

398/6469

पावती

Original/Duplicate

Thursday, October 06, 2016

नोंदणी क्र. : 39म

10 17 AM

Regn.: 39M

पावती क्र 9293

दिनांक: 06/10/2016

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक पवत3-6469-2016

दस्तऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: आप्पासाहेब आर. मगर - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 480.00

पृष्ठांची संख्या: 24

₹. 30480.00

एकूण.

आपणास मूळ दस्त, थबनेल पिट, सूची-२ अंदाज
10.36 AM ह्या वेळेस मिळेल

Sub Registrar Panvel 3

बाजार मुल्य ₹ 2457000/-

मोबदला ₹ 3100000/-

भरलेले मुद्राक शुल्क ₹. 155000/-

- 1) देयकाचा प्रकार eSBTR/SimpleReceipt रक्कम ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक MH004928810201617R दिनांक: 06/10/2016
बँकेचे नाव व पत्ता IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम ₹ 480/-

दस्त परत मिळाले

पक्षकाराची मही

मूळ दस्त परत दिला

लिपिक,

नियंत्रक, पनवेल.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20161006256

06 October 2016 11:02:41 AM

सन्वत्संख्याचे वर्ष 2016
 चिन्ह रायगड
 मूल्य विभाग तालुका पनवेल
 उप मूल्य विभाग 20/15-खारघर सिडको से ऊ 15
 क्षेत्राचे नाव A Class Palika

सदई नंबर / न. भू क्रमांक

EXER
 28
 6

वार्षिक मूल्य दर तबत्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सौजसापन्नाचे एकक चौ मीटर
71500	71500	89800	106300	89800	

बांधीव क्षेत्राची माहिती	मिळकतीचे क्षेत्र	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण	29.09ची मीटर	मिळकतीचे तय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 74500/-
घटववाहने सुविधा	आहे	मजला -	1st To 4th Floor		

घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निलाय घट/वाढ
 = (74500 * (100 / 100)) * 100 / 100
 = Rs 74500/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 74500 * 29.09
 = Rs 2167205/-
 B) लगतच्या मालकी क्षेत्र
 लगतच्या मालकीचे मूल्य = 9.72 * (74500 * 40/100)
 = Rs 289656/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या मालकीचे मूल्य + वरील मालकीचे मूल्य + बंदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 2167205 + 0 + 0 + 0 + 0 + 289656 + 0 + 0
 = Rs 2456861/-

Home Print

पवल-३
 EXER 2016
 9/28



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH004928810201617R		BARCODE	Form ID :	Date: 04-10-2016
Department	IGR		Payee Details		
Receipt Type	RM		Dept. ID (If Any)		
Office Name	IGR148-PNL3_PANVEL 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AZRPM5035D	
Year	Period: From : 04/10/2016 To : 31/03/2099		Full Name	APPASAHEB R MAGER AND OTHER	
Object	Amount in Rs.	Flat/Block Premises/ Bldg	No.	FLAT NO 11 2 ND FLOOR BUILDING	
0030046401-75	155000 00	Road/Street, Area /Locality		NO A 22 MAHALAXMI CHS	
0030063301-70	30000.00	Town/ City/ District		SEC. 15 KHARGHAR RAIGAD Maharashtra	
	0.00	PIN	4	1	0 2 1 0
	0.00	Remarks (If Any) :	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - ३</p> <p>२०१६</p> <p>3/28</p> </div>		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	185000.00	Amount in words	Rupees One Lakh Eighty Five Thousand Only		
Payment Details: IDBI NetBanking Payment ID : 101669650			FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CIN No : 69103332016100451438		
Cheque- DD No.		Date	04-10-2016		
Name of Bank		Bank-Branch	302 Kharghar		
Name of Branch		Scroll No.			



Agreement for Sale

6th October 2016

[Handwritten signature]

[Handwritten signature]

EX-10
2016
R-1

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai on this 6th day of October, 2016 BETWEEN MR. ABDUL AZIZ A GANI SHAIKH age 59 years, (Pan No.BKMPS3978Q), Indian Inhabitant, residing at A-22/2:11, Mahalaxmi CHS Gharkul, Sector-15, Kharghar, Navi Mumbai-410210, hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the or meaning thereof shall mean and include his heirs administrators and assigns) of the ONE PART.



