration Fee	30000.00	Area/Locality	KANDIVALI WEST MUMBAI				
		Town/City/District					
		PIN	4	0	0	0	6

Remarks (If Any)		PAN2=AJTPS6293B~SecondPartyName=SMT SABA ABDUL RASHID SHAIKH-					
Amount In		Four Lakh Eight Thousand Rupees Only					
Words							
Total	4,80,000.00						



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref No	03006172024010400334	040124M524683		
Cheque/DD No		Bank Date	RBI Date	04/01/2024-12 48 55	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No	Date	Not Verified with Scroll			

Department ID: _____ Mobile No: 9920024660
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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Sr No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-324-391	0007114113202324	05/01/2024-11 49 41	IGR190	30000.00



★ AGREEMENT FOR SALE ★

This "**AGREEMENT FOR SALE**" is made and entered into at Mumbai on this 5th day of January, 2024 (Two Thousand Twenty Four)

[Handwritten signatures]

BETWEEN:

SMT. SABA ABDUL RASHID SHAIKH (PAN-AJTPS6293B), Aged 61 Years, adult, Indian Inhabitant of Mumbai, Residing at of 19, Fakhruddin Manzil, 5th Floor, 2nd Cooper Street, I.R. Road, Near J.J. Hospital, Bhindi Bazar, B.P. Lane, Mumbai - 400-033; Hereinafter called "**THE VENDOR**" (Which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his / her / their heirs, executors, administrators, and assigns) of the **ONE PART;**

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AND:

MRS. SANA JAVED KHAN (PAN-DGRPK1033H), Aged 30 Years, & **MR. MOHD JAVED SAMIULLAH KHAN (PAN-ATWPK6455E)**, Aged 35 Years, adult, Indian, Inhabitant of Mumbai, residing at **Flat No. 1302** on **13th floor, Wing "A"**, In **POOJA ENCLAVE** Co-Operative Housing Society Ltd; Opp. Ganesh Nagar, Near Atharva College, 90 Feet Old Link Road, Kandivali (West), Mumbai - 400 067; Hereinafter called "**THE PURCHASERS**" (Which expression unless repugnant to context or meaning thereof shall mean and include his / her / their heirs, executors, administrators and assigns) of the **OTHER PART;**

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WHEREAS:

a. The Flat No. 1301 on 13th floor, Wing "A", Admeasuring 42.84 Sq. Mtrs. Carpet Area, In **POOJA ENCLAVE** Co-Operative Housing Society Ltd, Opp. Ganesh Nagar, Near Atharva College, 90 Feet Old Link Road, Kandivalli (West), Mumbai - 400 067, (Hereinafter referred to as "The Said Flat") what is called "**ON OWNERSHIP BASIS**" which was originally purchased by **SMT. SABA ABDUL RASHID SHAIKH & SHRI. ABDUL RASHID SHAIKH**, from "M/s. **POOJA ENTERPRISES**", therein called "The Partnership Firm" and Registered Office at Laxmi Niwas, Opp. Gopal Puri Tower, S V Road, Borivali (East), Mumbai - 400 066; Vide The Articles of Association dated 23rd day of July, 2010, and paid proper stamp duty and same duly registered vide registration Receipt No. BDR6-06357-2010 dated 07/06/2010 herein called as "**Said Flat**".



AND WHEREAS the said **SHRI. ABDUL RASHID SHAIKH** expired on 29/12/2017 living behind his legal heirs i.e. 1). **SMT. SABA ABDUL RASHID SHAIKH** (wife) 2). **MR. MOHAMED FAIZ SHAIKH** (Son) 3). **MR. MOHAMMAD ARSHAD SHAIKH** (Son) & 4). **MS. AFSHAN ABDULMAJID SHAIKH** (Married Daughter) his legal heir.

