

392/17593

पावती

Original/Duplicate

Wednesday, December 11, 2019

नोंदणी क्र. :39M

4:58 PM

Regn.:39M

पावती क्र.: 18744 दिनांक: 11/12/2019

गावाचे नाव: कोपरखैरणे
दस्तऐवजाचा अनुक्रमांक: टनन8-17593-2019
दस्तऐवजाचा प्रकार: खरेदीखत
सादर करणाऱ्याचे नाव: तहा नजमुद्दीन अहमद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:17 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

वाजार मुल्य: रु.2976142.4 /-
मोबदला रु.4900000/-
भरलेले मुद्रांक शुल्क : रु. 294000/-

सह दुय्यम निबंधक ठाणे क्र-८

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008730904201920E दिनांक: 11/12/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2511201909925 दिनांक: 11/12/2019
बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

11/12/2019

दस्त क्रमांक : 17593/2019

नोदंगी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2976142.4
(4) मू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: विभाग क्र.3/79 फ्लॅट नं.7-बी/ई-049,तळ मजला,बी-विंग,ई-टाइप,"चंद्रलोक कॉ.ऑप. हौसिंग सोसायटी",सेक्टर-10,कोपरखैरणे,नवी मुंबई - 400 703,क्षेत्र 51.040 चौ. मी. बिल्ड-अप आणि 17.060 चौ. मी. कोर्ट यार्ड ((SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 51.040 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:-जया सूर्यकांत दिवेकर वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 7/बी/49, चन्द्रलोक सी.एच.एस., गणेश मंदिरच्या समोर, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-ALFPD0214K 2): नाव:-सूर्यकांत सोनबा दिवेकर वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 7/बी/49, चन्द्रलोक सी.एच.एस., गणेश मंदिरच्या समोर, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-AAGPD1643Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तहा नजमुद्दीन अहमद - - वय:-27; पत्ता:-, -, शाहनूर रो हाऊस, प्लॉट नं. 18, सेक्टर -10, कोपरखैरणे, नवी मुंबई, -, कोपर खैरणे, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400709 पॅन नं:-AZXPA8127G 2): नाव:-मोहम्मद नजमुद्दीन बुरहातुद्दीन अहमद - - वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शाहनूर रो हाऊस, प्लॉट नं. 18, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-AAFPA5586J
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2019
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2019
(11)अनुक्रमांक,खंड व पृष्ठ	17593/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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 ठाणे क्र-८



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201912114154				11 December 2019, 04:44:30 PM
मूल्यांकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे गावाचे नाव कोपरखैरणे (नवी मुंबई महानगरपालिका)				
उप मूल्य विभाग	3/79.कोपरखैरणे नोड सेक्टर क्र 10				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation				सर्व्हे नंबर/न भू क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
38700	83300	98500	119400	98500	
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा -	51.04 चौ मीटर 1-आर सी सी नाही	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 21 to 30वर्षे Ground Floor/Stilt Floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs.83300/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ = (83300 * (70 / 100)) * 100 / 100 = Rs 58310/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 58310 * 51.04 = Rs 2976142.4/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेहेंगाईन मजला क्षेत्र मूल्य + लागतच्या गाळीचे मूल्य + वरील गाळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी = A + B + C + D + E + F + G + H + I = 2976142.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2976142.4/-					

Home

Print



टनन - 6
90442/9.70
2019

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2511201909925

Date 25/11/2019

Received from Taha Najmuddin Ahmed, Mobile number 9326835371, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

Payment Details

Bank Name MAHB

Date 25/11/2019

Bank CIN 10004152019112508351

REF No. 007178362

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



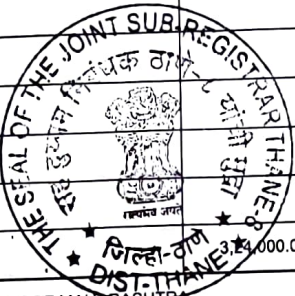
टनन - 6
90463 / 2.80
२०१९



CHALLAN
MTR Form Number-6



MH008730904201920E		BARCODE		Date	25/11/2019-17:19:47	Form ID
Department Inspector General Of Registration				Payer Details		
Stamp Duty		TAX ID (If Any)				
Registration Fee		PAN No.(If Applicable)		AZXPA8127G		
Name THN3_THANE NO 3 JOINT SUB REGISTRAR		Full Name		Taha Najmuddin Ahmed		
Location THANE		Flat/Block No.		Flat No. 7, Ground Floor, B-wing, E-type, Building		
2019-2020 One Time		Premises/Building		No. 49, Chandralok C.H.S		
Account Head Details		Amount In Rs.		Sector-10		
046401 Stamp Duty		294000.00		Road/Street		
063301 Registration Fee		30000.00		Area/Locallty		
				Town/City/District		
				PIN		
				4 0 0 7 0 9		
Remarks (If Any)						
PAN2=ALFPD0214K--SecondPartyName=Jaya Suryakant						
Divekar-CA=4000000-MarketVal=3970911						
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p align="center">चलन - 6</p> <p align="center">404963/3180</p> <p align="center">2019</p> </div>						
Amount In		3,24,000.00		Words		
				Three Lakh Twenty Four Thousand Rupees Only		
FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	02300042019112594226	006493319	
Cheque/DD No.		Bank Date	RBI Date	25/11/2019-17:28:01	Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		



Department ID : 9821336315
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- यह चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

जे.ए.ए. दिवेकर
 J. A. A. Divekar

(Handwritten Signature)



MAHARASHTRA

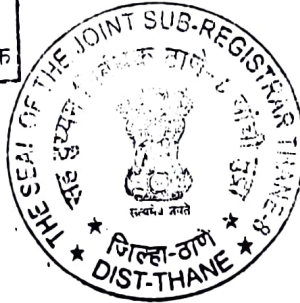
2019

AR 972498



जिल्हा कोषागार कार्यालय, ठाणे
= 1 JUL 2019
Peati
मुद्रांक प्रमुख लिपीक / लिपीक

01-7-2019



टनन - 6
90403/800
2019

AGREEMENT FOR SALE

BETWEEN

- (1) MRS. JAYA SURYAKANT DIVEKAR
(2) MR. SURYAKANT SONABA DIVEKAR

AND

- (1) MR. TAHA NAJMUDDIN AHMED
(2) MR. MOHAMMED NAJMUDDIN

BURHANUDDIN AHMED

J. H. M.

जे. ए. स. दिवेकर

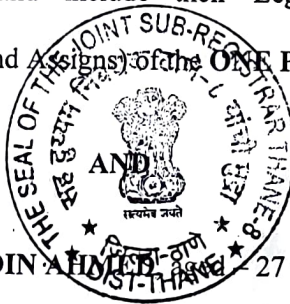
Handwritten signature and scribble.