AND

MR. APPASAHEB R. MAGAR, age 46 years, No.AZRPM5035D), & MRS. BABITA APPASAHEB MAGAR age 40 years, (Pan No.BBXPM0934L), Indian Inhabitants, both residing at , B-9/3:13, Kunjvihar CHS Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors & administrators and assigns) of the OTHER PART.

(Handwritten signatures of the parties)

The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai 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 "MRTP Act.")

AND WHEREAS :

The State Government in pursuant to Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

वदल	AND WHEREAS :
2026	The Corporation has constructed on one of such lands building of ground and Three upper floors, such buildings, comprising of Flat the being designated as 'A' type building.
1/28	

AND WHEREAS :-

By an Agreement to Sell made at Navi Mumbai, on 1st February, 1988 and executed between the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the companies Act, 1956, having its office at 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the CIDCO") of the One Part and the vendor of the Other Part (hereinafter referred to as the "Said Agreement") the CIDCO agreed to sale and transfer and the Vendor agreed to purchase and acquire the said Flat on ownership basis a **Flat No. 11, 2nd Floor, Building No. A-22**, of the layout of the land situated lying and being at Village - **Kharghar, Navi Mumbai**, together with the permanent and absolute right of and occupation of the said Flat.

[Handwritten signatures]



AND WHEREAS

The Vendor has agreed to sell to the Purchaser a flat to the CIDCO
The flat is situated at ... (Rupees Two Lakhs
Fifty Four Thousand One Hundred Ten Only)

AND WHEREAS

The Agreement for Sale ... made at Navi Mumbai on
... executed between CIDCO of Maharashtra Ltd of One
Part and the Vendor herein the Second Part. The said Agreement is
registered before the Sub Registrar of Assurance Uran (Panvel-2)
... Forming Document No. URAN-02746- 2002 &
Receipt No. 1889 original allottee MR. ABDUL AZIZ A GANI
SHAIKH (hereinafter referred to as the said flat)

AND WHEREAS :

The Vendor is in possession of the Flat No. 11
Building No. A 22, Mahalaxmi Co-op. Hsg. Society Ltd.,
Gharkul, Sector-15, Kharghar, Navi Mumbai-410210
admeasuring about 27.09 Sq. Mtrs. + 9.72 Sq.mtrs Terrace
Builtup (hereinafter referred to as the "SAID FLAT") and CIDCO
has handed over the possession of the said Flat.

पवल - 3
२४६६ २०२३
२nd Floor 8

AND WHEREAS :

The Vendor has agreed to purchase from the Corporation of Navi
Mumbai known as "Ownership Basis" Flat No. 11, 2nd Floor, Building
No. A 22, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-
15, Kharghar, Navi Mumbai-410210 admeasuring about 27.09
Sq. Mtrs. + 9.72 Sq.mtrs Terrace Builtup.



AND WHEREAS :

The Vendor have agreed to sell and transfer and purchaser have
agreed to purchase and acquire all rights, title and of the Vendor in
the said flat together with the permanent and absolute right of use
and enjoyment of the said flat and also to pay deposit for formation
of the Co-operative Society which has been paid by the Vendor.

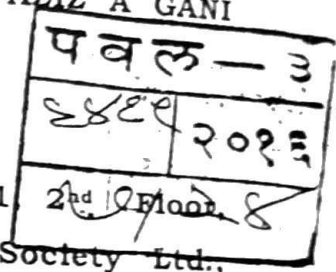
[Handwritten signatures and initials]

AND WHEREAS :

The Vendor has in terms of the said Agreement paid to the CIDCO the entire consideration of **Rs.2,54,110 /-** (Rupees Two Lakhs Fifty Four Thousand One Hundred Ten Only).

AND WHEREAS :

By Agreement for Sale date is made at Navi Mumbai on 01/02/2002 executed between CIDCO of Maharashtra Ltd. of One Part and the Vendor herein the Second Part. The said Agreement is registered before the Sub-Registrar of Assurance Uran (Panvel-2) on 23/04/2002 bearing Document No. URAN-02746- 2002 & Receipt No. 1889 original allottee **MR. ABDUL AZIZ A GANI SHAIKH** (hereinafter referred to as the said flat)



AND WHEREAS :

The Vendor is in possession of the Flat No. 11, Building No. A-22, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about 27.09 Sq. Mtrs. + 9.72 Sq.mtrs Terrace Builtup (hereinafter referred to as the "SAID FLAT") and CIDCO Ltd handed over the possession of the said Flat.



