

823/14763

Friday, October 03, 2025

1:43 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गायाने नाव: कुर्ला

दस्तावेजाचा अनुक्रमांक: मुंबई-9-14763-2025

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याने नाव: कलाम इकबाल अहमद

पावती क्र.: 11650

दिनांक: 03/10/2025

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 35

एकूण:

रु. 31400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अदा
2:03 PM ह्या वेळेस मिलेल.

वाजार मूल्य: रु. 16136379.43 /-

मोबदला रु. 22000000/-

मरलेले मुद्रांक शुल्क: रु. 1320000/-

DELETED

सह दुसरे नुसकेपत्र
मुंबई - ९

1) देयकाचा प्रकार: DHC रकम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1025025503215 दिनांक: 03/10/2025

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009599390202526E दिनांक: 03/10/2025

विक्रेते नाव व पत्ता:

Kalam Ahmad

SALE AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Mumbai this 03rd day of October, 2025

BETWEEN

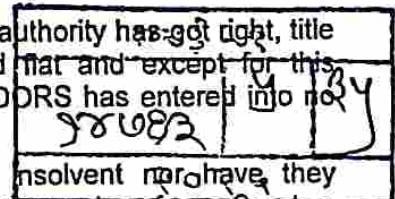
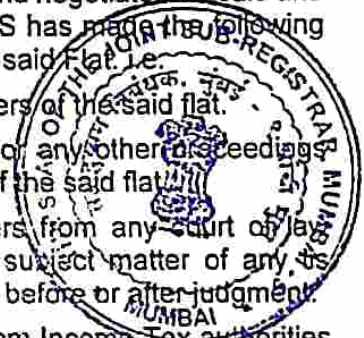
Mr. Vikram Vijay Nadkarni age 52 and Mrs. Shital Vikram Nadkarni age 52, both adults of Mumbai, Indian Inhabitants, residing at - Flat 2671, Kohinoor City C CHS LTD., Bldg. No. 26, Kirod Road Off LBS Marg, Kurla West, Mumbai, Maharashtra 400070 India hereinafter referred to as "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include her legal heirs, executors & administrators and assigns) of the **First Part**

AND

Mr. Kalam Ikbal Ahmed age 40 and Mrs. Gausia Kalam Ahmed age 26, both adults of Mumbai, Indian Inhabitants, residing at - Flat 203, Building No.1, H Wing, HDIL/CTS No-637/87 To 121, Premier Residency, Kirod Road, Kurla West, Mumbai, Maharashtra - 400070, hereinafter referred to as "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective legal heirs, executors, administrators and assigns), of the **Second Part**.

WHEREAS

- A. The property more described in the SCHEDULE-III, hereunder is the self-acquired of the VENDORS who purchased the same from Mr. Kishor Rajaram Patil and Mrs. Preeti Kishor Patil, by Sale Agreement dated 28th day of July, 2011 registered with the sub-Registrar of Assurances at Kurla I under BDR3-08266 of 2011 of Book no. 1 on 28th day of July, 2011.
- B. The PURCHASERS have approached the VENDORS and negotiated for sale and transfer of the said flat in their favor and the VENDORS has made the following representations to the PURCHASERS in respect of the said flat, i.e.
- The VENDORS are the sole and exclusive owners of the said flat.
 - There are no suits, litigations, civil or criminal or any other proceedings pending, as against the VENDORS in respect of the said flat.
 - There are no attachments or prohibitory orders from any court of law against the said flat and the said flat is not subject matter of any dispute, pendency or assessment or attachments either before or after judgment.
 - The VENDORS has not received any notice from Income Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said flat.
 - The title of the VENDORS to the said flat is clear, marketable and free from all other encumbrances.
 - Except for the VENDORS, no other person or authority has got right, title or interest of whatsoever nature in the said flat and except for this Agreement with the PURCHASERS the VENDORS has entered into no other agreement in respect of the said flat.
 - The VENDORS has not been adjudicated insolvent nor have they committed any act of insolvency nor is there any order of any Court or Authority restraining them or creating any inability from entering into this agreement.



[Handwritten signature]

[Handwritten signature]

Kalam Ikbal Ahmed
Gausia

Relying upon the aforesaid representations made by the VENDORS, the PURCHASERS have agreed to purchase the said flat on an outright ownership basis for the total consideration of Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only), the VENDORS has agreed to sell, transfer and convey the same to the PURCHASERS on the terms and conditions appearing hereinafter.

