

536/12941

पावती

Original/Duplicate

Thursday, July 20, 2023

नोंदणी क्र.: 39म

5:09 PM

Regn.: 39M

पावती क्र.: 13966

दिनांक: 20/07/2023

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: दनन9-12941-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: जमालुद्दीन उस्मान शेख -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 900.00

पृथांची संख्या: 45

एकूण:

₹. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

5:30 PM ह्या वेळेस मिलेल.

Sub Registrar Thane 9

वाजार मूल्य: ₹. 7966600 /-

मोबदला ₹. 6900000/-

भरलेले मुद्रांक शुल्क: ₹. 558000/-

सह दुय्यम विबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रकम: ₹. 900/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 2007202309239 दिनांक: 20/07/2023

बँकेचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH005479973202324E दिनांक: 20/07/2023

बँकेचे नाव व पत्ता:

Jamaluddin

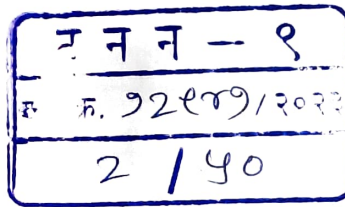
पञ्जाब स्टेट स्टॉक एक्सचेंज लिमिटेड
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CHALLAN
MTR Form Number-6

GRN	MH005487839202324E	BARCODE			Date	20/07/2023-16:42:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	JAMALUDDIN USMAN SHAIKH			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 304, 3RD FLOOR, SHREE SAI PARK D			
				Premises/Building	WING CHS LTD,			
Account Head Details			Amount In Rs.					
0030046401	Sale of NonJudicial Stamp		75000.00	Road/Street	AZAD NAGAR NO.2, NR. CASTLE MILL, PANCHPAKHADI			
				Area/Locality	THANE			
				Town/City/District				
				PIN	4	0	0	6 0 1
				Remarks (If Any)	SecondPartyName=MANOHAR DATTATRAY DHAIGUDE-			
				Amount In	Seventy Five Thousand Rupees Only			
Total			75,000.00	Words				
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042023072051110	013896702		
Cheque/DD No.			Bank Date	RBI Date	20/07/2023-16:43:54	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

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

Mobile No. : 7039561605



CHALLAN
MTR Form Number-6



CHALLAN
MTR Form Number-6

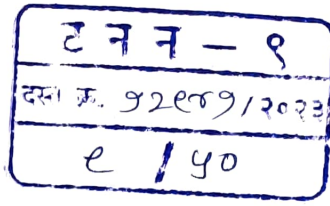


GRN	MH005479973202324E	BARCODE			Date	20/07/2023-15:24:02	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	JAMALUDDIN USMAN SHAIKH					
Location	THANE									
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 304, 3RD FLOOR, SHREE SAI PARK					
Account Head Details			Amount In Rs.	Premises/Building	ã€Dã€™ WING CHS LTD					
0030046401	Stamp Duty		483000.00	Road/Street	AZAD NAGAR NO.2, NR. CASTLE MILL, PANCHPAKHADI,					
0030063301	Registration Fee		30000.00	Area/Locality	THANE					
				Town/City/District						
				PIN	4	0	0	6	0	1
				Remarks (If Any)	SecondPartyName=MANOHAR DATTATRAY DHAIGUDE-					
				Amount In	Five Lakh Thirteen Thousand Rupees Only					
Total			5,13,000.00	Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02300042023072050733	011733963			
Cheque/DD No.				Bank Date	RBI Date	20/07/2023-15:25:30	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID : Mobile No. : 7039561605
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane on this 20th day in the month of JULY, 2023.

BETWEEN

MR. MANOHAR DATTATRAY DHAIGUDE, aged 45 years, PAN No. AHYPD2472J, and DR. YOGITA MANOHAR DHAIGUDE, aged 45 years, PAN No. AARPW0560A, both Indian Inhabitant, residing at Flat No.304, 3rd Floor, Shree Sai Park 'D' Wing Co-op. Hsg. Soc. Ltd., Azad Nagar No.2, Near Castle Mill, Panchpakhadi, Thane [W] 400601, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MR. JAMALUDDIN USMAN SHAIKH, aged 28 years, PAN No. EZGPS5919K, MR. FIROZ USMAN SHAIKH, aged 25 years, PAN No. KYZPS8962N, SHAIKH USMAN MOHAMMAD IBRAHIM, aged 58 years, PAN No. AAGPI8317L and MRS. ZULEKHABI USMAN SHAIKH, aged 55 years, PAN No. CCFPS3633G, all Indian Inhabitant, residing at Flat No. 202, Navneet Bharat Society, D Wing, Castle Mill, Azad Nagar No.2, Thane 400601, herein after referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns) of the **SECOND PART**;