c. AND WHEREAS said 1). **MR. MOHAMED FAIZ SHAIKH** (Son) 2). **MR. MOHAMMAD ARSHAD SHAIKH** (Son) & 3). **MS. AFSHAN ABDULMAJID SHAIKH** (Married Daughter), have assigned and Release their undivided Shares right, title and interest in the above said Room in favour of **SMT. SABA ABDUL RASHID SHAIKH**, vide Release Deed dated 23rd day of October, 2023, duly registered vide Registration Receipt No. BRL-4-13601-

3023-2	दस्तावेज	3023-2
3023-2	प्राप्त	3023-2
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3. And since then THE VENDOR is in use, occupation and flat premises and holding all the documents in the same.

d. THE VENDOR is the bonafide member of the **POOJA ENCLAVE** Co-Operative Housing Society Ltd; a society has registered under the provisions of the Maharashtra Co-Operative Act, 1960 under registration No. MUM/WR/HSG/14766 of 2010-11 dated 07/06/2010 hereinafter referred to as "**THE SAID SOCIETY**" and by virtue of the membership in the said society, THE VENDOR is holding Ten fully paid up shares of Rs. 50/- each, bearing Distinctive Nos. from 2921 to 2930 (both inclusive) under **Share Certificate No. 293**. Dated 30/12/2015.

Saba

[Signature]

[Signature]

Cont.:3

e. THE VENDOR declare that her membership in the society is valid and subsisting and not terminated by the said society and she has not received any notice of expulsion from the membership of the said society, or any other notice restraining him from transferring the said Flat.

f. THE VENDOR state and declare that her title over said Flat is clear, marketable and free from all encumbrances

g. THE VENDOR have agreed to sell and transfer to THE PURCHASERS and THE PURCHASERS have agreed to purchase from THE VENDOR the said Flat together with all rights, title, interest, benefits and said Ten full deposits and sinking funds etc. on the following terms and conditions agreed upon by and between the parties hereto.



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

01 That VENDOR has agreed to sell, transfer and assign to THE PURCHASERS and THE PURCHASERS have agreed to purchase, acquire the Flat No. 1301 on 13th floor, Wing "A", Admeasuring 42.84 Sq. Mtrs. Carpet Area, In **POOJA ENCLAVE** Co-Operative Housing Society Ltd, Opp. Ganesh Nagar, Near Atharva College, 90 Feet Old Link Road, Kandivalli (West), Mumbai - 400 067; together all the rights, title, interest, benefits, sinking fund, said Ten shares and all deposits at the lump sum price or consideration amount of **Rs.75,00,000/-** In Words (**Rupees Seventy Five Lakhs Only**).

02. In consideration of said transfer the PURCHASERS have agreed to pay a sum of **Rs.75,00,000/-** In Words (**Rupees Seventy Five Lakhs Only**) in the following manner

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a) Whereas THE PURCHASERS have already paid to THE Vendor **Rs.1,00,000/- (Rupees One Lakhs Only)** by Cheque/NEFT/RTGS being token amount before execution of this Agreement for Sale. (the receipt of which THE VENDOR doth hereby admit and acknowledge)

b) Whereas THE PURCHASERS have agreed to pay to THE VENDOR **Rs.13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only)** by Cheque/NEFT/RTGS being further part consideration amount on or before registration of this Agreement for Sale. (The receipt of which the VENDOR both hereby agreed to admit and acknowledge).

Saba

[Signature]

[Signature]

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1) Whereas The Purchasers shall deduct a sum of **Rs.75,000/-** In Words **(Rupees Seventy Five Thousand Only)** as TAX DEDUCTED AT SOURCE (TDS) of 1% from the total consideration and shall pay the said amount within Seven days (7) days from the date of registration of this Agreement for Sale.

d) AND Whereas THE PURCHASERS agreed to pay to THE VENDOR **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** being Full & Final Consideration by raising housing loan from bank or any financial institution on or before 45 days from the date of Registration of Agreement for Sale of the Flat and at the same time VENDOR shall hand over vacant & physical possession of the Flat to the PURCHASERS.



