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# Agreement For Sale

Transferees (1) Mr. MUYEEZ KHAN &  
(2) Mrs. SHAHANA MUYEEZ KHAN  
Flat No. A/702, Gokul Horizon C. H. S. Ltd.,  
Thakur Village, Kandivali (East), Mumbai - 400  
101.

Transferor Mrs. SAMIRA MISTRY  
1st Floor India House No. 4, Pedder Road,  
Mumbai 400 036.

Property  
Details Flat No. 702 admeasuring 400 sq. ft. Carpet  
areas on the Seventh Floor in the 'A' Wing of  
the Gokul Horizon C. H. S. Ltd., situated at  
Thakur Village, Kandivali (east), Murnbai - 400  
101.

Consideration ₹27,00,000/-

00097/KS/1112 / Data\documents\Doc No.4442 - Gokul Horizon - A-702 Muyeze Khan.docx

Muyeze

**kamdhenu associates**

**Advocates and Legal Advisers**

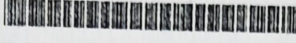
**Stamp Duty, Registration, Adjudication of Documents,  
Society Formation and Conveyance, Trademark Registration, Immigration**

SHOP NO 14, GOKUL HORIZON, BEHIND GOKUL CONCORDE TOWERS,

THAKUR VILLAGE, KANDIVALI (E), MUMBAI - 400 101

TEL : 2846 0444 / 98673 27349 FAX : 2886 1962

E-mail : mail@kamdhenu.net



Tuesday, July 26, 2011

4:26:56 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6660

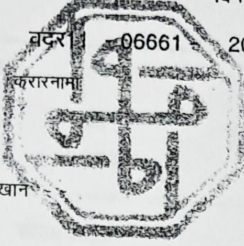
दिनांक 26/07/2011

गावाचे नाव पोयसर

दस्तऐवजाचा अनुक्रमांक

वदर 06661 2011

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: मुईज खान

नोंदणी फी

:- 27000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 600.00 ✓

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण

रु.

27600.00

आपणास हा दस्त अंदाजे 4:41PM ह्या वेळेस मिळेल



दुय्यम निबंधक

सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 2664288 रु. मोबदला: 2700000 रु.

भरलेले मुद्रांक शुल्क: 117600 रु.

सह दुय्यम निबंधक बोरीवली क्र. 5  
मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: आय सी आय सी आय बँक ;

डीडी/घनाकर्ष क्रमांक: 004169; रक्कम: 27000 रु.; दिनांक: 21/07/2011

Muyyazul

बोरीवली - 5

Delivery Date 26 JUL 2011

Muyyazul

# मूल्यांकन पत्रक

प्लॉकनाचे वर्ष  
जिल्हा  
प्रमुख मूल्य विभाग  
उपमुख्य विभाग

2011

मुंबई (उपनगर)

दिनांक 7/26/2011

- 78-पोईसर ( बोरीवली )

- 78/349-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस 36.60 मी. रुंद वि. यो.  
रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती महामार्ग.

सि.टी.एस. नंबर -- 805

मुंबई (उपनगर)

बांधीव

मिळकतीचा क्रमांक  
नागरी क्षेत्राचे नांव  
मिळकतीचे वर्गीकरण

बाजार मूल्य दर तकत्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
35,600	71,100	89,000	132,400	71,100
मिळकतीचे क्षेत्र	44.61	चौरस मीटर		
मिळकतीचा वापर	निवासी सदनिका		बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचे वय	11 to 20	(Rule 5)	उद्वाहन सुविधा	आहे
			मजला	7

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी (Rule 5 or 8)

= 71,100.00 \* 80.00 / 100

= 56,880.00

मुख्य मिळकतीचे मूल्य (Rule 19 or 20)

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र \* मजला निहाय घट/याद

= 56,880.00 \* 44.61 \* 105.00 / 100

= 2,664,287.64

अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2,664,287.64 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,664,288.00

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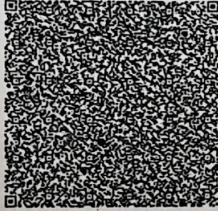
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by: *Sony*  
Stock Holding Corporation of India Ltd.  
Location: BORIVALI  
Signature: *Sony*  
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

Certificate No. : IN-MH03619350256065J  
 Certificate Issued Date : 21-Jul-2011 10:20:00 PM  
 Account Reference : SHCIL (FI) Maharashtra BORIVALI/ MH-MSU  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0103881052846509J  
 Purchased by : MUYEEZ KHAN  
 Description of Document : Article 25(b)(c)(d) Conveyance  
 Property Description : FLAT NO. A702 GOKUL HORIZON CHS LTD THAKUR VILLAGE  
 KANDIVALI EMUM-101  
 Consideration Price (Rs.) : 27,00,000/-  
 (Twenty Seven Lakh only)  
 First Party : SAMIRA MISTRY  
 Second Party : MUYEEZ KHAN  
 Stamp Duty Paid By : MUYEEZ KHAN  
 Stamp Duty Amount (Rs.) : 1,17,600  
 (One Lakh Seventeen Thousand Six Hundred only)



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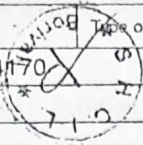
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### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

mp Duty chased By	Mr. MUYEEZ KHAN	Stamp Duty Paid by	<input type="checkbox"/> 1st Party <input checked="" type="checkbox"/> 2nd Party
mp Duty Amount	Rs. 1,17,600/-	Type of Payment	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Net Banking <input type="checkbox"/> Account to Account Transfer
egue/ DD/ PO/ UTR/ REF/Account No.	004170	Date:	21/07/2011
nk Name	ICICI BANK	Prac Name	THAKUR VILLAGE
unter Signature with Seal			



## Agreement for Sale

Articles of Agreement made and executed at Mumbai on this 26<sup>th</sup> day of July..... Christian Year 2011.

**B E T W E E N**

**Mrs. SAMIRA MISTRY**

Aged about 47 years,

PAN: AAAPM 7516 P

Resident of 1st Floor India House No. 4, Pedder Road, Mumbai 400 036.

