

393/13275

पावती

Original/Duplicate

Monday, July 24, 2023

नोंदणी क्र.: 39M

5:23 PM

Regn.: 39M

पावती क्र.: 13901 दिनांक: 24/07/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन10-13275-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शाहिद जमील शेख - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane-10

सुनिल वाडेवाले

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०

बाजार मुल्य: रु.7290200 /-

मोबदला रु.7700000/-

भरलेले मुद्रांक शुल्क : रु. 5390000/-

1) देयकाचा प्रकार: DHC रकम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2207202302882 दिनांक: 22/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005575384202324P दिनांक: 22/07/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

मुळ दस्त परत मिळाला

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7290200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: मौजे नवघर,वॉर्ड-व्ही,विभाग क्रमांक:-11/40,मध्ये,सदनिका क्रमांक:-404,चौथा मजला,लोटस बिल्डिंग,सालासर लोटस को.ऑप.हो.सोसा.ली.जी सी सी क्लब जवळ,मिरारोड पूर्व,ठाणे सर्वे नं.464/6,140/6 पार्ट,465/3,141/3(पार्ट),क्षेत्रफळ:-88.28 चौ.मी. सुपर बिल्ट अप.(क्षेत्रफळ:-70.63 चौ.मी.बिल्ट अप.)((Survey Number : 140/6 पार्ट ;))
(5) क्षेत्रफळ	1) 88.28 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रंजन झा - - वय:-52; पत्ता:-प्लॉट नं: 404, माळा नं: चौथा मजला, इमारतीचे नाव: लोटस बिल्डिंग,सालासर लोटस को.ऑप.हो.सोसा.ली., ब्लॉक नं: जी सी सी क्लब जवळ, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACYPJ7058M 2): नाव:-अर्चना झा - - वय:-50; पत्ता:-प्लॉट नं: 404, माळा नं: चौथा मजला, इमारतीचे नाव: लोटस बिल्डिंग,सालासर लोटस को.ऑप.हो.सोसा.ली., ब्लॉक नं: जी सी सी क्लब जवळ, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKEPJ7185M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शाहिद जमीत शेख - - वय:-37; पत्ता:-प्लॉट नं: सी-304, माळा नं: , इमारतीचे नाव: मक्युरी टॉवर, ब्लॉक नं: दीपक हॉस्पिटल रोड, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं: -BLNPS3569K 2): नाव:-अंशना तैमूर पाटील उर्फ आशना शाहिद शेख - - वय:-37; पत्ता:-प्लॉट नं: सी-304, माळा नं: , इमारतीचे नाव: मक्युरी टॉवर, ब्लॉक नं: दीपक हॉस्पिटल रोड, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AUAPP4443Q
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13275/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	539000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

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

(Signature)
सुनिब बांडेवाले
सह दुय्यम निबंधक वर्ग-२१,
ठाणे क्र. १०

गावाचे नाव : नवघर

करारनामा

7700000

पट्टाकार 7290200

(वे)

सल्यास) 1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मौजे नवघर,वॉर्ड-व्ही,विभाग क्रमांक:-11/40.मध्ये,सदनिका क्रमांक:-404,चौथा मजला,लोटस बिल्डिंग,सालासर लोटस को.ऑप.हौ.सोसा.ली.जी सी सी क्लब जवळ,मिरारोड पूर्व,ठाणे.सर्वे नं.464/6,140/6 पार्ट,465/3,141/3(पार्ट),क्षेत्रफळ:-88.28 चौ.मी. सुपर बिल्ट अप.(क्षेत्रफळ:-70.63 चौ.मी.बिल्ट अप.)(Survey Number : 140/6 पार्ट ;))

1) 88.28 चौ.मीटर

व्हा.

गा-या

देचे

1): नाव:-रंजन झा - - वय:-52; पत्ता:-प्लॉट नं: 404, माळा नं: चौथा मजला, इमारतीचे नाव: लोटस बिल्डिंग,सालासर लोटस को.ऑप.हौ.सोसा.ली., ब्लॉक नं: जी सी सी क्लब जवळ, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACYPJ7058H

2): नाव:-अर्चना झा - - वय:-50; पत्ता:-प्लॉट नं: 404, माळा नं: चौथा मजला, इमारतीचे नाव: लोटस बिल्डिंग,सालासर लोटस को.ऑप.हौ.सोसा.ली., ब्लॉक नं: जी सी सी क्लब जवळ, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKEPJ7185M

