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Monday, February 25, 2013
2:08 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1686 दिनांक: 25/02/2013

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल4-1667-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शहिदा जाफर शेख स्वतकरीता व जाफर अबीद अहमद शेख याचे अख

नोंदणी फी रु. 23500.00

दस्त हाताळणी फी रु. 1960.00

पृष्ठांची संख्या: 98

एकूण: रु. 25460.00

आपणास हा दस्तऐवज अंदाजे 2:25 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु. 1651000 /-

भरलेले मुद्रांक शुल्क : रु. 117500/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 23500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 624088 दिनांक: 25/02/2013

बँकेचे नाव व पत्ता: STATE BANK OF PATIALA

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1960/-

Shaikh

मुख दस्तऐवज परत मिळाला.

पक्षकाराचो सही

लिपीक

सह. दुय्यम निबंधक पनवेल-४.

सोबत दस्तऐवज पनवेल क्र. ४

पवल
१६२० २०२
१२ / ३८



Rohit M. Shinde

Shaikh G. H. Sherik

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS OF THE DAY AND DATE FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED SELLERS

1) Mrs. SHAHIDA JAFAR SHAIKH

Shaiikh



2) Mr. JAFAR ABID AHMED SHAIKH

Jafar Shaikh



SELLERS

In the Presence of

1. *Rakesh A Patil*

2. *Santosh S. K. R.*

SR

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS

1) Mr. MOHD. RAHIL SHAIKH MATEEN

Rahil



2) Mr. ABDUL MATEEN ABDUL KHALIQUE SHAIKH

Abdul Mateen



In the Presence of.....

1. *R*

2. *SR*

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१६२०	२०२३
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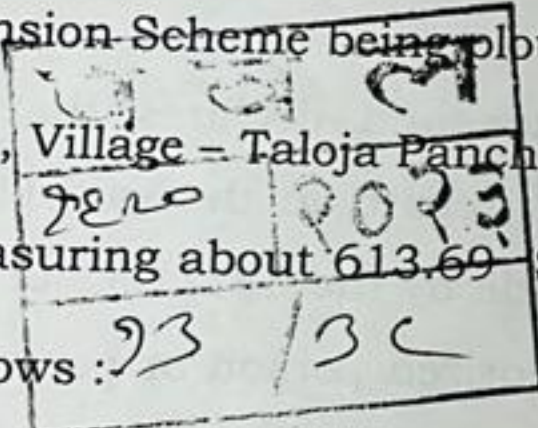


within one month the amount received by the SELLERS should be refunded to the PURCHASERS.

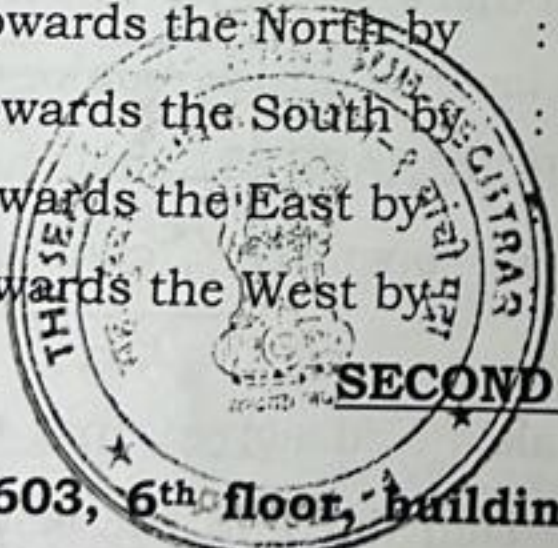
13. If the PURCHASERS commits default in completing the transaction, the SELLERS' will be entitled to cancel the agreement by giving prior notice to the 'PURCHASERS'.
14. The stamp duty and registration charges shall be borne and paid by the PURCHASERS.
15. The Agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act., 1960 and the rules made there under and under the Provisions of Transfer of Property Act, 1882.

FIRST SCHEDULE
DESCRIPTION OF THE PROPERTY

All the piece and parcel of Land under 12.5% Gaothan Expansion Scheme being plot known as GES Plot No. 164, Sector No.2, , Village - Taloja Panchnand, Tal - Panvel, Dist.Raigad totally admeasuring about 613.69 Sq.mtrs. or thereabouts and bounded as follows :



- | | | |
|----------------------------|---|-------------------------|
| On or towards the North by | : | Prop 15 mtrs wide road |
| On or towards the South by | : | Plot No.159, 158 |
| On or towards the East by | : | Plot No.163 |
| On or towards the West by | : | Prop 15 mtrs wide road. |



SECOND SCHEDULE

Flat No.603, 6th floor, building known as LUCKY TOWER CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.164, Sector- 2, Taloja Panchnand, Tal- Panvel, Dist.Raigad, Navi Mumbai.

Admeasuring Carpet area of 31.940 Sq.mtrs.

