

520/31178

पावती

Original/Duplicate

Sunday, November 24, 2024

नोंदणी क्र.: 39म

3:30 PM

Regn.: 39M

पावती क्र.: 32922

दिनांक: 24/11/2024

गावाचे नाव: कुर्ला

दस्तावेजाचा अनुक्रमांक: करल5-31178-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मोहम्मद शफी मोहम्मद जुबेर सोंडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

DELIVERED

एकूण:

रु. 30780.00

आपणाम मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
3:49 PM ह्या वेळेस मिळेल.


Joint S.R. Kurla-5

वाजार मूल्य: रु. 12642367.22 /-

मोवदला रु. 15000000/-

भरलेले मुद्रांक शुल्क : रु. 900000/-

DELIVERED

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु. 780/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124236202554 दिनांक: 24/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011428449202425E दिनांक: 24/11/2024

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241124195				
मूल्यांकनाचे वर्ष	2024				
निलसा	मुंबई उपनगर				
मूल्या विभाग	108-कुर्ला - 2				
उप मूल्या विभाग	मुभाग सान बहादुर शास्त्री मार्गाचे दक्षिणेकडील कोहेनूर गृहप्रकल्प				
सह-नंबर व मू. क्रमांक	शि टी एस नंबर 1657				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी संपत्तिका	कार्यालय	दुकाने	औद्योगिक
	47020	138460	159250	183600	138460
मोकामानाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	83.64 चौरस मीटर	मिलकतीचा वापर.	मिथली संपत्तिका	मिलकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1.आर सी सी	मिलकतीचे वप.	0 TO 29%	बांधकामाचा दर.	Rs. 9125/-
उद्दवाहन सुविधा.	आहे	मजला -	5th floor To 10th floor		
रस्ता समुख -	Sale Type - Resale				
First Sale Date -	4-11-2010				
Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला मिहाम घट वाढ = 105% apply to rate= Rs 145583 -					
घस.यानुसार मिलकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) + घस.यानुसार टक्केवारी - खुल्या जमिनीचा दर					
= ((145583-47020) * (100 - 100)) + 47020					
= Rs 145583 -					
A) मुख्य मिलकतीचे मूल्य	= वरील घसामो मूल्य दर * मिलकतीचे क्षेत्र				
	= 145583 * 83.64				
	= Rs 12159834.12 -				
F) बंदिस्त वाहन तळाचे क्षेत्र	13.64 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.64 * (138460 * 25/100)				
	= Rs 482533.1 -				
Applicable Rules	= 10,4,16				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J				
	= 12159834.12 + 0 + 0 + 0 + 482533.1 + 0 + 0 + 0 + 0 + 0				
	= Rs 12642367.22 -				

करल - 4
दस्त क्र. 39987/2024
9/13L



सह दुय्यम निबंधक वर्ग 2
कुर्ला क्र. 4

करल - ५
दस्त क्र. ३११७८/२०२४
२/३८

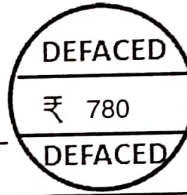


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1124236202554 Receipt Date 24/11/2024

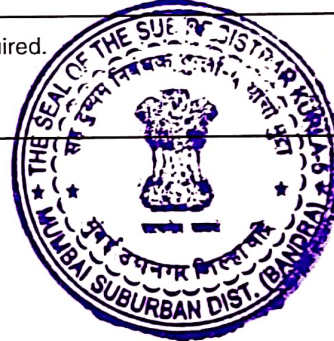
Received from SELF, Mobile number 3544535453, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 31178 dated 24/11/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 23/11/2024
Bank CIN 10004152024112302368	REF No. IGASCTKXE1
Deface No 1124236202554D	Deface Date 24/11/2024

This is computer generated receipt, hence no signature is required.



करल - ५

Department of Stamp & Registration, Maharashtra

दस्तावेज क्र. ३९९७८७२०२४

Receipt of Document Handling Charges

३/००

PRN	1124236202554	Date	23/11/2024
Received from SELF, Mobile number 3544535453, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	23/11/2024
Bank CIN	10004152024112302368	REF No.	IGASCTKXE1
This is computer generated receipt, hence no signature is required.			

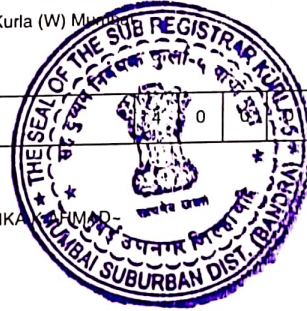
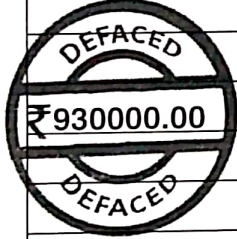




CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. ३११४८/२०२४
Date 22/11/2024-15:16:36 Form ID 252

GRN	MH011428449202425E	BARCODE		
Department	Inspector General Of Registration		Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)		
Location	MUMBAI	Full Name	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE	
Year	2024-2025 One Time	Flat/Block No.	2562 6th Floor Building No25 KOHINOOR CITY C	
		Premises/Building	CHSL	
Account Head Details		Amount In Rs.		
0030045501	Stamp Duty	900000.00	Road/Street	Kirol Road, Off L.B.S Marg
0030063301	Registration Fee	30000.00	Area/Locality	Kurla (W) Mumbai
			Town/City/District	
			PIN	0 7 0
			Remarks (If Any)	
			SecondPartyName=	MALIK
			Amount In	Nine Lakh Thirty Thousand Rupees Only
Total		9,30,000.00	Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	Ref. No. 00040572024112242530 IK0DACUYK2
Cheque/DD No.		Bank Date	RBI Date	22/11/2024-15:24:18 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	



Department ID : Mobile No. : 4333333333
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलान केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH011428449202425E Amount : 9,30,000.00

Bank : STATE BANK OF INDIA

Date : 22/11/2024-15.16.36

1	(IS)-520-31178	0006308599202425	24/11/2024-15:30:47	IGR561	30000.00
2	(IS)-520-31178	0006308599202425	24/11/2024-15:30:47	IGR561	900000.00
Total Defacement Amount					9,30,000.00

करल - ५
दस्त क्र. 39945/2024
५/३८





CHALLAN
MTR Form Number-6



GRN	MH011428449202425E	BARCODE	Date 22/11/2024 15:44:36		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	दस्ता क्र. 3990/2024			
		PAN No. (If Applicable)	e/32			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE		
Location	MUMBAI		Flat/Block No.	2562 6th Floor Building No25 KOHINOOR CITY C		
Year	2024-2025 One Time		Premises/Building	CHSL		
Account Head Details		Amount In Rs.	Road/Street	Kirod Road, Off L.B.S Marg		
0030045501	Stamp Duty	900000.00	Area/Locality	Kurla (W) Mumbai		
0030063301	Registration Fee	30000.00	Town/City/District	07 0		
			PIN	Remarks (If Any)		
				SecondPartyName=MALYATIMAD-		
			Amount In	Nine Lakh Thirty Thousand Rupees Only		
			Words			
Total		9,30,000.00				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572024112242530	IK0DACYUK2
Cheque/DD No.		Bank Date	RBI Date	22/11/2024-15:24:18	Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 4333333333
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

(Handwritten Signature)

AGREEMENT FOR SALE

THIS AGREEMENT OR SALE is made and entered into at Mumbai on this 24th day of November 2024; BY & BETWEEN

कलिका
दस्त क्र. 399VCT2024
U 132

MRS. MALIKA K AHMAD Spinster Name ~~MISS. MALIKA NISAR~~
SIKANDER (PAN No.BPGPS9121G) aged about **45** years Indian inhabitants, both having address at **2562, Kohinoor City, Phase-3, Kirol 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 **"VENDOR /TRANSFEROR"** (Which expression unless it be repugnant mean and include **her** 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 MOHAMMED 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 Vendor/Transferor under the ownership seized and possessed of otherwise well and sufficiently entitled to a Flat premises being at **Flat No.2562** on the **6th 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 Covered Car Parking Space No.2562** 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** 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 (hereinafter referred to as the said flat or said premises and said shares for the sake of priority 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 7th Floors With Lift

AND WHEREAS the Vendor herein MRS. MALIKA K AHMAD Spinster Name MISS MALIKA NISAR SIKANDER had purchased the said flat from the previous owners 1] MR. RAMAN RAMCHANDRA TEMKAR & 2] MRS. VIDAY RAMAN TEMKAR as per registered Deed of Transfer dated 03/11/2010 registered under Sr.No.BDR-13-09933-2010 dated 03/11/2010 before the office of Jt. Sub registrar Kurla-3.