किवा

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1): नाव:-शाहिद जमील शेख - - वय:-37; पत्ता:-प्लॉट नं: सी-304, माळा नं: -, इमारतीचे नाव: मर्क्युरी टॉवर ब्लॉक नं: दीपक हॉस्पिटल रोड, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BLNPS3569K

2): नाव:-आशना तैमुर पाटील उर्फ आशना शाहिद शेख - - वय:-37; पत्ता:-प्लॉट नं: सी-304, माळा नं: -, इमारतीचे नाव: मर्क्युरी टॉवर, ब्लॉक नं: दीपक हॉस्पिटल रोड, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AUAPP4443Q

24/07/2023

24/07/2023


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IRN	MH005575384202324P	BARCODE	Date 22/07/2023 17:08:48		Form ID	SP 6
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)		
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			PAN No. (If Applicable)		
Location	THANE			Full Name	SHAHID JAMIL SHAIKH AND AASHNA TAIMUR	
Year	2023-2024 One Time			Flat/Block No.	Flat No. 404, 4th Floor, Lotus Building	
Account Head Details	Amount In Rs.	Premises/Building	Salasar Lotus Co. Op Hsg Soc. Ltd., Salasar Garden, Near GCC Club			
300046401 Stamp Duty	539000.00	Road/Street	Mira Road (E), Thane			
300063301 Registration Fee	30000.00	Area/Locality	Mira Road (E), Thane			
		Town/City/District				
		PIN	4 0 1 1 0 7			
		Remarks (If Any)	SecondPartyName=MR RANJAN JHA			
						
Total	5,69,000.00	Amount In Words	Five Lakh Sixty Nine Thousand Rupees Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	10000502023072202855	1007751908829		
Cheque/DD No.	Bank Date	RBI Date	22/07/2023-17 07 29	Not Verified with RBI		
Name of Bank	Bank-Branch		STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9137243965
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी शहर चलन लागू नाही.

Ranjana Jha
Anohara Jha

टनन - 50
 93464 / 2023
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2207202302882	Date 22/07/2023
Received from THANE, Mobile number 9137243965, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 22/07/2023
Bank CIN 10004152023072202677	REF No. 320323555098
This is computer generated receipt, hence no signature is required.	

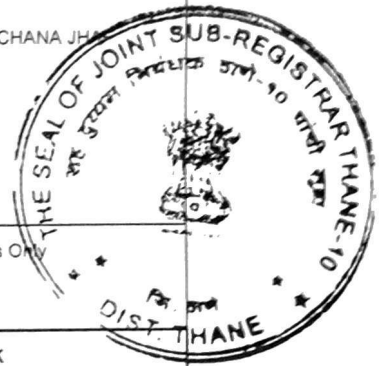
Ranjem Jha
Archana Jha

[Handwritten signature]
[Handwritten signature]

टनन - 90	
92264	/2023
2	37



Department: Inspector General of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No. (If Applicable)			
Office Name: THANE NO 10 JOINT SUB REGISTR		Full Name		SHAHID JAMIL SHAIKH AND AASHNA TAIMUR	
Location: THANE		Flat/Block No.		Flat No 404, 4th Floor, Lotus Building	
Year: 2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.		PIN	
00144401 Stamp Duty		539000.00		4 0 1 1 0 7	
001063301 Registration Fee		30000.00		Remarks (If Any)	
				SecondPartyName=MR RANJAN JHA AND MRS ARCHANA JHA	
				Amount In	
				Five Lakh Sixty Nine Thousand Rupees Only	
		5,69,000.00		Words	



Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023072202855	1007751908829
Cheque/DD No.		Bank Date	RBI Date	22/07/2023-17:07:29	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: [ID] Mobile No: 937243965
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चलन केवल दुर्यम निवधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी रादर चलन लागू नाही.

चलन
 932604 / 2023
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No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-393-13275	0002908743202324	24/07/2023-17:23:39	IGR122	30000.00
2	(IS)-393-13275	0002908743202324	24/07/2023-17:23:39	IGR122	539000.00
Total Defacement Amount					5,69,000.00

Shahid
Archana Jha
Ranjana Jha
Archana Jha



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Mira Road, on this 24th day of July, 2023.