[Handwritten signatures and initials at the bottom of the page, including 'Shankar', 'M. Shankar', 'Jhaikh', and 'M. Shankar']

3. The SELLERS hereby confirms and admits that they have entered into the agreement for the consideration amount of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** in which **part payment of Rs.5,00,000/- (Rupees Five Lakhs Only)** has been paid by the PURCHASERS to the SELLERS.

PAYMENT SCHEDULE

Rs.4,00,000/- paid by RTGS Ref No.UBINR22023020101762947 Dtd. 01/02/2023.
Rs.1,00,000/- paid by RTGS Ref No.SBILT0402202314205372585 Dtd. 04/02/2023
Rs.20,00,000/- will be given by way of loan from any financial Institution or bank within 45 working days after registration of this document.

Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)
=====

4. The SELLERS hereby declares that the said shares and all the rights, title and interest etc., of the SELLERS in the said flat with **Admeasuring Carpet area of 31.940 Sq.mtrs.** and everything appurtenant thereof, assigned and transferred to the PURCHASERS forever, and is free from all encumbrances of whatsoever nature and undertake that the SELLERS shall at all times save harmless and keep the PURCHASERS indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/ lien or encumbrances of whatsoever nature that behalf. The SELLERS has assured and hereby assures the

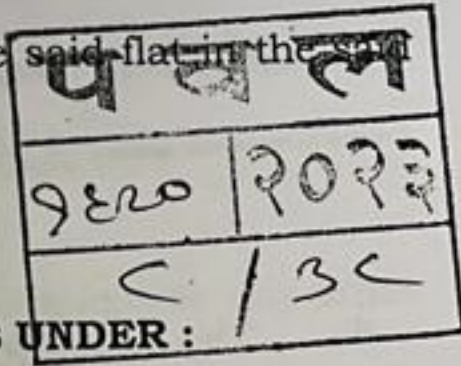
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Sq.mtrs.	
e	/ 30



[Handwritten signatures]

No.164, Sector- 2, Taloja Panchnand, Tal- Panvel, Dist.Raigad, Navi Mumbai Sub Division of Panvel and the District and Division of Raigad and within the jurisdiction of Sub - Registrar of Panvel and is in possession of the above referred **Flat No.603** , of the above Housing Society hereinafter referred to for the sake of brevity and convenience as "**SAID FLAT**" and the SELLERS are holding the relevant share certificate in the said Society.

AND WHEREAS the SELLERS have agreed to sell and transfer to the "PURCHASERS" and the PURCHASERS has agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said flat in the said society.



NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The SELLERS and PURCHASERS hereby ^{agree} and accept consideration amount of the said flat of **No.603, 6th floor, building known as LUCKY TOWER CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.164, Sector- 2, Taloja Panchnand, Tal- Panvel, Dist.Raigad, Navi Mumbai** to be **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)**



2. The SELLERS hereby agrees to transfer the "**Said Flat**" referred in Clause No.1, above for which the society being **LUCKY TOWER CO-OPERATIVE HOUSING SOCIETY LTD.** have agreed to transfer the same along with the share the relevant share certificates unto the name of the PURCHASERS for the price stated hereinabove.

[Handwritten signature]

[Handwritten signature]

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AND WHEREAS by an Agreement for sale registered on **Dated . 25/02/2013** between the Builders M/s HARI OM ENTERPRISES a partnership firm having office at- Riddhi Siddhi complex, Shop No.08, Plot No.01, Sector- 19, Vashi, Navi Mumbai sold Flat No.603, 6th floor, building known as **LUCKY TOWER CO-OPERATIVE HOUSING SOCIETY LTD**, Plot No.164, Sector- 2, Taloja Panchnand, Tal- Panvel, Dist.Raigad, Navi Mumbai, Admeasuring Carpet area of 31.940 Sq.mtrs. to 1) Mrs. **SHAHIDA JAFAR SHAIKH** and 2) Mr. **JAFAR ABID AHMED SHAIKH** vide Document No.PVL4-1667-2013 on Dtd. **25/02/2013**.

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and fittings and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said flat as their self-acquired property. The said flat is hereby sold with absolute ownership right including all fittings by the **SELLERS** to the **PURCHASERS** is hereby agreed by the both parties.

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AND WHEREAS, The **SELLERS** are the Owners of Flat No.603, 6th floor, building known as **LUCKY TOWER CO-OPERATIVE HOUSING SOCIETY**

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT made at Panvel this 20th Day of February 2023.