"THE PURCHASERS" shall pay TAX DEDUCTION AT SOURCE (T.D.S. @ 1% of the purchase price (Net Agreement Value) under Sec 194IA of the Income Tax Act as per the provisions of the Act and shall pay the same amount directly to the Taxation Authorities, the amount such paid shall be treated as amount paid to the VENDOR out of the consideration amount as agreed above. The Purchasers shall within 7 days from execution hereof pay the above T.D.S. and provide the Tax Paid Challan /Acknowledgement to the VENDOR. THE PURCHASERS agree and undertake to indemnify the VENDOR in respect hereof.

03. THE VENDOR shall handover to THE PURCHASERS all the original documents and Possession thereof against receiving Full And Final Consideration of this agreement after which there shall be no claim of whatsoever nature in the said Flat or any part thereof either from THE VENDOR or anybody claiming through under or in trust for THE VENDOR. THE PURCHASERS shall thereafter be the, absolute and exclusive owner of the Flat and the shares. THE VENDOR has in the said Flat and the shares.

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04.	THE VENDOR hereby declares that:	
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a) THE VENDOR has not entered into any agreement/s with any other person/s in respect of the said Flat.

b) She has not assigned / transferred her rights, title and interest in the said Flat and / or the shares to any other person/s; and there is no third party interest created by VENDOR.

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c) Except THE VENDOR no other person/s has any right, title and interest in the said Flat / shares and she being the member of the said society has got full and absolute right to assign and transfer her rights in the said Flat in favour of THE PURCHASERS

d) There is no claim or demand of whatsoever nature from any of her ege heirs, family members, nominees or any other person or trust, gift, lien and / or otherwise of whatsoever.

e) That no suit, proceedings, litigations etc are pending in respect of the said Flat nor is the said Flat in dispute or subject matter of any litigation in law.

f) That there is no prohibitory order or injunction from any authority restraining the transfer of the said Flat.

05. THE VENDOR do hereby declare that the said Flat and the said shares are free from any encumbrances, claims, demands whatsoever and that he has full power and absolute authority to deal with or dispose off the same and THE VENDOR agreed and undertakes to indemnify and keep THE PURCHASERS indemnified, saved, harmless and defended for and against any loss or claim that may be suffered by THE PURCHASERS on this account at any time. THE VENDOR agreed and undertakes to make good any loss and settle any claims of the Society and/or any Government department local body or authority thereof may be made at any time in future for any acts or defaults made by VENDOR for any dues whatsoever including the lease rent and all other taxes, levies, penalty for non-payment or short-payment thereof and other outgoing whatsoever for any period or any transaction prior to the date of this Agreement.

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04.	THE VENDOR hereby declares that:	
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06. THE VENDOR agreed and undertakes to obtain and furnish such permissions from the Society and clearances as may be required by THE PURCHASERS and to execute such other forms, papers, writings, deeds and documents as may be required from time to time so as to ensure that the name of THE PURCHASERS are brought on the records of the Society as owner of the said Flat and the said shares.

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9. THE VENDTOR confirm and shall pay all the charges and outgoing payable to the Society and other authorities including the Electricity Bills, Municipal taxes and other dues relating to the said Flat upto the date of handing over of possession of the said Flat to THE PURCHASERS and hereby agree to keep THE PURCHASERS indemnified against any claim that may be made at any time in future by the society or any other authority for the period upto date of handing over possession of the said Flat to THE PURCHASERS.



10. THE VENDTOR hereby further covenants with THE PURCHASERS that upon the payment of Full And Final Consideration of this Agreement, THE PURCHASERS shall quietly and peacefully possess, occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or claim by THE VENDTOR or any other person/s lawfully or equitably claiming through, under or in trust for THE VENDTOR.

10. THE VENDTOR agreed and undertakes to keep THE PURCHASERS free and indemnified from all actions, charges, claims demands and suits filed by any person/s or third party claiming any interest in respect of the said Flat and / or the shares referred to as above. THE VENDTOR further declare that her title over the said Flat is clear, marketable and free from all encumbrances and that he has or any one on her behalf have done or committed any act, deed, matter or thing whereby the said Flat and / or the shares are or can be forfeited and THE PURCHASERS have agreed to enter into this Agreement on the faith of this representation and believing the same to be true.

