

512/3222

पावती

Original/Duplicate

Thursday, March 09, 2023

नोंदणी क्र.: 39म

12:53 PM

Regn.: 39M

पावती क्र.: 3309 दिनांक: 09/03/2023

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर16-3222-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अंजू मदन सिंह

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 900.00

पृष्ठांची संख्या: 45

एकूण: ₹. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:08 PM ह्या वेळेस मिळेल.

सह. दु.नि.का.अंधेरी-5

बाजार मुल्य: ₹.15906404.34 /-

सोबदला ₹.18500000/-

भरलेले मुद्रांक शुल्क : ₹. 1110000/-

सह. दु.नि.का.अंधेरी क्र. ५
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: ₹.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0903202305713 दिनांक: 09/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016407094202223M दिनांक: 09/03/2023

बँकेचे नाव व पत्ता:

अंजू सिंह

registered original document
Delivery on 9/3/2023

)GiT2HTzK6

3/9/2023

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | | |
|---|---|----------------|---------------|----------------------------|----------------|--|
| Valuation ID | 202303092992 | | | 09 March 2023, 12:36:19 PM | | |
| बदर 16 | | | | | | |
| मूल्यांकनाचे वर्ष | 2022 | | | | | |
| जिल्हा | मुंबई (उपनगर) | | | | | |
| मूल्य विभाग | 50-ओशिवरे (अंधेरी) | | | | | |
| उप मूल्य विभाग | 50/242 भूभाग : उत्तरेस नाळा, पूर्वेस 18.30 मी. विकास योजना रस्ता, दक्षिणेस व पश्चिमेस 36.60 मी. विकास योजना रस्ता | | | | | |
| सर्व्हे नंबर /न. भू क्रमांक : | इतर # | | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक | |
| 120300 | 226530 | 260510 | 283160 | 226530 | चौरस मीटर | |
| बांधीव क्षेत्राची माहिती | | | | | | |
| बांधकाम क्षेत्र (Built Up)- | 86.43 चौरस मीटर | मिळकतीचा वापर. | निवासी सदनिका | मिळकतीचा प्रकार. | बांधीव | |
| बांधकामाचे वर्गीकरण- उद्भवान सुविधा. | 1-आर सी सी आहे | मिळकतीचे वय. | 40 वर्षे | बांधकामाचा दर - | Rs. 30250/- | |
| रस्ता सन्मुख - | | | | | | |
| Sale Type - First Sale | | | | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | | |
| मजला निहाय घट/वाढ = 100% apply to rate= Rs. 226530/- | | | | | | |
| घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((226530-120300) * (60 / 100)) + 120300) = Rs. 184038/- | | | | | | |
| A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 184038 * 86.43 = Rs. 15906404.34/- | | | | | | |
| Applicable Rules = .10.4 | | | | | | |
| एकत्रित अंतिम मूल्य | | | | | | |
| = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझिनार्डन मजला क्षेत्र मूल्य + लगातच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी - मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 15906404.34 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 15906404.34/- | | | | | | |



Home Print

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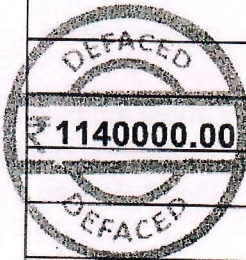
CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH016407094202223M | BARCODE | | Date | 08/03/2023-10:44:49 | Form ID | 25.2 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

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|-----------------|-----------------------------------|------------------------|---|--|--|--|--|
| Department | Inspector General Of Registration | Payer Details | | | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | | |
| | | PAN No.(If Applicable) | | | | | |
| Office Name | BDR17__JT SUB REGISTRAR ANDHERI 6 | Full Name | ANJU MADAN SINGH | | | | |
| Location | MUMBAI | Flat/Block No. | Flat No. 404, 4th Floor, A Wing, Sunny Side CHS | | | | |
| Year | 2022-2023 One Time | Premises/Building | Ltd | | | | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|-----------------------------|---------------|---------------------|------------------------|--------------------|-------------|
| 0030045501 Stamp Duty | 1110000.00 | Lokhandwala Complex | Andheri (West), Mumbai | | 4 0 0 0 5 3 |
| 0030063301 Registration Fee | 30000.00 | | | | |