---- The "TRANSFEROR"

*[Handwritten signature]*  
*[Handwritten initials]*

**A N D**

**(1) Mr. MUYEEZ KHAN**

Aged about 48 years,

PAN: AOEPK 5657 B

**(2) Mrs. SHAHANA MUYEEZ KHAN**

Aged about 38 years,

PAN: AOEPK 5635 F

Residing at Flat No. A/702, Gokul Horizon C. H. S. Ltd., Thakur Village, Kandivali (East), Mumbai

----The "TRANSFEREES"

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The terms the "TRANSFEROR" and the "TRANSFEREES" to the extent applicable to them, shall "which are included unless such inclusion is inconsistent with the context, their respective heirs, executors, administrators, successors, legal representatives and assigns". This Agreement for sale may hereinafter be called and referred to as the said "AGREEMENT".

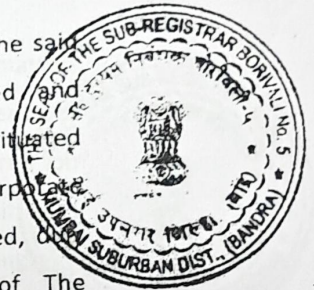
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All the capitalised terms, unless otherwise defined herein, shall have the same meaning as assigned to them in the AGREEMENT. In this AGREEMENT the single may include the plural and the masculine may include the feminine; in determining the rights and duties of the parties under this AGREEMENT, the entire AGREEMENT must be read as whole.

**WHEREAS** M/s. Dharti Builders & Developers Pvt. Ltd., a company duly incorporated and registered under the Companies Act, 1956 having its office at 1, Ganesh Bhuvan, S. V. Road, Kandivali (West), Mumbai - 400 067 (hereinafter called and referred to as the said "Developers/Builders") constructed a multi-storied Building/residential complex known as "Gokul Horizon", on the lands or grounds bearing CTS No. 805 A, B & C situate lying and being at Village Poisar, Taluka Borivali, in the Registration District and sub-district of Mumbai Suburban and upon the completion of the said Building/residential complex known as "Gokul Horizon" the Municipal Corporation of Greater Mumbai (the "MCGM") issued Occupation Certificate bearing No. CHE/8736/BS/AR to the said Building/residential complex known as "Gokul Horizon".

**WHEREAS** all the Purchasers of flats and other premises of the said building/residential complex known as "Gokul Horizon" formed and registered the Gokul Horizon Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai - 400 101, which is a corporate body, being a Co-operative Housing Society (the "C. H. S.") Limited, formed, registered and incorporated under the provisions of The Maharashtra Co-op. Societies Act, 1960, bearing Registration No. BOM/W-R/HSG/TC/10400/99-2000 DATE 21/06/99, (hereinafter called and referred



to the SOCIETY" THE TRANSFEROR is seized and possessed of and/or well and sufficiently entitled to a self-contained flat on what is known as Ownership Basis, being "Flat No. 702 admeasuring 400 sq. ft. Carpet areas on the Seventh Floor in the 'A' Wing of the Gokul Horizon C. H. S. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101", constructed on lands or grounds bearing CTS No. 805 A, B & C situate, lying and being at Village Poisar, Taluka Borivali, in the registration District and Sub District of Mumbai Suburban, within the assessment jurisdiction of "R/

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South ward of Brihanmumbai Mahanagar Palika (more particularly described in the Schedule written hereunder) as its true, absolute and exclusive owners thereof, hereinafter for the sake of brevity and convenience called and referred to as the said "FLAT".

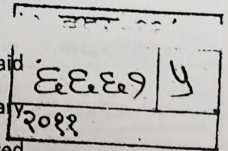
AND WHEREAS the TRANSFEROR herein Mrs. SAMIRA MISTRY had purchased the said FLAT from the said Developers/Builders vide Agreement for sale dated 28/09/1992 duly executed by and between the parties thereto, (hereinafter called and referred to as the "PRINCIPLE AGREEMENT") and upon performance of the terms and conditions of the PRINCIPLE AGREEMENT the TRANSFEROR herein Mrs. SAMIRA MISTRY was put to a vacant possession of the said FLAT.

AND WHEREAS the said PRINCIPLE AGREEMENT was duly adjudicated for proper stamp duty by the Collector of stamps, under case no. AS/10/26122/95 dated 16/02/1996 and upon payment of the stamp duty of ₹12,180/- (₹Twelve Thousand One Hundred Eighty only) together with a penalty of ₹250/- (₹Two Hundred Fifty only) the said PRINCIPLE AGREEMENT was endorsed through certification by the said Collector of stamps.

AND thus by virtue of the foresaid mense/s, act/s, deed/s, matters and things the TRANSFEROR is seized of and/or well and sufficiently entitled to the said FLAT being "Flat No. 702 admeasuring 400 sq. ft. Carpet area on the Seventh Floor in the 'A' Wing of the Gokul Horizon C. H. S. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101", situate, lying being at Revenue Village Poisar, Taluka Borivali in the registration District and Sub District of Mumbai Suburban, within the assessment jurisdiction of "R/ SOUTH" Ward of Brihanmumbai Mahanagar Palika.



AND the TRANSFEROR is also a registered member of the said SOCIETY, and thus the TRANSFEROR is holding 5(five) fully paid up ordinary Shares of ₹50/- (₹ Fifty only) each aggregating to ₹250/- (₹ Two Hundred Fifty only) bearing Distinctive numbers from 136 to 140 (all inclusive) represented by share certificate number 53 dated 31/12/2000 (hereinafter called and referred to as the "SHARES").



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AND WHEREAS by a Leave and License Agreement dated 01/08/2010 made and between the Transferor therein called "the Licensor" of the One part and the Transferees therein called "the Licensees" of the Other part. The Transferor granted a license to the Transferee to use the said premises for residential purpose at or for the consideration and terms and conditions therein contained.

AND WHEREAS the period of the License expired in the month of April 2011, however the Transferee continues to be in possession of the said premises.

AND WHEREAS the TRANSFEROR and the TRANSFEREES held various meetings, discussions, bargains and negotiations and as a result thereof, the parties herein concluded this Agreement for sale and Transfer of the said FLAT.

AND the TRANSFEROR agreed to sell, transfer, assign and convey the said FLAT alongwith the said SHARES, free from all encumbrances whatsoever of any nature beyond reasonable doubt.