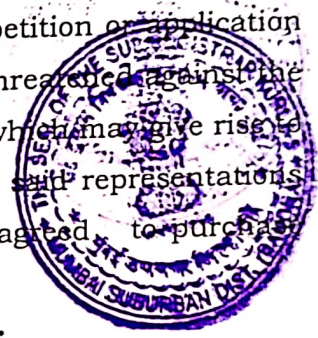
AND WHEREAS the previous owners 1] MR. RAMAN RAMCHANDRA TEMKAR & 2] MRS. VIDAY RAMAN TEMKAR had jointly purchased the said flat from Builder/Developer MR. UNMESH MANOHAR JOSHI as a sole proprietor carrying on business in the name and style of MESSERS KOHINOOR PLANET CONSTRUCTION PRIVATE LIMITED as per registered Agreement of Sale dated 26/11/2009 registered under Sr.No.BDR-3-11122-2009 dated 26/11/2009 before the office of Jt. Sub registrar Kurla-1.

AND WHEREAS the Vendor names appeared at relevant documents and records of the Society/Builder. AND WHEREAS the Purchasers has approached the Vendor with the intention to buy the said flat for residential purpose and the Vendor have agreed to sell the said flat to the Purchasers.

AND WHEREAS the Vendor has made the following representations in respect of the said premises that the Vendor are the lawful owners of the said Flat premises and there are no suits, litigations (civil or criminal) or any other proceedings pending or *lis pendens* pending or no attachments or prohibitory orders and neither subject matter of any pending or attachments either before or after any judgment or neither the Vendor have created any encumbrances or third party interest in the said premises or neither the



Vendor have received any attachment or acquisition or requisition notices from any tax or revenue authorities or Bank or DRT or any statutory body in respect of the said premises and there are no claims of whatsoever nature from any third person or by Government or Municipal authority, Bank, Credit or Finance Institute and there are no arrears of Vendor in respect of the said premises regarding Municipal Taxes, maintenance, monthly outgoings electricity charges in respect of the said premises and title of the Transferor/Vendor is free, clear and marketable and except Vendor no other person or authority have got rights title or interest of whatsoever against the said premises. The Vendor hereby declares that there is no insolvency proceedings filed against the Vendor nor there is any petition or application for insolvency or other similar application pending or threatened against the Vendor nor the Vendor is aware of any circumstances which may give rise to any claims or proceedings and relying upon the afore said representations made by the Vendor/Transferor the Purchasers have agreed to purchase the said premises.



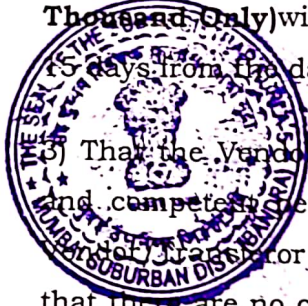
NOW THIS AGREEMENT IS WITNESSETH AS UNDER:

1) The Vendor/Transferor has agreed to sell and the Purchasers/Transferees have agreed to purchase together with their shares and all their title and interest in the said **Flat No.2562** on the **6th 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** for a full & final sale consideration amount of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh Only)** inclusive of **1 % Income Tax TDS** amount of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)** to be deducted from the total sale consideration amount of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh Only)** and the Purchasers have also agreed to submit **TDS Challan** and certificate to the name of Vendor.

2) That the Vendor/Transferor covenant that on or before execution of this agreement the Purchasers/Transferees have Paid **Rs.1,16,00,000/- (Rupees One Crore Sixteen Lakh Only)** after deducting **1 % Income Tax TDS** amount of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)** to the Vendor as **part** sale Consideration amount for the said Flat as per the receipt No.1 mentioned herein below and further agree to pay the balance

(Handwritten signatures of the Vendor, Purchasers, and a witness)

sale consideration amount of **Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)** to Vendor/Transferor through housing Loan within ~~45~~ ²⁷ working days from the date of registration and the Transfer of the shares and share certificate in Society and the possession of the flat will be handed over to the Purchasers by the Vendor after the receipt of full and final balance sale consideration amount. After deducting **1% Income Tax TDS** amount, payment to the government treasury will be done by the Purchasers and certificate value of **Rs.1,50,000/- Rupees One Lakh Fifty Thousand Only** will be handed over to the Vendor by the Purchasers within ~~15~~ ¹⁵ days from the date of registration of this Agreement For Sale.



3) That the Vendor/Transferor declares that the Vendor are the only right and competent person to sell, transfer, sell and surrender together with the Vendor/Transferor shares in the said flat to anyone without question and that there are no claimants to the said flat nor the Vendor/Transferor have assigned, nominated and/or appointed any other person or persons in respect of Vendor's shares in the said flat. The Vendor/Transferor therefore declares that the said flat is free from any encumbrances and that the Vendor/Transferor have not nominated, Vendor heirs, successors nor the said flat is under the hypothecation, charges, lien or mortgage. The Vendor/Transferor hereby undertake and agree to indemnify and keep the Purchasers/Transferees and the authority indemnified in the event of any rival or adverse claims.

4) The Vendor declares and covenant that on receipt of full & final payment the Vendor have no objection of whatsoever nature if the Purchasers becomes the members/owners of the said **Flat No.2562** on the **6th 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** all costs, expenses and charges pertaining to said flat premises, arising from the date of this Agreement shall be sole liability and responsibility of the Purchasers, and the Vendor shall not be responsible for the same. For abundant caution, it is clarified that all costs, expenses and charges pertaining to said flat premises prior to the date of execution of this Agreement shall be paid by the Vendor.

(Handwritten signatures)

5) The Purchasers have also agreed that the Purchasers will be liable to pay all the outgoing in respect of the said flat and the amenities and facilities granted to them and also agree to abide the rules and regulation and by laws of the **KOHINOOR CITY 'C' CO-OP HSG SOC LTD** and will use the said flat premises for residential use only and will not make the change of user without written consent of the Society.

6) The Vendor do hereby covenant with the Purchasers that they will execute all the necessary documents as and when required by the officials concerned authorities from time to time for the actual, effectual and physical transfer of the said flat in the name of the Purchasers/Transferees. All costs, expenses and charges pertaining to execution of any such action or document shall be sole liability and responsibility of the Purchasers, and the Vendor shall not be responsible for the same, and shall be subject to no legal obligation being created over the Vendor.

7) The Vendor do hereby covenant with the Purchasers that on receipt of full & final payment they shall not interfere with the possession and enjoyment of the said flat by the Purchasers in respect of the said flat and that the Purchasers shall be fully entitled to use, occupy and enjoy the possession of the said flat forever and the Purchasers shall be at liberty to dispose off, sell or transfer the said flat to any other person or persons as the Purchasers may deem fit and proper at her sole and entire discretion.

8) The Vendor declares that on receipt of full & final payment and on the execution of this Agreement the Purchasers will be entitled to hold the shares and also will be entitled to all incidentals, thereof, including to occupy, possess and transfer of the said flat.

9) On Vendor executing the necessary Transfer forms and other documents as may be required by Government/ Society in favor of the Purchasers, the Purchasers shall be entitled to the transfer and exclusive use, occupation and possession of the said flat.

10) It is hereby further agreed between the parties hereto that all the Municipal taxes, Property taxes and Society dues, monthly maintenance

(Handwritten signatures)

charges up to the date of handing over possession of the said flat if any shall be borne by and be to the account of the Vendor and all such charges and out goings accruing after that date shall be borne by and be to the account of Purchasers. All other charges including Electricity, Water charges, MGNL, Net or Cable & MTNL charges, Kohinoor Club annual charges and other payments up to the date of the possession, respect of the said flat if any shall be borne by and be to the account of the Vendor and all such charges and out goings accruing after that date shall be borne by and be to the account of Purchasers.



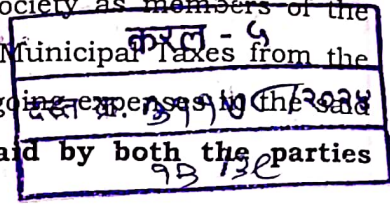
11) The Vendor hereby declares that they are not in arrears of any Government dues, Taxes or any other liabilities whereby the said flat including the right, title and interest issued by the society can be attached or before judgement and no proceeding have been initiated under any of the provisions of the Income-Tax or Wealth-Tax or Gift-Tax Act or any other laws relating to the tax. However, in the event of any tax or arrears or dues are found to (pertaining to the period prior to execution of this Agreement) forthwith pay the same and to furnish the Xerox copies of the receipt of payments in that behalf in respect of the said flat.