AGREEMENT FOR SALE

THIS AGREEMENT is made and executed at Vashi, Navi Mumbai, on this 11th day of December, 2019

BETWEEN

(1) MRS. JAYA SURYAKANT DIVEKAR, aged – 49 years (having I.T. Pan ALFPD0214K) AND (2) MR. SURYAKANT SONABA DIVEKAR, aged – 59 years (having I.T. Pan AAGPD1643Q), both Indian Inhabitant, residing at 7/B/49, Chandralok CHS., Opp. Ganesh Mandir, Sector – 10, Koparkhairane Navi Mumbai – 400 709, hereinafter called 'VENDORS/SELLERS' (which expression shall unless repugnant to the context or meaning thereof, mean and include their Legal Heirs, Executors, Administrators, Attorneys and Assigns) of the **ONE PART.**



टनन - 6
9043/1870
2019

(1) MR. TAHA NAJMUDDIN AHMED, aged – 27 years, (having Pan No. AZXPA8127G) AND (2) MR. MOHAMMED NAJMUDDIN BURHANUDDIN AHMED, aged – 61 years, (having Pan No. AAFPA5586J), both Indian Inhabitants, residing at Shahnor Row House, Plot No. 18, Sector – 10, Koparkhairane, Navi Mumbai – 400 709, hereinafter called 'THE PURCHASERS', (which expression shall unless repugnant to the context or meaning thereof, mean and include their Legal Heirs, Executors, Administrators, Attorneys and Assigns) of the **OTHER PART:**

ज. ल. र. दि. ०२

[Handwritten signature]

[Handwritten signature]

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act".

2: The State Government in pursuant to Section 113A of the MRTP Act acquired lands described therein and vested such lands in the Corporation for Development and disposal.

3. The Corporation has acquired one such land bearing Plot No. 7, admeasuring 8797.83 sq. mtrs. or thereabouts, situated in Sector - 10, at Village Koparkhairane, Tehsil & District Thane, and more particularly described in the Joint Schedule hereunder written (hereinafter referred to as 'THE SAID LAND').



टनन - ८
१०५६३/८०
२०९९

4. The Corporation has developed the said land and constructed thereon E-type building on "Ownership Basis" a Flat bearing No. 7-B/E.

admeasuring 51.040 Sq. Mtrs. Built up area and 17.060 Sq. Mtrs. C.

Yard, situated on Ground Floor, B-wing, E-type, Building No. 49, जे. ८

Sector - 10, Koparkhairane, Navi Mumbai - 400 709 to the Original

Allottee MR. JAGAT SINGH RAWAT vide Agreement to Sell dated:

26/09/1995 upon the terms and conditions mentioned therein.

जे. ८२१. पेंदुवत

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[Handwritten signature]

[Handwritten signature]

5. AND WHEREAS the members / owners have formed and registered the Co-operative Housing Society under the name and style of M/s. Chandralok Co-op. Hsg. Society Ltd. having Registration No. NBOM / CIDCO / HSG / (OH) / 590/ JTR / 97-98.

6. AND WHEREAS after obtaining permission from the Corporation vide Ref. No. CIDCO/EO/CBD/98/5442 dated 29th December, 1999, the Original Allottee Mr. Jagat Singh Rawat sold and assigned all his rights, title, interest and benefits in respect of the said Flat bearing No. ^{7-B/E-049,} ~~7~~

admeasuring 51.040 Sq. Mtrs. Built up area and 17.060 Sq. Mtrs. C. ^{जे. ए. सि. दि. कार} ~~7~~ Yard, situated on Ground Floor, B-wing, E-type, ~~Building No. 49,~~ ^{S.S. 21} in

the building "CHANDRALOK C.H.S.", Sector - 10, Koparkhairane, Navi Mumbai - 400 709 (hereinafter referred to as the "SAID FLAT" and more particularly mentioned in the Schedule of Property hereunder written) to MRS. SUSHILA LAXMAN BAHULEKAR for proper consideration vide Deed of Assignment dated 30th December, 1999, duly registered with Sub-Registrar of Assurances, Thane - 3, on 3rd January, 2000 under Serial No. 68/2000 and handed over the peaceful and vacant possession of the said Flat to MRS. SUSHILA LAXMAN

BAHULEKAR.



टनन - ८
१७५९/८.००
२०९९

7. AND WHEREAS after obtaining permission from the Corporation vide Ref. No. CIDCO/EO/CBD/98/5442 dated 29th December, 1999, the Original Allottee MR. JAGAT SINGH RAWAT sold and assigned all his rights, title, interest and benefits in respect of the said Flat to MRS. SUSHILA LAXMAN BAHULEKAR for proper consideration vide

जे. ए. सि. दि. कार

S.S. 21

[Handwritten signature]

Deed of Assignment dated 30th December, 1999, duly registered with Sub-Registrar of Assurances, Thane - 3, on 3rd January, 2000 under Serial No. 68/2000 and handed over the peaceful and vacant possession of the said Flat to **MRS. SUSHILA LAXMAN BAHULEKAR.**

8. AND WHEREAS after obtaining permission from the Corporation vide Ref. No. CIDCO/AEO/KK/2003/1846 dated 24th March, 2003, the said **MRS. SUSHILA LAXMAN BAHULEKAR** sold and assigned all her rights, title, interest and benefits in respect of the said Flat to the Vendors / Sellers (1) **MRS. JAYA SURYAKANT DIVEKAR** and (2) **MR. SURYAKANT SONABA DIVEKAR** for proper consideration vide Agreement to Sell dated 26th March, 2003, duly registered with Sub-Registrar of Assurances, Thane - 8, on 26th March, 2003 under Serial No. TNN8-00916-2003 and handed over the peaceful and vacant possession of the said Flat to (1) **MRS. JAYA SURYAKANT DIVEKAR** and (2) **MR. SURYAKANT SONABA DIVEKAR.**



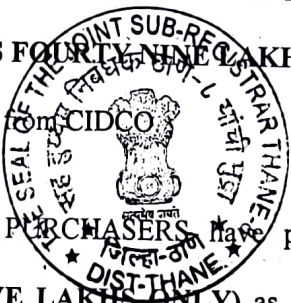
gover/ero
2003

9. AND WHEREAS the Vendors / Sellers are absolutely seized and possessed of the said Flat and are otherwise well and sufficiently entitled to the said Flat, together with certain share in common undivided interest appurtenant to the said Flat and have agreed to sell the said Flat to the PURCHASERS on ownership basis under the provisions of the Maharashtra Apartments Ownership Act 1970 (hereinafter called 'THE SAID ACT') as hereinafter mentioned and upon the PURCHASERS paying in full all the dues payable to the Vendors / Sellers under these presents and complying with all the terms and conditions thereof.