AND WHEREAS :

The Vendor has agreed to purchase from the Corporation what is known as "Ownership Basis" Flat No. 11, 2nd Floor, Building No. A-22, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about 27.09 Sq. Mtrs. + 9.72 Sq.mtrs Terrace Builtup.

AND WHEREAS :

The Vendor have agreed to sell and transfer and purchaser have agreed to purchase and acquire all rights, title and of the Vendor in the said Flat together with the permanent and absolute right of use and occupation of the said flat and also to pay deposit for formation of the Co-operative Society which has been paid by the Vendor.

[Handwritten signatures and initials]

AND WHEREAS :

The Society namely **MAHALAXMI CO-OP. HSG. SOCIETY LTD.** duly registered under the provision of Maharashtra Co-op. Housing Societies Act bearing Registration No. **NBOM/CIDCO/HSG/(OH)/2790/ JTR/2008-09**

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. THE VENDOR shall sell and the Purchase shall purchase the Flat No. 11, 2nd Floor, Building No. A-22, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about **27.09 Sq. Mtrs. + 9.72 Sq.mtrs Terrace Builtup** together with the certain percentage specified in the declaration to be made by the SIDCO under the said act of the undivided interest appurtenant to such flat as tenant in common with the owner of the other flat and to the common area and facilities of the said land and building of the said premises as heritable, transferable and immovable property for the total consideration of **Rs.31,00,000/- (Rupees Thirty One Lakhs Only)**.

पब्लिक	Mumbai
६४६६	२०१६
६/१२	SIDCO



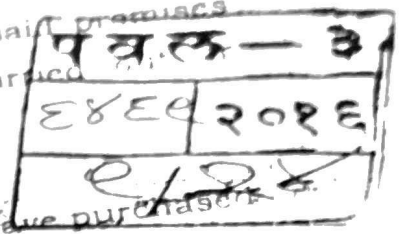
The Purchaser has agreed to pay the consideration price of **Rs.31,00,000/- (Rupees Thirty One Lakhs Only)** in the following manner :

- a. A sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** paid by Cheque to the Vendor.
- b. remaining balance amount of **Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only)** shall be paid after availing loan from any Financial Institution / Bank within Two months from the date of execution of this Agreement for Sale.

[Handwritten signatures]

3. The Vendor shall hereby covenant with the Purchaser that the Vendor shall not and shall not permit to transfer and shall not possess or let the said flat to the purchaser subject to the prior permission in writing from the CIDCO Society.

4. UPON POSSESSION the said flat being delivered to the Purchaser that he shall be entitled to the use and occupation of the said flat and shall thereafter have no claim against the Vendor in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.



5. THE PURCHASER is aware that all those who have purchased the flat in the said building shall automatically be the member of the "Mahalaxmi Co-op. Hsg. Society Ltd.," constituted in pursuance of the said Co-operative Societies Act 1960 (hereinafter referred to as 'THE SAID SOCIETY')

6. THE PURCHASER fully agreed and undertake to read and abide by the provisions of the said act and the bye laws named there under.



7. THE PURCHASER as a Flat owner shall be liable to bear and pay all property taxes, and charges for electricity and other services and all other outgoings and his share according to the percentage in common expenses payable in respect of the said flat.

8. The Vendor assigns and transfers all his rights, title and benefits arising out of the said Agreement including the deposits standing to the credit of the Vendor with the CIDCO by executing the Deed of Assignment in favour of purchaser and registering it with the Sub-Registrar of Assurances at the cost and expenses of the Purchaser.

Handwritten signatures and initials at the bottom of the page.

SCHEDULE OF THE PROPERTY

Flat No. 11, 2nd Floor, Building No. A 22, Mahalaxmi Co-op
Hsg. Society Ltd., Gharkul, Sector 15, Kharghar, Navi Mumbai
410210 admeasuring about 27.09 Sq. Mtrs. + 9.72 Sq mtrs
Terrace Builtup.

