

13/04/2023

सूची क्र.2

दुप्यम निबंधक ; दु.नि. वसई 1

दम्न क्रमांक : 5005/2023

नोंदणी :

Regn:63m

गावाचे नाव : वालीव

(1) बिलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2051000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र: 6,गांव मीज वालीव,ता. वसई,जि. पालघर येथील स.नं. 4,हि.नं. 3,4,5,8,9,व 14 या मिळकतीवरील इतर कॉम्प्लेक्स वि.नं. 4 एक ऋयू या इमारतीमधील सदनिका नं. 703,सातवा मजला,बी-बिंग,अंत्र 390 चौ.फु.(कारपेट),म्हणजेच 36.24 चौ.मी. (कारपेट),वसई पुर्व((Survey Number : 4 ; HISSA NUMBER : 3,4,5,8,9 व 14 ;))
(5) क्षेत्रफळ	1) 36.24 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 अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मौलाना अकबर अली कादरी -- वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला, इमारतीचे नाव: हैद्री मस्जिद, ब्लॉक नं: 129/131, रूम नं. 405 , रोड नं: टेमकर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AAGPQ7928K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीए शुमाइला फइम शेख -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आरएनए लिबर्टी टाईप 4 , ब्लॉक नं: 501, रोड नं: जंगीड सर्कल जवळ, मिरा रोड पुर्व, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CWSPS7664E
(9) दम्नऐवज करून दिल्याचा दिनांक	31/03/2023
(10) दम्न नोंदणी केल्याचा दिनांक	13/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5005/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

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

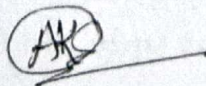
AGREEMENT FOR SALE

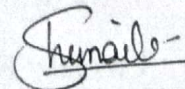
THIS **AGREEMENT FOR SALE** made and entered into at Vasai on this 31st day of **March 2023** BETWEEN **MR. MAULANA AKBAR ALI QADRI**. Age 67 Years **Pan No. AAGPQ7928K**, Indian inhabitant, residing at :- 129/131, Haidri Masjid, 4th Floor, Room No.405, Temker Street, Mumbai - 400 008. Hereinafter referred to as "**THE TRANSFEROR**" which expression unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, assigns & administrators) of the **ONE PART** :

A N D

MRS. CA SHUMAILA FAIM SHAIKH. Age 30 Years **Pan No. CWSPS7654E**, Indian inhabitant, residing at :- Flat No.501, RNA Liberty Type-4, Near Jangid Circle, Mira Road (East), Mira - Bhayander, Mira Road, Thane - 401 107. Hereinafter referred to as "**THE TRANSFEREE**" (Which expression shall unless it to be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, assigns) of the **SECOND PART**

WHEREAS The present Transferor has purchased **Albina Flat No.703**, On the **Seventh Floor**, in **B-Wing**, area **admeasuring 36.24 square feet carpet area equivalent to 36.24 square meters** (carpet), in the Building known as "**LAKE VIEW**" **Building No. 703** in the **ZAR COMPLEX** , Constructed on land bearing **S.No. 4**



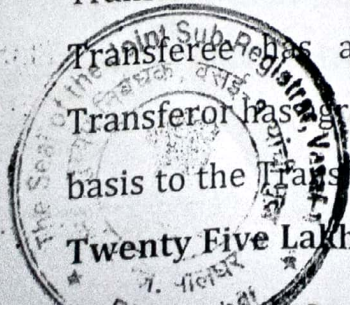


5004 5 60
2023
H.No.3,4,5,8,9&14

situated at village **Waliv**, Tal. Vasai, Dist. Palghar, bearing Vasai Virar Shahar Mahanagar Palika Waliv House No.VL01/6752/211, within the area of registration sub District of Vasai and registration District Palghar and within the limits of Vasai Virar City Municipal Corporation, (hereinafter referred to as the "Said Flat" for brevity's sake) from builder **M/S.ZAR BUILDERS & DEVELOPERS** vide Agreement for sale dated 7th September 2015, which is duly registered before Joint sub registrar Vasai-VI, bearing Registration No.Vasai 6/4416/2015 Dated 07/09/2015. The Transferor has paid the full consideration amount to the said Builder/Transferor and complied with all his obligation under the aforesaid agreement and since then he is in lawful occupation of the said flat as absolute owner thereof.