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

1. The recitals contained herein shall form an integral part of this Agreement as if the same are set out and incorporated herein.
2. In the premises aforesaid and in consideration of the sum of Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only) to be paid by the PURCHASERS of which payment is received in the following manner:

- 1) A sum of Rs. Rs.1,00,00,000/- (Rupees One Crore Only) to be paid by the PURCHASERS before the execution of this agreement, the receipt whereof the VENDORS hereby acknowledge is enclosed

- 2) Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only), Bank Loan balance consideration to be paid by the PURCHASERS to the VENDORS will be paid on or before 9th October 2025 (due date). Once the Balance consideration is credited to VENDORS's bank account then the delivery of vacant and peaceful possession of the said Flat will be done by the VENDORS to the PURCHASERS and executing necessary any pending documents to move the flat title in favour of the PURCHASERS.

- 3) It is agreed that in the event of any delay or default by the PURCHASERS in making payment of the balance consideration on the due date, the Vendors shall be entitled to, on his sole discretion, either receive interest from the PURCHASERS at the rate of 28% p.a. on the amount of default for the number of days of default or if the Vendors so wishes, they shall be entitled to give seven days' notice in writing to the PURCHASERS making time the essence of the contract and if the PURCHASERS fails to make payment within such notice period, then and in that event this Agreement shall be terminated and the Vendors shall be entitled to forfeit Rs. 11,00,000/- (Rupees Eleven Lakhs only) paid by the PURCHASERS on the execution hereof.

3. This Agreement is always to be subject to the provision of Maharashtra Ownership Flat Act, 1963 and rules of 1964 made thereunder and also the provision of Maharashtra Co-Op Society Act 1960 and the rules of 1961 made thereunder.

4. After making full and final payment the PURCHASERS shall have the right to have and to hold the said Flat granted, transferred, conveyed and assured and intended or expressed so to be with every right member and appurtenances unto and to the use and benefit of the PURCHASERS absolutely AND SUBJECT TO the PURCHASERS hereby agreeing to pay all future rates, assessments, cesses, taxes and dues and duties, contributions and outgoings now or hereafter now chargeable upon the same or hereafter to become payable to the Government or the Municipality or any other local or public body that they will abide by Bye-laws of the Society without any reservation whatsoever



मलई -	
१४०९३	अधिकारिता
२०२५	

Kalam Ahmed.

Gauzia

SCHEDULE-II
(description of Portion)

Old City Survey No's:-
637 (Pt), 637/231 to 249.

New City Survey No's:-
637/B/1B, 637/B/4 & 637/B/5.
Area in Square Meters:-
12,429.60



SCHEDULE-III
(description of the said Flat)

THE RESIDENTIAL PREMISES bearing Flat No. 2671, admeasuring 875 Sq/Ft Carpet Area (Which is inclusive of full balconies areas) located on the 7th floor of building no. 26 of the said Property in KOHINOOR CITY C CHS LTD, along with one covered car parking situated at Kiroi Road, Off LBS Marg, Kurla (West), Mumbai, Maharashtra -400070.

SCHEDULE-IV
(Common amenities and facilities)

The nature, extent and description of the "common area and facilities" and of the "Limited common areas and facilities" shall be as under :

(a) Common areas and facilities

- (i) Entrance lobby and foyer of the respective building will be for the benefit of the Flat PURCHASERS of such building;
- (ii) Compound of the buildings i.e. the open area appurtenant to the built up area of the building, but excluding the open car parking spaces in the compound allotted/ to be allotted to the respective flat PURCHASERS;
- (iii) Staircase of the respective building, including main landing, for the purpose of ingress of the flat PURCHASERS and visitors to such building but not for the purpose of storing or for recreation or for residence or for sleeping;
- (iv) Terrace above the top floor of the respective building for being used as an open terrace by the members owning the flats in such building but not for putting up any construction or as a play area or for pounding "masala" or any such objectionable user;

(b) Limited common area and facilities

- (i) Landing in front of the stairs on which the particular flat is located as a means of access to the flat but not the purpose of storing or as a recreation area or for residence or for sleeping;
- (ii) This landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors.

मसाले - २		
१४७६३	६	३५
२०२५		

[Handwritten signature]

AVN

*Kalam Ahmud
Gausia*

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/1489/B/SPECIAL 12.9 MAY 2020

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

ब्लॉक - 3	
C266	✓
2099	

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

The full development work for Residential Building for Wing 21 to 28 comprising plot + podium + 1st to 7th upper floors on plot bearing C.T.S. No.637/B/1B, 636/B/4 and 637/B/5 of village Kurla-II at Kurla (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 Kumbharkar having licence No.K/257/SS-1 may be occupied on the following conditions.