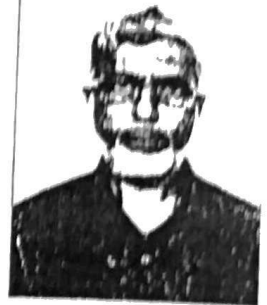
IN WITNESS WHEREOF the parties hereto have hereunto
subscribed their respective hands the day and the year

पत्र-३
२८/०४/२०१४
२२/०४

SIGNED, SEALED AND DELIVERED BY
The within named VENDOR

MR. ABDUL AZIZ A GANI SHAIKH

Handwritten signature



in the presence of

- Handwritten signature*
- Handwritten signature*

SIGNED, SEALED AND DELIVERED BY
The within named PURCHASER
MR. APPASAHEB R. MAGAR



MRS. BAPTA APPASAHEB MAGAR

Handwritten signature



in the presence of

- Handwritten signature*
- Handwritten signature*

Handwritten signature



RECEIPT

RECEIVED a sum of Rs.3,00,000/- (Rupees Three Lakhs Only) from within named the "PURCHASER" MR. APPASAHEB R. MAGAR, & MRS. BABITA APPASAHEB MAGAR as a Part Payment towards Flat No. 11, 2nd Floor, Building No. A-22, Mahalaxmi Co-op. Hsg. Society Ltd., Gharkul, Sector-15, Kharghar, Navi Mumbai-410210 admeasuring about 27.09 Sq. Mtrs. + 9.72 Sq.mtrs Terrace Builtup in the following manner:

Date	Cheque No.	Bank	Amount
06/09/2016	004707	Dena Bank Kharghar	Rs. 1,00,000/-
19/09/2016	004709	Dena Bank Kharghar	Rs. 2,00,000/-
		Total	Rs. 3,00,000/-

I SAY RECEIVED
Rs.3,00,000/-



(MR. ABDUL AZIZ A GANI SHAIKH)
VENDOR

WITNESSES :

1. Ganikwad
2. [Signature]



CIDCO/MM-111

To

17 JAN 2000

SHRI. ABDUL ATIJ A.GANI SHAIKH

Sub. Allotment of Tenement under Gharkul Grah Nirman Yojana, Kharghar

Re: Your Application Number 0505K

Sir/Madam,

With reference to your above mentioned application for booking of tenement on "First Come First Served" basis, our Corporation is pleased to allot you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU:

(a) Location : **KHARGHAR** (b) Sector : **15** (c) Bldg. Type/No : **A-22**
(d) floor : **2** (e) Tenement No. : **11**

B) AREA OF THE TENEMENT ALLOTTED TO YOU: AREA (SQ.M)

(i) Tenement : 27.09
(ii) Attached terrace (if any) : 9.72

Amount (in Rs.)

C) TOTAL COST OF THE TENEMENT:

D) AMOUNT ALREADY PAID:

- (i) Registration Amount (Subject to Verification Of Original receipt): (ONLY FOR DRS APPLICANT)
- (ii) @ 7% interest on Registration charges Amount (ONLY FOR DRS APPLICANT)
- (iii) Rs. 2000/- paid at the time of Registration (for NON-DRS APPLICANT)
- (iv) 10% of the cost of tenement paid at the time of allotment:

Sub-Total (D)

254110.00	पवल - 3
2000.00	2095
9540.90	
27410.00	28

226700.00

E) BALANCE AMOUNT PAYABLE TOWARDS THE SALE PRICE (C-D):

F) MISCELLANEOUS CHARGES:

- (a) Power Supply Network Development Charges (approx.)
- (b) Share Money
- (c) Documentation Charges
- (d) Water connection charges including three phase power supply to common water pump

Sub-Total (F)

9585.00
260.00
300.00
1100.00
11245.00

NOTE - The amount of miscellaneous charges (i.e. 'F') should be paid by separate Demand Draft/Pay Order along with the last installment.

G) PAYMENT SCHEDULE:

Instalment No	Amount	Due Date
1	37783.00	17/04/2000
2	37783.00	17/07/2000
3	37783.00	17/10/2000
4	37783.00	17/01/2001
5	37783.00	17/04/2001
6	37785.00	17/08/2001

Yours Faithfully,

(B.R. Gadhe)

Marketing Manager - II



उ र ण	
2084	2002
92/22	

CIDCO

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the M.M.(II)
Raigad Bhavan, CBD-Belapur,
Navi Mumbai - 400 614