ज.स.दि.दि.दि.
[Signature]

[Signature]

10. AND WHEREAS the Purchasers have agreed to Purchase and the Vendors / Sellers have agreed to sell the said Flat upon and subject to the terms and conditions of the Lease of the said land executed by CIDCO in favour of the Society / Association of the Vendors / Sellers constituted under the provisions of the said Act (hereinafter referred to as 'THE SAID SOCIETY') as per the terms of the Lease.
11. AND WHEREAS The Vendors / Sellers are the absolute Owners of the said Flat and are fully seized and possessed of the necessary documents relating thereto and further entitled to transfer and assign all their rights, title and interest in favour of the PURCHASERS for a consideration of Rs. 49,00,000/- (RUPEES FOURTY-NINE LAKHS ONLY) subject to formal permission for sale from CIDCO
12. AND WHEREAS THE PURCHASERS have paid a sum of Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY) as an advance and part payment on 27/06/2019 through NEFT / RTGS from Bombay Mercantile Co-Op. Bank, Vashi Branch vide UTR No. UTIBR52019062700482622 and the balance amount of Rs. 44,00,000/- (RUPEES FOURTY FOUR LAKHS ONLY) is to be paid by the Purchasers to the Vendors / Sellers on getting loan within a period of 60 (Sixty) days from the date of registration of this Agreement.



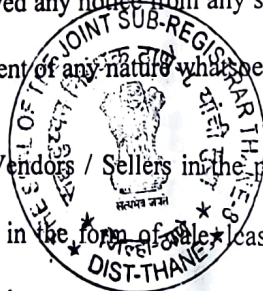
टनन - ६
१५५९१०००
२०१९

TIME IS ESSENCE OF CONTRACT.

जे. श. व. व्होकर

13. AND WHEREAS IT is further declared by the Vendors / Sellers to the Purchasers that :

- a) There are no suits, litigations, civil or criminal or any other proceedings pending as against the Vendors / Sellers personally affecting the said Flat Premises.
- b) There are no attachments or prohibitory orders as against or affecting the said Flat Premises and the said Flat Premises is free from all encumbrances or charges and/or are not subject matter of any lispendens or easement or attachments either before or after judgement. The Vendors / Sellers have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat Premises.
- c) The said Flat Premises is free from all mortgages, charges & encumbrances of any nature whatsoever.
- d) The Vendors / Sellers have paid all the necessary charges of all nature whatsoever in respect of the said Flat and the Vendors / Sellers have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for the said Flat Premises.
- e) The Vendors / Sellers in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said Flat Premises and have not dealt with or disposed off the said Flat Premises in any manner whatsoever.



Stamp: ६ नव १९९०
१०/११/९०

Handwritten signature and date: ११.११.९०

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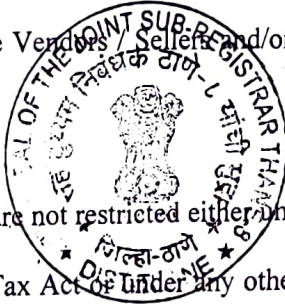
f) Neither the Vendors / Sellers nor any of their predecessors-in-title have received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said Flat.

g) The Vendors / Sellers are in exclusive use, occupation and possession of the said Flat and every part thereof and except the Vendors / Sellers no other person or persons are in use, occupation and enjoyment of the said Flat Premises or any part thereof.

h) The Vendors / Sellers have good and clear title free from encumbrances of any nature whatsoever on the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the Vendors / Sellers and/or against the said Flat or any part thereof.

i) The Vendors / Sellers are not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other statute from disposing off the said Flat under this Agreement.

j) The Vendors / Sellers have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASERS and the Vendors / Sellers have all the rights, title and interest to enter into this Agreement with the PURCHASERS on the various terms and conditions as stated herein.



टनन - ८
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जे. एस. दिवेकर

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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

ज. ल. दि. दे. का. २
२. १. २१

1. The Vendors / Sellers shall sell and the PURCHASERS shall Purchase the said Flat bearing Flat No. ^{7-B/E-049,} ~~7~~ admeasuring 51.040 Sq. Mtrs. Built up area and 17.060 Sq. Mtrs. C. Yard, situated on Ground Floor, B-wing, E-type, ~~Building No. 49,~~ in the building "CHANDRALOK CHS", Sector - 10, Koparkhairane, Navi Mumbai - 400 709, together with certain undivided interest appurtenance to such Flats / Apartments as tenant in common with the owners of the other Flats / Apartments and to the common areas and facilities of the said land and building of the said Flat / Apartment and percentage hereinafter collectively referred to as 'THE SAID FLAT' as heritable and transferable immovable property

for a price of Rs. 45,00,000/- ONLY
THE JUDICIAL REGISTRAR, THANE
जि. ल. दि. दे. का. २
२. १. २१

RUPEES FOURTY NINE LAKHS
१०५९१३२०
२०१९

2. The PURCHASERS have paid to the Vendors / Sellers a sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY) as an advance and part payment on 27/06/2019 through NEFT / RTGS from Bombay Mercantile Co-Op. Bank, Vashi Branch vide UTR No. UTIBR52019062700482622 and the balance amount of Rs.44,00,000/- (RUPEES FOURTY FOUR LAKHS ONLY) is to be paid by the Purchasers to the Vendors / Sellers on getting loan within a period of 60 (Sixty) days from the date of registration of this Agreement.

TIME IS ESSENCE OF CONTRACT.

ज. ल. दि. दे. का. २
२. १. २१

[Signature]

[Signature]

The Vendors / Sellers doth hereby admits and acknowledges the receipt of the sum of Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY) as an advance and part payment from the PURCHASERS.

3. UPON PAYMENT of the Full and Final consideration amount of Rs.49,00,000/- (RUPEES FOURTY NINE LAKHS ONLY) to the Vendors / Sellers the Purchasers shall execute and register the Final Sale Deed / Conveyance Deed and obtain Final Order from CIDCO of Maharashtra Ltd. on their name and thereby they shall become the joint and absolute owners of the said Flat.

4. THE POSSESSION of the said Flat shall be delivered to the PURCHASERS on receiving full and final payment.

5. UPON POSSESSION of the said Flat being delivered to the PURCHASERS, they shall be entitled to the use and occupation of the said Flat and shall thereafter have no claim against the Vendors / Sellers in respect of any item of work in the said Flat which may be alleged not to have been carried out or completed.