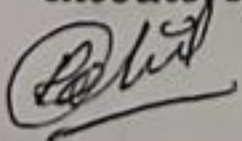
BETWEEN


1) Mrs. SHAHIDA JAFAR SHAIKH, Age- 33 years, Occupation - Housewife, (Pan No. DOSPS9947K) and 2) Mr. JAFAR ABID AHMED SHAIKH, Age- 41 years, Occupation- Business, (Pan No. BHUPS8026E) Indian Inhabitants, Both residing at Flat No.701, Green Park, Plot No.10, Sector- 8E, Kalamboli, Navi Mumbai 0 410218 hereinafter referred to as "THE SELLERS" (which expression shall mean and include shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

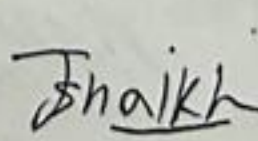
AND

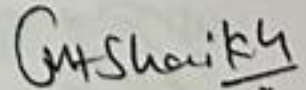
1) Mr. MOHD. RAHIL SHAIKH MATEEN, Age- 28 years, Occupation - Service/Business, (Pan No. FEYPPS0885C) and 2) Mr. ABDUL MATEEN ABDUL KHALIQUE SHAIKH, Age- 59 years, Occupation - Service/Business, (Pan No. AMNPS9500LE) Indian Inhabitants, Both residing at- B-301, A.N. Look CHS, Plot No.11, 12, 13, Sector- 27, Behind Ishwar Bliss, Nerul, Navi Mumbai 400706 hereinafter referred to as "THE PURCHASERS"

(which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, representative, executors, administrators and assigns) of the **SECOND PART**.









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गावाचे नाव : तळोजा पाचनंद

करारनामा

25000000

2495152.8

पटयान्या

कारणी देतो की पटदेदार

सा व

1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: 3.2, दर 62000/- सदनिका क्र.603,सहावा मजला,लकी टॉवर को.ऑप.हौ.सो.लि.,प्लॉट नं.164,सेक्टर - 2,तळोजा पाचनंद,ता.पनवेल,जि.रायगड,नवी मुंबई,चटई क्षेत्र 31.940 चौ.मी. ((Plot Number : 164 ;))

1) 31.940 चौ.मीटर

गुडी देण्यात असेल तेव्हा.

दणा-या/लिहून ठेवणा-या
दिवाणी न्यायालयाचा
देश असल्यास,प्रतिवादिचे

1): नाव:-शहिदा जाफर शेख - वय:-33; पत्ता:-प्लॉट नं:-, माळां नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:
सदनिका क्र.701, ग्रीन पार्क,प्लॉट नं.10, सेक्टर - 8ई,कळंबोली,नवी मुंबई, महाराष्ट्र, राईगार:(०:). पिन
कोड:-410218 पॅन नं:-DOSPS9947K

2): नाव:-जाफर अबीद अहमद शेख - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-,
रोड नं: सदनिका क्र.701, ग्रीन पार्क,प्लॉट नं.10, सेक्टर - 8ई,कळंबोली,नवी मुंबई, महाराष्ट्र, राईगार:(०:). पिन
कोड:-410218 पॅन नं:-BHUPPS8026E

नाव:-, ब्लॉक नं:-, रोड

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 1620/2023

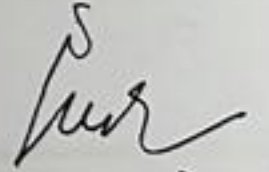
नोंदणी :

Regn:63m

21/02/2023

गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2495152.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: 3.2, दर 62000/- सदनिका क्र.603, सहावा मजला, लकी टॉवर को.ऑप.ही.सो.लि., प्लॉट नं.164, सेक्टर - 2, तळोजा पाचनंद, ता.पनवेल, जि.रायगड, नवी मुंबई, चटई क्षेत्र 31.940 चौ.मी. ((Plot Number : 164 ;))
(5) क्षेत्रफळ	1) 31.940 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शहिदा जाफर शेख - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र.701, ग्रीन पार्क, प्लॉट नं.10, सेक्टर - 8ई, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:-DOSPS9947K 2): नाव:-जाफर अबीद अहमद शेख - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र.701, ग्रीन पार्क, प्लॉट नं.10, सेक्टर - 8ई, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:-BHUPS8026E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोह.राहिल शेख मतीन - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-301, ए.एन.लुक को.ऑप.ही.सो., प्लॉट नं.11,12,13, सेक्टर-27, ईश्वर ब्लिसच्या मागे, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-FEYPS0885C 2): नाव:-अब्दुल मतीन अब्दुल खालिक शेख - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-301, ए.एन.लुक को.ऑप.ही.सो., प्लॉट नं.11,12,13, सेक्टर-27, ईश्वर ब्लिसच्या मागे, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMNPS9500L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1620/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	


 सह दुय्यम निबंधक पनवेल १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Receipt (pavti)

B

86/1620

Tuesday, February 21, 2023

11:23 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2128 दिनांक: 21/02/2023

गावाचे नाव: तळोजा पाचनंद
दस्तऐवजाचा अनुक्रमांक: पबल1-1620-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: मोह. राहिल शेख मतीन -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 25760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:39 AM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

वाजार मुल्य: रु. 2495152.8 /-

मोबदला रु. 2500000/-

भरलेले मुद्रांक शुल्क: रु. 175000/-

सह दुकान निवडक पत्रेन ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2002202311570 दिनांक: 21/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 25000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015604845202223E दिनांक: 21/02/2023

बँकेचे नाव व पत्ता:

Rahil