12) The Purchasers/Transferees shall get this agreement registered and shall pay Stamp Duty and registration fees thereon. On receiving the intimation the Vendor/Transferor shall admit the execution thereof. The Purchasers shall be solely responsible for: (a) the payment of all the charges, including but not limited to the stamp duty and registration charges, and (b) registration of this agreement with the concerned Sub-Registrar of Assurances, and the Vendor shall not be responsible for the same in any manner whatsoever. Any loss or liability on account of deficiency in stamp duty and/or failure to register this Agreement shall be solely attributed to the Purchasers.

13) The Purchasers hereby also agree and undertake simultaneously to make necessary application to the said Society requesting to the Society to transfer the said Flat premises from the names of the Vendor to the names of Purchasers and thereby agreeing to the rules and regulations of the said Society and also agreeing and undertaking to pay and contribute from the

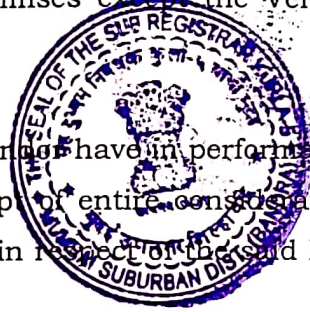
(Handwritten signatures)

date of taking over the possession of the said Flat from time to time all the monthly contribution and maintenance to the Society as members of the Society. The Purchasers also undertakes to pay Municipal Taxes from the date of Purchasing of the said flat and other outgoing expenses to the said Society. **The society transfer fees shall be paid by both the parties equally.**



14) The Vendor further declares that the said Flat is a self acquired property and any third person or persons do not have Share, right, title and interest of any nature what so ever in the said Flat premises except the Vendor herein.

15) That it is hereby agree and confirm that the Vendor have in performance and on execution of this Agreement and on receipt of entire consideration amount shall hand over vacant possession of and in respect of the said Flat premises to the Purchasers.



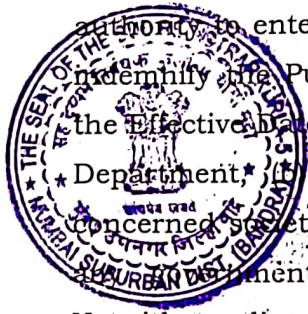
16) The Vendor/ Transferor hereby agrees to hand over to the Purchasers/ Transferees all the documents receipts and necessary form duly signed by them and also hand over Original Agreement/s executed between the earlier Vendor and or the Builder/Developer and will at all time fully Co Operate and assist the Purchasers in all respect to have the said Flat premises and every part there of duly transferred to the name and in name of the Purchasers after receipt of entire purchase consideration amount of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh Only)**

17) This Agreement shall always be subject to the provision of Maharashtra ownership Flat Act 1963 and the Rules made thereunder.

18). It is hereby agreed and declared that the Vendor shall and on compliance of this agreement and receipt of entire consideration releases, relinquishes and transfer all right, title, interest, claim and membership in respect of the said Flat premises in favor of the Purchasers, thereafter the Purchasers shall be entitled to all the rights, title, interest and claim in respect of the said Flat premises mentioned above. Transferor shall apply and instruct to the concerned society, to transfer in favor of the Transferees,

Mahomed *Abdul* *Khalid*

all shares, rights, title and interest in the said Flat and the amount deposited in respect thereof, including sinking fund (if any) and also to issue share certificate in the name of Purchasers. All transfer cost and charges in relation to the above shall be sole liability and responsibility of the Purchasers. 13e



19) The Vendor hereby further declare that they have full right and absolute authority to enter into this Agreement. The Vendor agree and undertake to indemnify the Purchasers against any claims pertaining to period prior to the Effective Date that are made against the said Flat by the: (a) Income Tax Department, (b) Municipal Corporation, (c) any DISCOM company, (d) concerned society of the Building wherein said Flat is located, and / or (e) Government authority in relation to any laundering of funds. Notwithstanding anything else that may be provided in this Agreement, it is clarified that the total liability of the Vendor to the Purchasers under this Agreement and in relation to said Flat shall not in any manner exceed the total consideration that has been paid by the Purchasers to the Vendor.

20) The Vendor/Transferor subject to receipt of full and final sale consideration amount hereby agree and give consent to the Purchasers to apply or transfer and obtain the electricity meter, telephone connection, Cooking Gas Connection, Ration card and other relevant documents in their own names. The Purchasers hereby agree to become the members of the cooperative Housing Society formed by the Flat owners.

21) In the event the representations and/or covenants made by the Vendor herein are not true and correct and in case the Vendor does not comply with the covenants provided to the Purchasers by Vendor, then the Vendor 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 Vendor or any claim whether directly or indirectly is made on the said Flat, and in such cases Vendor 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

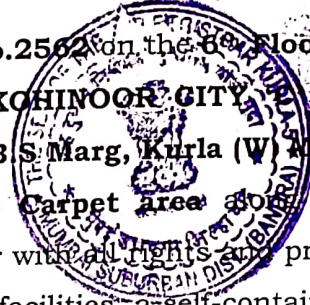
(Handwritten signatures)

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 Vendor 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.~~

करल - ५
दस्तावेज क्र. २५५४/२०२४
२५/३२

SCHEDULE 'A'

A Self Contained Flat premises being at **Flat No.2562** on the **6th** Floor of the **Building No.25** in the building known as "**KOHINOOR CITY 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** with **1 Covered Car Parking Space No.2562** 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** 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** being constructed in the year **2010** standing on plot of Land bearing old C.T.S No. **637** and new **C.T.S No. 637/B/1B, 636/B/4 and 637/B/5** being **ground + Seven floors** Building structure **with lift** in the revenue village of **Kurla-2, Taluka Kurla..**



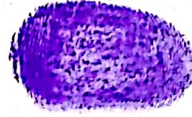
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this Agreement on the day and year first hereinabove written.

Handwritten signature

Handwritten signature

Handwritten signature

करल - ५
दस्ता क्र. ३११७८/२०२४
AND DELIVERED by the
Within named VENDOR



Malika

MRS. MALIKA K AHMAD

Spinster Name

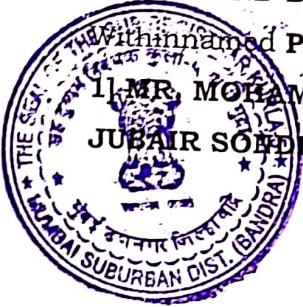
MISS. MALIKA NISAR SIKANDER

In the presence of ...

1] *Avinash Parachew*

2] *S.M. Asif*
Asif

SIGNED AND DELIVERED by the



Within named PURCHASER

1] MR. MOHAMMED SHAFI MOHAMMED

JUBAIR SONDE

Shafi

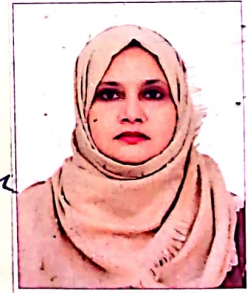


2] MRS. KHAULAH MOHAMMED SHAFI SONDE

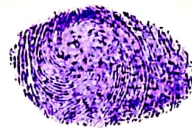
In the presence of ...

1] *Avinash Parachew*

2] *S.M. Asif*
Asif

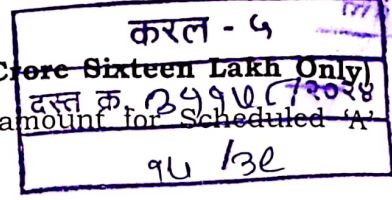


Khul

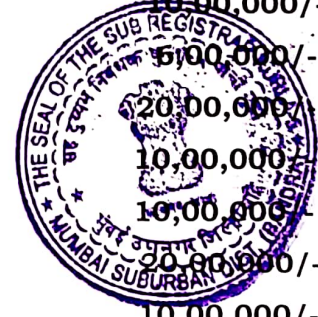


RECEIPT NO.1

I say received **Rs.1,16,00,000/- (Rupees One Crore Sixteen Lakh Only)** in the following way **part sale** consideration amount for Scheduled 'A' premises being sold by us to the Purchasers.