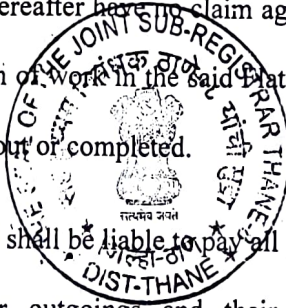
6. THE PURCHASERS shall be liable to pay all property taxes, charges for electricity and other outgoings and their share according to the percentage in common expenses payable in respect of the said Flat.

7. THE PURCHASERS agree and bind themselves to pay regularly to the N.M.M.C., CIDCO and the Society the proportionate share of the PURCHASERS in the amounts that may be specified by the N.M.M.C., CIDCO and/or by the said Society i.e.

a. Insurance Premium.

जे. 21.12.14 अर्ज 1/4 अर्ज 2/1/14

[Handwritten signatures]



टनम - ६
गुणेश प्र. १०
२०१९

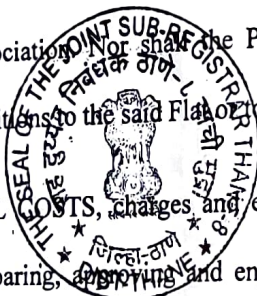
- b. All Business Charges, Municipal and other taxes and outgoings that may from time to time are levied against the land or building including water taxes and water charges.
- c. Outgoing for the operations, maintenance and management of the building open area, compound wall, common facilities, Business, utilities and other outgoings and collective charges incurred in connection with the said Flat and also the proportionate share of the ground rent payable to N.M.M.C. or CIDCO.

8. THE PURCHASERS shall use the said Flat for their residential purpose only.

9. THE PURCHASERS shall from the date of possession maintain the said Flat at the cost of the PURCHASERS in a good, tenantable and repairable condition and shall not do or suffer to be done anything in or to the said building or Flat or common areas and facilities which may be against the rules, regulations and/or bye laws of the CIDCO or the said association. Nor shall the PURCHASERS make any alterations in or additions to the said Flat or to the buildings or any part thereof.

10. ALL COSTS, charges and expenses in connection with the formation preparing, approving and engrossing, stamping and registration of the Agreement for Sale or conveyance to be executed between the parties shall be borne and paid entirely by the PURCHASERS.

11. The Vendors / Sellers shall at all times hereafter at the request and cost of the PURCHASERS execute any document or documents as the PURCHASERS may require for perfectly assuring unto the



दस्तावेज - ६
 मूल्य १५००
 २०११

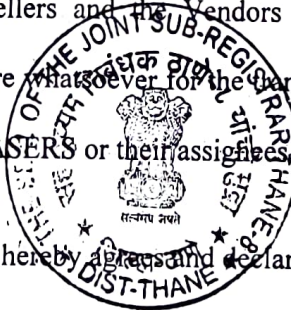
जे. ए. ए. दिवेकर

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PURCHASERS all the rights, title and interest in and upon the said Apartment. AND the Vendors / Sellers further agree to give an irrevocable General Power of Attorney in respect of the said Flat in favour of the PURCHASERS.

12. The Vendors / Sellers undertakes to pay all the outgoing amounts by way of taxes, maintenance charges, N.M.M.C. tax, and other dues till the date of handing over possession to the PURCHASERS and the PURCHASERS shall be responsible for such payment effective from the date of possession. The Vendors / Sellers further agree that they shall hand over all the ORIGINAL DOCUMENTS to the PURCHASERS after receiving Full and Final payment in respect of the said Flat and shall obtain the receipt for the same.

13. THE PURCHASERS hereby agree that they shall bear all costs of transfer including the transfer charges to be paid to CIDCO in the name of the Vendors / Sellers and the Vendors / Sellers is not to incur expenses of any nature whatsoever for the transfer of the said Flat in the name of the PURCHASERS or their assignees.



टनन - ८
<i>[Handwritten Signature]</i>
२०१९

14. The Vendors / Sellers hereby agrees and declares that the said Flat is free from all encumbrances and/or liabilities and that they are entitled to sell, assign and transfer the said Flat to the PURCHASERS and that they have not done any act whereby they are prevented from transferring or selling the said Flat. THE Vendors / Sellers further agree that they have not created any liability against the same.

जे. एस. दिवेकर

[Handwritten Signature]

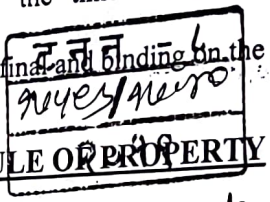
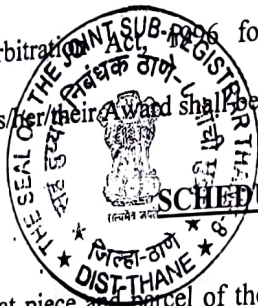
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15. THE PURCHASERS shall be entitled to specific performance of contract.

16. The Vendors / Sellers hereby indemnify and agrees to keep indemnified the PURCHASERS for any loss, harm or damage that may be caused to the PURCHASERS for any lack of title on the part of the Vendors / Sellers or if the said Flat could not be transferred in the name of the Purchasers for any shortcoming on the part of the Vendors / Sellers, the Vendors / Sellers shall make good all such loss, harm or damage caused to or suffered by the PURCHASERS in respect thereof.

17. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to Arbitration of an Arbitrator mutually agreed to the parties and all such Arbitration shall be held at Navi Mumbai and shall be governed by the provisions of the Arbitration Act, 1996 for the time being in force in India and his/her Award shall be final and binding on the parties to hereto.



Handwritten signature and initials: ज. ल. स. गिरेकर
T. S. M.

7-B/E-049,

All that piece and parcel of the said Flat No. 7, admeasuring 51.040 Sq. Mtrs. Built up area and 17.060 Sq. Mtrs. C. Yard, situated on Ground Floor, B-wing, E-type, ~~Building No. 49~~, in the building "CHANDRALOK CHS", Sector - 10, Koparkhairane, Navi Mumbai - 400 709, at Revenue Village Koparkhairane and assessed in Navi Mumbai Municipal Corporation, Koparkhairane Division and within the limits of Registration Dist. Thane and Sub Registration Dist. Thane

(Navi Mumbai).

Handwritten signature and initials: ज. ल. स. गिरेकर
T. S. M.

Handwritten signature and initials.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written:

SIGNED SEALED AND DELIVERED BY)

THE WITHIN NAMED VENDORS / SELLERS)

(1) MRS. JAYA SURYAKANT DIVEKAR)

J. S. Divekar



(2) MR. SURYAKANT SONABA DIVEKAR)

S. S. Divekar



In the presence of.....

