

## AGREEMENT FOR SALE

**THIS AGREEMENT OR SALE** is made and entered into at **Mumbai** on this **15<sup>th</sup>** day of **November 2024**; **BY & BETWEEN**

**MRS. MALIKA K AHMAD (PAN No. BPGPS9121G )** aged about **45 years** Indian inhabitants, both having address at **2562, Kohinoor City, Phase-3, Kiroi Road, Off L.B.S. Marg Kurla (w) Mumbai City 400070** the meaning or context there of shall mean and include hereinafter called and referred to as the **“VENDORS /TRANSFERORS”** (Which expression unless it be repugnant mean and include **their** heirs, Administrators, Executors, Nominees and Assigns) of the **First Part**;

**AND**

1] **MR. MOHAMMED SHAFI MOHAMMED JUBAIR SONDE, (PAN No. AMNPS2198C)** aged about 55 years

2] **MRS. KHAULAH SHAFI SONDE, (PAN No. DQRPS4464N)** aged about 48 years, Indian inhabitants, both having address at **B-403 Noor Mahal CHS LTD, Behind Sagar Apartment, Near City Hospital, Kurla W Mumbai-400070** hereinafter called and referred to as the **“PURCHASERS/TRANSFEREES”** (Which expression unless it be repugnant to the meaning or context thereof shall mean and include **their** heirs, Administrators, executors, Nominees and Assigns) of the **Second Part**.

**WHEREAS** the Vendors/Transferors under the co-ownership seized and possessed of otherwise well and sufficiently entitled to a Flat premises being at **Flat No.2562** on the **6<sup>th</sup> Floor** of the **Building No.25** in the building known as **“ KOHINOOR CITY ‘C’ CO-OP HSG SOC LTD”**

situated at **Kirol Road, Off L.B.S Marg, Kurla (W), Mumbai-400070** admeasuring about **750 Sq. Feet's Carpet area** along with **1 Car Parking** along with Five (5) Shares under **Share Certificate No.144** bearing Shares **No.716 to 720** vide **Member's Register No.144** in a Co-operative Housing Society Registered under Registration **No.MUM-2 / WL / HSG / (TC) / 10093/2010-2011/year 2011** together with all rights and privileges of all the amenities, common areas, and other facilities, a self-contained flat premises containing a **Living Room, Two Bedrooms and Kitchen** (hereinafter referred to as the said flat or said premises and said shares for the sake of brevity and covenant and more particularly described in schedule hereunder).

**AND WHEREAS** the said building "**KOHINOOR CITY 'C' CO-OP HSG SOC LTD**" was constructed in the year **2010** with **Ground Plus 7<sup>th</sup> Floors With Lift**

**AND WHEREAS** the Vendors herein had jointly purchased the said flat from the previous owners **1] MR. RAMAN RAMCHANDRA TEMKAR & 2] MRS. VIDAY RAMAN TEMKAR** as per registered Agreement for Sale dated **26/11/2009** registered under Sr.No.**KRL-1-11122-2009** dated **26/11/2009** before the office of Jt. Sub registrar **Kurla-1**.

**AND WHEREAS** the previous owners **1] MR. RAMAN RAMCHANDRA TEMKAR & 2] MRS. VIDAY RAMAN TEMKAR** had jointly purchased the said flat from Builder/Developer **MR. UNMESH MANOHAR JOSHI** as a sole proprietor carrying on business in the name and style of **MESSERS KOHINOOR PLANET CONSTRUCTION PRIVATE LIMITED** as per registered **Agreement of Sale** dated **26/11/2009** registered under