<u>RTGS/D.D NO.</u>	<u>DATED</u>	<u>BANK</u>	<u>AMOUNT</u>
428614595039	12/10/2024	ICICI BANK	10,000/-
DJH4711109	13/10/2024	ICICI BANK	19,90,000/-
DJJ5011036	15/10/2024	ICICI BANK	10,00,000/-
DJK5217911	16/10/2024	ICICI BANK	10,00,000/-
DJK5444382	17/10/2024	ICICI BANK	5,00,000/-
DJQ6306210	22/10/2024	ICICI BANK	20,00,000/-
DJT6946748	25/10/2024	ICICI BANK	10,00,000/-
DJY8006776	30/10/2024	ICICI BANK	10,00,000/-
DKD0902007	09/11/2024	ICICI BANK	20,00,000/-
DKF1237387	11/11/2024	ICICI BANK	10,00,000/-



I SAY RECEIVED **Rs.1,16,00,000/-**

MRS. MALIKA K AHMAD

Spinster Name

MISS. MALIKA NISAR SIKANDER

Vendor



गावाचे नाव : कुर्ला

- (1) वित्तखाता प्रकार, मोबदल्याचे स्वरूप काररनामा किंवा त्याचे अगिसेख किंवा कारर रक्षोपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी घेतो की पट्टेदार तो मगूव कराये) मोबदला रू. 0,135,000.00 बा.भा. रू. 3,202,000.00

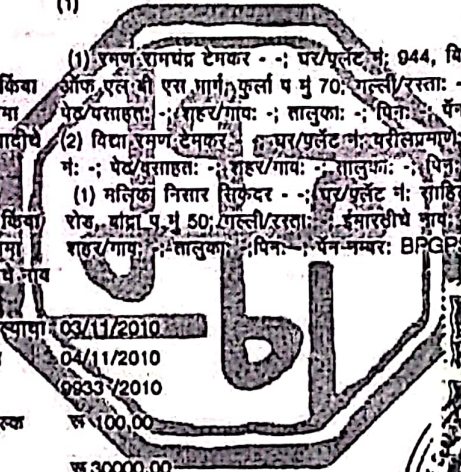
करल - 4
दस्त क्र. 3995/2028
7/30

- (2) भू-मापन, पोटहरिता व धरक्रमांक (असल्यास) (1) सिटिएरा क्र.: 037/पेजी वर्गना प्लॅट नं 2602, 0 वा मजला, विल्डींग नं 25, फ्लोर 3 कोठिनूर सिटी, शिरोळ रोड, ऑफ एत बी एरा मार्ग, कुर्ला प मु 70 - मोजे कुर्ला - 2 - सिटीएरा नं 037 पेजी - एक फ्लॅट कारपाफींग क्षेत्र 11.15 चौ मी राहित - सदरचा दरत हा 5 G a 2 खाली येत असल्यामुळे मूळ दरताऐवजा क्रं बदर-3/11122/2009 दि 26/11/2009 चापर मु गु रु 350100 दि 25/11/2009 रोजी भरण्यात आलेले आहे.
- (3) क्षेत्रफळ (1) 83.64 चौ मी विल्ट अप

- (4) आकारणी किंवा जुबी देण्यात असेल तेव्हा (1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रमण रामचंद्र टेमकर - ; घर/प्लॅट नं: 044, विल्डींग नं: 09, कोठिनूर सिटी, कोठिनूर रोड, बांद्रा प.मु 50; तालुका: -; शिरोळ रोड, ऑफ एत बी एरा मार्ग, कुर्ला प मु 70; विल्डींग/रस्ता: -; इमारतीचे नाव: -; इमारतीचे मोजे: -; प्लॅट/पसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; सॅन नंबर: AAAPT 1522A
- (2) विद्या प्रमण टेमकर - ; घर/प्लॅट नं: वरीलप्रमाणे; विल्डींग/रस्ता: -; इमारतीचे नाव: -; इमारतीचे मोजे: -; प्लॅट/पसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; सॅन नंबर: ACC 2522A
- (6) दरताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) मनिषा निरार सिफेदर - ; घर/प्लॅट नं: राहित, कोठिनूर सिटी, ऑफ हाऊ सोळा कि.मी. जे रोड, बांद्रा प.मु 50; विल्डींग/रस्ता: -; इमारतीचे नाव: -; इमारतीचे मोजे: -; प्लॅट/पसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; सॅन नंबर: BPGPS0121G.

- (7) दिनांक करून दिल्याचा 03/11/2010
- (8) नोंदणीचा 04/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 0933/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



खरी प्रत
[Signature]
सद. दुय्यम निबंधक, कुर्ला-3
मुंबई उपनगर जिल्हा



CERTIFICATE OF MARRIAGE
(See section 13 of Special Marriage Act, 1954)

विवाहाचा दाखला

(कलम १३ प्रमाणे)
Emt. S. R. Lehakare

Notice No. 3896/10

Marriage No. ५०३११

दस्त क्र. ३९९८/२०२४

Mr. १५०७९९

I, Marriage Officer, Mumbai Suburban District, Bandra hereby certify that on the 12th day of Jan, 2021, Mr. Tanvir Ahmad.

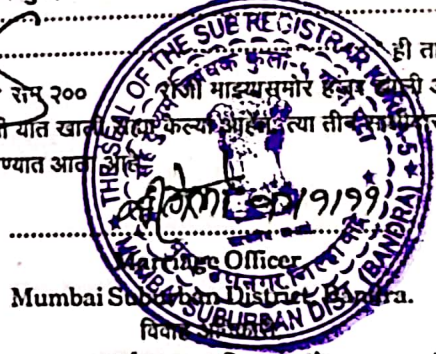
Miss/Mrs/Smt. Malika Nisar Sikander

appeared before me and that each of them, in my presence and in the presence of three witnesses who have signed hereunder, made the declaration required by section 11 and that a marriage under this Act was solemnized between them in my presence.

मी, , विवाह अधिकारी, मुंबई उपनगर जिल्हा, बांद्रे यावरून दाखला देतो की,

आणि ही तारीख

त्याच्यापैकी प्रत्येकाने कलम ११ वरून आवश्यक या समक्ष व ज्यमनी यात खाली सादर केलेल्या आहेत त्या तीन साक्षीदारांच्या समक्ष केल्या आहेत. आणि या अधिनियमान्वये त्या क्ष विधीपूर्वक लावण्यात आले आहेत.



Mumbai Suburban District, Bandra.
मुंबई उपनगर जिल्हा, बांद्रे
K. Almas - 12/01/11

BRIDEGROOM

वर

Hikander 12/01/11

BRIDE

वधू

WITNESSES NAMES

साक्षीदारांची नावे

- (१) TANVIR AHMAD
- (२) NISAR SIKANDER
- (३) Shrilekha Sikander

THREE WITNESSES SIGNS

तीन साक्षीदारांच्या सहाय्य

- (१) *Tanvir* 12/01/11
- (२) *Nisar* 12/01/11
- (३) *Shrilekha Sikander* 12/01/11

Dated the 12th day Jan 2021

तारीख माहे रान २००

*Herein give particulars of the parties.

* येथे उभयपक्षांसंबंधीची माहिती लिहावी.

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,
Kiro Road, Off L.B.S Marg, Kurla (West), Mumbai – 40070

Email : 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, Kiro Road Kurla West,
Mumbai -400070, Maharashtra

करल - ५
दस्त क्र. ३९९५ / २०२४
२० / १३९

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. Khawlah 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.

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,
Kiroi Road, Off L.B.S Marg, Kurla (West), Mumbai – 40070

Email : kohinoorcity3@gmail.com

16. The Ensuing Buyer while buying the said Flat should observe, maintain and decorum of peaceful environment in the Society Premises including his /her Family Members - 4
17. The Seller of the said Flat should procure No Dues Certificate separately and clear if any outstanding before entering into the Sale Agreement and should submit the documents to the Society confirming the dues against the Flat Premises. 13/10/24
18. The said Flat Transfer would be ratified only in the Annual General Meeting of the Society
19. The transferee will not transfer or assign the benefit of the Shares/ Flat without prior written permission from the Society.
20. While doing any civil work activities, ensuing transferee/buyers would follow the civil structure norms & will not alter any structure without the written consent of Society. If any majors changes wherein all the statutory approval to be obtained from the Mumbai Mahanagar Palika include Society NOC is a major component while obtaining permission as well as copy of the Permission Letter with Plan on receipt from the Authority to be submitted for record. If found any violation during Renovation i.e illegal construction/alteration affecting the Beams, Side Walls, Structure, Toilet, Bathroom, etc affecting the Premises Society have every right to enforce the penalty to levied under the Model Bye-laws 16 of 2014 in restoring as well as having right to take legal recourse of Expulsion of Membership under the Maharashtra Cooperative Societies Act at the Ensuing Member co.

महत्त्व - 4
दस्तावेजों के साथ
13/10/24
m/13l



This letter is issued and shall remain operative only in respect of the transferee mentioned in your application dated 13/10/2024 and not to any other person/ persons which may please be noted and shall be part of the Sale Agreement document

Yours faithfully,
For Kohinoor City "C" Cooperative Housing Society Ltd.

Shahid S. A
Hon. Secretary

Wasim Malik
Hon. Chairman



K C C H S
Outward No.: 141/2024
Dt. 04/11/24 Sign. [Signature]

करल - ५

दस्त क्र. २९९५८ / २०२४

KOHINOOR CITY CO-OPERATIVE HOUSING SOCIETY LTD.