1. सत्यवान जयराम नभाविडे *Salawade*

2. Mhad. Alauddin Ustad. *Alauddin*

SIGNED SEALED AND DELIVERED BY)

THE WITHIN NAMED PURCHASERS)

(1) MR. NAJMUDDIN AHMED)

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(2) MR. MOHAMMED NAJMUDDIN)

BURHANUDDIN AHMED)

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90403/96.70
2099

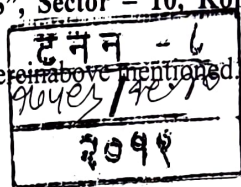
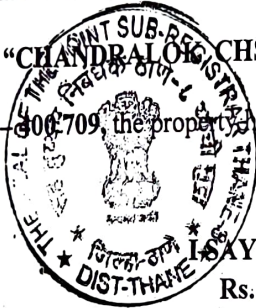
In the presence of.....

1. सत्यवान ज नभाविडे *Salawade*

2. Mhad. Alauddin Ustad. *Alauddin*

RECEIPT

Acknowledge the receipt of the sum of Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY) on dated: 27/06/2019 through NEFT / RTGS from Bombay Mercantile Co-Op. Bank, Vashi Branch vide UTR No. UTIBR52019062700482622 from (1) MR. TAHA NAJMUDDIN AHMED AND (2) MR. MOHAMMED NAJMUDDIN BURHANUDDIN AHMED, the PURCHASERS hereinabove named towards an advance and part payment against the Total Purchase Consideration of Rs. 49,00,000/- (RUPEES FOURTY NINE LAKHS ONLY) in respect of the said Flat No. 7, admeasuring 51.040 Sq. Mtrs. Built up area and 17.060 Sq. Mtrs. C. Yard, situated on Ground Floor, B-wing, E-type, Building No. 49, in the building "CHANDRALOK CHS", Sector - 10, Koparkhairane, Navi Mumbai - 406 709, the property hereinabove mentioned.






AMOUNT RECEIVED

Rs. 5,00,000/-

(Rupees Five Lakhs Only)



as stated above

(1) MRS. JAYA SURYAKANT DIVEKAR

(2) MR. SURYAKANT SONABA DIVEKAR

Witness:-

1. सत्यवान सूर्याकांत दिवेकर 
2. Mohd Aleuddin utad. 

Original

पावती

पावती क्र. : 918

पदाधिकारीचे नाव : अशोकराव

दिनांक 26/03/2003

दस्तावेजाचा अनुक्रमांक : टनन8 - 00916 - 2003

दस्तावेजाचा प्रकार : अनामिके

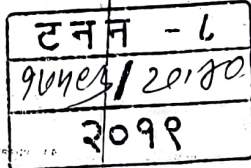
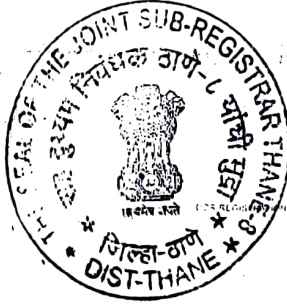
सादर करणाराचे नाव : सी जगा सयफात दिवेकर

नोदणी फी	:-	9750.00
नक्कल (अ. 11(1)), पुराव्याची नक्कल (अ. 11(2)),	:-	300.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)		
एकूण रु.		10050.00

आपणार: हा दस्त अदाजे 3:20PM ला वेळस मिळेल

दुय्यम निबंधक
ठाणे B

बाजार मूल्य: 688000 रु. मोबदला: 975000रु.
गरजेते मुद्रांक शुल्क: 3/250 रु.



बेनाम्या व्यक्तीचे नाव J. S. DIVEKAR
 पत्ता V/8/15
 हद्द ...
 प्लॉट नं. ...
 PROPER OFFICER
 SUB-R.G. STRAR
 THANE-3 (VASHI)

व. व. नं - 6
 03E12-74
 2093

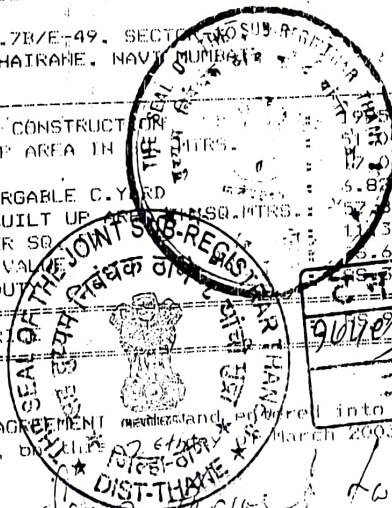
C-III

AGREEMENT TO SELL
 (FOR RESIDENTIAL PURPOSES ONLY)

CHANDRALOK CO. OF. HSG. SOC. LTD.
 NEOM/CTDCC/HSGH(OH)/590/JTR/97-98

FLAT NO. 7B/E-49, SECTOR NO. 10 SUB-REGISTRAR
 KOPAR KHAIRANE, NAVI, MUMBAI

YEAR OF CONSTRUCTION : 1998
 BUILT-UP AREA IN SQ. METRS. : 170.00
 C. YARD : 170.00
 40% CHARGABLE C. YARD : 6.82
 TOTAL BUILT UP AREA IN SQ. METRS. : 176.82
 RATE PER SQ. METRE : 11350/-
 MARKET VALUE : 19.96,57,000/-
 STAMP DUTY : 250/-
 SALE PRICE : 20,21,57,000/-



2093
 2093

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 17th day of March 2003.

I, ... do hereby
 ...
 जे. एस. दिवेकर
 11/6

...2...
BETWEEN

MRS. SUSHILA LAXMAN BAHULEKAR, an adult,
Indian Inhabitant, Owner of 7B/E/0:49,
Chandralok Co-op. Hsg. Society, Sector 10,
Kopar Khairane, Navi Mumbai, hereinafter
brevity's sake is called and referred to as
'THE VENDOR' (which expression shall, unless
it be repugnant to the context or mean-
thereof, be deemed to include her heirs,
executors and administrators of the ONE

for ट म म - 6
ए 13-94
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A N D

1) MRS. JAYA SURYAKANT DIVEKAR, aged 32 years,
2) MR. SURYAKANT SONABA DIVEKAR, aged 37
years, both adults, Indian Inhabitants,
residing at : C-5/A/23, Sector 10, Kopar
Khairane, Navi Mumbai, hereinafter for
brevity's sake is called and referred to as
'THE PURCHASERS' (which expression shall,
unless it be repugnant to the context or
meaning thereof, be deemed to include their
heirs, executors, administrators and
of the Other Parties)

DESCRIPTION OF PEOPLE

FLAT NO.	WING	TYPE	BLDG. NO.
7	B	GROUND	49

SECTOR
10 KOPAR KHAIRANE, NAVI MUMBAI

ट न न - 6
9049/125180
२०११

ADMEASURING : 51.040 SQ.MTRS. (BUILT UP AREA)
17.060 SQ.MTRS. (C.YARD)

SOCIETY : M/S. CHANDRALOK CO-OP. HSG.SOC. LTD.
REGN.NO. NBOM/CIDCO/HSG/(OH)/590/JTR/97-98

BUILDING : GROUND + FLOOR

SALE PRICE : RS.9,75,000/-
(RUPEES NINE LAKHS SEVENTY FIVE
THOUSAND ONLY)

(hereinafter referred to as 'THE SAID FLAT').