B E T W E E N

टनन - 90	
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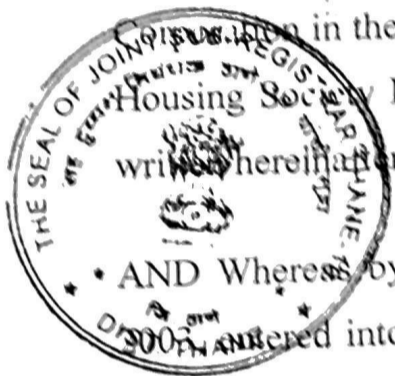
MR. RANJAN JHA AND MRS. ARCHANA JHA both adults Indian Inhabitants residing at: Flat No. 404, 4th Floor, Lotus Building, Salasar Lotus Co. Op. Hsg. Soc. Ltd., Salasar Garden Near GCC Club, Mira Road (E), Thane: 401107, hereinafter referred called the "TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof and hence shall mean and include their, heirs, executors, administrators and assigns) of the party of the FIRST PART AND **MR. SHAHID JAMIL SHAIKH AND MRS. AASHNA TAIMUR PATIL ALIAS MRS. AASHNA SHAHID SHAIKH** both adults Indian Inhabitants, residing at:- C-304, Mercury Tower, Deepak Hospital Road, Mira Road (E), Thane: 401107, hereinafter called the "TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof and hence shall mean and include their, heirs, executors, administrators and assigns) of the party of the SECOND PART.

Ranjan Jha
Archana Jha

Shahid
Aashna

WHEREAS

The TRANSFERORS are absolutely seized and possessed of or otherwise well and sufficiently entitled to Flat bearing Flat No. 404, admeasuring 950 Sq. Ft. Super Built up area i.e equivalent to 70.63 Sq. Mt. Built up area, on the 4th Floor, of the Building Known as Lotus, Salasar Garden, constructed on the land bearing Survey No. 464/6, 140/6 Pt, 465/3, 141/3 (Pt) of Revenue Village Navghar, Mira Road (E), Taluka & Dist. Thane :- 401 107, within the city limits of Mira - Bhayander Municipal Corporation in the locality more popularly known as Salasar Lotus Co. Op. Housing Society Ltd., and more particularly described in the schedule written hereinafter and hereinafter referred to as "THE SAID FLAT".



AND Whereas by and under an Agreement for sale dated 05th August., 2003 entered into between M/s. Salasar Developers therein referred to as The Builders and Mr. Juber Yusuf Sabir And Mrs. Vaishali Juber Sabir therein referred as the Purchaser/s (hereinafter called the 1st Purchasers) and the said Builders have sold to the 1st Purchasers and the 1st Purchasers have purchased from Builders a Flat being the Flat No. 404, on the 4th Floor, of the Building Known as Lotus, Salasar Garden, constructed on the land bearing Survey No. 464/6, 140/6 Pt, 465/3, 141/3 (Pt) of Revenue Village Navghar, Mira Road (E), Taluka & Dist. Thane :- 401 107, within the city limits of Mira - Bhayander Municipal Corporation at the price and on the terms & conditions mentioned therein on the land more particularly described in the schedule written hereunder.

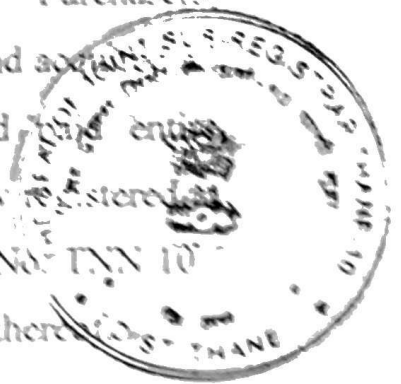
AND The said original Agreement dtd. 05th August., 2003 was duly registered at the office of the Sub-Registrar of Assurances at Thane under

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No. TN 90/4418/2003 on 05/08/2003.	
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E. Rangan	Arachar

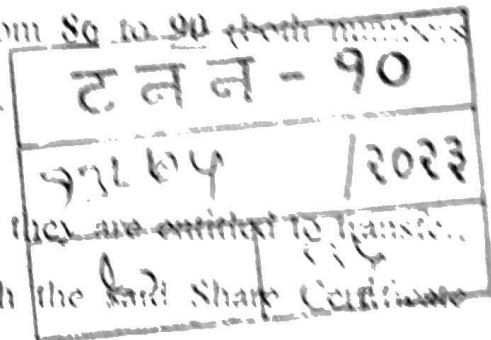
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AND The said 1st Purchasers paid entire purchase price of the said Flat to the said Builders or as per the agreement recited herein before and the Builders admitted and confirmed that no amount is due and payable by the 1st Purchasers in the said Flat and the 1st Purchasers taken quiet, vacant possession of the said Flat.