AND the parties are desirous of reducing to writing the said terms and conditions and hence these presents.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and promises contained herein, the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally agree as follows:-



The parties hereto agree that the recitals recorded in these presents shall form integral part of this AGREEMENT, as if the same are set out in the body of this AGREEMENT, and the parties hereto deemed to have recorded, repeated, and confirmed the same.

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2) The TRANSFEROR hereby states, declares, records and confirms that;

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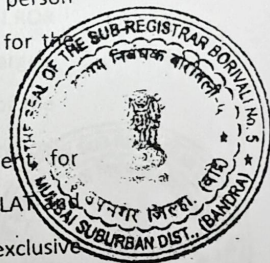


a) The TRANSFEROR is the legal, lawful and absolute owner of the said FLAT being "Flat No. 702 admeasuring 400 sq. ft. Carpet areas on the Seventh Floor in the 'A' Wing of the Gokul Horizon C. H. S. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101", situate, lying and being at revenue Village Poisar, Taluka Borivali. AND That the TRANSFEROR is in the exclusive and absolute possession of the said FLAT with the said SHARES and benefits and that neither the TRANSFEROR had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said FLAT or any part or portion whereof, in any way or manner whatsoever.

b) That the said FLAT is herself acquired property and that no one else except him has any right, title, and interest in respect of the said FLAT and the TRANSFEREES upon payment of the said consideration as stated in the clause - 4 and sub-clause thereof shall be entitled to quietly and peacefully possess and occupy and enjoy the said FLAT without let, hindrance, denial, demand, interruption or eviction by the TRANSFEROR or any other person lawfully or equitable claiming through, under or in trust for the TRANSFEROR.

c) The TRANSFEROR has not entered into any Agreement for sale/Agreement of Sale, transfer or letting out the said FLAT and the said SHARES with any other person and that he is in exclusive and absolute possessions and occupation of the said FLAT and the said SHARES. Nor the TRANSFEROR has created any third party interest in the said FLAT by way of gift, lien etc.

d) The said FLAT and/or the said SHARES are not affected by insolvency proceedings or any prohibitory orders from any Authority restraining the TRANSFEROR from dealing with or disposing of or parting with possession of the said FLAT and/or the said SHARES or any part thereof. Neither the Government nor any public authority has issued any order under the Income Tax



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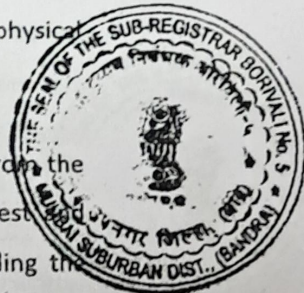
Act, the Wealth Tax Act, and/or the Maharashtra Land Revenue Code or under any statute restraining the TRANSFEROR from selling or disposing of the said FLAT or any part thereof in any manner whatsoever.

e) That the TRANSFEROR herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said FLAT or in respect of the said building to the knowledge, notice (expressed and/or implied) and/or information of the TRANSFEROR.

f) The TRANSFEROR has paid his share of municipal taxes, water charges, SOCIETY'S maintenance charges and all other outgoing electricity charges in respect of the said FLAT up to date and that no part thereof has remained un-paid, further the TRANSFEROR agrees and undertakes to pay maintenance, SOCIETY'S charges, outgoing, property taxes, dues and arrears etc. in respect of the said FLAT till the date of Vacant and peaceful, actual and physical possession of the said FLAT by the TRANSFEREES.

g) The TRANSFEROR shall obtain the necessary permission from the said SOCIETY to transfer all his rights, title, claim, interest, benefits whatsoever enjoyed by the TRANSFEROR including the SHARES deposits if any. in favour of the TRANSFEREES and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interests and benefits of the TRANSFEROR in respect of the said Flat unto the TRANSFEREES for exclusive use of TRANSFEREES thereof as aforesaid.

h) There is no Minor interested in the said FLAT and/or the said SHARES or any part thereof.



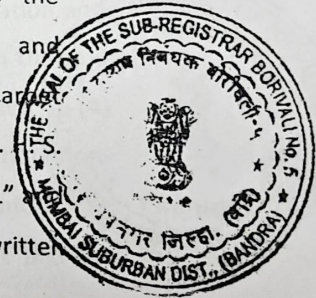
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*Subramani*  
*Murthy*

Believing in the representation stated recitals of this AGREEMENT by the TRANSFEROR, the TRANSFEREES herein agrees to purchase, possess and acquire the said FLAT and/or the said SHARES of the TRANSFEROR and all the rights, title and interest together with electric connection, MGL Connection, fixtures and fittings, share of corpus fund, sinking fund and any other benefits attached to the said Flat and/or the said Membership of the said Society for the lump sum monetary consideration of **27,00,000/-** (₹ Twenty Seven Lakh Only) hereinafter called and referred to as the "CONSIDERATION" payable within 30 (thirty) days from the date of admission of execution of hereof by all parties herein before the sub-registrar of assurances Borivali Taluka MSD. And the TRANSFEREES agree and confirm that till such terms that balance is unpaid of the consideration and every part thereof shall remain a statutory charge on the said premises hereby agreed to be transferred under Section 55 (4) (b) if the Transfer of Property Act, 1882 and in the event of non payment thereof the Transferor shall be entitled to enforce the charge by sale of the said premises through Court and the TRANSFEREE shall be liable to pay all coats, charges and expenses incurred by the TRANSFEROR in enforcement of the charge.