Date : 01/02/2002

TAKING OVER POSSESSION BY THE ALLOTTEE

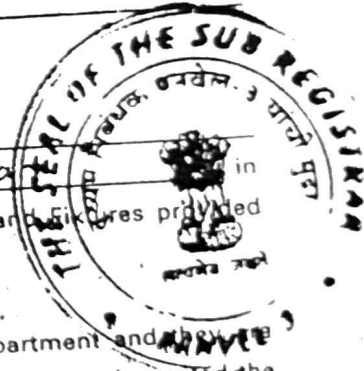
पवल - 3	
288	2084
92/22	

A. Aptt. No. A.22/2:11 Sector 15 at Kharghar in Navi Mumbai
 Date of allotment : 17th January 2000
 Name of Hire/Outright Purchaser : Abdul Aijj A. Gani Shaikh
 Date of execution of Agreement : 1st February 2002

Asstt. Marketing Officer
[DRS-87] CIDCO LTD.
Navi Mumbai.
Asstt. Mkt. Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. A.22/2:11 in Kharghar Sector 15 in Navi Mumbai on the day of 01/02/2002 after proper inspection of the fittings and fixtures provided



On taking over possession I have verified the fittings, fixtures and amenities in the above apartment and have inspected the same according to the items listed and according to plans and specifications enclosed 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 will not claim another apartment from CIDCO later on.

Door Lock No. _____ with duplicate key.

(Signature)

(Signature of allottee)

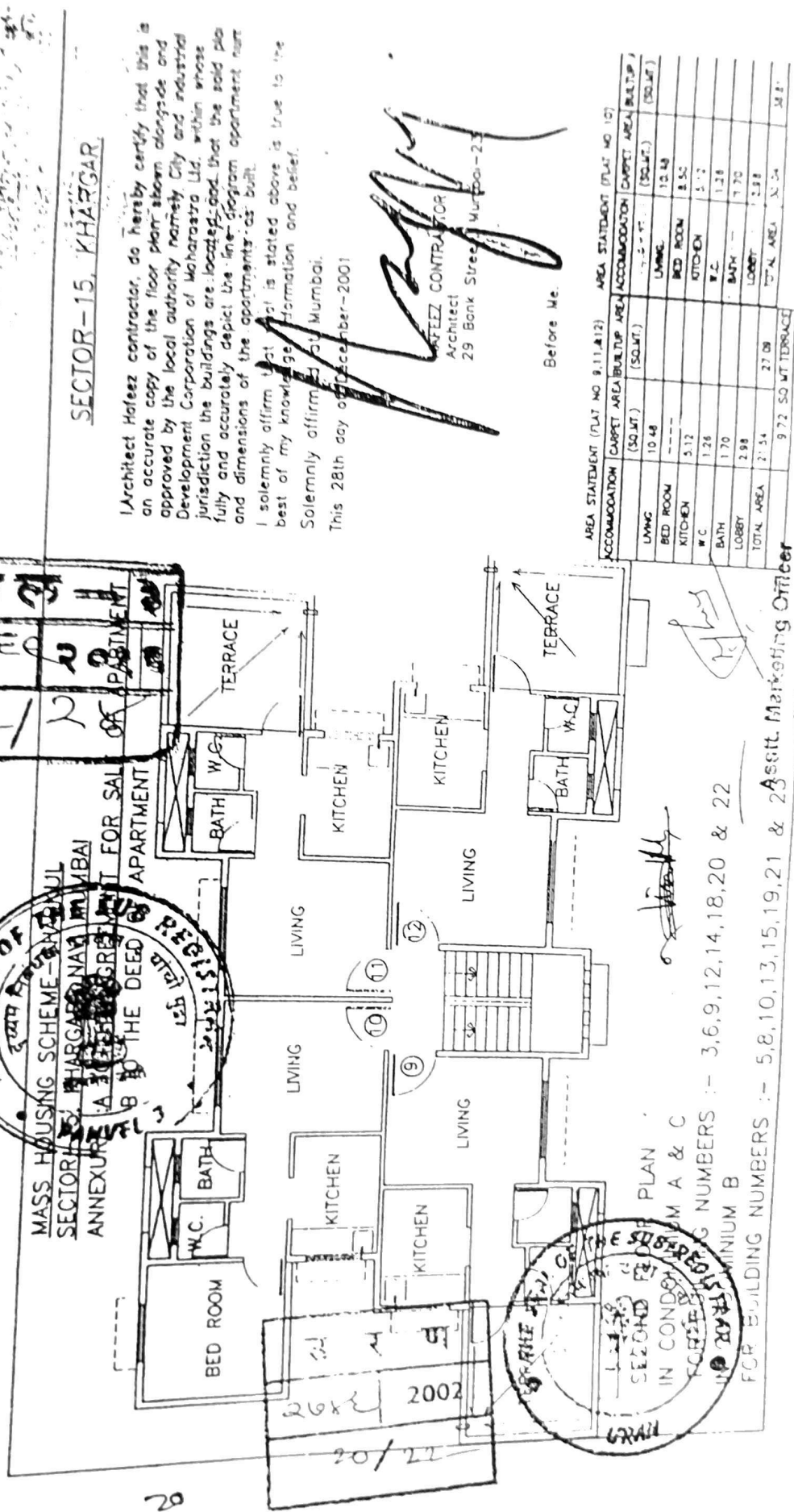
Name : A. G. Shaikh
 Aptt. No. : A.22/2:11/Kh.15