The TRANSFERORS by and under an Agreement for sale dated 24th January, 2018, entered into between Mr. Juber Yusuf Sabir And Mrs. Vaishali Juber Sabir (1st Purchasers), therein referred to as The Transferors and Mr. Ranjan Jha And Mrs. Archana Jha (2nd Purchasers) therein referred to as the Transferees who have purchased and accepted all the rights, title and interest in respect of the said flat and taken quiet vacant possession thereof in consideration to them predecessors as per the agreement duly registered at the office of the Sub-Registrar of Assurances Thane under No. TNN 10 714 / 2018 on 24/01/2018 and taken quiet vacant possession thereof.



THE TRANSFERORS are a member of the Salasar Lotus Co. Op. Housing Society Ltd, duly registered under Maharashtra Co-operative Housing societies Act bearing Registration No. TNA / (TNA) / HSG (TC) - 16300 / 2004-2005 dated 04/04/2005 and they are holding 5 (Five) shares of Rs.50/- each bearing distinctive numbers from 89 to 90 (both numbers inclusive) as per the Share Certificate No. 018.



THE TRANSFERORS have represented that they are entitled to transfer the said Flat along with the said Share Certificate without any impediment in law or otherwise.

THE TRANSFERORS are further represented that the Salasar Lotus Co. Op. Housing Society Ltd, shall give no objection certificate for transfer for the said Flat in favour of the TRANSFEREES and shall transfer the shares standing in the name of the TRANSFERORS herein in favour of TRANSFEREES.

Ranjan Jha
Archana Jha

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THE TRANSFERORS have agreed to transfer and the TRANSFEREES have agreed to acquire the said Flat along with the said shares on the terms and conditions hereinafter mentioned.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:-

1. The TRANSFERORS shall transfer and assign unto the TRANSFEREES all that the said Flat as also the right, title and interest in respect of the said shares Nos. **86 to 90** (both numbers inclusive) and the TRANSFEREES shall acquire the said Flat along



With the right, title and interest and the said shares at and for the total consideration of **RS.77,00,000/-- (RUPEES SEVENTY SEVEN LAKHS ONLY)** to be paid in the following manner i.e. to say;-

Rs.51,000/--(Rupees Fifty One Thousand Only) paid by Cheque No. 763233, dated on 28/05/2023, Drawn on Axis Bank Ltd., on or before execution of this Agreement.

2) Rs.20,00,000/-- (Rupees Twenty Lakhs Only) paid by RTGS No. BARBR52023071500884403, dated on 15/07/2023, Drawn on Bank of Baroda, on or before execution of this Agreement.

3) Rs.23,22,000/--(Rupees Twenty Three Lakhs Twenty Two Thousand only) will be paid at the time of registration by Demand draft number. 015727, dated on 24/07/2023, Drawn on Bank of Baroda.

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4) The TRANSFEREES are liable to Tax deduction at source from the payment of total consideration for sale of above said flat and shares to the TRANSFERORS as per amendment in Income Tax Act under finance bill 2013. The TRANSFEREES will deducted

the charges @1% of Agreement Value i.e. Rs. 77,000/- (Rupees Seventy Seven Thousand Only) towards TDS payable u/ s 194-IA- of Income Tax Act as per finance bill 2013 and make the

Ranjana Jha
Rachana Jha

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payment in Form No.26QB + Chaitan to Income Tax Department. After the payment of the above said Tax, the Certificate will be handed over to the TRANSFERORS

5) Rs.32,50,000/-- (Rupees Thirty Two Lakhs Fifty Thousand Only) will be paid at the time /Disbursement /of loan any Bank or any financial institute within _____ working days from the execution of this agreement and the Transferors will handover all necessary document to avail the housing loan to the Transferees within 3 working days after agreement.

2. The TRANSFERORS shall upon receiving final payment shall hand over the quiet, vacant and peaceful possession of the said Flat to the TRANSFEREES immediately or else legal action will be taken.

3. The TRANSFERORS declare that they have full right and absolute power and authority to sell assign and transfer to the TRANSFEREES all their rights, title and interest in respect of the said Flat and that no other person or persons has/have any right, title and interest or claim or demand of any nature whatsoever into over upon the said Flat or any part thereof either by way of Sale, Exchange, Mortgage, Gift, Trust, Lien or Tenancy or otherwise over the said Flat and the said Flat is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agree and undertake to indemnify and keep indemnified to the TRANSFEREES against all such acts, actions, claims demands, proceeding , costs and expenses arising from any third person or persons relating to the said Flat.



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4. Upon the execution of this agreement for sale in respect of the said Flat, the TRANSFEREES shall be entitled to take all the necessary steps for investigating the title of the TRANSFERORS to the said Flat. If any objections and/or third party claims are lodged in respect of the said Flat and/or any part thereof, the TRANSFERORS covenants and confirms that it shall settle and clear all such objections and/or claims and/or obstructions at its risks, costs, consequences & expenses and the TRANSFERORS indemnifies and keeps indemnified the TRANSFEREES, in every respect thereof.