Building No. 23, Kohinoor City, Bhandra



(TCY/10093/2010-2011/YEAR 2011)
Off LBS Road, Kurla (West), Mumbai - 400 070.

Certificate

No.: 144

Authorised Share Capital Rupees 1 LAC Divided into 2000 Shares each of Rupees FIFTY

Member's Register No. 144 Share Certificate No. 144

THIS IS CERTIFY that Shri./Smt./MRS. RAMAN RAMCHANDRA TEMKRR & MRS VIDYA RAMAN TEMKRR

of Flat No. 2562 is the Registered Holder of Shares [FIVE] from No. 716

to 720 of Rupees FIFTY ONLY [] Rs. 50/-

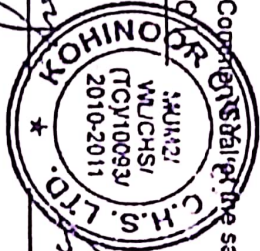
in KOHINOOR CITY CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees TWO

HUNDRED FIFTY ONLY has been paid.

Given under the Corporation Seal of the said Society at MUMBAI this 1ST

day of AUGUST, 2024



Xisthail Arji
Chairman

Xisthail Arji
Hon. Secretary

Xisti
Committee Member

Phase III
(Kohinoor City - Phase 3)

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO. CE/3488/BSPECIAL/29

MAY 2020 करल - ५
दस्त क्र. ३५५८/२०२४
२३/३९

To,
Shri. U.M. Joshi
of M/s. Kohinoor Panel 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
stilt + podium + 1st to 7th upper floors on plot bearing C.T.8
No.637/B/1B, 636/B/4 and 637/B/5 of village Kuria-II at Kuria (West).

The full development work for Residential Building for Wing 21 to 28
comprising stilt + podium + 1st to 7th upper floors on plot bearing C.T.8, No.637/B/1B,
636/B/4 and 637/B/5 of village Kuria-II at Kuria (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.

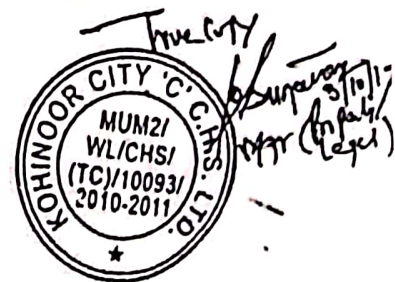
1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within
3 months of B.C.C. whichever is earlier.
2. That the remaining JOD/Amended Plan conditions shall be completed with
before asking occupation for next building in phase II from the same layout.
3. That the requirement of E.E. (Sewerage Project) P-1111
u.no. Dy.Ch.E./SP/1852/P&D dt. 20.5.2010 shall be completed with before asking
for occupation permission for building in phase II.

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

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

Yours faithfully,

Shamika
29/5/20
Executive Engineer
(Building Proposals)(E.S.-I)



Koludumbar - Phase - 3

बहर-१३	
६२०	६५
Annexure - 3	
२००९	

VALID UPTO

24 FEB 2009 - 4

दस्ता क्र. ३१११८/२०२४

१४/१२

Gen-224 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 3489 / MP/VAL 12.5 FEB 2008

COMMENCEMENT CERTIFICATE

To: Shri. Unmesh M. Jashi
of Late Kabiner Plast Con. Co. Ltd.

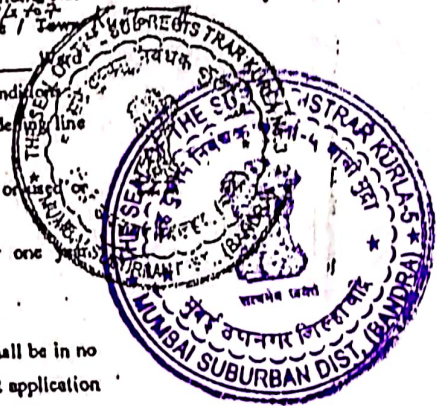
CERTIFIED TRUE COPY

Anil R. Patil
ANIL R. PATIL (ARCHITECT)
REG. NO. CA/78/4018

Sir,
With reference to your application No. 5749 dt. 5-4-2005

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 637/11/10/10, 637/11/10/11, 637/11/10/12 on plot No. 637/11/10/10 C.T.S.No. 637/11/10/10 Village / Town Kurla Planning Scheme No. 21 to 28 located at Road / Street Kurla

- 2 the Commencement Certificate / Building permit is granted on the following conditions:
- 1) The land vacated on consequence of the endorsement of the set back line shall form part of the public street.
 - 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been 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 extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 applicant 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.



बदर-१३	
८१२०	६६
२००९	

करल - ५
दस्त क्र: ३११४/२०२४ <small>दस्तावेज - २२१</small> १४/१२

7) 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.

The Municipal Commissioner has appointed Shri V. D. Ingavale Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

is valid upto 24 FEB 2009

24 Feb 2008 i.e. podium top as per approved



and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai

Signature
25/2/2008

Executive Engineer (Building Proposal)
 Eastern Suburbs
 FOR



BRIHANMUMBAI MAHANAGARPALIKA

मालमत्ता पत्रक १०९२

विभाग/मोजे - कुर्ला भाग-२

तालुका/न.भू.मा.का. - न.भू.अ. कुर्ला

जिल्हा - मुंबई उपनगर जिल्हा

नगर प्रशासन क्रमांक - प्लॉट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

शासनना दिसेल्ल्या अन्वये वाचपी प्रक्याप्त तपशील अगि तयारपी प्रक्याप्त वाचपी तपशील

६३७/ब/१२

५२५३.१

C

सुविधाधिकार

दमकनाचा मुळ धारक वर्ष

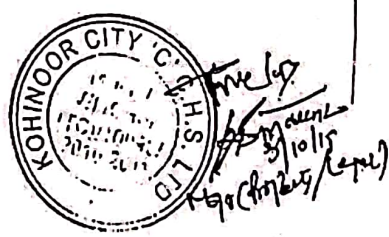
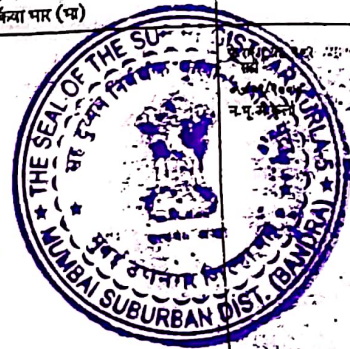
पध्दतार

इतर पार

इतर शोरे

केरल - १
दस्ता क्र. ७९९४८/२०२४
२६/३८

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पा) पध्दतार (प) किंवा पार (प)	साक्षात्कन
०७/०९/२००७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-२डी/पो.वि./एस.आर.के/७०१ दि. ४/७/२००७ तसेच नगर भूमापन अधिकारी कुर्ला यांचेकडील आदेश क्र. न.भू.अ.कुर्ला/भाग-२/न.भू.क्र. ६३७/ब/१/०७ दि. ७/९/२००७ अन्वये न.भू.क्र. ६३७/ब/१ मधून पोटविभाजनामुळे ५.२५३.१ चौ.मी. क्षेत्राची नविन मि.प.उपध्दतार सत्ताप्रकार सी दाखल केला. व खालील प्रमाणे धारकांची नोंद घेतली. धा. कोविंदूर प्लॅनेट कन्स्ट्रक्शन प्रा.लि. ते आऊट आर.जी.कडे			
०७/०९/२००७	मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या/२डी/एलएन.डी/पो.वि./एस.आर.के/ ७०१ दि. ४/७/०७ अन्वये नविन मि.प.उपध्दतारेने मुळ मिल्कत पत्रिका न.भू.क्र. ६३७/ब/१ वर दाखल असलेला बोजा रु. ८८,५०००००/- ची प्रिमीयर लि. या नांवाची नोंद ६३७/ब/१ वर कायम ठेवली.			केरल क्र. २ सी - ०७/०९/२००७ न.भू.अ.कुर्ला
२२/०४/२००८	मा.सहा.दुय्यम निबंधक यांचेकडील रदक्र./बदर ३/६२७३/२००५ दि. १३/९/०५, बदर १३/१९२९/०६ दि. ८/२२/०६, बदर १३/३१२/०७ दि. १२/९/०७ बदर १३/३६६७/०७ दि. ८/५/०७ चे प्रत्यांतरण पत्र (रिकव्हेशन्स आफ मॉरगेज), सूची क्र. II व इकडील आदेश क्र. न.भू.कु/भाग-२/न.भू.क्र. ६३७/०८ दि. २२/४/०८ अन्वये रक्कम रु. ८८,५०,००,०००/- ची दि प्रिमीयर लि. ची बोजाची नोंद कमी केली. S.I.			केरल क्र. २२५ सी - २२/०४/२००८ न.भू.अ.कुर्ला



मालमत्ता पत्रक

तालुका/न.भु.भा.का. - न.भु.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मोजे - कुर्ला भाग - २

सामग्र्यशा दिर्घका अकरावीचा क्रिया मध्यम
राष्ट्रीय अणि त्याच्या फेर तयसणीची निरत

नगर पुनर्रचना मंडळ नंबर प्लॉट नंबर

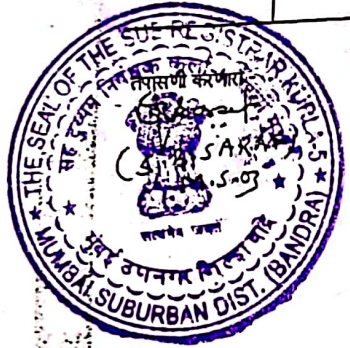
क्षेत्र धारणाधिकार
चौ.मी.