- 4) The TRANSFEROR shall sell, transfer, assign and assure to the TRANSFEREES and the TRANSFEREES shall purchase, acquire and possess the said FLAT Viz. "Flat No. 702 admeasuring 400 sq. ft. Carpet areas on the Seventh Floor in the 'A' Wing of the Gokul Horizon C. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101" more particularly described in the schedule herein underwritten



electric connection, MGL Connection, fixtures and fittings, share of corpus fund, sinking fund and any other benefits attached to the said Flat and/or the said Membership of the said Society at or for the price of **₹27,00,000/-** (₹ Twenty Seven Lakh Only) to be paid by TRANSFEREES to the TRANSFEROR payable within 30 (thirty) days from the date of admission of execution of hereof by all parties herein

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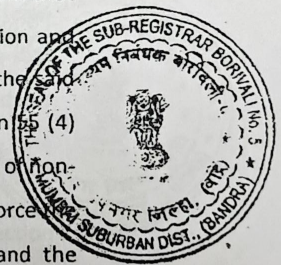
before the sub-registrar of assurances Borivali Taluka MSD in the following manner:-

a) ₹12,00,000/-

A sum of ₹12,00,000/- (₹ Twelve Lakh only) (hereinafter the "PART CONSIDERATION") shall be paid by TRANSFEREES to the TRANSFEROR as PART CONSIDERATION for sale and Transfer of the said FLAT on or before execution of these presents, the TRANSFEROR undertake to complete the formalities required for registration including admission of execution hereof before the Sub-Registrar of Assurances of the concerned District.

b) ₹ 15,00,000/-

The TRANSFEREES shall pay or cause the TRANSFEROR to be paid a sum of ₹15,00,000/- (₹ Fifteen Lakh only) being the **BALANCE CONSIDERATION** within 30 (thirty) days from the date of admission of execution of hereof by all parties herein before the sub-registrar of assurances Borivali Taluka MSD against the Vacant and peaceful, actual and physical possession of the said FLAT And the TRANSFEREES agree and confirm that till such terms that balance is unpaid of the consideration and every part thereof shall remain a statutory charge on the said premises hereby agreed to be transferred under Section 55 (4) (b) if the Transfer of Property Act, 1882 and in the event of non-payment thereof the Transferor shall be entitled to enforce charge by sale of the said premises through Court and the TRANSFEREE shall be liable to pay all expenses incurred by the TRANSFEROR in enforcement of the charge.



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In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and other expenses and losses from the other. TIME SHALL BE THE ESSENCE OF THE CONTRACT AS PROVIDED HEREIN

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but Subject to force majeure, the TRANSFEREES shall pay or cause the TRANSFEROR to be paid the balance CONSIDERATION of ₹15,00,000/- (₹ Fifteen Lakh only) within 30 (thirty) days from the date of admission of execution of hereof by all parties herein before the sub-registrar of assurances Borivali Taluka MSD provided the TRANSFEROR herein delivers or causes to be delivered the said PRINCIPLE AGREEMENT and or other documents mentioned in the recitals hereinabove that form the chain of documents regarding the title of the said FLAT including the said Share Certificate, the NOC from the said Society in the pre-approved format of the Bank/s and/or Financial institution/s (wherefrom the said TRANSFEREES may avail loan/finance for the purchase of the said FLAT) within 15(fifteen) days from the date hereof, in case of delay or willful default in providing any and/or all of the aforesaid documents by the TRANSFEROR to the TRANSFEREES, the TRANSFEREE shall be deemed to have corresponding extension of time/period for the payment of CONSIDERATION.

₹27,00,000/-	Total
(₹ Twenty Seven Lakh Only)	

5) The Electric meter and/or MGL piped cooking gas connection is affixed to the said FLAT and the TRANSFEROR has agreed to transfer the said FLAT alongwith the said electric meter and connection, MGL piped gas connection and meter alongwith the deposits therein to the TRANSFEREE and further agree to sign all the necessary papers for transfer of such electric meter and MGL piped cooking gas connection



6) The TRANSFEROR hereby agreed upon and undertake that simultaneously on receipt of the CONSIDERATION of ₹27,00,000/- (Twenty Seven Lakh Only) shall put the TRANSFEREES in physical and peaceful possession of the said FLAT. And the TRANSFEROR shall at all time hereafter at the request of the TRANSFEREES, agrees to do and execute or cause to be done or executed all such acts, deeds and other

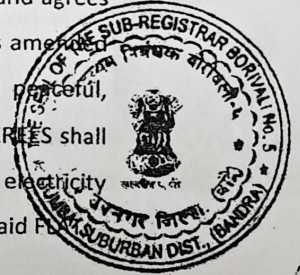
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assurances in law whatsoever for further and more perfectly vesting and assuring the said FLAT and/or the said SHARES unto the TRANSFEREES.

- 7) On and after the completion of this AGREEMENT and/or payment of the CONSIDERATION of ₹27,00,000/- (₹ Twenty Seven Lakh Only) by the TRANSFEREES, the TRANSFEROR shall have no right, possession, title and/or interest of any nature whatsoever in the said FLAT and/or the said SHARES and TRANSFEREES shall be solely and exclusively entitled to use, occupy, possess and enjoy the same without any hindrance and/or interference of whatsoever nature by the TRANSFEROR or any one claiming through or under his behalf in anyway whatsoever and the TRANSFEREES shall be entitled to deal with the same in such manner as they may desire and think for the proper, subject to SOCIETY bye-laws, Rules and Regulations.
  
- 8) Upon payment of CONSIDERATION of ₹27,00,000/- (₹ Twenty Seven Lakh Only) the TRANSFEREES shall be entitled to a become member of the SOCIETY and for that purpose agree to sign necessary application, forms and other papers as may be required by the SOCIETY and agrees to abide by rules, regulations and bye-law of the SOCIETY as amended from time to time and shall from the date of Vacant and peaceful, actual and physical possession of the said FLAT the TRANSFEREES shall promptly and punctually pay all taxes, maintenance, charges, electricity bill, statutory expenses and other outgoing in respect of the said FLAT.
  
- 9) The TRANSFEREES shall bear and meet the expenses of the stamp duty and registration of this AGREEMENT and the TRANSFEREES shall lodge the present AGREEMENT before the Sub-Registrar of Assurances of the concerned District and the TRANSFEROR shall admit the execution of this AGREEMENT before the Sub-Registrar of Assurances of the concerned District within the prescribed time limit granted under the Registration Act, 1908. However each party shall bear their respective Advocate's fee and other incidental expenditure in relation to this AGREEMENT.