21) In the event the representations and/or covenants made by the Vendors herein are not true and correct and in case the Vendors does not comply with the covenants provided to the Purchasers by Vendors, then the Vendors shall indemnify Purchasers and make good such loss or damage which the Purchasers may suffer due to the statements, declaration, representation , non-compliance of the covenants and assurances made by the Vendors or any claim whether directly or indirectly is made on the said Flat , and in such cases Vendors agrees to indemnify the Purchasers and hereby indemnifies the Purchasers its nominees and its successors in title to the said Flat and its assigns against all claims losses, damages, cost and expenses ( including reasonable attorney's fees, brokerage and stamp duty and registration fees) which may be suffered by the Purchasers /its nominees/its successors in title/its assigns on account of above and the Vendors shall reimburse such losses damage, cost and expenses to the Purchasers and /or its nominees and /or successors in title and /or assigns for the same on their making demand to that effect without raising any disputes.

#### SCHEDULE 'A'

A Self Contained Flat premises being at **Flat No.2562** on the **6<sup>th</sup> Floor** of the **Building No.25** in the building known as “**KOHINOOR CITY 'C' CO-OP HSG SOC LTD**” situated at **Kirol Road, Off L.B.S Marg, Kurla (W), Mumbai-400070** admeasuring about **750 Sq. Feet's Carpet area** along with **1 Car Parking** along with Five (5) Shares under **Share Certificate No.144** bearing Shares **No.716 to 720** vide **Member's Register No.144** in a Co-operative Housing Society Registered under Registration **No.MUM-2 / WL / HSG / (TC) / 10093/2010-2011/year 2011** a self-contained flat premises containing a **Living Room, Two Bedrooms and Kitchen** the year

Phase III

MUMBAI MUNICIPAL CORPORATION  
NO. DE CHRM SPECIAL 29 MAY 2010

To,  
Shri. U.M. Joshi  
of M/s. Kohinoor Planet Constructions Pvt.Ltd.  
Kohinoor Corporate Office,  
Senapati Bapat Marg,  
Dadar (West), Mumbai-400 028.

Sub : Full Occupation for Residential Building for Wing 21 to 28 comprising  
still + podium + 1st to 7th upper floors on plot bearing C.T.S.  
No.637/B/1B, 636/B/4 and 637/B/5 of village Kurta-II at Kurta (West).

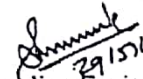
The full development work for Residential Building for Wing 21 to 28  
comprising still + podium + 1st to 7th upper floors on plot bearing C.T.S. No.637/B/1B,  
636/B/4 and 637/B/5 of village Kurta-II at Kurta (West) is completed under the  
supervision of Shri. Anil R. Patil, Architect, having Licence No.CA/78/4616 and  
Licensed Structural Engineer Shri. Vishwas Date of Shilp Consulting Engineers  
having License No. STR-D/102 & Site Supervisor Shri Nilesh Kumthekar having  
licence No. K/257/SS-I may be occupied on the following conditions.

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within  
3 months of B.C.C. whichever is earlier
2. That the remaining IOD/Amended Plan conditions shall be complied with  
before asking occupation for next building in phase II from the same layout.
3. That the requirement of E.E.(Sewerage Project)PF-II  
u.no.Dy.Ch.E./SP/1852/P&D dt.20.5.2010 shall be complied with before asking  
for occupation permission for building in phase II.

A set of certified completions plans is returned herewith in token of Municipal  
approval.

Note: This permission is issued without prejudice to actions under sections 305, 353-  
A of Mumbai Municipal Corporation Act.

Yours faithfully,

  
29/5/10  
Executive Engineer  
(Building Proposals)(E.S.-I)

# KOHINOOR CITY 'C' CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. MUM-2/WL/HSG/(TC)/10093/2010-2011 Year 2011)

Office: Bldg. No 27 Kohinoor City C Phase -3,  
Kirol Road, Off L.B.S Marg, Kurla (West), Mumbai – 40070

Email : [kohinoorcity3@gmail.com](mailto:kohinoorcity3@gmail.com)

Ref no: 141 KCHS/2024

Date: 04 | 11 | 2024.

To,

Malika Nisar Sikander.