Remarks (If Any)
SecondPartyName=SIKANDER MUSHTAQALI KAZI-

बदर - १६

| | |
|-----------|--|
| Amount In | Eleven Lakh Forty Thousand Rupees Only |
| Words | 3222 3 84 |

FOR USE IN RECEIVING BANK

| | | | | | | |
|-------------------|----------------------|----------------------|------------------------------------|-----------------------|--|--|
| Payment Details | PUNJAB NATIONAL BANK | | | | | |
| Cheque-DD Details | Bank Clr | Ref. No. | 03006172023030800133_080323M_90841 | | | |
| Cheque/DD No. | Bank Date | RBI Date | 08/03/2023-13:19:04 | Not Verified with RBI | | |
| Name of Bank | Bank-Branch | PUNJAB NATIONAL BANK | | | | |
| Name of Branch | Scroll No. , Date | | | | | |

Department ID : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचू चटाना फांकड सुरयाम विवेकाक कार्यालयगत नोदणी करवावयाच्या दस्त्यासाठी लागू आहे. याचू चटाना फांकड सुरयाम विवेकाक कार्यालयगत नोदणी करवावयाच्या दस्त्यासाठी लागू आहे.



Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-512-3222 | 0008209059202223 | 09/03/2023-12:53:10 | IGR553 | 30000.00 |



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0903202305713

Receipt Date 09/03/2023

Received from ANJU MADAN SINGH, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 3222 dated 09/03/2023 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 900

DEFACED

Payment Details

Bank Name PUNB

Payment Date 09/03/2023

Bank CIN 10004152023030905333

REF No. 5110988860

Deface No 0903202305713D

Deface Date 09/03/2023

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

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| बदर - १६ | | |
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| खवर - १६ | | |
| ३२२३ | ५ | ४५ |
| २०२३ | | |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 9th day of March, 2023.

BETWEEN

Mr. SIKANDER MUSHTAQALI KAZI aged: 73 years, an adult, Indian Inhabitant, residing at 102/2-B, Windermere, Off. New Link Road, Near Mega Mall, Oshiwara, Andheri (West), Mumbai - 400 053, hereinafter referred to as the "TRANSFEROR" (which expression it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

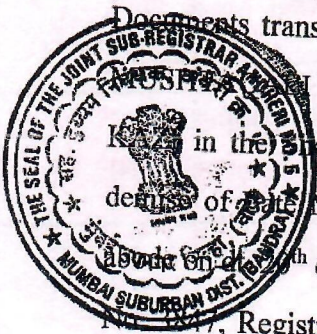
AND

1) Mrs. ANJU MADAN SINGH aged: 43 years & 2) Miss KHUSHI MADAN SINGH aged: 20 years, both adults, Indian Inhabitants, residing at Flat No. 005, Building 35, Unit No. 9 CHS Ltd., Near ICICI Bank, Swami Samarth Nagar, Andheri (West), Mumbai - 400 053, hereinafter referred to as the "TRANSFEREES" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS the TRANSFEROR is the registered member of **SUNNY SIDE** Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co - Operative Societies Act' 1960, vide Registration No. **BOM/KW/HSG/(TC)/3029/1987-88** Dated: **16-10-1987** (hereinafter referred to as "SAID SOCIETY") and by virtue of being the member of the said society, he has been holding on ownership basis **Flat No. 404, 4th Floor, A Wing in SUNNY SIDE Co-operative Housing Society Ltd., situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, admeasuring 930 sq. ft. Built-up Area,** hereinafter referred to as "SAID FLAT".