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (ध) पट्टेदार (प) क्रिया धार (धा)	साक्षात्करण
१८/१२/२०१५	करल - ५		मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-४/ मि.प/असरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला-२/के.फा.क्र.५८६/ २०१५ दिनांक १८/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र असरी पाच हजार दोनशे त्रेपत्र पूर्णांक एक दशांश चौ.मी. दाखल केले.	के.सु.क्र. ५८६/२०१५ १८/१२/२०१५ न.भू.अ.कुर्ला

दस्त क्र. ३९९५८/२०२४
५/३६

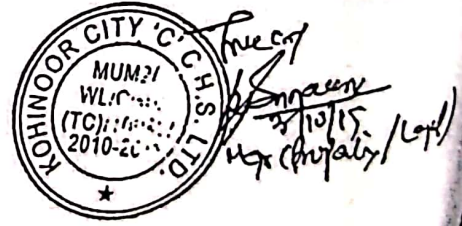
न.भु.अ. कुर्ला
मुंबई उपनगर जिल्हा

खरी नक्कल -



अर्ज क्रमांक १०१२
अर्ज कोट्यांक: २३/१०/२०१५
नगरपालिका कार्यालय मुंबई
दिल्याची साक्ष ९००
पादार्थ करणार सहायक
३००

वरिष्ठ लिपिक
नगर न्याय अणिकाशी
कुर्ला



मालमत्ता पत्रक

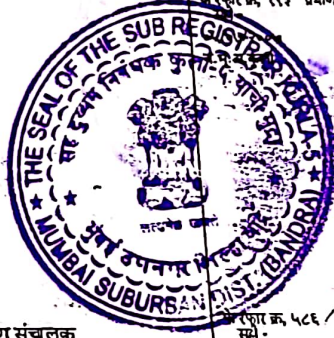
विभाग/मंडळ - मुंबई उपनगर - २
 तालुका/न.भू.मा.का. - न.भू.अ. कुर्ला
 जिल्हा - मुंबई उपनगर जिल्हा
 राकमबला दिक्क्या अन्वये यांचे कडील भूखेतीच्या तपशील आणि त्याच्या पार धारकाची नोंद (१९६६-६७)

क्रमांक - ४१००.२०
 क्षेत्र चौ.मी. - C

करल - ५
 दस्त क्र. ३५१५८/२०२४
 M/32

मूळ धारक -
 पत्ता -
 शहर -
 जिल्हा -
 पत्ता -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (पा)	साक्षात्कार
०५/०७/२००६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्री/पो.वि.आदेश क्र.सी/कार्या-२डी/पो.वि/एस आर के-७०१ दि.१९/८/२००६ तसेच नगर भूमापन अधिकारी कुर्ला यांचे कडील आदेश क्र. न.भू.कुर्ला/पाग २/२००७, दि. ५/७/२००७ अन्वये न.भू.क्र.६३७ मधून पोट विभाजना प्रमाणे सदर मिळकत पत्रिका उघडणेत आली व रोज बदल केला व धारकाचे नांव दाखल केले. (धा) कोटिनुर फ्लॅनेट कन्स्ट्रक्शन प्रा.लि. (१०% आर.जी.)			दि. १९/८/२००६
१८/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.-२/मि.प./असरी नोंद/२०१५, मुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला-२/फे.क्र.५८६/२०१५ दिनांक १८/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र असरी चार हजार सॉपर पूर्णांक वीस दशांश चौ.मी. दाखल केले.	दि. १८/१२/२०१५ न.भू.अ.कुर्ला



संपूर्ण करणारा -
 (S B-SR & AF)
 M.S.03

खरी नक्कल -

न.भू.अ. कुर्ला
 मुंबई उपनगर जिल्हा

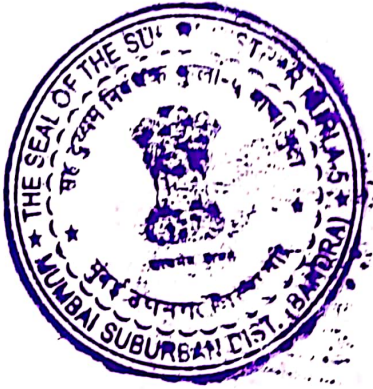
अर्ज क्रमांक १७१२, अर्जदाराचा नाव श.र.द.भु.मा.र चि. जानवडेकर
 अर्ज देण्याची तारीख १३/१०/१९ / संख्या ३
 नक्कल ता. १३/१०/१९ शुल्क ६०
 दिवसची किंमत ३१९९९ मुद्रा २
 तयार करणारा सशाणक ता. १३/१०/१९ शुल्क ६२



Indous
 पारिषद लिपिक

Indous
 २१/१०/१९
 New D.S. Hand

करल - ५
दस्त क्र. 399५८/२०२४
२/३२



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मासभत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८६ मधील कलम १०० अन्वये जारी करण्यात आले आहे.

संख्या लेखा क्रमांक 0701392450000 19-2	मासभत्ता कर वर्ष 2018-2019	देयक क्रमांक 201810BIL07607670 201820BIL07607671	देयक दिनांक 20/05/2018
व्यवसाय व पत्ता : PREMIER AUTOMOBILES LTD. MARG., KURLA WEST, MUMBAI - 400070		देयक - पत्ता, क. व सं. / विभाग : Office of Asslt. A. & C. Ward 'L' 2nd Floor Laxmanrao Yadav Mandal Bldg. S.O Barve Marg, Kurla (W), Mumbai 400 070	

करल - ५
दस्त क्र. ३१५४८/२०२४
३०-१-१९

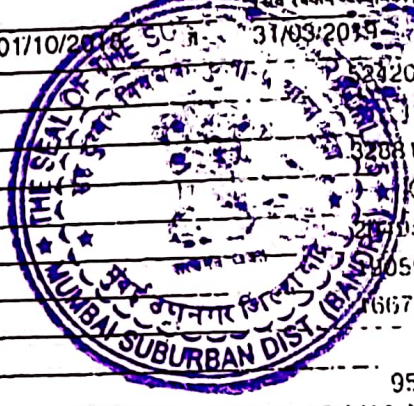
करनिर्धारण दिनांक : 01/04/2008 जलजोडणी क्रमांक : एकूण भाडवली मूल्य : ₹ 95312265

Nine Crore Fifty-Three Lac Twelve Thousand Two Hundred Sixty-Five Only

कार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची धकावणी ₹ 0 ०१/०४/२०१० या तारखे नंतरची धकावणी ₹ 0

प्रत्येकी : 01/04/2018 ते 31/03/2019

कराचे नाव :	01/04/2018	30/09/2018	01/10/2018	31/03/2019
सर्वसाधारण कर		52420		52420
जत कर		0		0
जलतापकर		32881		32881
मत्तन:सारण कर		0		0
मत्तन:सारण संप कर		20495		20495
म.न.पा. शिक्षण उपकर		19059		19059
राज्य शिक्षण उपकर		16675		16675
रोजगार हमी उपकर		0		0
वृध उपकर		956		956
एकर		23829		23829
एकर देयक रक्कम		166315		166315
अंम १५२ अ नुसार दंडाची रक्कम		0		0
प्रवाव्यावरील व्याजाची वसुली		0		0
वॉटर योजनेनुसार संपादाची रक्कम		0		0
अंमती बंड-च्या संपादाविरुद्ध संपायोजित केलेली रक्कम		0		0
आयुक्त अधिकाऱ्याचे संपायोजन				
परावयाची निव्वळ रक्कम		166315		166315
३०.०६.२०१८ पर्यंत परावयाची निव्वळ रक्कम		163344		160368
३१.०७.२०१८ पर्यंत परावयाची निव्वळ रक्कम		164828		161854
३१.०७.२०१८ नंतर परावयाची निव्वळ रक्कम		166315		166315
अक्षरी रूपये	One Lac Sixty-Six Thousand Three Hundred Filleon Only		One Lac Sixty-Six Thousand Three Hundred Filleon Only	
अंतिम देय दिनांक		28/08/2018		31/12/2018