Flat no. 2562, 6th floor, Building No. 25, Kohinoor City C CHS Ltd,  
Near Kohinoor Hospital, Kirol Road Kurla West,  
Mumbai -400070, Maharashtra

Re : Flat No. 2562 of Building No. 25 along with the Parking Space No. 2562 in  
Kohinoor City 'C' Cooperative Housing Society Limited.

Ref : Your application for Transfer

Sub : No Objection Certificate for Selling your Flat No. 2562.

Respected Sir / Madame,

With reference to your application dated 13/10/2024 wherein you are seeking **No Objection** for selling the flat No. 2562 along with the Buyer Application given consent to buy the said property in favor of Mr. Mohammed Shafi Mohammed Jubair Sonde & Mrs. Khaulah Mohammed Shafi Sonde, residing at B-403 Noor Mahal CHS LTD pipeline road, behind Sagar Apartment near City Hospital & Research Centre Kurla (w) Mumbai - 400070 i.e. which is now approved on the following terms and conditions:

11. The Ensuing Buyer should comply all the conditions of the Registered Sale Agreement along with Index II wherein our above NOC shall be one of the enclosures in the Agreement.
12. The Ensuing Buyer after entering into the Sale Agreement should submit all the relevant documents as prescribed in the Model Bye-laws 2014 i.e. App-2,3,13,20[1],20[2],21,23 & 25 and Nomination form in App-14 [Triplicate] along with copy of Sale Agreement
13. The Ensuing Buyer have to pay the Transfer Premium, Membership Fee & Entrance Fee as prescribed in the Act i.e. Rs. 25,600/- if the Buyer is Single or If the Buyer is going to own Property Jointly the amount is Rs. 25,700/. plus, GST
14. The Ensuing Buyer has to give Bank Loan Sanction Letter / Disbursement Letter if he is procuring Loan against the said Purchase Agreement
15. The Ensuing Buyer should commit to the Rules and Regulations framed time to time by the Society Management which includes timely Maintenance Payment and Renovation Rules of the Flat Premises mentioned in the Registered Sale Agreement.



दस्तावेजांक व नॉम्बर: 9933/2010

Thursday, November 04, 2010

12:15:42 PM

दुय्यम निबंधक: राह दु.नि.का-कुर्ला 3

नॉम्बरी 03 न.

Page: 03 m.8.


## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुर्ला

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अगिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या नावतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 9,135,000.00  
वा.भा. रु. 3,262,000.00
- (2) भू-भापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 637/पैकी वर्णन: फ्लॅट नं 2562, 6 वा मजला, विल्डींग नं 25, फेज 3, कोहिनूर सिटी, किराळ रोड, ऑफ एल बी एस मार्ग, कुर्ला प मुं 70 - मीजे कुर्ला - 2 - सिटीएस नं 637 पैकी - एक कवर्ड कारपार्किंग क्षेत्र 11.15 चौ मी सहित - सदरचा दस्ता हा 5 g a 2 खाली येत असल्यामुळे मूळ दस्ताऐवजा क्रं बदर-3/11122/2009 दि 26/11/2009 यावर मु शु रु 350100 दि 25/11/2009 रोजी भरण्यात आलेले आहे.  
(1)83.64 चौ मी विल्ट अप
- (3) क्षेत्रफळ (1)83.64 चौ मी विल्ट अप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्ताऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रमण रामचंद्र टेमकर - ; घर/फ्लॅट नं: 944, विल्डींग नं 9, कोहिनूर सिटी, किराळ रोड, ऑफ एल बी एस मार्ग, कुर्ला प मुं 70; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAPT4532A.  
(2) विद्या रमण टेमकर - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACCPT2522J.
- (6) दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मलिका निसार सिकंदर - ; घर/फ्लॅट नं: साहिल, गॅलेक्सी को ऑप हाऊ सोसा लि, बी जे रोड, बांद्रा प मुं 50; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BPGPS9121G.
- (7) दिनांक करून दिल्याचा 03/11/2010
- (8) नोंदणीचा 04/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9933 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