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| बदर - १६ | |
| 3222 | AND WHEREAS MR. MUSHTAQALI HUSAIN KAZI had purchased the said Flat from M/s. LOKHANDWALA DEVELOPMENT CORPORATION, therein referred to as "the Builder" wide Agreement dt. 21 st day of February, 1981. |
| २०२३ | |

AND WHEREAS MR. MUSHTAQALI HUSAIN KAZI had made an Declaration dated: 19th day of December, 1987 in the Declaration MR. MUSHTAQALI HUSAIN KAZI had relinquished his 100% full ownership right, title and interest in the said Flat and Shares thereof in favour of his Son - MR. SIKANDER MUSHTAQALI KAZI, therefore the Society after completing due formalities and after evidencing all the Documents transferred the said Flat and said Shares in the name of MR. SIKANDER KAZI and endorsed the name of MR. SIKANDER MUSHTAQALI KAZI in the Share Certificate on dated: 21/7/1989. AND WHEREAS upon untimely demise of MR. MUSHTAQALI HUSAIN KAZI who untimely left for heavenly abode on dt. 01st day of December, 1992, vide Death Certificate No. 236580, Registration No. 236580, Registration Date: 23rd day of December, 1992, Date of Issue of certificate: 01st day of January, 1993, therefore leaving behind his Wife: MRS. KAZI AMINABI MUSHTAQALI & Four Childrens: MR. SIKANDER MUSHTAQALI KAZI (Son), MRS. NILOFER KHALFAY (Daughter), MR. ASIF MUSHTAQALI KAZI (Son) & MR. SAYEED MUSHTAQALI KAZI (Son), as the only Legal Heirs of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat and said Shares and as MRS. KAZI AMINABI MUSHTAQALI who untimely left for heavenly abode on dt. 01st day of



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October, 2018, vide Death Certificate Registration No. D-2018: 27-90270-004332, Date of Registration: 3rd day of October, 2018, Date of Issue of certificate: 23rd day of February, 2019, therefore leaving behind his Four Childrens: MR. SIKANDER MUSHTAQALI KAZI (Son), MRS. NILOFER KHALFAY (Daughter), MR. ASIF MUSHTAQALI KAZI (Son) & MR. SAYEED MUSHTAQALI KAZI (Son), as the only Legal Heirs of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat and said Shares, each Legal heirs having 25% share in the said Flat and said Shares. AND WHEREAS MR. SIKANDER MUSHTAQALI KAZI, MRS. NILOFER KHALFAY, MR. ASIF MUSHTAQALI KAZI & MR. SAYEED MUSHTAQALI KAZI have 25% undivided share each in the 100% undivided share of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat and said Shares. AND WHEREAS MRS. NILOFER KHALFAY, MR. ASIF MUSHTAQALI KAZI & MR. SAYEED MUSHTAQALI KAZI hereby released their full undivided shares collectively would be 75% undivided share in the 100% undivided share of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat alongwith rights, title and interest into and over the said Flat and the said shares in favour of their Brother – MR. SIKANDER MUSHTAQALI KAZI vide Deed of Release dt. 13th day of January, 2023 registered with Joint Sub Registrar, Andheri 6, MSD under Serial No. BDR17-775-2023 dated 13th day of January, 2023 vide Receipt No. 842, alongwith an Affidavit dt. 12th day of January, 2023 making the TRANSFEROR MR. SIKANDER MUSHTAQALI KAZI 100% shareholder in the said Flat and the said shares. The TRANSFEROR had complied with all his obligations and since then he occupation of the said flat as absolute owner thereof.

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| 3222 | Deed of Release dt. 13 th |
| 3023 | |
| Receipt No. 842, alongwith | |

AND WHEREAS the TRANSFEROR is presently holding the said flat admeasuring 930 sq. ft. Built-up Area, on Ownership Basis.



AND WHEREAS by virtue of being the member of the said Society viz. SUNNY SIDE Co-operative Housing Society Ltd., the Society has issued Share Certificate No. 43, Member's Register No. 22, for 5 (Five) fully paid-up shares of Rs. 50/- each aggregating to total Rs. 250/- bearing distinctive nos. 176 to 180 (Both Inclusive).

