

महाराष्ट्र शासन  
 GOVERNMENT OF MAHARASHTRA  
 ई-सुरक्षित बैंक व कोषागार पावती  
 e-SECURED BANK & TREASURY RECEIPT

14065171788709

Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug Stationery No: 14065171788709  
 Pmt Txn id : 81849303 Print DtTime : 01-Feb-2016@18:25:26  
 Pmt DtTime : 01-FEB-2016@18:18:50 GRAS GRN : MH0069465332015169  
 ChallanIdNo: 69103332016020151387 Office Name : IGR182-BOM1\_MUMBAI CITY  
 District : 7101-MUMBAI

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 5,00,000/- (Rs Five, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 1,00,00,000/-  
 Prop Descr : FLAT NO 602,6TH FLOOR, ROCKVIEW, HEIGHTS, DOCKYARD ROAD, MAZGAON, MUMBAI  
 Maharashtra, 400010

Duty Payer: PAN-AEWPV8008F, MOBIN FAROOQ VIRANEE  
 Other Party: PAN-BJYPK2857H, SHRIN SHABBIR KADASI

*H.S. Chawhan*  
 Bank official1 Name & Signature

*N.A. Pradhan*  
 Bank official2 Name & Signature

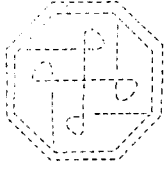
Space for customer/office use - - - Please write below this line - - -

*Shrin Shabbir Kadasi*  
*Shrin*

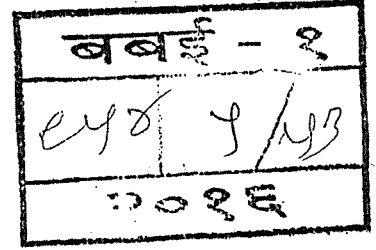
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*S.M. Viranee*



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### AGREEMENT FOR RE-SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 04<sup>th</sup> day of Feb 2016 BETWEEN MRS. SHIRIN SHABBIR KAPASI Indian inhabitant of Mumbai residing at **45, Rockview Heights 6<sup>th</sup> floor 602, Dockyard Road Mazagaon Mumbai 400010.** hereinafter called and referred to as the "VENDOR" (which expression unless repugnant to the context or meaning there of shall mean and include their heirs, executors, administrators and assigns) of the ONE PART AND MR. MOBIN FAROOQ VIRANEE, MRS. SAMRA MOBIN VIRANEE, Indian inhabitant of Mumbai, residing at **45/A Chunai Chawl, Viranee Manzil, Ground Floor, Room No. 9, Dockyard Yard Road, Mazagon, Mumbai 400010.** Hereinafter called and referred to as the "PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of THE OTHER PART.

WHEREAS :-

By an Agreement for Sale dated 20<sup>th</sup> August 1980 executed between Messer. Land Development Corporation hereinafter called the Party of the First Part (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) And SHRI. SHAIKH A. REHMAN, AND SMT. AIESHA REHMAN hereinafter called the Party of Second Part (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) in respect of Flat No. **602**, 6<sup>th</sup> Floor, admeasuring 615 Sq.Ft. Built Up Area in Rock View Apartment, in the society known

Keypass

Shabbir

Shirin

S.H.V.16

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as "Rock View Height Co-operative Housing Society Limited, Dockyard Road, **Mazagaon** Mumbai – 400 010 , constructed on the land bearing C.T.S. No. 147, Mazgaon Division, 45/45A Dockyard Road, MUMBAI – 400 010 to and the said Agreement for Sale not stamped and not Registered.

Stamp: **2085**  
Date: **24/03/84**  
Text: **2085**

By an Article of Agreement dated 25<sup>th</sup> March, 1984 executed between SHRI. SHAIKH A. REHMAN, AND SMT. AIESHA REHMAN hereinafter called as the Vendor (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) And MRS. SHIRIN SHABBIR KAPASI hereinafter called as The Purchaser (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) in respect of Flat No. **602** , 6<sup>th</sup> Floor, admeasuring 615 Sq.Ft. Built Up Area in Rock View Apartment, in the society known as "Rock View Height Co-operative Housing Society Limited, Dockyard Road, Mumbai – 400 010 , constructed on the land bearing C.T.S. No. 147, Mazgaon Division, 45/45A Dockyard Road, MUMBAI – 400 010 and the said Article of Agreement duly stamped and not registered with Sub-Registrar of Assurance

*Kapasi*

*Shabbir*

WHEREAS the Vendor is Owner in respect of Flat No. **602** adm. 615 Sq.Ft. Built-up area, Rock View Apartment, in the society known as "Rock View Height Co-operative Housing Society Limited, Dockyard Road, Mazagaon Mumbai – 400 010 (hereinafter called and referred as "the Flat") for the sake of brevity;

*Shirin*



The Vendors are in possession of the said Flat as members of the said Society and hold Share Certificate No. 16 Comprising Shares from 076 to 080 and have all the rights, title and interest to deal with the said Flat in whatever way she like.