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b) All original documents regarding title of THE VENDTOR as member of the registered society including Share Certificate after receiving full & final payment as mentioned in this Agreement.

11. THE PURCHASERS are entitled to become the members of the said Society and also agree to abide by the Rules, Regulations and Bye-laws of the said Society.

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12. THE VENDTOR agreed and undertakes to sign and execute all acts and deeds required by the Society of other authorities or as and when necessary in favour of THE PURCHASERS and / or their nominees or in favour of the Society and / or in favour of other Government / Semi - Government authorities for effective possession and transfer of the said Flat and all incidentals thereof in the name of THE PURCHASERS.



13. THE VENDTOR agreed and undertakes to apply for the requisite sanction under its bye-laws for the said Society to transfer the said Flat and the transfer fee of THE PURCHASERS the said society will be borne and paid by THE VENDTOR Equally.

14. THE PURCHASERS shall pay the necessary Stamp Duty and Registration Charges as required by the concerned Government authority on this Agreement for Sale.

15. THE VENDTOR hereby agreed and undertakes to remain present before the Sub Registrar of Assurances, as and when called upon by THE PURCHASERS for getting this Agreement registered and shall cooperate with THE PURCHASERS.

-: SCHEDULE OF THE PROPERTY :-

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ALL THAT PIECE & PARCEL of Flat No. 1301 on 13th floor, Wing "A", Admeasuring 42.84 Sq. Mtrs. Carpet Area, in **POOJA ENCLAVE** Co-Operative Housing Society Ltd. Opp. Ganesh Nagar, Near Atharva College, 90 Feet Old Link Road, Kandivall (West), Mumbai - 400 067, Constructed on the plot of land bearing C. T. S. No. 471B (part), of Kandivall Village, In Borivalli Taluka, within the Registration Sub-District of Borivalli, Mumbai Suburban District.

The said building consists of Ground + 13 Upper Floors with Lift & the Year of Construction is 2008.

Saba

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12. THE VENDOR agreed and undertakes to sign and execute all acts and deeds required by the Society of other authorities or as and when necessary in favour of THE PURCHASERS and / or their nominees or in favour of the Society and / or in favour of other Government / Semi - Government authorities for effective possession and transfer of the said Flat and all incidentals thereof in the name of THE PURCHASERS.

13. THE VENDOR agreed and undertakes to apply for and obtain from the said Society the requisite sanction under its bye-laws to sell and transfer to THE PURCHASERS the said Flat and the transfer fees on donation (if any) payable to the said society will be borne and paid by THE PURCHASERS Equally.



14. THE PURCHASERS shall pay the necessary Stamp Duty and Registration Charges as required by the concerned Government authority on this Agreement for Sale.

15. THE VENDOR hereby agreed and undertakes to remain present before the Sub Registrar of Assurances, as and when called upon by THE PURCHASERS for getting this Agreement registered and shall cooperate with THE PURCHASERS.

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-: SCHEDULE OF THE PROPERTY :-

ALL THAT PIECE & PARCEL of Flat No. 1301 on 13th floor, Wing "A", Admeasuring **42.84 Sq. Mtrs. Carpet Area**, In **POOJA ENCLAVE** Co-Operative Housing Society Ltd; Opp. Ganesh Nagar, Near Atharva College, 90 Feet Old Link Road, Kandivali (West), Mumbai - 400 067; Constructed on the plot of land bearing C. T. S. No. 471B (part), of Kandivali Village, In Borivali Taluka, within the Registration Sub-District of Borivali, Mumbai Suburban District.