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October, 2018, vide Death Certificate Registration No. D-2018: 27-90270-004332, Date of Registration: 3rd day of October, 2018, Date of Issue of certificate: 23rd day of February, 2019, therefore leaving behind his Four Childrens: MR. SIKANDER MUSHTAQALI KAZI (Son), MRS. NILOFER KHALFAY (Daughter), MR. ASIF MUSHTAQALI KAZI (Son) & MR. SAYEED MUSHTAQALI KAZI (Son), as the only Legal Heirs of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat and said Shares, each Legal heirs having 25% share in the said Flat and said Shares. AND WHEREAS MR. SIKANDER MUSHTAQALI KAZI, MRS. NILOFER KHALFAY, MR. ASIF MUSHTAQALI KAZI & MR. SAYEED MUSHTAQALI KAZI have 25% undivided share each in the 100% undivided share of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat and said Shares. AND WHEREAS MRS. NILOFER KHALFAY, MR. ASIF MUSHTAQALI KAZI & MR. SAYEED MUSHTAQALI KAZI hereby released their full undivided shares collectively would be 75% undivided share in the 100% undivided share of Late MR. MUSHTAQALI HUSAIN KAZI in the said Flat alongwith rights, title and interest into and over the said Flat and the said shares in favour of their Brother – MR. SIKANDER MUSHTAQALI KAZI vide Deed of Release dt. 13th day of January, 2023 registered with Joint Sub Registrar, Andheri 6, MSD under Serial No. BDR17-775-2023 dated 13th day of January, 2023 vide Receipt No. 842, alongwith an Affidavit dt. 12th day of January, 2023 making the TRANSFEROR MR. SIKANDER MUSHTAQALI KAZI 100% shareholder in the said Flat and the said shares. The TRANSFEROR had complied with all his obligations and since then he occupation of the said flat as absolute owner thereof.

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AND WHEREAS the TRANSFEROR is presently holding the said flat admeasuring 930 sq. ft. Built-up Area, on Ownership Basis.



AND WHEREAS by virtue of being the member of the said Society viz. SUNNY SIDE Co-operative Housing Society Ltd., the Society has issued Share Certificate No. 43, Member's Register No. 22, for 5 (Five) fully paid-up shares of Rs. 50/- each aggregating to total Rs. 250/- bearing distinctive nos. 176 to 180 (Both Inclusive).

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AND WHEREAS the TRANSFEROR is absolutely s ized and possessed off and well and sufficiently entitled to Said Flat and the Said Shares of the Society viz. **SUNNY SIDE CO - OPERATIVE HOUSING SOCIETY LTD.**

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that he has been holding the Said Flat and the Said Shares as stated hereinabove and being the member of the said society, he is desirous of disposing off his rights, title and interest in the Said Flat and the membership of the said Society and the TRANSFEREES herein have agreed to acquire all the right, title and interest of the TRANSFEROR in the Said Flat along with the Said Shares and the membership along with the deposits, sinking fund of the said society on the following terms and conditions:-

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| NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY | | |
| AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:- | | |
| 2023 | | |

1. The TRANSFEROR hereby agrees to sell transfer and assign all his rights, title and interest in the said Flat being Flat No. 404, 4th Floor, A Wing in **SUNNY SIDE Co-operative Housing Society Ltd.,** situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, and the TRANSFEREES have agreed to acquire all his rights, title and interest in the Said Flat along with the Five shares and the membership of the Said Society.



TRANSFEROR hereby agrees to transfer all his rights, title and interest in the Said Flat along with Five shares of the said society in Share Certificate No. 43, Member's Register No. 22, bearing distinctive nos. from 176 to 180 (Both Inclusive), pertaining to the use and occupation of the Flat No. 404, 4th Floor, A Wing in **SUNNY SIDE Co-operative Housing Society Ltd.,** situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, and the membership of the said society for a total consideration of **Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only)** and the

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TRANSFEREES herein have agreed to acquire the same on payment of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) being the total consideration.