..3

श्री सुशीला बाहुलेकार

श्री सुर्याकान्त दिवेकार

Pr. No. 93

SHARE CERTIFICATE

Member's Reg. No. B. 49.

CHANDRALOK CO-OP HOUSING SOCIETY LTD.

Regn. No. NBOM/CIDCO/HSG.(OH)/590/JTR/97-98

Condominium No. 7, Sector-10, Koparkhairane, Navi Mumbai - 400 709.

Tahsil & Dist. Thane.

Registered under the Maharashtra Co-op. Societies Act. 1960. (Maharashtra Act XXXIV of 1961)

This is to Certify that
Shri./Smt./M/s. Rawat Jagat Singh

is/are registered holder/holders of **395** fully paid-up **SHARES** of

Rupees **39374** each bearing distinctive numbers.

From 461 to 465 (both inclusive)

in **CHANDRALOK CO-OP HOUSING SOCIETY LTD.**, subject to Bye-laws
of the said Society.

Rs. **250/-**

Given under the Common Seal of the said Society
at Mumbai this 15th day of Aug. 2000.



[Signature]
Mg. Com. Member

[Signature]
Secretary

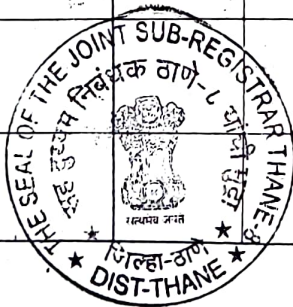
[Signature]
Chairman



टनन - 6
90403/24180
2099

MEMORANDUM TRANSFERS OF THE WITHIN MENTIONED SHARES

DATE OF TRANSFER	TRANSFER NO	REG NO OF TRANSFEROR	TO WHOM TRANSFERRED	REG NO. OF TRANSFEREE	SIGNATURE CHAIRMAN SECRETAR
6-04-2000	294	B-49	SUSHILA LAXMAN BAHUREKAR		
24-9-00	322	B-49	- MRS. JAYA SURYAKANT DIVEKAR MR. SURYAKANT - SONABA DIVEKAR		

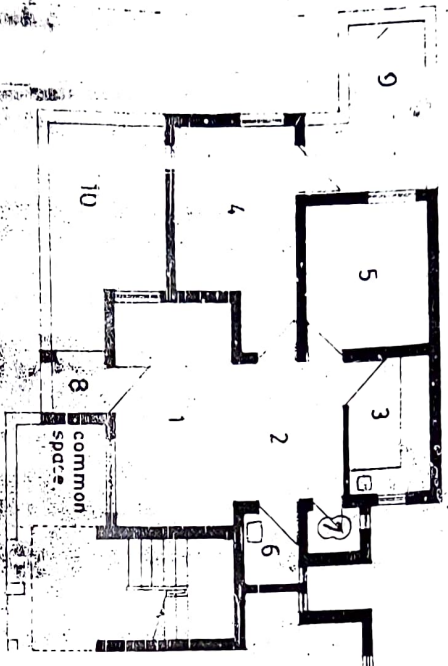


टनन - 6
 १०५०३/१२६००
 २०११

COND. A B C K E D

UNIT - E

7	18.90	5.40	18.90	5.41
8	19.30	5.45	19.30	5.41



UNIT E
AREA: 51.04 sq.m

GROUND FLOOR PLAN

UNIT E

no accommodation	area (sq.mts)
1 LIVING	11.18
2 DINING	6.93
3 KITCHEN	4.77
4 BED ROOM	8.82
5 BED ROOM	
6 BATH	
7 WC	
8 ENT. POR	

तनन - 6
अवकाश
6899



CARPET AREA	28.94
BUILT UP AREA	51.04
COURT	7.42
COURT	9.64
COURT AREA	17.06

UDCO HOUSING SCHEME
SECTION 76, MIDC, NEW BORIVLI
MIDC

प्लान
JSP
APPROVED
SPV CONTROL
MIDC DELHI

नवी मुंबई महानगरपालिका

नमुंमपा मुख्यालय, सेक्टर-१५ए, पामबीच जंक्शन, सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४, महाराष्ट्र
 भालमत्ता कर देयक Bill of Supply
 GSTIN : 27AAALCO296J124. HSN CODE NO: 99

Bill.No : PT-E-CT-8470
 Date : 01-OCT-19
 2019-2020 (II)

KK0001382398

मालमत्तेचे वर्णन HOUSE;

KOP-10-0007-B/007-B-0049

Ward : KOPAR KHAIRANE

LESSOR:CIDCO , LEASEE: JAYA S. DIVEKAR & SURYAKANT S. DIVEKAR
 Building : B/007,Unit : B-0049,Plot NO : 0007,Sector : 10,Node :
 KOPARKHAIRANE,Ward : KOPAR KHAIRANE, Navi Mumbai, Maharashtra.

सुवर्णसंधी
 अभय योजना २०१९-२०
 बाकीत मालमत्ता कराची संपूर्ण रक्कम धरून
 देविय रक्कमेमध्ये ७५ % पर्यंत बचत करा.

 You may pay bill on www.nmmc.gov.in->
 click on Property->Insert your Property
 code-> Pay online

Cheque/D.D./Pay Order
 please drawn in favour
 of "NMMC".