The said building consists of Ground + 13 Upper Floors with Lift & the Year of Construction is 2008.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

SIGNED SEALED AND DELIVERED }

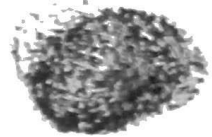
By the Within named **VENDOR** }

SMT. SABA ABDUL RASHID SHAIKH}
[PAN - AJTPS 6293 B]
[UID - 5841 3195 7908]

Saba



Who has hereunto affixed her }
Signature in the presence of }
Witness: *Mohammed Arshad Shaikh* }
Shri *[Signature]* }



SIGNED SEALED AND DELIVERED }

By the within named **PURCHASERS** }

MRS. SANA JAVED KHAN }
[PAN - DGRPK 1033 H] }
[UID - 2588 5058 9032]

[Signature]



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&

MR. MOHD JAVED SAMIULLAH KHAN}
[PAN - ATWPK 6455 E]
[UID - 4340 4670 4971]

[Signature]



Who has hereunto affixed Their }
Signature in the presence of }
Witness: }
Shri *[Signature]* **Anita Singh** }



RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of **Rs.14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only)** by Cheque NEFT-RTGS as per the following particular, being the part consideration towards the sale of Flat No. 1301 on 13th floor, Wing "A", measuring 42.84 Sq. Mtrs. Carpet Area, in POOJA ENCLAVE Co-operative Housing Society Ltd. Opp. Ganesh Nagar Near Atharva College, 90 Feet Old Link Road, Kandivali (West), Mumbai - 400 067; from within named **THE PURCHASERS** i.e. **MRS. SANA JAVED KHAN & MR. MOHD JAVED SAMIULLAH KHAN**, as within mentioned.

AMOUNT (RS.)	BY CHEQUE/ IMPS NO.	DATE	DRAWN ON
Rs.1,00,000/-	201070	03/09/2023	Axis Bank
Rs.13,25,000/-	201071	23/12/2023	Axis Bank
Rs.14,25,000/-	(Rupees Fourteen Lakhs Twenty Five Thousand Only)		

I Say Received **Rs.14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only)**

Saba

(SMT. SABA ABDUL RASHID SHAIKH)

"THE VENDOR"

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Witnesses:-

- 
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POOJA ENCLAVE CHS. LTD

Regd. No.: MUM/WR/HSG/TC/14766/2010/GSI No. 27AABAP4119P1Z7
Opp. Ganesh Nagar, Old Link Road, Kandivali (W), Mumbai- 400067. Mobile No.: 9321772441

Date; 15/12/2023

TO WHOMSOEVER IT MAY CONCERN

This is certify that MRS. SABA A. RASHID is member of our society and she is holding the flat no. A-1301 in A wing admeasuring about 42.84 sq meter (carpet area) on the 13th floor, in our society and now we also confirm that there are no outstanding dues /charges payable by the member in respect of the said Flat and she has paid all the taxes /dues in respect of the same up to date.

We have no objection to transfer /sell the flat no.A-1301 by MRS. SABA A. RASHID TO MOHAMMED JAVED KHAN AND SANA JAVED KHAN Subject to the completion of the all formalities of the society the construction of building is completed in year 2008 consisting of Ground + 13th upper floors and with lift facility available on plot of land bearing C.T.S. NO. 471/B of village Kandivali and Taluka Borivali.

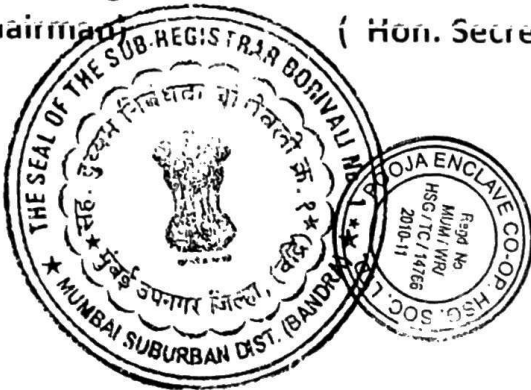
For Pooja Enclave Co-operative Housing Society. Ltd