3. The TRANSFEROR hereby agrees to sell and transfer all his beneficial rights, title and interest in respect of said Flat No. 404, 4th Floor, A Wing in SUNNY SIDE Co-operative Housing Society Ltd., situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, for a total consideration of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) being the total consideration payable as under:

Rs. 46,25,000/- Rupees Forty Six Lakhs Twenty

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| Five Thousand | Only | in which |
| • Rs. 44,40,000/- (Rupees Forty Four Lakhs | Forty | |
| Thousand Only) | 3222 | e 24 |
| Being the Part Payment Consideration | १० | १३ |
| through Self Funds on or before execution of this | | |
| Agreement for Sale & | | |

- Rs. 44,40,000/- (Rupees Forty Four Lakhs Forty Thousand Only)

Being the Part Payment Consideration to be paid through Self Funds on or before execution of this Agreement for Sale &

- Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand Only)

Being 1% of the total consideration share towards Tax Deducted at Source (TDS) under the Income Tax Act.

Rs. 1,38,75,000/- Rupees One Crore Thirty Eight Lakhs Seventy Only

Being the full and final balance consideration to be paid through Housing Loan from Bank / Financial Institution or through Self Funds on or before 15th April, 2023, against handing over Vacant and Peaceful Possession of the said Flat with all original Documents, Original Agreement, Original Release Deed and Original Share Certificate.

Total Rs. 1,85,00,000/- Rupees One Crore Eighty Five Lakhs Only

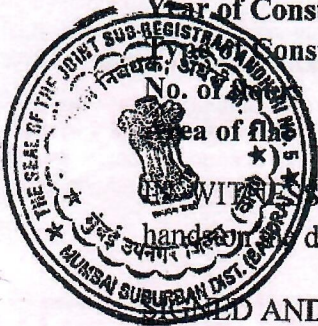
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SCHEDULE OF THE PROPERTY

ALL THAT Flat premises being Flat No. 404, 4th Floor, A Wing in SUNNY SIDE Co-operative Housing Society Ltd., lying, being and situated at piece or parcel of land bearing Plot No. 355, C.T.S. No. 1 (part), Survey No. 41 (part), Village: Oshiwara, Taluka: Andheri, situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai.



Year of Construction : Prior to 1987
 Construction : R. C. C.
 No. of floors : Ground + 7 (Seven) Upper Floors (with lift)
 Area of flat : 930 sq. ft. Built-up Area

WHEREOF the parties hereto have put and subscribed their respective hands on this _____ day and the year first hereinabove mentioned.

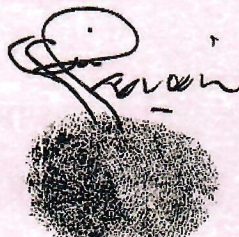
SIGNED AND DELIVERED by the)

withinnamed **TRANSFEROR**)

Mr. SIKANDER MUSHTAQALI KAZI)

PAN No. AFMPK7386N)

in presence of Mushtaq Kazi)



SIGNED AND DELIVERED by the)

withinnamed **TRANSFEREES**)

1) **Mrs. ANJU MADAN SINGH**)

PAN No. AJTPG5410G)

&)



2) **Miss KHUSHI MADAN SINGH**)

PAN No. OLCPS8259C)

in presence of Vinod Kumar Singh)

Vinod Kumar





RECEIPT

| | | |
|----------|----|----|
| बदर - १६ | | |
| 3222 | 90 | 84 |
| 2022 | | |

RECEIVED of and from the withinnamed TRANSFEREES,

1) Mrs. ANJU MADAN SINGH & 2) Miss KHUSHI MADAN SINGH, a sum of Rs.46,25,000/- (Rupees Forty Six Lakhs Twenty Five Thousand Only) being the Part Payment Consideration, out of which Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) will be deducted towards TDS for the sale and transfer of Flat No. 404, 4th Floor, A Wing in SUNNY SIDE Co-operative Housing Society Ltd., situated at Plot No. 355, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, as under:-