*S.M. Viswan*

AND WHEREAS Vendor acquired some other suitable accommodation elsewhere in Mumbai hence Vendor decided to sell / dispose off his above said Flat. AND WHEREAS the Purchaser

*Shirin*

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being in need of a residential accommodation, approached the Vendor and requested him to sell and transfer the said Flat in favour of Purchaser AND WHEREAS the Vendor has agreed to sell and transfer and assign all his right, title and interest in respect of the above said Flat in favor of the Purchaser on certain terms and conditions mutually agreed by and between the parties and the parties have hereunto reduced the same in writing which are as under:-

**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-**

1. That the total cost price / consideration of the above said Flat has been mutually agreed and fixed at Rs.1,00,00,000- (**Rupees ONE CRORE ONLY**) by the parties hereto. The Vendor hereby admits and acknowledge the receipt of the said amount at the foot hereof in full and final settlement.

2. On signing and execution of these presents the Purchaser have paid to the Vendor a sum of Rs.18,50,000/- (Eighteen Lakh Fifty Thousand only) by cheque

i.e. Total Rs. 18,50,000/-  
 (EIGHTEEN LAKH FIFTY THOUSAND ONLY) as a part consideration for the purchase of the said Flat, the payment and receipt whereof the Vendor doth here in under admit and acknowledge.

3. That the Purchaser hereby agreed to pay the balance amount of (Rs.81,50,000/-) (**Eighty one Lakh Fifty Thousand only**) to the vendor at the time of actual possession of the said flat premise being the full and final consideration.

4. In consideration of the above amount, Vendor assigns and transfer all the rights, title and interest in respect of the above said Flat including its tenancy, occupancy, possessory,



S.N. Virane

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ownership rights and membership, shares, title and interest in respect of the said Flat in favor of the purchaser.

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5. The Vendor hereby agree to co-operate with the purchaser at all reasonable times as and when required to be done in getting the said Flat premises transferred in the name of the purchaser at the cost of the purchaser and further the Vendor agrees to execute any other necessary documents, papers and applications etc., in favor of the purchaser, till the said Flat is fully and effectually transferred to his name.

6. The Vendor hereby declares that:-

- a) He has not entered into any agreements with person(s) in respect of the above Flat;
- b) He has not mortgaged, alienated or charged with the said Flat or any part thereof with any person(s) and the same is free from all encumbrance;
- c) He has not transferred and assigned his right, title and interest in respect of the above said Flat with any person(s).



d) He declares that except himself no other person(s) any right, title and interest in the above Flat;

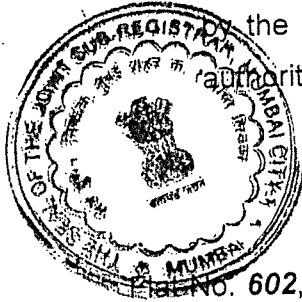
7. The Vendor hereby declares that he has no more claim, right, title and interest over the above said Flat and he has relinquished all his right, title and interest in respect of the above said Flat in favor of the Purchaser and that he will not arise any claim of whatsoever nature on the above said Flat in future, only after receiving full & final consideration from the purchaser.

Shahid Khan  
S.M. Virar

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8. The Vendor has paid maintenance, taxes etc., in respect of the above said Flat upon the date of execution hereof and the Purchaser shall be responsible for the payment of maintenance, taxes, service charges, outgoings etc., to the M.H. & A.D. Board / Society and the Electricity charges to the Electricity Board directly from the date of execution hereof.
9. The Purchaser shall be at liberty to use and enjoy all the benefits of the said Flat and he has got full and absolute right to sell, transfer sub-let part with the said Flat to any person and he is deem fit and proper.
10. The Purchaser shall abide by the rules, regulations and bye-law of the Society.
11. The Transfer charges payable to the said Society will be paid by the Vendor and the Purchaser in equal shares and / or mutually agreed between them.
12. The Stamp Duty and Registration Charges if any shall be borne by the Purchaser in respect of the said flat to the concerned authority alone.



SCHEDULE

Flat No. 602, 6<sup>th</sup> Floor, admeasuring 615 Square .Ft. Built Up Area in Rock View Apartment, in the society known as "Rock View Height Co-operative Housing Society Limited, Dockyard Road, **Mazagaon** Mumbai – 400 010 , constructed on the land bearing C.T.S. No. 147, Mazgaon Division, 45/45A Dockyard Road, MUMBAI – 400 010 in the Registration District and Sub District of Mumbai and within the limit of Mumbai Municipal corporation. The year of construction of Building is 1980 and the number of Floors of Building is Ground + 11 Floors with 2 lift.

*S.M. Virane*

*Shrin - Shreha Kaly*

*Shrin*