First Assess.Date: 01-OCT-1995

Current Area (in Sq.m)

Resi Area: 51.04

Com Area: 0.0

Indus Area: 0.0

Mobile No: 9967505198

LAST PAYMENT MADE ON
 29/07/2019 Rs.3869.00

As On 31/10/2019	806
Before 30/11/2019	806
Before 31/12/2019	806
Before 31/01/2020	822
Before 29/02/2020	838
Before 31/03/2020	854

दिनांक पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य	
31-MAR-20	4260	0	
दर %	निवासी कर	दर %	अनिवासी कर
	501	0	0
	22	0	0
	64	0	0
	22	0	0
	22	0	0
	11	0	0
	57	0	0
	107	0	0
	0	0	0
	806	0	0
	806	0	0
	0	0	0

Handwritten signature

अमोल यादव
 उप-प्रमुख
 धर्मशास्त्र विभाग



टनन - ८
 9042/21/20
 २०१९



PAYABLE AS ON 31/10/2019	806	PAYABLE BEFORE 30/11/2019	806
		PAYABLE BEFORE 31/12/2019	806
		PAYABLE BEFORE 31/01/2020	822
		PAYABLE BEFORE 29/02/2020	838
		PAYABLE BEFORE 31/03/2020	854

क्रमांक : KK0001382398

मालमत्तेचे नाव : KOP-10-0007-B/007B-0049

LESSOR:CIDCO , LEASEE: JAYA S. DIVEKAR & SURYAKANT S. DIVEKAR

PAYABLE AS ON 31/10/2019	806	PAYABLE BEFORE 30/11/2019	806
		PAYABLE BEFORE 31/12/2019	806
		PAYABLE BEFORE 31/01/2020	822
		PAYABLE BEFORE 29/02/2020	338
		PAYABLE BEFORE 31/03/2020	854

क्रमांक : KK0001382398

मालमत्तेचे नाव : KOP-10-0007-B/007B-0049

LESSOR:CIDCO , LEASEE: JAYA S. DIVEKAR & SURYAKANT S. DIVEKAR

सूचनांसाठी कृपया मागे पहावे

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

5555

Manager Town Servicer's office
City & Industrial Development
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay - 400 614.

Date: 26/9/95

TAKING OVER POSSESSION BY THE ALLOTTEE

This F-B Aptt. No. F-B/E-011 Sector 10 at Vashi/CBD-Belapur/Panvel/
Nerul/Kelamboli/Airoli/Kopar Khairane

1. Date of allotment : _____
2. Name of Hire/outright Purchaser : J.S. Rawat
3. Date of execution of Agreement : 26/9/95

City _____ _____
_____ Asst. Estate Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. F-B/E-011/019
Type F-B Sector 10 at Vashi/CBD-Belapur/Panvel/
Nerul/Kelamboli/Airoli/Kopar Khairane on the day of 26/9/95 after proper inspection
of the fittings and Fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above
apartment and they are according to the times listed and according to plans and specifications
attached with the agreement. I have inspected the apartment and satisfied myself. I accept the
above said apartment and have no complaint of any nature whatsoever and I would not claim
another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.

J.S. Rawat
(Signature of Allottee)

Copy: i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board

Name J.S. Rawat
Aptt. No. F-B/E-011/019



टनन - 6
9042/3370
2098

घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही कारणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. ग. पुणे यांचे ३०.११.२०१३ तोजीये परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेला दस्तऐवजामधील मिळकत ही फसवणुकीच्या अथवा दुबार विक्री होत नाही. याचा आम्ही अपिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार /कुलमुखत्यातरधारक हे खरे असून याची आम्ही स्वताः खात्री करून या दस्ता सोबत दोन प्रत्यक्ष ओळखणारे इतम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यातरधारक (P.A.Holder) लिहून देणार ह्यात आहे व फसत कुलमुखत्यापरपत्र अद्ययापी अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यातरधारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादीत केलेला आहे.

सदरचे मुखत्यापरपत्र हे इरिव्कोकेबल नाही व आम्ही मुखत्यापरपत्र लिहून देणार यांनी सदर मुखत्यापरपत्राबाबत कोणताही मोबदला स्विकारलेला नाही करिता सदरचे मुखत्यापरपत्र हे केव्हाही रद्द करण्याचे अधिकार आम्ही अबाधीत ठेवून मुखत्यापरपत्र लिहून देणार यांस पुढीलप्रमाणे अधिकार देत आहे.

या दस्ता सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरावे दाखवणारे व खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायलय/शासकीय कार्यालयाची मनाई नाही. तसेच गृहकारण नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित हेत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने /उच्चन्यायलयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यातरधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्वावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीसस्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकत विषयी होऊ नचे म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी करे कमी करावी, सुट्याची अगळ्या अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर मुद्रांक शुल्क देण्याबाबत मी/आम्ही या दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हांस पूर्ण जाणीव आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हे घडणार कुणी केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यात मी/आम्ही स्वतःच अदाशिये १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील मनुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

जे. ए. ए. दिवेकर

लिहून देणार

लिहून घेणार



दन नं = 6
2013/3070

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYA S DIVEKAR
KASHINATH PARBHATI BHAGAT
14/01/1970
Permanent Account Number
ALFPD0214K

जे. एस. दिवेकर
Signature

जे. एस. दिवेकर

J.S.M.

भारत सरकार
GOVERNMENT OF INDIA

सूर्यकांत सोनबा दिवेकर
Suryakant Sonba Divekar

जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

4542 4468 8612



भारत सरकार
GOVERNMENT OF INDIA



जया सूर्यकांत दिवेकर
Jaya Suryakant Divekar

जन्म वर्ष / Year of Birth : 1970
स्त्री / Female

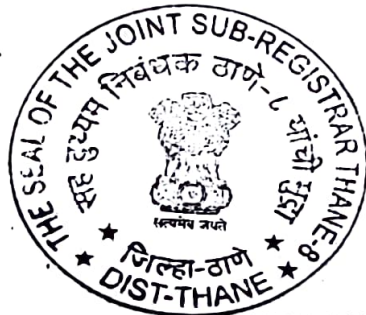
8415 0335 2752

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

जे. एस. दिवेकर

J.S.M.