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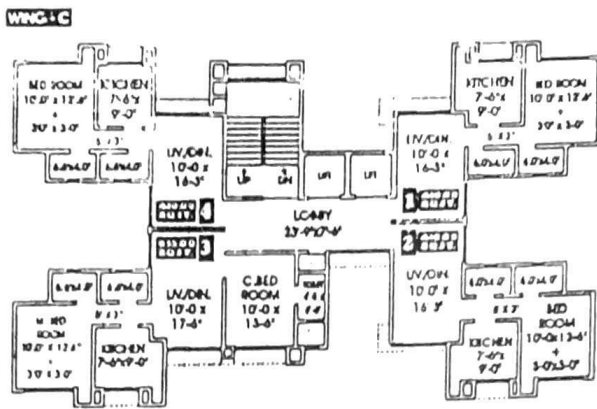
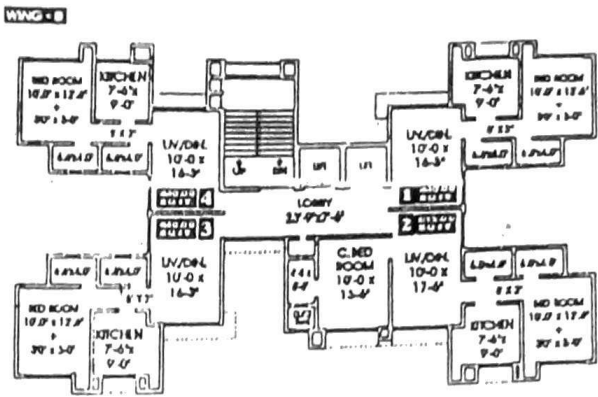
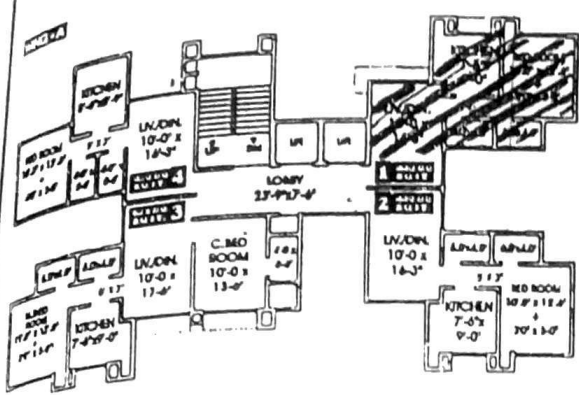
Mr. Jaishankar Singh Thakur
(Hon. Chairman)

Mrs. Manisha Bharambe
(Hon. Secretary)

CA Mr. Haseen A. Khan
(Hon. Treasurer)



Flat No. H-1301

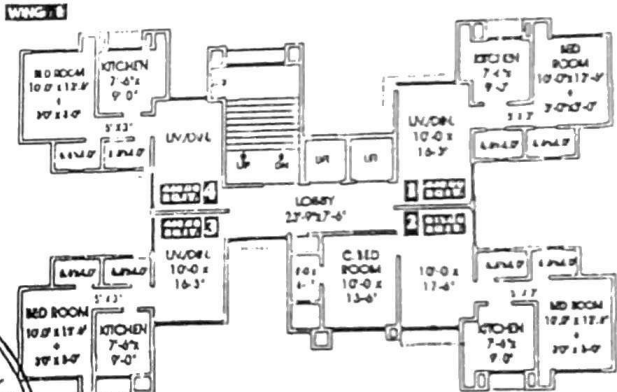
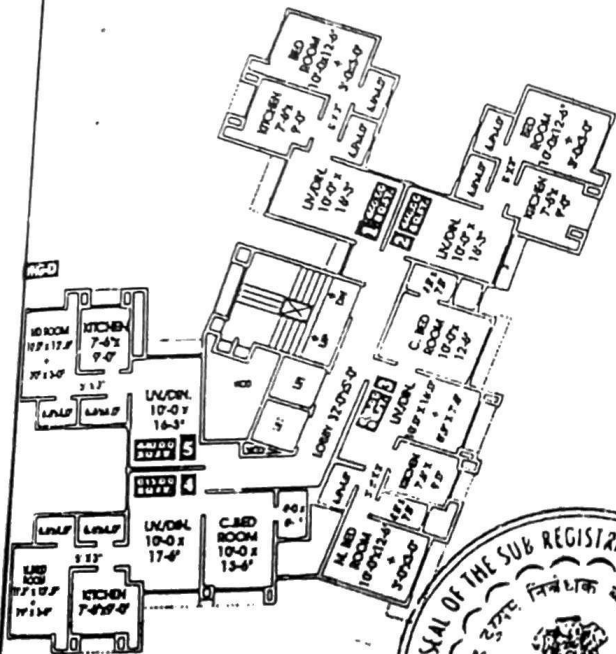


Mrs R. G. Ojaswami

Dono

Mrs. K. S. ...