बदर-११/	
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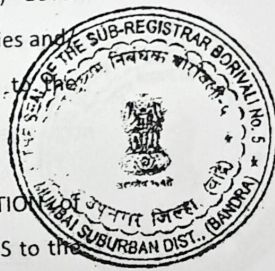
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The TRANSFEROR upon receipt of CONSIDERATION of ₹27,00,000/- (₹ Twenty Seven Lakh Only) agrees to Co-operate with TRANSFEREES and whenever required shall sign necessary papers, documents, writing that may be so required for the transfer of the said FLAT and for such execution the TRANSFEROR shall not ask or demand nor the TRANSFEROR shall be eligible for any extra monetary consideration from the TRANSFEREES in any manner whatsoever. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (i) the payment of above given balance consideration and (ii) for handing over Vacant and peaceful, actual and physical possession of the said FLAT to the TRANSFEREES with clear and marketable title free from all encumbrances beyond reasonable doubts whatsoever.

11) The necessary transfer charges/donation/ premium payable to the said SOCIETY will be borne and paid by both the parties equally. The TRANSFEROR hereby indemnifies and keep indemnified the TRANSFEREES against all claims, demands, proceedings, costs and expenses in connection with any liability which the TRANSFEREES may have to suffer or incur due to the claims from SOCIETY, Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and or any third party relating to the said FLAT sustained prior to the execution of these presents.

12) On Completion of the sale and payment of CONSIDERATION ₹27,00,000/- (₹ Twenty Seven Lakh Only) by the TRANSFEREES to the TRANSFEROR as agreed by virtue hereof:-

- a) The TRANSFEROR shall, by an appropriate writing, request the said SOCIETY to admit the TRANSFEREES as member of the said SOCIETY in the place of the TRANSFEROR.
- b) The TRANSFEROR shall also sign such other papers, applications, forms and declarations as may be required by the said



बंदर-११/	
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*Handwritten signature: M. M. M...*

TRANSFEREES from time to time for effectual transfer of the said Flat in the name of the TRANSFEREES.

- c) The TRANSFEROR and the TRANSFEREES shall duly complete and sign the requisite transfer forms and other relevant forms, declarations etc. for the effective transfer of the said FLAT and/or the said SHARES to the TRANSFEREES.
- d) Neither the TRANSFEROR nor his heirs and legal representatives, executors and administrators shall and will have any right, title, interest or claim to the said FLAT.
- 13) The TRANSFEREES agree to abide by the terms and conditions mentioned in the PRINCIPLE AGREEMENT and this AGREEMENT which are subject to the provision of The Maharashtra Ownership Flats (Regulation of the promotion of Construction, sale, Management and Transfer) Act, 1963 and rules made thereunder.
- 14) This AGREEMENT shall deemed to be Sale Deed or Deed of Transfer upon payment of the CONSIDERATION by the TRANSFEREES and handing over Vacant and peaceful, actual and physical possession of the said FLAT by the TRANSFEROR. The TRANSFEREES shall not be called upon by the TRANSFEROR to make additional payment of any other sum of money other than that what have been expressly agreed upon with the TRANSFEROR by virtue of these presents.



**THE SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO**

FIRSTLY All that self contained residential. FLAT premises on

Seventh Floor in the 'A' Wing of the Gokul Horizon C. H. S. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101", constructed on the plot of land bearing CTS No. 805 A, B & C, situate, lying and being at Revenue Village Poisar, Taluka Borivali, in the registration District and Sub District of Mumbai Suburban bearing Registration zone No. 78/349, of the Government of Maharashtra Stamp duty Ready Reckoner of the year 2011,

EEEE998
2022

*[Handwritten signature]*

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*[Handwritten signature]*



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR SIGNATURE, AFFIXED THEIR MOST RECENT PHOTOGRAPHS, AND IMPRINTED THEIR LEFT HAND THUMB AT MUMBAI ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED by

Mrs. SAMIRA MISTRY the  
"TRANSFEROR" withinnamed the  
Party of First Part.

In the presence of:-

1) Mistry



Mistry

11.11.2022

2) Somesh

SIGNED AND DELIVERED by  
(1) Mr. MUYEEZ KHAN &

(2) Mrs. SHAHANA MUYEEZ  
KHAN the "TRANSFEREES"  
withinnamed the Party of the  
Other Part.

In the presence of:-

1) Mistry  
(TANVIR MISTRY)



Muyeez



Shahana H



2) Somesh Kumar Pandey



Muyeez

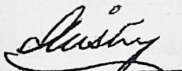
बदर-११/	
६६६९	१६
२०११	

# RECEIPT

Received of and from the withinnamed TRANSFEREES, (1) Mr. MUYEEZ KHAN & (2) Mrs. SHAHANA MUYEEZ KHAN a Sum of ₹12,00,000/- (₹ Twelve Lakh Only) being the PART CONSIDERATION towards the sale and transfer of "Flat No. 702 admeasuring 400 sq. ft. Carpet areas on the Seventh Floor in the 'A' Wing of the Gokul Horizon C. H. S. Ltd., situated at Thakur Village, Kandivali (east), Mumbai - 400 101", as Specified hereinafter:-

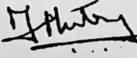
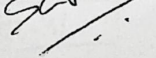
Ser. No	Pay Mode	Instrument Number	Instrument Date	Drawn on	Branch	Amount
1	Cheque	034457	22/7/11	ICICI Bank	Thakur Village	6,00,000/-
2	Cheque	522867	22/7/11	State Bank of Hyderabad	fort	3,50,000/-
3	Cheque P-O	036483	25/7/11	HDFC	Lokhandwala	2,50,000/-
						Rs. 12,00,000/-

I Say Received ₹12,00,000/- (₹ Twelve Lakh Only) as aforesaid

  
 (Mrs. SAMIRA MISTRY)



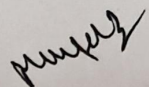
In the Presence of witnesses:-

1:  2:- 

\*Cheque/s issued herein is/are subject to realisation

Mumbai  
 Date: 26.07./2011.

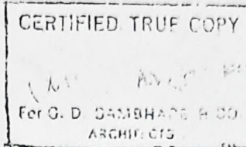
बदर-११/१०  
 २०११



SLUM REHABILITATION AUTHORITY

No. SRA/256/98  
V Floor, Ground Floor, 2nd Floor  
Hindia House, Pambh, 400 001  
Date: 7/3/98

Shri M.G. Sambhare,  
101 P. N. Shi  
Anandnagar Marg  
Fort, Mumbai - 400 001.



Sub - Permission to occupy the completed Sale Bldg. no. D2 on Plot bearing New CTS No. 805A, 805B & 805C of village panch. Kandivali (E) Known as Jivlapada.