| Sr. No. | Cheque / RTGS No. | Dated | Drawn on / Bank | Amount |
|---|--|------------|--|------------------------|
| 1) | 000926 | 02.02.2023 | ICICI Bank Versova Lokhandwala Market Br. | Rs. 1,00,000/- |
| 2) | 002700 | 21.02.2023 | ICICI Bank Four Bungalows (Andheri) Br. | Rs. 5,00,000/- |
| 3) | JAKAR52023030800081951 | 08.03.2023 | The Jammu & Kashmir Bank Ltd. | Rs. 33,00,000/- |
| 4) | 551862 | 09.03.2023 | The Jammu & Kashmir Bank Ltd. | Rs. 5,40,000/- |
| 5) | TDS Deduction of 1% from the total consideration (TDS Certificate / Challan and Form 26QB to be issued and given to the TRANSFEROR by the TRANSFEREES) | | | Rs. 1,85,000/- |
| (Rupees Forty Six Lakhs Twenty Five Thousand Only) | | | | Rs. 46,25,000/- |

*Cheque subject to realisation

I SAY RECEIVED

MR. SIKANDER MUSHTAQALI KAZI
TRANSFEROR

WITNESS:-

1. MASID SHEIKH

2.



16/01/2023

भूचौ क्र.2

दुय्यम निबंधक : मह. दु.नि. अंधेरी 6

दस्तावेज क्रमांक: 775/2023

बिंडर - १ व

Regn: 33m

गावाचे नाव : ओशिवरा

9C 8Y

3222

2023

| Sl. No. | Defac Date | Description | Value |
|---------|------------|--|-----------|
| 1 | 13/01/2023 | (1) विनोदवाचा प्रकार | गिनीज डीड |
| 2 | 13/01/2023 | (2) मोवदला | 0 |
| 3 | 13/01/2023 | (3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद कराचे) | 0.1 |
| 4 | 13/01/2023 | (4) भू-भाषण, पोटहिस्सा व घरक्रमांक(अमल्यान) | |

1) पानिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका नं.404, माळा नं: 4 था मजला, ए बिंग, प्लॉट नं.355, इमारतीचे नाव: दि गनी गाईड को-ऑप ही गो सि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई 400053, रोड : लोखंडवाला कॉम्प्लेक्स, इतर माहिती: सदनिकेचे क्षेत्रफळ 930 चौ.फूट. विल्टअप मधील प्रत्येकी 25% अविभक्त हिस्सा म्हणजेच 75% अविभक्त हिस्सा 2 भाड व 1 बहिर्ण आपल्या भावाला विना मोवदला हक्कमोडपत्र देत आहे. PUI: KW1514109960000 ((C.T.S. Number : 1(PART), ;))

775 (5) क्षेत्रफळ

1) 64.82 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हक्कमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.

1): गाव:-निलोफर खल्ले उर्फ निलोफर मुश्ताकअली काझी वय:-64; पत्ता:-प्लॉट नं: सदनिका नं.402, माळा नं: 4 था मजला, ए बिंग, प्लॉट नं.3-ए/4, सेक्टर 25, इमारतीचे नाव: नील एम्पायर, ब्लॉक नं: नेरळ पूर्व, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BJZPK1271J
2): नाव:-आसिफ मुश्ताकअली काझी वय:-58; पत्ता:-प्लॉट नं: सदनिका नं.703 वी, माळा नं: 7 वा मजला, इमारतीचे नाव: -, ब्लॉक नं: ओशिवरा, अंधेरी पश्चिम मुंबई, रोड नं: मिल्लत नगर जबळ, बाँम्बे मर्कटाडल वॅकच्या वरती, लोखंडवाला कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-BHUPK2429M
3): नाव:-मईद मुश्ताकअली काझी वय:-57; पत्ता:-प्लॉट नं: सदनिका नं.501/वी, माळा नं: 5 वा मजला, इमारतीचे नाव: मिल्लत सिंग्स, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: अँकिम वँक नंतर, लोखंडवाला कॉम्प्लेक्स, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AHRPK6314M

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हक्कमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता

1): नाव:-सिकंदर मुश्ताकअली काझी वय:-73; पत्ता:-प्लॉट नं: सदनिका नं.102, माळा नं: विल्डींग नं.2-बी, इमारतीचे नाव: बिंडरमेअर, ब्लॉक नं: ओशिवरा, अंधेरी पश्चिम मुंबई, रोड नं: ऑफ न्यू चिंक रोड, मेगा मॉन जबळ, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AFMPK7386N