WHEREAS :-

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Yogita

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Zulekhabi U.Shaikh

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1. WHEREAS TRANSFERORS herein are owner of the Flat bearing Flat No.304, admeasuring 569 sq. ft. (Carpet) area on Third Floor, in the society known as SHREE SAI PARK 'D' WING CO-OP HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / (TC) / 23596/2011 Dated 26/12/2011 lying, being and situated at Azad Nagar No.2, Nr. Castle Mill, Panchpakhadi, Thane [W] 400601, Standing on the property bearing Survey No.39/A (P) & 39/B (P) of Revenue Village PANCHPAKHADI, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID FLAT")

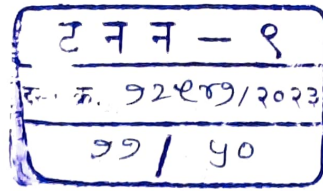
AND WHEREAS, by and under an Agreement dated 08/02/2008 registered under Document NO.TNN-1-837/2008 Date 08/02/2008 entered into BETWEEN M/S. SHREE SAI CONSTRUCTION referred to as the "PROMOTER" of the ONE PART and MRS. CHHAYA SHANTARAM BHAVSAR and MR. PRAYAS SHANTARAM BHAVSAR referred to as the "PURCHASERS" of the OTHER PART.

AND WHEREAS, by and under an Agreement for sale dated 23/10/2012 registered under Document No. TNN-1-7916/2012 Dated 23/10/2012 entered into BETWEEN MRS. CHHAYA SHANTARAM BHAVSAR and MR. PRAYAS SHANTARAM BHAVSAR, referred to as the "TRANSFERORS" of the ONE PART and MR. MANOHAR DATTATRAY DHAIGUDE and DR. YOGITA MANOHAR DHAIGUDE,, referred to as the "TRANSFEREES hereinafter TRANSFERORS" therein of the OTHER PART.

File
D. Manohar Dattatray
U.S.G.
24/10/2023

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2. The TRANSFERORS have paid up the consideration amount payable by them towards the said Flat and have been absolute owner of the said Flat.
3. The TRANSFERORS are in possession of the said Flat as members of the said Society and holds Share Certificate No. 12 Comprising Shares from 111 to 120 and have all the rights, title and interest to deal with the said Flat in whatever way they likes.
4. The TRANSFERORS have now agreed to sell the said Flat to the TRANSFEREES and the TRANSFEREES have agreed to purchase the same from the TRANSFERORS on ownership basis.
5. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the Flat.
6. The parties hereto being now desirous of recording the said terms and conditions in writing.
7. The Society has no objection for this transaction and agrees to admit the TRANSFEREES instead of TRANSFERORS herein as a member of the society.
8. The TRANSFERORS now intends to sell all their rights, titles, interest and benefits in the said Flat and the TRANSFEREES agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

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ZULEKHA..B.I. SHAIKH.

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1. The TRANSFERORS are the sole and absolute owners of the said Flat, and have got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFERORS have not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES.
2. The TRANSFERORS have not agreed to sell, transfer, alienate or encumber the said Flat and or any part thereof and has not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said Flat and or any part thereof to or in favour of any other person whomsoever.
3. The TRANSFERORS have not received any token money, earnest money or any amount whatsoever in respect of the said Flat from any other third party.
4. The said Flat is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and / or penalties thereon.
5. There do not subsist any order of injunction or appointment of Court Receiver on the Said Flat or any part thereof issued by court of Law or other Authority.
6. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either

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before or after the judgment or at the instance of taxation authority or any other authorities, and the TRANSFERORS have not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said Flat and that the TRANSFERORS have full and absolute power to deal with the same.

7. There are no attachment or prohibitory order issued by the Competent authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said Flat contemplated under these presents.
8. Should there be any claim in respect of the said Flat from any person or persons or authority pertaining to any period prior to the transfer of the said Flat to and in the name of TRANSFEREES in the books / records of the society, the TRANSFERORS hereby agrees to indemnify and keep indemnified the TRANSFEREES against all or any such claims.
9. The TRANSFERORS shall sell and the TRANSFEREES shall purchase the **Flat No.304, admeasuring 569 sq. ft. (Carpet) area on Third Floor, in the society known as SHREE SAI PARK 'D' WING CO-OP HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / (TC) / 23596/ 2011 Dated 26/12/2011** lying, being and situated at **Azad Nagar No.2, Near Castle Mill, Panchpakhadi, Thane [W] 400601**, Standing on the property bearing **Survey No.39/A(P) and 39/B (P) of Revenue Village - PANCHPAKHADI, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane**

Handwritten signatures and notes:
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Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of **Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only)**.