टनन - ८
१७५९१३५१००
२०१९



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
7/B/49, Chandralok CHS.
Infront Ganesh Mandir
Sector 10, Navi Mumbai, Kopar Khairi
Thane, Maharashtra, 400709




भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता :
७/बी/४९, चंद्रलोक सीएचएस
गणेश मंदिर समोर
सेक्टर १०, नवी मुंबई, कोपर खैरी स.जी
ठाणे, महाराष्ट्र, ४००७०९


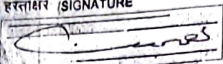
Address :
7/B/49, Chandralok CHS.
infront Ganesh Mandir
Sector 10, Navi Mumbai, Kopar Khairi
Thane, Maharashtra, 400709





adhaar - Samanya Maansacha Adhikaar




Aadhaar - Samanva Maansacha Adhikaar

आयकर विभाग
INCOME TAX DEPARTMENT
ताहा अहमद
TAHA AHMED N
नाजमुद्दीन बुरहानुद्दीन अहमद
NAJMUDDIN BURHANUDDIN AHMED
22/01/1992
 Permanent Account Number
AZXP8127G

 Signature


भारत सरकार
GOVT. OF INDIA


 08082016


PERMANENT ACCOUNT NUMBER
AAFP5586J
नाम / NAME
MOHD NAJMUDDIN BURANDDIN AHMED
पिता का नाम / FATHER'S NAME
MOHAMMED BURANDDIN AHMED
जन्म तिथि / DATE OF BIRTH
01-06-1958

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



तहा नजमुद्दीन अहमद
Taha Najmuddin Ahmed
जन्म तारीख / DOB: 22/01/1992
पुरुष / MALE


3436 6670 6418


मोहम्मद नजमुद्दीन अहमद
Mohammed Najmuddin Ahmed
जन्म तारीख / DOB: 01/06/1958
पुरुष / MALE


2510 5879 1387
-साक्षात्कार अधिकारी

आधार-माझे आधार, माझी ओळख



SEAL OF THE JOINT SUB-REGISTRAR THANE-9
महाराष्ट्र शासन
पञ्चम तहसील
ठाणे
DIST-THANE
पत्ता:
शाहनूर, फ्लॉट नं. 18, सेक्टर 10, कोपरखैरणे, नवी मुंबई, ठाणे, महाराष्ट्र - 400709
Address:
Shahnour, Flat No. 18, Sector 10, Koperkhairane, New Mumbai, Thane, Maharashtra - 400709
3436 6670 6418
Aadhaar-Mera Aadhaar, Meri Pehchan



टनन - 6
944043870
2099
भारतीय विधिपर पदनाम आयुक्त
पत्ता
S/O: मोहम्मद बुरहानुद्दीन अहमद, फ्लॉट नं-18 शाहनूर ये हाउस, से टर-10 कोपर खैरणे, नवी मुंबई, ठाणे, महारा - 400709
Address:
S/O: Mohammed Burhanuddin Ahmed, Flat No-18 Shahnour Flat House, Sector-10 Koper Khairane, New Mumbai, Thane, Maharashtra - 400709
2510 5879 1387

-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MOHAMMED ALLUDDIN
 ABDUL GADEER MOHAMMED
 01/07/1966
 Permanent Account Number
ATZPM7879D


 Signature





Mohammed Alluddin

(Handwritten mark)

भारत सरकार
GOVT. OF INDIA

सत्यवान जगराम नलावडे
 Salyawan Jaram Nalawade
 जन्म तारीख / DOB: 05/06/1977
 पुरुष / MALE

7937 9821 9235

आधार - सामान्य माग्याचा अधिकारी

Nalawade



टनन - ८
१०५९३/३०१८०
२०१९

भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY

पत्ता:
 माई कुटीर, प्लॉट नं.
 366, कम नं-1, सेक्टर
 19, कोपरखैरणे गाव, नवी
 मुंबई, ठाणे,
 महाराष्ट्र - 400709

Address:
 S. K. Kuber Plot No-366 Room No-1,
 Sector 19, Koparkhane Village,
 Navi Mumbai, Thane
 Maharashtra - 400709

7937 9821 9235

Aadhaar - Aam Admi ka Adhikar

392/17593

बुधवार, 11 डिसेंबर 2019 4:58 म.नं.

दस्त गोपवारा भाग-1

दनन8

दस्त क्रमांक: 17593/2019

दस्त क्रमांक: दनन8 /17593/2019

बाजार मूल्य: रु. 29,76,142/-

मोबदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,94,000/-

दु. नि. सह. दु. नि. दनन8 यांचे कार्यालयात

पावती:18744

पावती दिनांक: 11/12/2019

अ. क्रं. 17593 वर दि.11-12-2019

मादरकरणाराचे नाव: तहा नजमुद्दीन अहमद --

रोजी 4:56 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

दस्ताचा प्रकार: खरेदीखत

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 11 / 12 / 2019 04 : 56 : 20 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 12 / 2019 04 : 57 : 59 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरमुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहून देणार

1. अ. 11.21. 12/2019

2. 11/21/2019

लिहून घेणार

1. 11/21/2019

2. 11/21/2019





दम्न गोपयारा भाग-2

दम्न नं. 34/80
दम्न क्रमांक: 17593/2019

11/12/2019 5 00:46 PM

दस्त क्रमांक : दम्न 8/17593/2019

दस्ताचा प्रकार :- खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जया सूर्यकांत दिवेकर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 7/बी/49, चन्द्रलोक सी.एच.एस., गणेश मंदिरच्या समोर, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर: ALFPD0214K	लिहून देणार वय :- 49 स्वाक्षरी: - <i>जे.एच. दिवेकर</i>		
2	नाव: सूर्यकांत सोनबा दिवेकर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 7/बी/49, चन्द्रलोक सी.एच.एस., गणेश मंदिरच्या समोर, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर: AAGPD1643Q	लिहून देणार वय :- 59 स्वाक्षरी: - <i>स. स. दिवेकर</i>		
3	नाव: तहा नजमुद्दीन अहमद - - पत्ता: -, -, शाहनूर रो हाऊस, प्लॉट नं. 18, सेक्टर -10, कोपरखैरणे, नवी मुंबई, -, कोपर खैरणे, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: AZXPA8127G	लिहून घेणार वय :- 27 स्वाक्षरी: - <i>तहा</i>		
4	नाव: मोहम्मद नजमुद्दीन बुरहानुद्दीन अहमद - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शाहनूर रो हाऊस, प्लॉट नं. 18, सेक्टर -10, कोपरखैरणे, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर: AAFPA5586J	लिहून घेणार वय :- 61 स्वाक्षरी: - <i>मोहम्मद</i>		

वरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्षा क्र. 3 ची वेळ: 11 / 12 / 2019 04 : 59 : 39 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सत्यवान जयराम नलवडे वय: 42 पत्ता: सेक्टर -19, कोपरखैरणे, नवी मुंबई पिन कोड: 400709		
2	नाव: मोहम्मद अल्लाउद्दीन अब्दुल क़ादिर - - वय: 53 पत्ता: खैरणे गांव, कोपरखैरणे, नवी मुंबई पिन कोड: 400709		

शिक्षा क्र. 4 ची वेळ: 11 / 12 / 2019 05

शिक्षा क्र. 5 ची वेळ: 11 / 12 / 2019 05 : 00 : 42 PM

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र. 4



sr.	Epayment Number	Defacement Number
1	MH008730904201920E	0004836326201920
2	2511201909925	2511201909925D