5. The TRANSFERORS hereby state and declare that:-

TRANSFERORS are both to deal with and dispose off the said Flat and share certificate and no one except him/them has any right, title and/or interest in the same.

- B) TRANSFERORS will not demand any extra cost for the Transfer of the electricity meter in the name of the TRANSFEREES.
- C) TRANSFERORS indemnified the TRANSFEREES from all the costs and expenses if incurred due to the registration of the previous agreement if any deficit stamp duty arise, they will be liable for it and they will pay it.

- D) If any of the aforesaid declarations turns out to be false or if any person takes any claim in respect of the said Flat or any part thereof and thereby or otherwise, the TRANSFEREES are put to any loss, expenses or prejudice otherwise the TRANSFERORS hereby agrees & undertakes to indemnify the TRANSFEREES against all such loss and expenses.

टन नं	१०
१३२६४	१२/२०२३
१०	३४

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6. The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions. The TRANSFERORS shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill, last gas bill and other records amounting to the title of the premises, for the purpose of their record before handing over final payment by TRANSFEREE to TRANSFEROR.

7. The TRANSFEREES hereby agrees that, on becoming the member of the said society, the TRANSFEREES shall abide by all single bye-laws, rules and regulations adopted by the society.

8. The TRANSFERORS are not restricted either in the Income Tax Act, Estate Duty Acts under Maharashtra Land Revenue Code, etc Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Agreement.

9. The TRANSFEREES hereby declare and covenant that :-

- A) TRANSFEREES shall join as a member of the Salasar Lotus Co. Op. Housing Society Ltd, on getting the possession of the said Flat and thereafter observe and perform and abide by the rules, and regulations and bye-laws of the said society.

टन नं	१०
१३२६४	१२/२०२३
११	३४

- B) TRANSFEREES will from and after the possession of the said Flat regularly pay to the said society his/her/their proportionate share of Municipal tax, Water, Electricity, and other charges and outgoings including maintenance and the other charges of the said Flat.

10. The TRANSFERORS shall pay and discharge all the outgoings such as rent, rates, assessments, dues, duties Municipal tax, Water charges, Electricity charges, Gas charges and other maintenance charges pertaining to the said Flat till the date of an actual possession is given to the TRANSFEREES, this should be done before taking

Ranjana Jha
Archana Jha

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the last amount from TRANSFEREES. The TRANSFERORS agree agrees to indemnify the TRANSFEREES against all such claims and demands in respect of the said Flat.

11. The TRANSFERORS shall after receiving final payment sign all papers, letters and documents and to do all other acts, deeds, matters that may be necessary in respect of more perfectly vesting the said Flat unto the TRANSFEREES as also for the transfer of the said Flat and all rights in favour of the TRANSFEREES.



The TRANSFEREES shall be entitled to use, occupy, enjoy and possess the said Flat as per their choice & will of the TRANSFEREES and the TRANSFERORS shall also be entitled to dispose off the said Flat to any person's, party/vies etc. of the choice of the TRANSFEREES, subject to the provisions of the Law for the time being in force in India.

13. The TRANSFEREES shall be entitled to get the said Flat legally transferred in their own name / favour after observing all the necessary procedures and by executing the necessary documentation, correspondence, etc. The TRANSFERORS hereby undertakes to render their fullest co-operation to the TRANSFEREES for legal, absolute, perfect and effectual transfer the said Flat in favour of the TRANSFEREES and also agrees to execute all the necessary documents, deeds etc. in favour of the TRANSFEREES, at no extra cost, charge, consideration, etc. In other words, the TRANSFERORS hereby agrees to sign all the necessary papers, documents, deeds, etc. and when necessary for the effective transfer of the ownership and the benefits attached to the said Flat, in favour of the TRANSFEREES herein, without demanding any extra cost, consideration, charges, expenses etc.

राजेश - 90	
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Rajesh - 90
Archana - 90

9/3/19

Archana

14. The registration fees, stamp duty and all other incidental charges for the registration of the agreement for sale in respect of the said Flat shall be borne by the TRANSFEREES herein and the TRANSFERORS shall not be liable to bear the same in any manner whatsoever.

15. If any provision of this agreement for sale or the applicability thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this agreement for sale and each of other enforceable provision of hereof shall be valid and enforceable to the fullest extent permitted by Law. Any invalid or unenforceable provision of this agreement for sale shall be rejected with a provision which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.