10. The TRANSFEREES agreed to pay the said **Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only)** as under:-
- Rs.1,00,000/- (Rupees One Lakhs Only)** paid by Cheque No.876251 dated **05/07/2023**, Drawn on **State Bank of India** as Token Amount.
 - Rs.10,00,000/- (Rupees Ten Lakhs Only)** paid by Cheque No.876253 dated **20/07/2023**, Drawn on **State Bank of India** as Part payment.
 - Rs.33,00,000/- (Rupees Thirty Three Lakhs Only)** paid by Cheque No. 876255 dated **24/07/2023**, Drawn on **State Bank of India** as Part payment.
 - Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** shall be paid after sanction of loan from financial institution **within 45 days from the date of registration of this agreement at the time of possession.**
11. The TRANSFERORS hereby state and declares that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFERORS at their own cost. The TRANSFERORS have to pay Maintenance Charges, Water Charges, Electricity Charges, Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc. and other charges payable by them to the concerned authorities as the same may be till the date of handing over possession of the said Flat. The TRANSFEREES will have to pay all the dues, charges, fees, taxes, maintenance charges etc.

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against the said Flat from the date of taking possession of the said Flat and the TRANSFERORS shall not be responsible to meet the same from the date of such possession.

12. The TRANSFERORS have got all the rights, title and interest to sell, transfer and convey the said Flat as the same is themselves acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature into and upon the said Flat.
13. The TRANSFERORS hereby agrees and undertakes to get the said Flat along with **Electric Meter No.** _____, **Consumer No.** _____ duly transferred in favour of the TRANSFEREES herein with relevant records and for the purpose the TRANSFERORS herein agrees and undertakes to sign and execute and / or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the TRANSFEREES herein.
14. The TRANSFEREES hereby declares that all the Rules, Regulations in force and bye - laws of the said society will be observed by the TRANSFEREES.
15. The TRANSFEREES hereby declares that they had taken inspection of the said Flat in all respect and the Flat is in order.
16. The TRANSFERORS hereby agrees to sign the various forms as per provisions of the various acts and co - operate with the TRANSFEREES for completing all the formalities in connection with the said matters.

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2. [Signature]

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१८ / ५०



RECEIPT

RECEIVED from MR. JAMALUDDIN USMAN SHAIKH, MR. FIROZ USMAN SHAIKH, SHAIKH USMAN MOHAMMAD IBRAHIM and MRS. ZULEKHABI USMAN SHAIKH, a sum of Rs.44,00,000/- (Rupees Forty Four Lakhs Only) being PART PAYMENT against the sale of Flat No.304, admeasuring 569 sq. ft. (Carpet) area on Third Floor, in the society known as SHREE SAI PARK 'D' WING CO-OP HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / (TC) / 23596/ 2011 Dated 26/12/2011 lying, being and situated at Azad Nagar No.2, Nr. Castle Mill, Panchpakhadi, Thane [W] 400601, in the following mode and manner :-

No.	Cheque No	Date	Name of Bank	Amount
1.	876251	05/07/2023	State Bank of India	100000/-
2.	876253	20/07/2023	State Bank of India	1000000/-
3.	876255	24/07/2023	State Bank of India	3300000/-



* subject to realization.

Rs.44,00,000/-
WE SAY RECEIVED


MR. MANOHAR DATTATRAY DHAIGUDE


DR. YOGITA MANOHAR DHAIGUDE
TRANSFERORS

WITNESSES :-

- 
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THANE MUNICIPAL CORPORATION, THANE

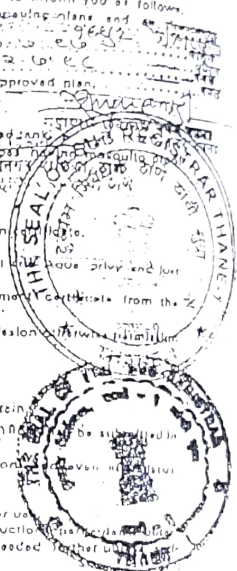
Bombay Provincial Municipal Corporation Act 1849 Sect. 253, 254 and Rule No. 6 of the Chapter XII of the said Act.

Form No. Y.P. 95/119/TMC/TED/369
 S.No/C.T.S.No. 39A (Pt) & 39 B (Pt), Anandnagar
 Cattle Hill, Panchpakhandi, Thane

Date: 12-7-76

To: Mr. Ushan G. Pradhan (Owner/Architect)
 For: Khemmat Bhayat Co-op. Housing Society, Ltd.,