NOW THIS INDENTURE WITNESSETH AS UNDER:

The Transferor is exclusive & absolute owner of All that Flat **No.703**, On the **Seventh Floor**, in **B-Wing**, area admeasuring **390 square feet carpet area equivalent to 36.24 square meters** (carpet), in the Building known as "**LAKE VIEW**" **Building No.4**, in the **ZAR COMPLEX** , Constructed on land bearing **S.No.4 H.No.3,4,5,8,9 & 14**, situated at village **Waliv**, Tal. Vasai, Dist. Palghar, bearing Vasai Virar Shahar Mahanagar Palika Waliv House No.VL01/6752/211, within the area of registration sub District of Vasai and registration District Palghar and within the limits of Vasai Virar City Municipal Corporation. The Transferor is ready and willing to sell, transfer rights title and interest in the Said Flat to the Transferee which the Transferee has agreed to purchase. The Transferee has agreed to acquire from the Transferor AND Transferor has agreed to sell and transfer the said Flat on ownership basis to the Transferee for a sum price of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** In full & final settlement of his claims to



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the said Flat subject to the terms and conditions & obligations mentioned in the said Agreement for sale with the previous owner/ builder.

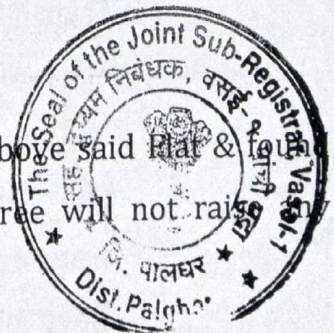
1) The said sale consideration of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** is to be paid as follows :

A) **Rs.5,00,000/- (Rupees Five Lakhs Only)** being the part consideration amount has been paid by Transferee to Transferor on or before execution of this present by cheque and Transferor do hereby admit, receipt of amount by signing this agreement and no separate receipt is necessary (Subject to realization of cheques) .

B) **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** balance consideration amount Transferee will pay to the Transferor within 45 (Forty Five) days from the date of execution of this agreement by obtaining bank loan and time is the essence of contract and Transferor will co-operate Transferee by giving necessary documents and signature. And so also if Transferee fails to make balance consideration amount within stipulated time then Transferor has right to cancel this agreement by giving 15 days written notice to the Transferee.

2) The Transferor will hand over peaceful & vacant possession of the said Flat to the Transferee on the date of receipt of balance consideration amount and Transferor will execute possession letter to the Transferee of the said Flat.

3) That the Transferee has inspected the above said Flat & found the same in perfect condition and Transferee will not raise dispute for the same in future.



AKS

Female

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4) The Transferor herein has obtained permission from the society to sell the said Flat to the Transferee herein and the society has agreed to transfer the said Flat in the name of the Transferee along with shares. And Whereas the " LAKE VIEW ZAR COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD " is a registered society, registered under the provision of Maharashtra Co-Operative Societies Act,1960.Vide Registration No. PLR/VSI/HCG/(TC)651/2019 dated - 02/03/2019. And Whereas the Transferor herein is the bonafied member of the "LAKE VIEW ZAR COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD ".

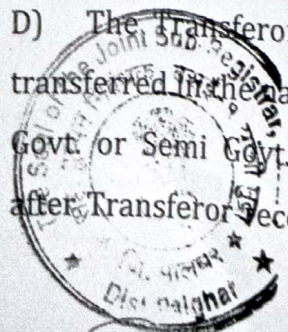
5) THE TRANSFEROR DO HEREBY DECLARE & STATE: -

A) That the said Flat is free from all encumbrances & liabilities, claims demands of tax dues & their title to the said Flat of Transferor is clear marketable & free from all encumbrances doubts and if any defect is found in title of Transferor then Transferor will clear the same at his own cost.

B) That he has not mortgages assigned or transferred or in any other way encumbered to alien at their right, title and interest in the said Flat on or before the date of execution of this agreement.

C) That he undertake at all times to have harmless & keep the Transferee indemnified against all proceeding costs & expenses of any nature whatsoever.

D) The Transferor doth hereby undertakes to get the said Flat transferred in the name of the Transferee in the record of concerned Govt. or Semi Govt. authority, Municipality authority and society after Transferor receives full consideration amount and/or for this



9) This agreement is subject to provision of Maharashtra
Ownership of Flats (Regulations of the promotion of construction,
sale, management and transfer) Act 1963 with rules made
thereunder.

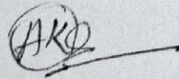
SCHEDULE OF PROPERTY

ALL THAT Flat No.703, On the Seventh Floor, in B-Wing, area
admeasuring 390 square feet carpet area equivalent to 36.24
square meters (carpet), in the Building known as " LAKE VIEW "
Building No.4, in the ZAR COMPLEX , Constructed on land bearing
S.No.4 H.No.3,4,5,8,9 & 14, situated at village Waliv, Tal. Vasai,
Dist. Palghar, bearing Vasai Virar Shahar Mahanagar Palika Waliv
House No. VL01/6752/211, within the area of registration sub
District of Vasai and registration District Palghar and within the
limits of Vasai Virar City Municipal Corporation.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE
PRESENTS ON THE DAY & THE YEAR HEREINABOVE FIRST
WRITTEN:

SIGNED AND DELIVERED

By the withinnamed "TRANSFEROR"



MR. MAULANA AKBAR ALI QADRI.