(9) दस्तऐवज करून दिल्याचा दिनांक

13/01/2023

(10) दस्त नोंदणी केल्याचा दिनांक

13/01/2023

(11) अनुक्रमांक, खंड व पृष्ठ

775/2023

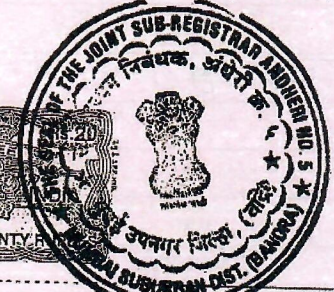
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

1000

(14) शेग



मुल्यांकनासाठी विचारान घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनाना निवडलेला अनुच्छेद :-

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेम पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email (dated 13/01/2023) to Municipal Corporation of Greater Mumbai. No need to spend valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक, अंधेरी - 6
मुंबई उपनगर विल्हा.

512/3222

गुरुवार, 09 मार्च 2023 12:53 म.नं.

दस्त गोपबारा भाग-1

बदर 16

दस्त क्रमांक: 3222/2023

दस्त क्रमांक: बदर 16 /3222/2023

बाजार मूल्य: रु. 1,59,06,404/-

मोबदला: रु. 1,85,00,000/-

भरलेले मुद्रांक शुल्क: रु. 11,10,000/-

दु. नि. मह. दु. नि. बदर 16 यांचे कार्यालयात

पावती: 3309

पावती दिनांक: 09/03/2023

अ. क्र. 3222 वर दि. 09-03-2023

मादरकरणाचे नाव: अंजू मदन मिह

गेजी 12:48 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृथांची संख्या: 45

एकूण: 30900.00

दस्त हजर करणाऱ्याची सही:


 सह. मुख्य निबंधक, अंधेरी क्र. 4
 मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा


 सह. मुख्य निबंधक, अंधेरी क्र. 4
 मुंबई उपनगर जिल्हा

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

शिक्रा क्र. 1 09 / 03 / 2023 12 : 48 : 12 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 09 / 03 / 2023 12 : 48 : 50 PM ची वेळ: (फी)

प्रतिज्ञापत्र

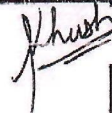
सदर दस्तऐवज हा नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्ताचा मजकूर, निष्पादक व्यक्ती, साक्षीपत्र व सोबत सोबत जोडलेले कागदपत्रांची सत्यता स्पष्टावणी आहे. दस्ताची सत्यता वैधता कार्यदेशीर कार्ये करीत असताना नियमांकन कर्तुीधारक जे संशुभपणे जाबाबदार राहतील

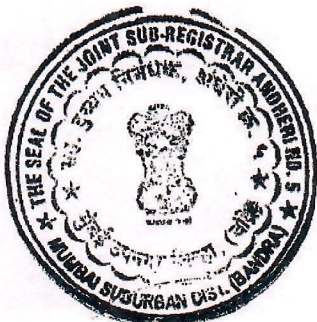


अंजू मिह

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून देणारे (दिनांकासहीत स्वाक्षरी)





| | | |
|----------|----|----|
| बदर - १६ | | |
| ३२२२ | ४० | ४५ |
| २०२३ | | |

दस्त क्रमांक :बदर16/3222/2023

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:सिकंदर मुश्ताकअली काझी पत्ता:प्लॉट नं: सदनिका नं.102/2-बी, माळा नं: -, इमारतीचे नाव: विंडरमेअर, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: ऑफिस न्यू बिल्डिंग रोड, मेगा मॉल जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:AFMPK7386N | लिहून घेणार वय :-73 स्वाक्षरी:- | | |
| 2 | नाव:अंजू मदन सिंह पत्ता:प्लॉट नं: सदनिका नं.005, माळा नं: विल्डींग नं.35, इमारतीचे नाव: युनिट नं.9 को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: आयसीआयसीआय बँकेजवळ, स्वामी समर्थ नगर, महाराष्ट्र, मुंबई. पॅन नंबर:AJTPG5410G | लिहून घेणार वय :-43 स्वाक्षरी:- | | |
| 3 | नाव:खुशी मदन सिंह पत्ता:प्लॉट नं: सदनिका नं.005, माळा नं: विल्डींग नं.35, इमारतीचे नाव: युनिट नं.9 को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: आयसीआयसीआय बँकेजवळ, स्वामी समर्थ नगर, महाराष्ट्र, मुंबई. पॅन नंबर:OLCPS8259C | लिहून घेणार वय :-20 स्वाक्षरी:- | | |