- I have to inform you as follows:
1. The work shown in your application dated 12.7.75, for the construction of a building, is approved in accordance with the approved plans and specifications, and on the land owned by you.
 2. The work is shown in the Municipal Corporation's plan.
 3. The work is shown in the L.C. of street.
 4. The work is shown in the Government approved plan.
 5. The work should be constructed in accordance with the approved plan.
 6. The work should be two units of septic tanks.
 7. The septic tanks should be provided with flushing and venting.
 8. The chamber should be provided with manholes and venting.
 9. The effluent should be passed throughout a soakaway.
 10. The effluent should be of a standard composition.
 11. Construction should not be occupied without obtaining the completion certificate.
 12. The structural responsibility will be on the owner and the Engineer.
 13. The L.C. of wall below U.L. should be constructed between walls touching the chamber.
 14. No work should be carried on without obtaining the commencement certificate from the Municipality.
 15. The work should be commenced within one year from the date of permission.
 16. The work should be carried out within the owner's land.
 17. Main water supply should have to be maintained to pass rain.
 18. Provisions for waste disposal should be constructed upto municipal drain.
 19. The work should be carried out in accordance with the Municipal Corporation's plan.
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Date: _____
 By: _____
 Executive Officer of Corporation

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(P.T. 06724)
 By: City Engineer,
 Planning and Development
 Thane Municipal Corporation,
 Thane

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 दस्त क्र. १२६११/२०२२
 ३० / ५०



सूची क्र.2

एचएम निचक्रमंक : ३ नि. ठाणे ९

एचएम क्रमंक : 12941/2023

नोंदणी :

Regn.63m

गावाचे नाव : पांचपाखाडी

क्रमांक	विवरण	करारनामा
1) विविधा प्रकार		6900000
2) मोबदला		7966600
3) आवाज भाव (भाडेपट्टीपाखी)		
4) आवाज भाव (भाडेपट्टीपाखी) आकारणी देतो की पट्टेदार ते (अनुक्रमे)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे पांचपाखाडी, ता.तुका जिल्हा ठाणे येथील मदनिका नं.304,3 रा मजला श्री साई पार्क डी विंग को.ऑप.हौ.मो.लि., आझाद नगर नं.2, कॅम्प मिल जवळ, पांचपाखाडी, ठाणे प. 400601 ..मदनिकेचे क्षेत्र 569 चौ.फूट कापेट. ((Survey Number : - ;)	
5) अंतराळ	1) 569 चौ.फूट	
6) अकारणी किंवा बुडी देण्यात असेल तेव्हा.		
7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा अनुमत्याने किंवा आदेश अन्वयास, पतिवादिचे नाव व पत्ता.	1): नाव:-मनोहर दत्तात्रय धायगुडे - वय:-45; पत्ता:-प्लॉट नं: मदनिका नं.304, माळा नं: 3 रा मजला , इमारतीचे नाव: श्री साई पार्क डी विंग को.ऑप.हौ.मो.लि., ब्लॉक नं: आझाद नगर नं.2, कॅम्प मिल जवळ, पांचपाखाडी, ठाणे प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AHYPD2472J 2): नाव:-योगीता मनोहर धायगुडे - वय:-45; पत्ता:-प्लॉट नं: मदनिका नं.304, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री साई पार्क डी विंग को.ऑप.हौ.मो.लि., ब्लॉक नं: आझाद नगर नं.2, कॅम्प मिल जवळ, पांचपाखाडी, ठाणे प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AARPW0560A	
8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा अनुमत्याने किंवा आदेश अन्वयास, पतिवादिचे नाव व पत्ता	1): नाव:-जमालुद्दीन उस्मान शेख - वय:-28; पत्ता:-प्लॉट नं: मदनिका नं. 202, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नवनीत भारत सोसायटी, डी विंग, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-EZGSP5919K 2): नाव -फिरोज उस्मान शेख - वय:-25; पत्ता:-प्लॉट नं: मदनिका नं. 202, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नवनीत भारत सोसायटी, डी विंग, रोड नं: कॅम्प मिल, पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-KYZPS8962N 3): नाव -अख उस्मान मोहम्मद ईवाहीम - वय:-58; पत्ता:-प्लॉट नं: मदनिका नं. 202, माळा नं: -, इमारतीचे नाव: नवनीत भारत सोसायटी, डी विंग., ब्लॉक नं: कॅम्प मिल, पांचपाखाडी, ठाणे प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAGPI8317L 4): नाव -झुनेखावी उस्मान शेख - वय:-55; पत्ता:-प्लॉट नं: मदनिका नं. 202, माळा नं: -, इमारतीचे नाव: नवनीत भारत सोसायटी, डी विंग, ब्लॉक नं: कॅम्प मिल, पांचपाखाडी, ठाणे प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-CCFPS3633G	
9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2023	
10) दस्त नोंदणी केल्याचा दिनांक	20/07/2023	
11) अनुक्रमंक: खंड व पृष्ठ	12941/2023	
12) आवाज भावप्रमाणे मुद्रांक शुल्क	558000	
13) आवाज भावप्रमाणे नोंदणी शुल्क	30000	
14) श्रेण		

सह मुख्य निचक्रमंक वर्ग २ ठाणे क्र. ९

आवाज भावमाठी विचारात घेतलेला नपशील:-

शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