16. The TRANSFERORS shall upon receiving final payment hand over to the TRANSFEREES the original documents of title, share certificate transfer forms duly executed and signed by the TRANSFERORS and all other relevant documents of the said Flat.

17. The TRANSFERORS on receiving final payment agrees to execute all deeds, matters, writing, papers etc. in favour of the TRANSFEREES and do all the other incidental and necessary acts as may be needed for completing title of the TRANSFEREES in respect of the said Flat.

18. This agreement shall always be subject to the provision contained in Maharashtra Ownership Flat Rules 1963 or any other provision of law for the time being applicable hereto.

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Rajesh - 90
Archana - 90

9/3/19



STATE BANK OF INDIA, RACPC ANDHERI

LOS ID :		LOAN TYPE :	TL / MAXGAIN
BRANCH :		BRANCH CODE :	
OPAS ID :		RERA REG NO :	

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	Mr. Shahid Shaikh	CIF NO :	1
CO-APPLICANT NAME:	Mrs. Aashna Shaikh		2
CO-APPLICANT NAME:			3
CO-APPLICANT NAME:			4
CONTACT NO (1)	9699876778	(2)	9137243965
EMAIL ID :			

MORATORIUM REQD	YES / <u>NO</u>	MORATORIUM PERIOD :	
LOAN AMOUNT :	35,00,000/-	INTEREST RATE :	
TENURE :	20 yr.	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER	<u>RESALE</u> / UNDER CONSTRUCTION / READY POSSESSION / TOPUP		
SCHEME :	Home Loan	SBI LIFE <u>YES</u> / NO	103000/-
PROPERTY COST :	77.00 Lacs.	PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION	Mira Road		
SOURCING NAME:	Sarcier	CONTACT OF SOURCING	
SOURCING TYPE :		HLC / SSL CODE / PF NO :	
EMAIL :		SIGN OF THE COORD :	

Followed by Nitin

PROPERTY INSURANCE OBTAINED :		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
DE NO :		ROI :		
TD NO :		ECS / SI :		



DOCUMENTATION OFFICER (NAME & FILE NO.)	
---	--

CUSTODY FILE NO:	
------------------	--

SCHEDULE REFERRED TO ABOVE

Flat bearing Flat No. 404, admeasuring 950 Sq. Ft. Super Built up area i.e equivalent to 70.63 Sq. Mt. Built up area, on the 4th Floor, of the Building Known as Lotus, Salasar Garden, constructed on the land bearing Survey No. 464/6, 140/6 Pt, 465/3, 141/3 (Pt) of Revenue Village Navghar, Mira Road (E), Taluka & Dist. Thane :- 401 107, within the city limits of Mira - Bhayander Municipal Corporation in the locality more popularly known as Salasar Lotus Co. Op. Housing Society Ltd.,

Ranjan Jha
Archana Jha

Shahid

Aashna



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IN WITNESS WHEREAS that parties hereto have hereunto set and subscribed their respective hands, on the day and year first hereinabove written.

SIGNED AND DELIVERED

by the withinnamed "THE TRANSFERORS"

MR. RANJAN JHA

Ranjan Jha



MRS. ARCHANA JHA

in the presence of

- 1) *Alia*
- 2) *[Signature]*

Archana Jha



SIGNED AND DELIVERED

by the withinnamed "THE TRANSFERORS"

MR. SHAHID JAMIL SHAIKH



Shahid



MRS. AASHNA TAIMUR PATIL

ALIAS MRS. AASHNA SHAHID SHAIKH

Aashna



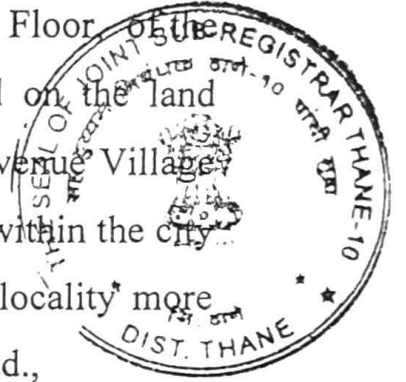
In the presence of

- 1) *Alia*
- 2) *[Signature]*

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93264	/2023
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RECEIPT