Handwritten signature



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E34U
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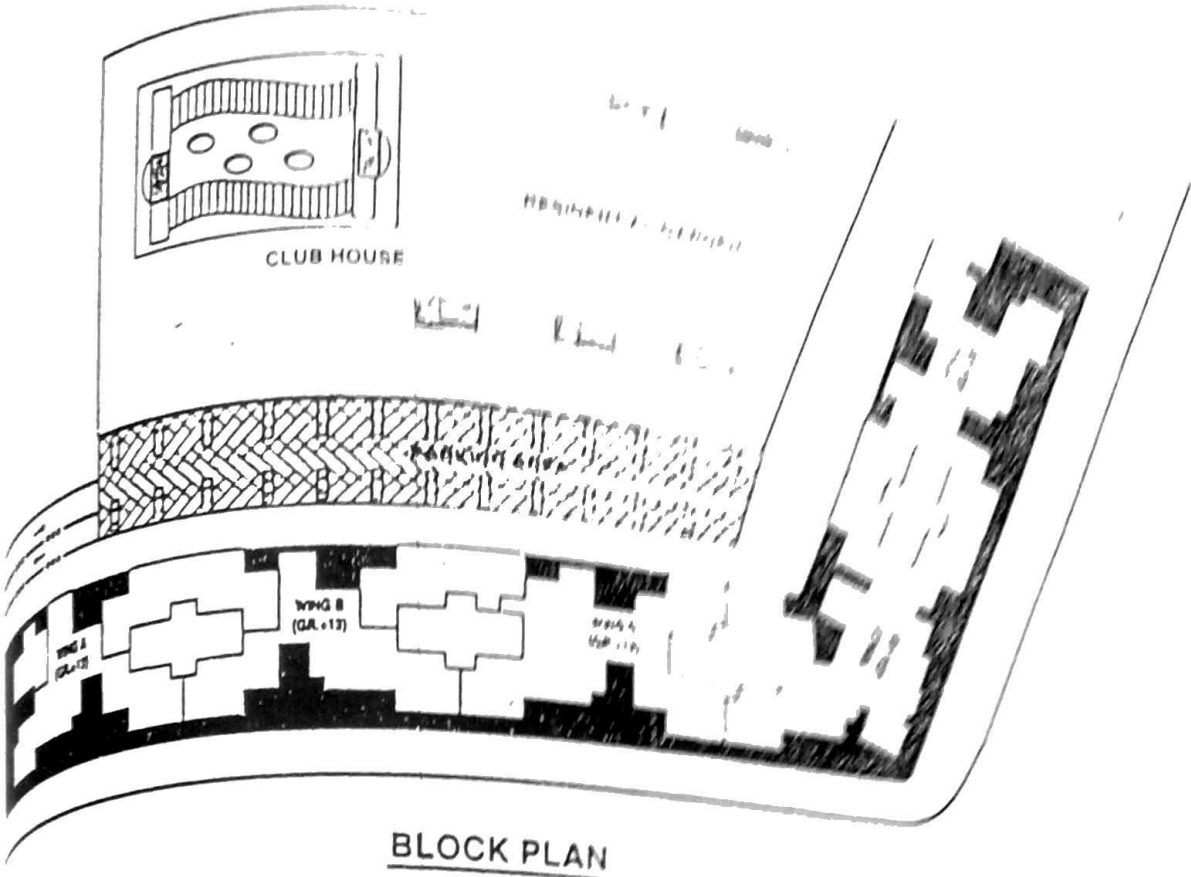
Saba
A Radhika
(Purchaser)