Left Hand Thumb
Impression



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasalvirarcorporation@yahoo.com

VVCMC/TP/OC/VP-0214/75/2017-18

To,
Shri. Ahsan Usman Raeen
18, Edmund Compound,
Near Church, Kherani Road,
Sakinaka, Andheri (E),
MUMBAI-400 072.

जायक क्र. : व.वि.श.म.

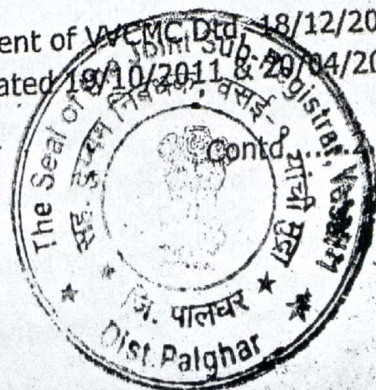
दिनांक Dt. 31/07/2017

Sub: Grant of Occupancy Certificate for Residential with Shopline Building No.3 (Wing A,B,C&D)(Stilt+Gr.+7) & Residential with Shopline Building No.4(Wing A,B,C&D)(Stilt+Gr.+7) on land bearing S.No. 3, H.No.11 & 12 & S.No.4 H.No. 1, 2(Pt) ,3, 4, 5, 8, 9 & 14 of Village- Waliv, Taluka -Vasai Dist-Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1992/E/478 dated 25/06/1997.
- 2) Revised Development Permission granted from CIDCO vide letter dated 10/02/2010 & 23/06/2010.
- 3) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0214/087/2012-13 dated 27/06/2012.
- 4) Development Completion Certificate dt. 18/04/2017 from the Registered Engineer.
- 5) Structural stability certificate from Structural Engineer vide letter dated 18/04/2017.
- 6) Plumbing certificate dated 18/04/2017.
- 7) Receipt No. 21982 Dt.27/07/2017 from Vasai Virar City Municipal Corporation for potable water supply.
- 8) NOC from Lift Inspector Dt. 28/07/2014 & 22/07/2015
- 9) NOC from Chief Fire Officer 05/12/2016.
- 10) Letter from Rain Water Harvesting consultant Dtd.21/06/2013 & 11/09/2013.
- 11) NOC from Tree Plantation Department of VVCMC Dtd. 18/12/2015.
- 12) Your Registered Engineer's letter dated 19/10/2011 & 29/04/2017.

COLOUR XEROX



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर, पिन ४०१ ३०५.



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		२०२३	

दूरध्वनि : ०२२१०-२५२११००
फॅक्स : ०२२१०-२५२११००
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक Dt. 31/07/2017

VVCMC/TP/OC/NP-0214/75/2017-18

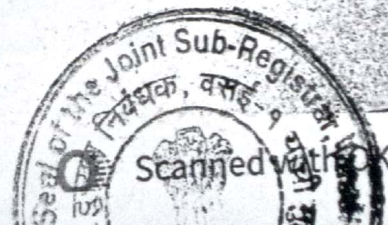
OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.3 (Wing A,B, C & D)(Stilt+Gr.+7) with Built up area 5840.03 Sq.m & Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) with Built up area 6043.85 Sq.m on land bearing S.No. 3, H.No.11 & 12 & S.No.4, H.No.1, 2(Pt), 3, 4, 5, 8, 9 & 14 of Village- Waliv, Taluka Vasai, Dist-Palghar, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer(License/Registration No. VVCMC/ENGR/01) and has been inspected on 11/07/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1992/E/478 dtd. 25/06/1997 & Revised Development Permission granted vide letter dated 10/02/2010 & 23/06/2010 issued by CIDCO & Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0214/087/2012-13 dated 27/06/2012 issued by VVCMC and permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

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जायक क्र. : व.वि.श.म.

दिनांक Dt. 31/07/2017

VVCMC/TP/OC/NP-0214/75/2817-18
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- 5) This certificate of occupancy is issued only in respect of 19 Shops & 126 Flats constructed in Residential with Shopline Building No.3 (Wing A, B, C & D)(Stilt+Gr.+7) & 11 Shops & 126 Flats constructed in Residential with Shopline Building No.4(Wing A, B, C & D)(Stilt+Gr.+7) only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner)

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Deputy Director
Town Planning
Vasal Virar City Municipal Corporation



A/B

Remilla

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