Ref - Your letter No. GDS/256/98 dtd. 7th March, 1998.

Gentlemen/Sir,

By direction I have to inform you that the permission to occupy the completed portion and of ground + 7 upper floors having two wings and completed under the supervision of Architect, License No. 62170/BCC & shown by you in the red colour in the plans submitted by you on 15.03.98 is hereby granted subject to the following conditions:

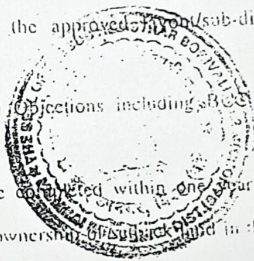
1. That the certificate u/s. 270 of BMC Act shall be obtained from AEW, B.N. ward and a certified copy of the same shall be submitted to this office.

2. That all the terms and conditions of the approved plan/sub-division notification shall be complied with.

3. That all the intimation of Disapproval/Objections including BCC records conditions shall be duly complied with.

4. That all the remaining work should be completed within one year here.

5. That DLR's Certificate for transfer of ownership should be obtained in the name of MCOB shall be submitted before BCC.



बदर-५/

२००५

बदर-११/ १५  
२०११

*Munyar*

That the CHS shall be formed and registered with the Registrar of Companies (C.O. of issue hereof), or before-RCC which is in a mode.

Yours faithfully,

Executive Engineer (SR) Mumbai



बंदर-५/	
११०८	१७
२००५	



बंदर-११/	
८८८०	
२०११	

*Mumbai*



पुस्तकी नं. ७७७७

मालिका-

१) स्वामी गणेश राम  
 २) स्वामी गणेश राम  
 ३) स्वामी गणेश राम  
 ४) स्वामी गणेश राम  
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 ७) स्वामी गणेश राम  
 ८) स्वामी गणेश राम  
 ९) स्वामी गणेश राम  
 १०) स्वामी गणेश राम

आचार्य श्री गणेश राम  
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 स्वामी गणेश राम



CERTIFICATE



Inspector of Land Revenue  
 Mumbai Suburban  
 District

17/11/2018

क्र. नं.	१२१
मूल्य	₹ ६६६९.२९
दिनांक	२०१८

प्रमाणित

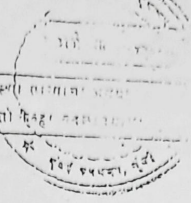
*[Signature]*

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# महानगरपालिका रजिस्टर कार्डातील उतरास

जिल्हा: मुंबई महानगरपालिका, भाग: कोठीपली, जिल्हा मुंबई

क्रमांक	दिनांक	पदा	व्यक्ति
1003-1-7	1903-1-7		



पदाची हत्या

पदोपलब्ध करणाऱ्याचे नाव-व्यक्त पदा प्राप्त झाला ? जो अंत तयार करणारा होईल

र  
बोसे  
र

क्रमांक	पदा	व्यक्ति	नविन कारण करणाऱ्याचा (अ) अथवा इतर योजने करणाऱ्याचा (ब)
1003-1-7	पदा	व्यक्ति	नविन कारण करणाऱ्याचा (अ) अथवा इतर योजने करणाऱ्याचा (ब)



बदर-११/  
६६६९ २२  
२०१६



पद  
२००३

*Murphy*

# बाल-सत्तेच्या रजिस्टर कार्डातील उतारा

दि. 10/05/2011 सांगुबा : बोरगाडी, जिल्हा मुंबई

पाने. क्र. 10/05/2011

संख्या	संशोधन क्र. 10/05/2011	पदा प्रकार	सरकारचा भारतेच्या मुद्राच्या प्रमाणे १०/०५/२०११ मधील दि. १०/०५/२०११ मधील
१०/०५/२०११			

योग्य हून  
११. मध्ये सरकारी मालकीच्या जागेच्या मालकांच्या यादीत या जागेचा उल्लेख आहे की ती सरकारी मालकीच्या जागेची आहे.

१२.

१३.

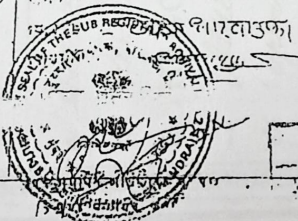
क्र.	संशोधन क्र.	संशोधन क्र. मधील	संशोधन क्र. मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)
१०३	१०/०५/२०११	१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)	१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)
		१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)	१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)



बदर-११/  
११/०५/२०११  
२०११

**CERTIFICATE**  
No. 1770-6  
Mumbai Suburban District  
Security Point Six

१) मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)  
१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)  
१०/०५/२०११ मधील मालकीच्या मालकांच्या (प) मालकीच्या मालकांच्या (इ)



बदर-११

*Munshi*



Registered under M.C.S. Act, 1960) Retistration No. BOM/RHSG/TC/1040099-2000 Date 21.6.99  
CST. NO. 805 A, THAKUR VILLAGE, JMVA PADA, OFF WESTERN EXPRESS HIGHWAY, KANDUVI (E), MUMBAI - 400 101

No. 53

Authorised share Capital Rs. 60250 Divided into 1207 Shares  
each of Rs. 50/- only. Member's Register No. 53

This is to certify that Shri/Smt. Banura Mistry

of Mumbai is the Registered Holder of (A-702) Shares from no. 136  
to 140 of Rs. 250/- (Two Hundred Fifty Only)

in THE GOKUL HORIZON CO-OPERATIVE HOUSING SOCIETY LTD.

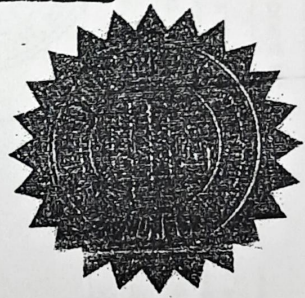
- Mumbai subject to the Regulations of the said Society and  
that upon each of such shares the sum of Rs. Fifty has been paid.

1	2	3	4
100	100	100	100
100	100	100	100
100	100	100	100

Given under the  
date of December



GOKUL HORIZON  
CO-OPERATIVE HOUSING SOCIETY LTD.