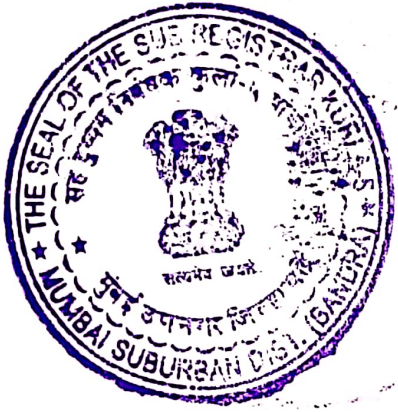


To make payment through NEFT:
IFSC - SBINCOLLEC, Beneficiary A/C No:- BMCPOLX0701392450000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

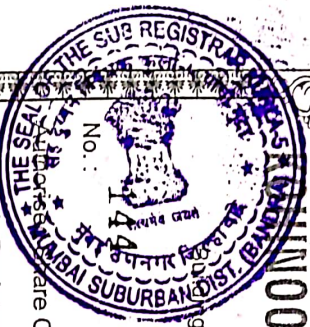
अंमती बंड इन्वेन्ट्रीव्ही स्क्रीम योजनेच्या माहितीसाठी मागे पाहवे.
मासभत्ता रोखा क्रमांकानुषंगीत पहिले ११ अंक इमारतीची व्. आइडी. (यूटिलिटी आइडेन्टिटी) असून, प्रत्येक इमारतीच्या अंमती भागावर व्. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने ह्याी घेतला आहे. त्यामुळे महापालिकेच्या

Handwritten signature: *Hiscian*
द्विदिता शि. श्रीराम
३१/०१/१९
MUMBAI MUNICIPAL CORPORATION
MUMBAI
MUM21
WLCHS/
(TC)/10093/
2010-2011

करल - ५
दस्त क्र. ३११५६ / २०२४
३१ / ३९



करल - ५
दस्त क्र. ३१५८/२०२४
३२/३०



KOHINOOR CITY-CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. MUM-2/WL/HSG/(TC)/10093/2010-2011/YEAR 2011)

g No. 23, Kohinoor City, Kirol Road, Off LBS Road, Kurla (West), Mumbai - 400 070.

Share Certificate

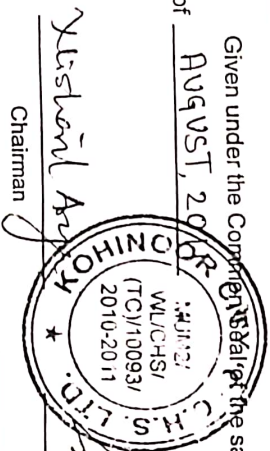
Member's Register No. 144 Share Certificate No. 144
are Capital Rupees 1 LAC Divided into 2000 Shares each of Rupees FIFTY

THIS IS CERTIFY that Shri / Smt. RAMAN RAMCHANDRAN TEMKAR & MRS. VIDYA
RAMAN TEMKAR

of Flat No. 2562 is the Registered Holder of Shares [FIVE] from No. 416
to 720 of Rupees FIFTY ONLY [Rs. 50/-]

in KOHINOOR CITY-CO-OPERATIVE HOUSING SOCIETY LTD.
subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees TWO
HUNDRED FIFTY ONLY has been paid.

Given under the Company Seal of the said Society at MUMBAI this 1ST
day of AUGUST, 2024



Chairman

Hon. Secretary

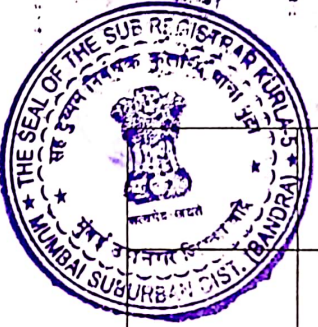
Committee Member

Nishant Arora

[Signature]

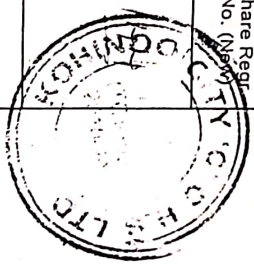
Nishi

करल - ५
 दस्त क्र. ३११४/२०२४
 ०९/३२



Memorandum of the transfers of the mentioned Shares.

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
5 th Aug 2012.	C 1	144	MS. MALIKA NISAR SIKANDER Chairman <u>Miskal Arif Malik</u> Hon. Secretary _____ Committee Member _____	
			Chairman _____ Hon. Secretary _____ Committee Member _____	
			Chairman _____ Hon. Secretary _____ Committee Member _____	
			Chairman _____ Hon. Secretary _____ Committee Member _____	



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00901/21760

To
 खौलाह मोहम्मद शफी सोदे
 Khaulah Mohammed Shafi Sonde
 W/O MOHAMMED SHAFI SONDE
 B-403 NOOR MAHAL CHS LTD
 PIPELINE ROAD, BEHIND SAGAR APARTMENT
 NEAR CITY HOSPITAL AND RESEARCH CENTRE
 KURLA WEST
 Mumbai
 Mumbai Suburban Maharashtra - 400070
 9821468666

Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :
2256 6928 6332
 VID : 9137 3772 3813 3518

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

खौलाह मोहम्मद शफी सोदे
 Khaulah Mohammed Shafi Sonde
 जन्म तिथि/DOB: 23/11/1976
 महिला/ FEMALE

Issue Date: 26/01/2013

2256 6928 6332
 VID : 9137 3772 3813 3518

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00130/05830

To
 मोहम्मद शफी मोहम्मद जुबैर सोदे
 Mohammed Shafi Mohammed Jubair Sonde
 S/O MOHAMMED JUBAIR SONDE
 B-403 NOOR MAHAL CHS LTD
 PIPELINE ROAD, BEHIND SAGAR APARTMENT
 NEAR CITY HOSPITAL AND RESEARCH CENTRE
 KURLA WEST
 Mumbai
 Mumbai Suburban Maharashtra - 400070
 9987505870

Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :
7131 4881 1527
 VID : 9146 1750 8818 8990

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

मोहम्मद शफी मोहम्मद जुबैर सोदे
 Mohammed Shafi Mohammed Jubair Sonde
 जन्म तिथि/DOB: 15/01/1969
 पुरुष/ MALE

Issue Date: 26/01/2013

7131 4881 1527
 VID : 9146 1750 8818 8990

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KHAULAH SHAFI SONDE
 MUSHTAQUE AHMED MUKADDAM

23/11/1976
 Permanent Account Number
 DQRPS4464N

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

AMNPS2198C

नाम/ Name
 MOHAMMED SHAFI MOHAMMED JUBAIR SONDE

पिता का नाम/ Father's Name
 MOHAMMED JUBAIR SONDE

जन्म की तारीख/ Date of Birth
 15/01/1969

हस्ताक्षर/ Signature

Khaul

Mohammed Shafi

2-1534

39945/2024

करल - 4
दस्त क्र. 39945/2024
31/32





भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2085/15317/60766

To,
 मालिका के आमेड
 Malika K Ahmad
 W/O Kazaan Tanvir Ahmad
 2562 Kohinoor City Phase 3 CHS
 Kirod Road
 Off LBS Marg Kurla West
 Mumbai
 Kurla Kurla Mumbai Suburban
 Maharashtra 400070
 9820078821

Ref: 624 / 25U / 89822 / 89849 / P



SB435501768FH



आपला आधार क्रमांक / Your Aadhaar No. :

7318 0624 4864

माझे आधार, माझी ओळख



भारत सरकार
 Government of India

मालिका के आमेड
 Malika K Ahmad
 जन्म तारीख / DOB : 25/10/1979
 स्त्री / Female



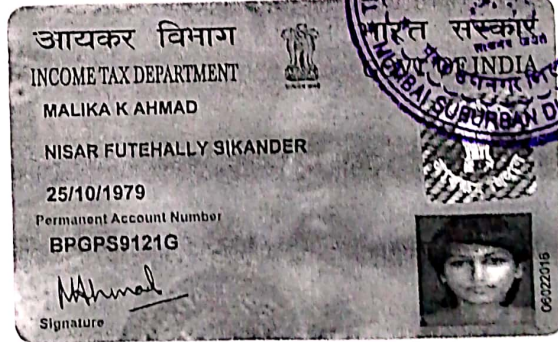
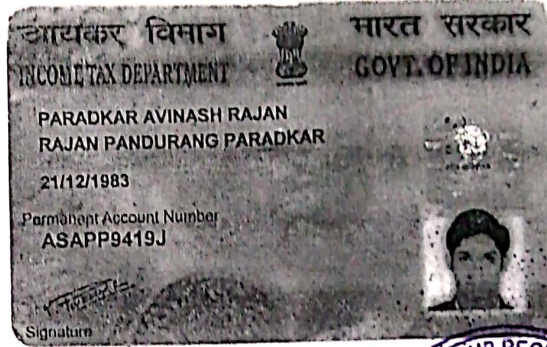
7318 0624 4864

माझे आधार, माझी ओळख

Mahmad

करल - ५
 दस्त क्र. ७१५४८/२०२४
 २६/३८

Tanvir A



करल - ५
दस्त क्र. ३११५८७२०२४
२६/३९



520/31178

गुविवर, 24 नोव्हेंबर 2024 3:31 म.न.

दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 31178/2024

दस्त क्रमांक: करल5 /31178/2024

वाजार मूल्य: रु. 1,26,42,367/-

मोवदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,00,000/-

करल - ५

दस्त क्र. ३११७८/२०२४

31/32

दु. नि. मह. दु. नि. करल5 यांचे कार्यालयान

अ. क्र. 31178 वर दि.24-11-2024

गेजी 3:28 म.नं. वा. हजर केला.

पावनी:32922

पावनी दिनांक: 24/11/2024

मादरकरणागचे नाव: मोहम्मद शफी मोहम्मद जुबेर सोंडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची गंध्या: 39

एकूण: 30780.00

दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक वर्ग २
Joint S.R. Kurla-5
कुली क्र. ५

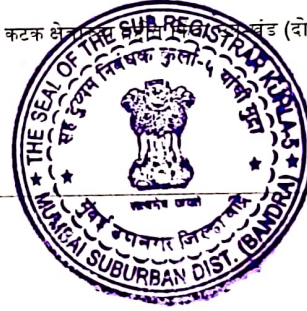
सह दुय्यम निबंधक वर्ग २
Joint S.R. Kurla-5
कुली क्र. ५

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्रात किंवा कोणत्याही नगरीय क्षेत्रात (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 11 / 2024 03 : 28 : 24 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 24 / 11 / 2024 03 : 29 : 45 PM ची वेळ: (फी)



प्रातःज्ञापित

प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणी सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तऐवजातील निष्पादक यांनी केलेली असून, त्यांचा सर्वस्व जबाबदारी निष्पादक यांची आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य शासनाच्या कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१)

लिहून घेणार

१)

२)



दस्तावेज क्र. 5

दस्तावेज क्र. 31178/2024

24/11/2024 3:35:09 PM

दस्तावेज क्र. 5/31178/2024

दस्तावेजाचा प्रकार :- करारनामा

अनु. क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराच्या प्रकार	ध्यायानित	उगा प्रमाणित
1	ना. मलिका के अहमद पुर्व शमीच्या नाव मलिका निमाग मिकदर पत्ता: प्लॉट नं. 2562, माळा नं. - इमारतीचे नाव: कौटिल्य निधी फ्लेज 3, क्लॉक नं. किंगड गेट ऑफ एल वी एम मार्ग, गेट नं: कुर्ला प मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: BPGPS9121G	निहून घेणार वय :-45 स्वाक्षरी:-		
2	ना. मोहम्मद शफी मोहम्मद जुवेर मोडे पत्ता: प्लॉट नं. बी - 403, माळा नं. - इमारतीचे नाव: नूर महल बी एच एम एच, क्लॉक नं. मागर अपार्टमेंट मागे, मिडी हॉस्पिटल जवळ, गेट नं: कुर्ला प मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AMNPS2198C	निहून घेणार वय :-55 स्वाक्षरी:-		
3	ना. योनाज मोहम्मद शफी मोडे पत्ता: प्लॉट नं. बी -403, माळा नं. - इमारतीचे नाव: नूर महल बी एच एम एच, क्लॉक नं. मागर अपार्टमेंट मागे मिडी हॉस्पिटल जवळ, गेट नं: कुर्ला प मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: DQRPS4464N	निहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तावेजावर करार देणार नशाकरीत करारनामा चा दस्त एवज करार स्थितीचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 24 / 11 / 2024 03 : 31 : 34 PM

ओळख :-

खालील दस्त अने निवेदीत करतात की ते दस्तावेजावर करार देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पत्रकाराचे नाव व पत्ता	ध्यायानित	उगा प्रमाणित
1	ना. मोहम्मद मोहम्मद अलिक -- वय 57 पत्ता: कुर्ला प मुंबई पिन कोड: 400070		
2	ना. अविनाश पराडकर -- वय 40 पत्ता: कुर्ला प मुंबई पिन कोड: 400070		

शिक्का क्र.4 ची वेळ: 24 / 11 / 2024 03 : 32 : 03 PM

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

करल - ५
दस्त क्र. ३११०/२०२४
३९१३९

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE	eChallan	00040572024112242530	MH011428449202425E	900000.00	SD	0006308599202425	24/11/2024
2		DHC		1124236202554	780	RF	1124236202554D	24/11/2024
3	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE	eChallan		MH011428449202425E	30000	RF	0006308599202425	24/11/2024

[Stamp: SUB REGISTRY, MUMBAI SUBURBAN DIST.] [Stamp: Registration Fee] [DHC: Document Handling Charges]



प्रमाणित करण्यात येते की, या दस्तुमध्ने एकूण ३९ पाने आहेत.
पुस्तक क्र. १ करल- ५/३११०/२०२४
या क्रमांकावर नोंदला.
दिनांक : १४/११/२०२४

http://10.10.2.257/MarathiReports/HTMLreports/HtmlReportSummary2.aspx 11/24/2024

(ई. डी. देवशी)
सह दुय्यम निबंधक वर्ग २ कुर्ला क्र. ५
मुंबई उपनगर जिल्हा



24/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 31178/2024

नोंदणी :

Regn 63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो भी पट्टेदार ते नमुद करावे)	12842387.22
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 2562, माळा नं: 8 मजला बिल्डिंग क्रमांक 25, इमारतीचे नाव: कोहिनूर सिटी सी को हौ सो सी, ब्लॉक नं: किरोल रोड ऑफ एल बी एस मार्ग, रोड : कुर्ला प मुंबई 400070, इतर माहिती: एक कव्हर्ड कार पार्किंग सहित. कुर्ला 2 PUI: LX0701392450000 ((C.T.S. Number : 637/B/1B, 636/B/4 and 637/B/5 ;))
(5) क्षेत्रफळ	1) 83.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मलिका के अहमद पूर्व श्रमीच्या नाव मलिका निसार सिकंदर वय:-45; पत्ता:-प्लॉट नं: 2562, माळा नं: -, इमारतीचे नाव: कोहिनूर सिटी फेज 3, ब्लॉक नं: किरोल रोड ऑफ एल बी एस मार्ग, रोड नं: कुर्ला प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-BPGPS9121G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद शफी मोहम्मद जुबेर सोडे वय:-55; पत्ता:-प्लॉट नं: बी - 403, माळा नं: -, इमारतीचे नाव: नूर महल सी एच एस एल, ब्लॉक नं: सागर अपार्टमेंट मागे, सिटी हॉस्पिटल जवळ, रोड नं: कुर्ला प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-AMNPS2198C 2): नाव:-खौलाह मोहम्मद शफी सोडे वय:-48; पत्ता:-प्लॉट नं: बी -403, माळा नं: -, इमारतीचे नाव: नूर महल सी एच एस एल, ब्लॉक नं: सागर अपार्टमेंट मागे सिटी हॉस्पिटल जवळ, रोड नं: कुर्ला प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-DQRPS4464N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	31178/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	900000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

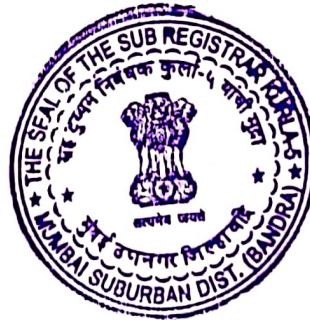
सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५



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 वर्ग २
कुर्ला क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE	eChallan	00040572024112242530	MH011428449202425E	900000.00	SD	0006308599202425	24/11/2024
2		DHC		1124236202554	780	RF	1124236202554D	24/11/2024
3	MOHAMMED SHAFI MOHAMMED JUBAIR SONDE	eChallan		MH011428449202425E	30000	RF	0006308599202425	24/11/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