RECEIVED of and from the withinnamed TRANSFEREES MR. SHAHID JAMIL SHAIKH AND MRS. AASHNA TAIMUR PATIL ALIAS MRS. AASHNA SHAHID SHAIKH a sum of Rs.43,73,000/-- (Rupees Forty Three Lakhs Seventy Three Thousand Only) paid by Cheque as per the details given herein below as the part payment of the said Flat bearing Flat No. 404, admeasuring 950 Sq. Ft. Super Built up area i.e equivalent to 70.63 Sq. Mt. Built up area, on the 4th Floor of the Building Known as Lotus, Salasar Garden, constructed on the land bearing Survey No. 464/6, 140/6 Pt, 465/3, 141/3 (Pt) of Revenue Village Navghar, Mira Road (E), Taluka & Dist. Thane :- 401 107, within the city limits of Mira – Bhayander Municipal Corporation in the locality more popularly known as Salasar Lotus Co. Op. Housing Society Ltd.,



Sr. No.	Date	Cheque/RTGS No.	Amount	Bank Name
1	28/05/2023	763233	51,000/-	Axis Bank Ltd.
2	15/07/2023	BARBR52023071500884403	20,00,000/-	Bank of Baroda
3	24/07/2023	015727	23,22,000/-	Bank of Baroda

WE SAY RECEIVED

Rs. 43,73,000/--

Ranjana Archana Jha

MR. RANJAN JHA
MRS. ARCHANA JHA
(TRANSFERORS)
93264/2023
95 34

WITNESSES:

- 1) *CPA*
- 2) *[Signature]*



बृहन्मुंबई महापौरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



नमुना "इ" FORM "E"

विवाह नोंदणीचे प्रमाणपत्र

No. 0111583

(पहा कलम ६ (१), (इ) आणि नियम ५)

CERTIFICATE OF REGISTRATION OF MARRIAGE

(See section 6 (I), (e) and rule 5)

प्रमाणित करण्यात येते की (पत्नीचे नाव) _____

Certified that the marriage between _____

SHAIKH SHAHID JAMIL

(Name of husband)

राहणार _____

B-53, Anupama CHS, Flat No. 204, Anand Nagar,

Residing at _____

Dahisar (E), Mumbai 400068.

आणि (पत्नीचे नाव) _____

and _____

PATIL AASHNA TAJMUR

राहणार _____

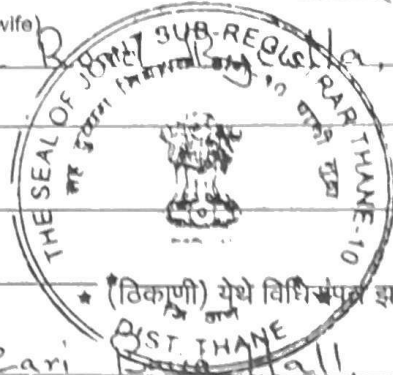
8/8, Rehanabad Bldg, Spence B

Residing at _____

Mumbai 400008.

यांचा विवाह दिनांक _____

रोजी _____



(ठिकाणी) येथे विधिसंपन्न झाला.

Solemnized on dated _____

18/03/2012

at Miraj, Zari

Bystane Hall,

District Sangli

(place) is Registered by me on dated _____

13/05/2014

त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम, १९९८ अन्वये देण्यात आलेल्या नोंदवहीच्या खंड

क्रमांक _____

च्या अनुक्रमांक _____

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वर

दिनांक _____

रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

22/04/2023

in Volume No. 43/83/RN

at Serial No. 42836

of Register of Marriages

maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriages Act, 1998.

ठिकाण _____

Place Mumbai

दिनांक _____

Date 21/05/2014



Dr. Anita Inamdar
M.B.B.S., D.P.H.
MEDICAL OFFICER OF HEALTH
Registrar of Marriages
R/North Ward.

BMPF 1722-2013-14-300 Bks of 100 Lvs

Name : _____
Particular : _____
SRNO. : _____
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Rupees : _____
NOTES : _____

PA IN

MIRA-BHAYANDER ROAD, MIRA ROAD-EAST, THANE-401107

Name : [F-404] MR. RANJAN JHA

Bill No. : 132

Particulars : BILL FOR JULY 2023

Date : 05/07/2023

SrNo.	Nature of Charges	Remarks	Amount
1.	MAINTENANCE CHARGES		1800.00
2.	SINKING FUND		50.00
3.	REPAIR FUND		150.00
4.	PARKING CHAGS-2WHEEL		100.00
5.	PARKING CHGS 4WHEEL		200.00
6.	Interest		435.00

Rupees : Thirty Three Thousand Four Hundred.....
Thirteen Only

Total Rs. 2735.00
Arrears Rs. 30678.00
Amount Due Rs. 33413.00

NOTES :

PAY ON OR BEFORE 25TH OF EVERY MONTH.
INTEREST WILL BE CHARGE ON UNPAID BILL.