to Maharashtra State Electricity Board
 Secretary of the Society



पञ्चम
एक
20/2

THE SEAL OF
2004
MASS HOUSING SCHEME - BAYANUL
SECTOR 15, KHARGAR NAWI
ANNEXURE B TO THE DEED OF
REGISTRATION



SECTOR-15, KHARGAR

I, Architect Hafiez contractor, do hereby certify that this is an accurate copy of the floor plan shown alongside and approved by the local authority namely City and Industrial Development Corporation of Maharashtra Ltd. within whose jurisdiction the buildings are located. God that the sold plan fully and accurately depict the line diagram apartment name and dimensions of the apartments as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at Mumbai.

This 28th day of December-2001

Hafiez
HAFIEZ CONTRACTOR
 Architect
 29 Bank Street, Mumbai-23

Before Me.

AREA STATEMENT (PLAT NO. 8.11.12)

ACCOMMODATION	CARPET AREA (SQ.MT.)	BUILT UP AREA (SQ.MT.)	ACCUMINATION	CARPET AREA (SQ.MT.)	BUILT UP AREA (SQ.MT.)
LIVING	10.48		LIVING	12.48	
BED ROOM			BED ROOM	8.55	
KITCHEN	5.12		KITCHEN	5.12	
W.C.	1.26		W.C.	1.26	
BATH	1.70		BATH	1.70	
LOBBY	2.88		LOBBY	2.88	
TOTAL AREA	21.34	27.09	TOTAL AREA	31.24	37.81
		9.72 SQ.MT TERRACE			

PLAN
 IN CONDOMINIUM A & C
 SCHEMES
 BUILDING NUMBERS :- 3, 6, 9, 12, 14, 18, 20 & 22
 CONDOMINIUM B
 BUILDING NUMBERS :- 5, 8, 10, 13, 15, 19, 21 & 22

Assett Marketing Officer

Rajgad District, Selsapur
 Navli Mumbai - 400 514

आयकर विभाग
INCOME TAX DEPARTMENT
APPASAHEB R MAGAR
RAMCHANDRA JOTI MAGAR

भारत सरकार
GOVT. OF INDIA

27/08/1970
Permanent Account Number
BXPW5095D

पवल - 3
६४६९ २०१६
१२/२४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

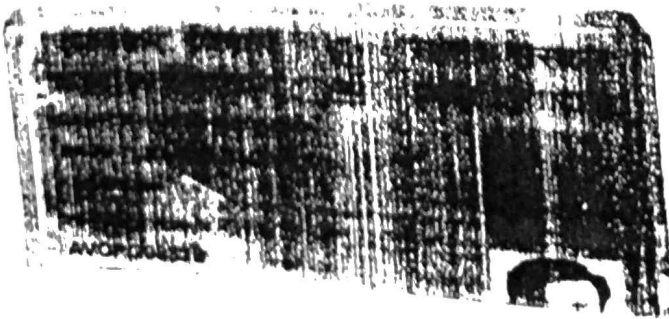
MAGAR BAIBITA APPASAHEB
VITHORIN DONTAS
27/08/1976
Permanent Account Number
BXPW0934L



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAIKH ABDUL AZIZ A GANI
ABDUL GANI ABDUL ISMAIL SHAIKH
01/06/1957
Permanent Account Number
BKMP53978Q



SECRET
CONFIDENTIAL
RESTRICTED
SECRET
CONFIDENTIAL

GOVT OF INDIA

SECRET
CONFIDENTIAL
RESTRICTED
SECRET
CONFIDENTIAL