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

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

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

Yours faithfully,

[Signature]
29/5/20
Executive Engineer
(Building Proposals)(E.S.-I)



मबई - ९		
38062	93	87
2024		

Annexure - 3

सं. - ३	२६६	११
२०११		

VALID UPTO

१२४	वर्ष - १३
१०६०१	६
२००९	

Gen-227 - 5700 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 3489 MPESA/L 12 5 FEB 2008 २००९

COMMENCEMENT CERTIFICATE

To, Shri Umesh M. Jashi
Plot Kabirer Place (Cvt.) (4)

CERTIFIED TRUE COPY

ANIL R. PATIL (Joint Sub-Registrar)
 REG. NO. CANT/402



Sir,
 With reference to your application No. 5743 dt. 5-4-2005
 for Development Permission and grant of Commencement Certificate under Section 45 and 66 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. 637/81/16 on plot No. 637/81/16 C.T.S. No. 637/5/1+4 Village Kurla Planning Scheme No. 6 situated at Road / Street Kurla
 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 / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be 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 even 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.



मबई - १	१०६३	१४
२०२५		

बदर-१३	
१०६०२	९९
२००९	

Gen - २२९

बदर - ३	
२६६	१५
२०११	

71 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 him.

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

The C.C. is valid upto 24 FEB 2009

C.C. upto stillt i.e. podium top as per approved plans dtd 24-1-2008

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

Executive Engineer (Building Proposal)
Eastern Suburbs
FOR



मबई - ९		
१४७६३	१५	३५
२०२५		

03/10/2025

गाव: कुर्ला तालुका: कुर्ला जिल्हा: मुंबई उपनगर जिल्हा

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

22000000

(3) वाजारभाव (भाडेपट्ट्याच्या

16136379.43

वाढितपट्टाकार आकारणी देतो की पट्टेदार
ते नमुद करावे)(4) भू-मापन, पोटहिसा व
घरक्रमांक (अनल्यान)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्रमांक- 2671,7वा
मजला, इमारत क्रमांक- .26, सी., कोहिनूर सिटी कॉ-ऑप हौसिंग सोसायटी लिमिटेड, किरोळ रोड, ऑफ एल. वी.
एस. मार्ग, कुर्ला पश्चिम मुंबई- 400070. सोबत एक कार पार्किंग. ((Survey Number : 00 ;
C.T.S. Number : 637 ;))

(5) क्षेत्रफळ

1) 97.58 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा
हुकुमनामा किंवा आदेश अनल्यान, प्रतिवादिचे
नाव व पत्ता.

1): नाव:-विक्रम विजय नाडकर्णी वय:-52; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव:-, ब्लॉक नं:
सदनिका क्रमांक- २६७१, ७वा मजला, इमारत क्रमांक- .२६, कोहिनूर सिटी, कॉ-ऑप हौसिंग सोसायटी
लिमिटेड, किरोळ रोड, ऑफ एल. वी. एस. मार्ग, कुर्ला पश्चिम मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन
कोड:-400070 पॅन नं:-AAAPN5501H

2): नाव:-शीतल विक्रम नाडकर्णी वय:-52; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव:-, ब्लॉक नं:
सदनिका क्रमांक- २६७१, ७वा मजला, इमारत क्रमांक- .२६, कोहिनूर सिटी, कॉ-ऑप हौसिंग सोसायटी
लिमिटेड, किरोळ रोड, ऑफ एल. वी. एस. मार्ग, कुर्ला पश्चिम मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन
कोड:-400070 पॅन नं:-ADHPN5362L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश अनल्यान, प्रतिवादिचे नाव व पत्ता

1): नाव:-कलाम इकबाल अहमद वय:-40; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट
न, २०३, दुसरा मजला, इमारत क्रमांक- ६, एच विंग, एच डीआय एल, प्रेमियर रेसिडेन्सी किंगेळ रोड, कुर्ला वेस्ट
मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-AXKPA9339D

2): नाव:-गौसिया कलाम अहमद वय:-26; पत्ता:-प्लॉट नं: 00, माळा नं: 00, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट
न, २०३, दुसरा मजला, इमारत क्रमांक- ६, एच विंग, एच डीआय एल, प्रेमियर रेसिडेन्सी किंगेळ रोड, कुर्ला वेस्ट
मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-DQFPA0597E

(9) दस्तऐवज करून दिल्याचा दिनांक

03/10/2025

(10) दस्त नोंदणी केल्याचा दिनांक

03/10/2025

(11) अनुक्रमांक, खंड व पृष्ठ

14763/2025

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

1320000

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



मुल्यांकनामाडी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सचिन आरेकर

सह. दुय्यम निबंधक मुंबई क्र ९
मुंबई