*Banura Mistry*

*Banura Mistry*  
Chairman

Hon. Secretary

Hon. Treasurer  
of M.C. Member

register at which the name  
of the transferee is recorded

5

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

*Banura Mistry*

Memorandum of the transfers of the within mentioned sharers

Sr. No. of transfer	Date of general body managing committee meeting at which transfer was approved	To whom transferred	Sr. No. in the share register at which the transferor are registered	Sr. No. in the share register at which the transferee are registered	Sr. No. in the share register at which the transferee are registered
1	2	Hon. Secretary		Committee Member	
2		Hon. Secretary		Committee Member	
3	Chairman	Hon. Secretary		Committee Member	
4	Chairman	Hon. Secretary		Committee Member	



Handwritten notes in a box: '18-12-20', '2088', and a signature 'S. S. S. S. S.'.

No. 53

**THE**  
*Shri*  
 (Registered under)  
 CST. NO. 817 A, THAN

Authorised share  
 each of Rs. 50/-  
 This is to certify

of Mumbai is the  
 to 1990 of S  
 in THE GOKUL H  
 Mumbai  
 that upon each of  
 Given under the  
 day of Dec 1990



दुय्यम निबंधकः

सह दु.नि.का-बोरीवली 5

दस्त गोषवारा भाग-1

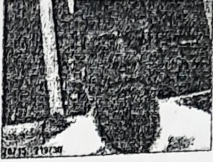



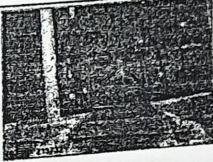

बदर 11

दस्त क्र 6661/2011

क्रमांक : 6661/2011

दस्तावा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1	नाव: मुईज खान - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: ए 702, गोकुळ होंराशन सोसा, ठाकुर व्हिलेज कादिवली पु मु 101 ईमारत नं: - पेट/बसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन	लिहून घेणार वय 48 सही <i>Muyassar</i>		
2	नाव: शहाना मुईज खान - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/बसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AOEPK 5635F	लिहून घेणार वय 38 सही <i>Shahana</i>		
3	नाव: समिरा मिस्त्री - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: 1 ला मजला इडिया हाऊस नं 4 पेटड रोड मु 36 ईमारतीचे नाव: - ईमारत नं: - पेट/बसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AAA	लिहून घेणार वय 47 सही <i>Samira</i>		



बदर-११/  
६६६९ २०

*Muyassar*

दस्त गोपवारा भाग - 2

वदर11

दस्त क्रमांक (6661/2011)

दस्त क्र. [वदर11-6661-2011] चा गोपवारा  
बाजार मूल्य :2664288 मोबदला 2700000 भरलेले मुद्रांक शुल्क : 117600

दस्त हजर केल्याचा दिनांक :26/07/2011 04:21 PM  
निष्पादनाचा दिनांक : 26/07/2011  
दस्त हजर करणा-याची सही :

*Murphy*

पावती क्र.:6660 दिनांक:26/07/2011  
पावतीचे वर्णन  
नांव: मुईज खान

27000 : नोंदणी फी  
600 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

27600: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/07/2011 04:21 PM  
शिक्का क्र. 2 ची वेळ : (फी) 26/07/2011-04:27 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 26/07/2011 04:28 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 26/07/2011 04:28 PM

दस्त नोंद केल्याचा दिनांक : 26/07/2011 04:28 PM

ओळख :

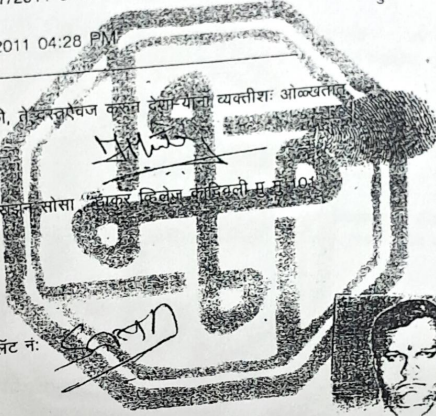
खालील इसम असे निवेदीत करतात की, ते स्वतःच कर्तव्य यत्नां व्यक्तीस ओळखतात  
व त्यांची ओळख पटवितात.

1) तन्वीर मिस्त्री - - घर/फ्लॅट नं. 702, गोकुळ होस्टेल, बोरीवली, मुंबई

गल्ली/रस्ता: -  
ईमारतीचे नाव: ए 702, गोकुळ होस्टेल, बोरीवली, मुंबई  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

2) संतोषकुमार पाण्डेय - - घर/फ्लॅट नं. 702, गोकुळ होस्टेल, बोरीवली, मुंबई

गल्ली/रस्ता: -  
ईमारतीचे नाव: वरीलप्राणे  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



वदर-११/	
६६६९	३०
२०११	



दु. निबंधकाची सही  
सह ट. नि. का-बोरीवली 5

प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण...पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा

वदर-११/ ६६६९ २०११  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. 26 JUL 2011  
दिनांक:

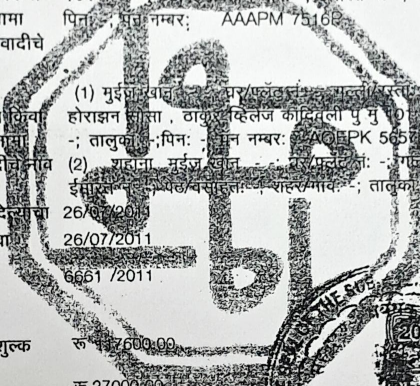
सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा



## सूची क्र. दोन INDEX NO. II

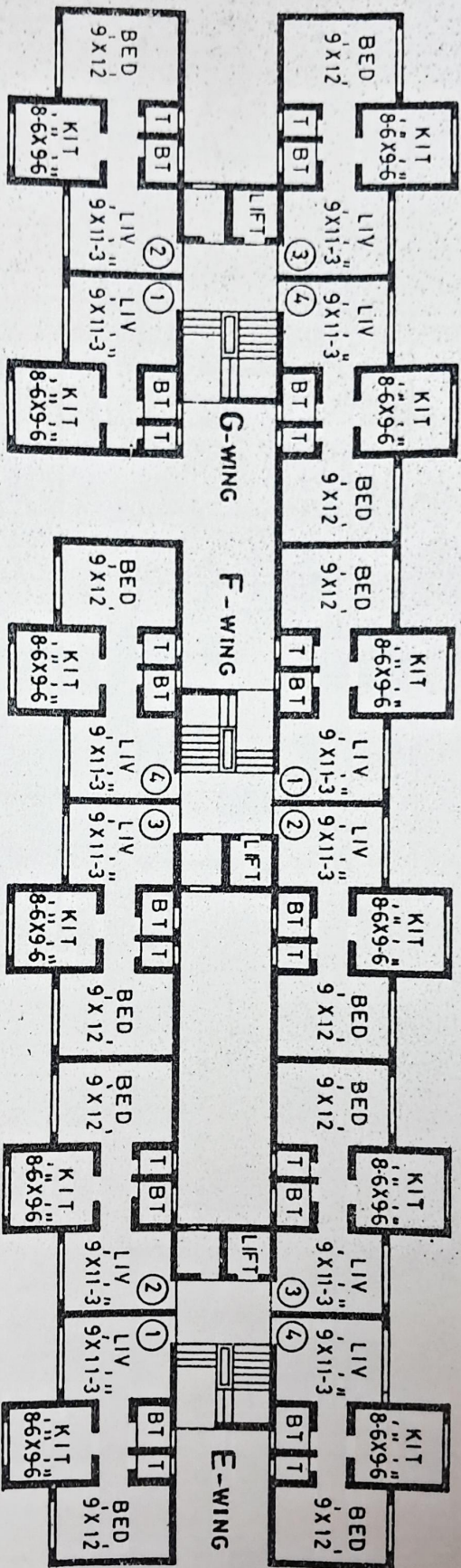
गावाचे नाव : पोयसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,700,000.00  
बा.गा. रु. 2,664,288.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 805/ ए , बी.सी वर्णन: सदनिका क्र 702, 7 वा मजला , ए विंग , गोकुळ होरायझन को ऑ ही सोसा लि , ठाकुर व्हिलेज कांदिवली पु मुं 101
- (3) क्षेत्रफळ (1) 44.61 चौ मी बिल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) समिस मिस्त्री घर/प्लॉट नं: --; गल्ली/रस्ता: 1 ला मजला इडिया हाऊस नं 4 पेडर रोड मुं 101, ईमारतीचे नाव: --; ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नंबर: AAAPM 7516B
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मुईज खान घर/प्लॉट नं: --; गल्ली/रस्ता: --; ईमारतीचे नाव: ए 702, गोकुळ होरायझन सोसा , ठाकुर व्हिलेज कांदिवली पु मुं 101, ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नंबर: AOEPK 5635F
- (7) दिनांक करून दिल्याचा 26/07/2011
- (8) नोंदणीचा 26/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 6661 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 27000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27000.00
- (12) शेरा



साह. दुय्यम निबंधक बोरीवली क्र. ५  
मुंबई उपनगर जिल्हा.

Murphy



GROUND FLOOR PLAN

GOKUL HORIZON

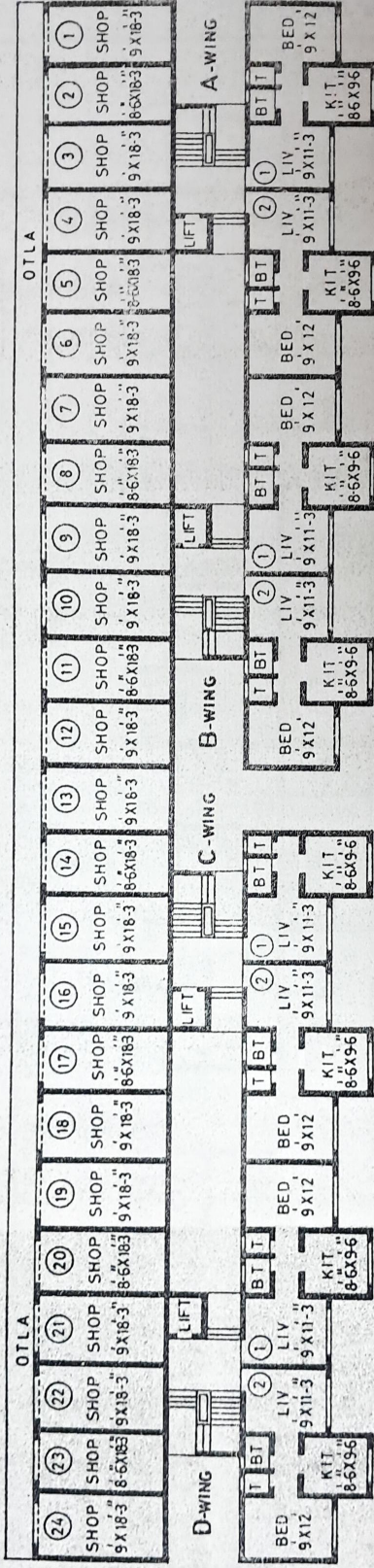
FLAT NO. -----

FLOOR -----

WING -----

CARPET AREA -----

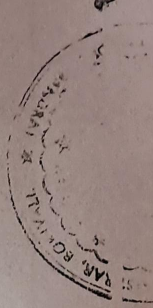
2/16



FLAT/SHOP NO. ---  
FLOOR ---  
WING ---  
CARPET AREA ---

GOKUL HORIZON

GROUND FLOOR PLAN





CHALLAN  
MTR Form Number-6



GRN	MH011381828202021P	BARCODE			Date	09/02/2021-12:38:02	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (If Any)				
	Other Items			PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	Sucharita Patra			
Location	MUMBAI							
Year	2020-2021 One Time			Flat/Block No.	flat No 702 Gokul Horizon CHSL			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201	SEARCH FEE	750.00		Road/Street	CTS 805 village Poisar			
				Area/Locality	Kandivali East Mumbai			
				Town/City/District				
				PIN				
				Remarks (If Any)	CTS 805 village Poisar			
				Amount In	Seven Hundred Fifty Rupees Only			
Total		750.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
SBIEPAY PAYMENT GATEWAY				Bank CIN	Ref. No.	10000502021020901019	1005340977613	
Cheque-DD Details				Bank Date	RBI Date	09/02/2021-12:40:04	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.  
Mobile No. : 9322927345