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:09 / 03 / 2023 12 : 51 : 02 PM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:विनोद कुमार सिंह वय:39 पत्ता:304/ए इत्कार विल्डींग आर टी ओ लेन सुरेश नगर अंधेरी पश्चिम मुंबई पिन कोड:400053 | | |
| 2 | नाव:माजीद बली मोहम्मद शेख वय:48 पत्ता:सदनिका नं.2002 20 वा मजला सी टॉवर ओवेरॉय स्प्रिंग अंधेरी पश्चिम मुंबई पिन कोड:400053 | | |

शिक्षा क्र.4 ची वेळ:09 / 03 / 2023 12 : 52 : 05 PM

शिक्षा क्र.5 ची वेळ:09 / 03 / 2023 12 : 52 : 29 PM नोंदणी पुस्तक 1 मध्ये

सह. मुख्य निबंधक, अंधेरी क्र. ५
मुंबई उपनगर जिल्हा
Payment Details.

प्रमाणित करणेत येई की, व
दस्ताऐवज पुरावा... घेणे आणजे

सह. मुख्य निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | ANJU MADAN SINGH | eChallan | 03006172023030800133 | MH016407094202223M | 1110000.00 | SD | 0008209059202223 | 09/03/2023 |
| 2 | | DHC | | 0903202305 | 000 | RE | 09082023057130 | 09/03/2023 |
| 3 | ANJU MADAN SINGH | eChallan | | MH016407094202223M | | | 0008209059202223 | 09/03/2023 |

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]



09/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 3222/2023

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 18500000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे) | 15906404.34 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका नं.404, माळा नं: 4 था मजला, ए विंग, प्लॉट नं.355, इमारतीचे नाव: सनी साईड को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई - 400053, रोड : लोखंडवाला कॉम्प्लेक्स PU: KW1514109960000 ((C.T.S. Number : 1 (part) ;)) |
| (5) क्षेत्रफळ | 1) 86.43 चौ.मीटर |
| (6) आकारणी किंवा जुळी 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:-सिकंदर मुश्ताकअली काझी वय:-73; पत्ता:-प्लॉट नं: सदनिका नं.102/2-बी, माळा नं: -, इमारतीचे नाव: बिंडरमेअर, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. न्यू लिंक रोड, मेगा मॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AFMPK7386N |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अंजू मदन सिंह वय:-43; पत्ता:-प्लॉट नं: सदनिका नं.005, माळा नं: बिल्डींग नं.35, इमारतीचे नाव: युनिट नं.9 को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: आयसीआयसीआय बँकेजवळ, स्वामी समर्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AJTPG5410G 2): नाव:-खुशी मदन सिंह वय:-20; पत्ता:-प्लॉट नं: सदनिका नं.005, माळा नं: बिल्डींग नं.35, इमारतीचे नाव: युनिट नं.9 को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: आयसीआयसीआय बँकेजवळ, स्वामी समर्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-OLCPS8259C |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/03/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 09/03/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3222/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1110000 |
| (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, अंधेरी क्र. ५
मुंबई उपनगर जिल्हा

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | ANJU MADAN SINGH | eChallan | 03006172023030800133 | MH016407094202223M | 1110000.00 | SD | 0008209059202223 | 09/03/2023 |
| 2 | | DHC | | 0903202305713 | 900 | RF | 0903202305713D | 09/03/2023 |
| 3 | ANJU MADAN SINGH | eChallan | | MH016407094202223M | 30000 | RF | 0008209059202223 | 09/03/2023 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]