  
 राह. दुय्यम निबंधक, कुर्ला-1  
 मुंबई उपनगर जिल्हा



**HDFC BANK LTD.**

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**  
Serial No.: 235183

दर-१३
२०१०
२

66385

Received From : Ms. Mellika S. Khandekar

Franking Amount : 89,250/-

Charges : -

Total : 89,250/-

Vide P/O No. / Cash / Transfer Cheque 8365

Drawn on Nijaya Bank  
or Cash towards franking of document



मुंबई मुद्रांक अधिनियम 1958 अन्वये Stamps of Bank  
अनुच्छेद 5(g)(a)(ii) चे तरतुदीनुसार दस्तऐवज  
दर-०२/२०१०/२३५१८३... दि. २३/११/१०  
बा. क्र. २४/२३५१८३... व मो. क्र. १५१००००/-  
यावर म. र. मुद्रांक शुल्क रु. ८९,२५०/- चेक केवळ  
सदर दस्तऐवजच्या संबंधित करणात आहे असेल.

I certify that I have checked the value franked and the  
bank is not liable for anything related to the document

सह. दुय्यम निदेशक, कुर्ला-३ (वर्ग-२)

A. K. Temkar  
V. R. Temkar  
M. Khandekar

DEED OF TRANSFER made and entered into at  
Mumbai, on this 03<sup>rd</sup> day of Nov., 2010, B E T W  
E E N (1) MR. RAMAN RAMCHANDRA TEMKAR and  
(2) MRS VIDYA RAMAN TEMKAR having their address  
at Flat No.944, Building No.9, Kohinoor City, Kirol Road,  
Off L.B.S Marg, Kurla (West), Mumbai-400 070  
hereinafter referred to as "THE TRANSFERORS" (which  
expression shall unless repugnant to the context and  
meaning thereof be deemed to mean and include their  
respective heirs, executors and administrators) on the  
one hand

AND

A. K. Temkar V. R. Temkar  
M. Khandekar

FOR HDFC BANK  
AUTOMATIC SIGNATURE

HDFC Bank Legal  
Department, Kurla West Compound  
Lower, 9th Flr (Mumbai-400013)  
D-5/ST/RY/C R 101001/2004/0047-44

भारत 66385  
132496  
R.00892501-985135  
NOV 03 2010  
13:56  
INDIA STAMP DUTY MAHARASHTRA

वदर-१३	
२०३३	१२
२०१० AAAPTL6522P	

Transferors:

RAMAN RAMCHANDRA TEMKAR

A. R. Temkar

VIDYA RAMAN TEMKAR

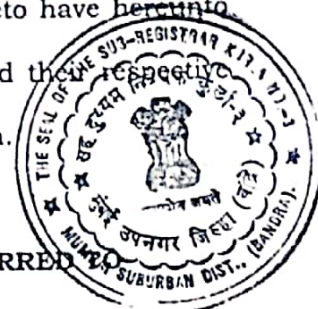
ACCEPT 2522J V. R. Temkar

Transferee:

MALIKA NISAR SIKANDER

BPGPS 9121G H. Sikander

IN WITNESS WHEREOF the parties hereto have hereunto  
and to one duplicate hereof set and subscribed their respective  
hands the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED**

Ownership Flat No. 2562 admeasuring 750 sq. ft. carpet area on the 6<sup>th</sup> floor of the building No. 25 in Phase 3 (comprising of building No. 21 to 28) of the project known as Kohinoor City constructed on all those pieces and parcels of land situated at Village Kurla II, Taluka Kurla, District Mumbai Suburban in Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 12,429.60 square meters or thereabout (portion D) forming a part of the larger property described in the Second Schedule hereunder written and bearing the following particulars:

A. R. Temkar V. R. Temkar H. Sikander