NOTE: The areas mentioned in the plans & statement
NOTE: are subject to approval from MCGM
NOTE: & other concerned authorities

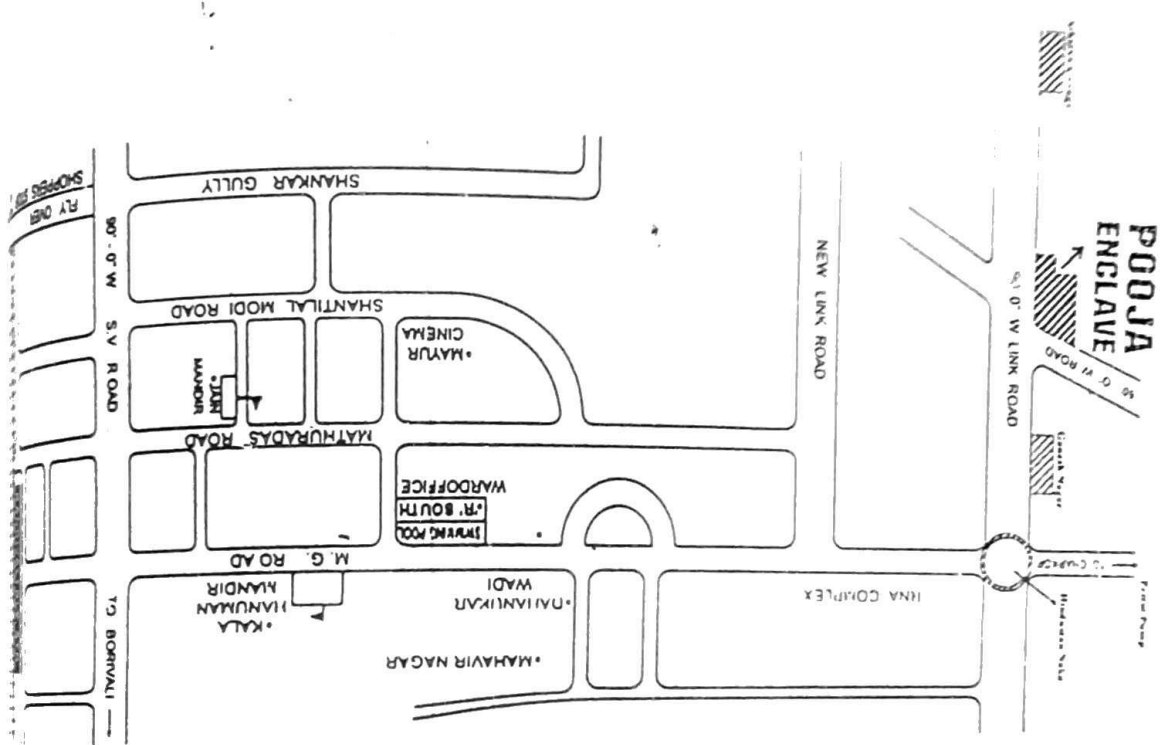
PROPOSED RESIDENTIAL COLONY BUILDING ON PLOT BEARING CTS NO. 471/B,
VILLAGE KANDIVALI (W), GANESH NAGAR, KANDIVALI (W), MUMBAI - 400 067

DEVELOPERS :
POOJA ENTERPRISES

POOJA ASSOCIATES
ARCHITECT & ENGINEER
1st Floor, Laxmi Niwas,
Opp Gopal Puri Tower, S V Road,
Borivli (E), Mumbai - 400 086



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NOTE: The areas mentioned in the plans & statement are subject to approval from M.C.G.M. & other concerned authorities

RESIDENTIAL COLONY BUILDING ON PLOT BEARING CTS NO. 471/B, BORIVALI (W), GANESH NAGAR, KANDIVALI (W), MUMBAI - 400 067.

ENTERPRISES

POOJA ASSOCIATES
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 Borivali (E), Mumbai - 400 086