FOR SALAR LOTUS CO-OP. HOUSING SOC LTD.



AUTHORISED SIGNATOR



Handwritten receipt stamp: 93264/2023, 95, 90



पृष्ठी क्र. 2

संस्था निदेशन क्र. 14/2023
दिनांक 05/07/2023



मिरा - भाईंदर नगर परिषद

मुख्य कार्यालय भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

एन.ए.सी. रोड, महाराज मार्ग, भाईंदर (प.) पिन कोड - ४०१ १०९.

नगर नंबर ४०१/१९६०-२०००-२००९

दिनांक २०/६/२०००

- वाक्य :-
- १) मे. विद्युत संघटी कंन्सल्टंट्स यांच्या मार्गा व्हि. १२. १०. २००० वी १२. १०. २१ भा. १०.
 - २) मे. राक्षम प्राधिकारी नागरी संकुलन, ठाणे यांचेकडील आदेश क्र. युएनसी/टीओ/एच.एच.आर. २०/१९८/आर. ७६४, दि. २२. १२. ९४ व दि. ८. १०. ९९ अन्वये सुधारित आदेश प्राप्त.
 - ३) मिरा भाईंदर नगरपरिषद आदेश क्र. नगर/नर/२१३०/७७५६/९४-९५, दि. २२. १२. ९४ अन्वये आकृषिक बांधकामाची नाहरकत दाखला.
 - ४) मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. महान/कल-१/१९९५/१९५५, दि. २४. ५. ९५ ची आकृषिक मंजुरी.
 - ५) मिरा भाईंदर नगरपरिषद अध. क्र. नगर/नर/७१२/२५१५/९५ अन्वये बांधकाम परवानगी.
 - ६) मे. विद्युत संघटी कंन्सल्टंट्स यांच्या व्हि. १२. १०. २१ अन्वये इमारत मंजुरीसाठी लागू असलेल्या बांधकाम नियमावलीची अंमलबजावणी.
 - ७) मे. आर्थिक सॅनीटेशन यांच्या व्हि. २०. १०. ९९ अन्वये इमारतीच्या बांधकामाची अंमलबजावणी.
 - ८) मे. राक्षम प्राधिकारी, नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएनसी/टीओ/एच.एच.आर. २०/१९८/आर. ७६४/९५, दि. २२. १०. ९९ अन्वये नाहरकत प्रमाणपत्र.



// गो म व टा दा ख ला //

मिरा भाईंदर नगरपरिषद क्षेत्रातील गीजे नवपर स. नं. नविस [जुना] १४० [४६४]

व्हि. क्र. ६ व १४१ [४६५] व्हि. क्र. ३ या जागेतील धरतुल प्रस्तावात नगरपरिषदेने अध. क्र. नर/नर/२३०/७७५६/९४-९५, दि. २५. १२. ९४ अन्वये बांधकाम व रेखांकन कागदांना मंजुरी देण्यात आली. सदर रेखांकन कागदांमधील इमारत अ-१/१ [जुनामे + स्टीलट + ७ मजले], अ-१/२ [जुनामे + स्टीलट + ७ मजले] बी-१/१ [जुनामे + स्टीलट + ७ मजले] बी-१/२ [स्टीलट + ७ मजले] व सी-२/१ [जुनामे + स्टीलट + ७ मजले] या री. लाखा प्रमाणात बांधकाम करण्यात येईल.

निवा - मिहानंदर नगर परिषद

पुणे महानगर परिषद

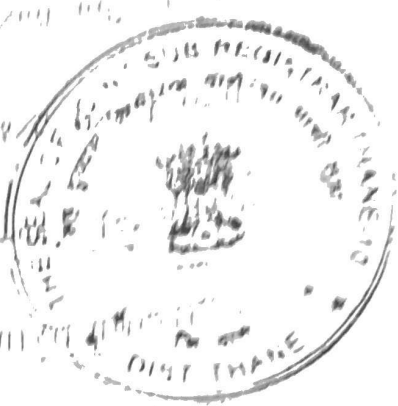
NIWA - MIHANANDAR MUNICIPAL COUNCIL

एखादी निवाची प्रस्तावना पत्र, निवा (२) मधील निवा २०१२

१०२७२६०१ २०००-२००१

दिनांक १०/११/२०१२

- १) मे. विनोद रंगवती फॅब्रिकेशनर्स प्रा. लि. ए. नं. ६, १००० वी ए. २०००/२००१
- २) मे. सधम पाणिपती नागरी संघटना, ठाणे पश्चिमेतील भागात २० गुणवत्ता असलेल्या ए. नं. २० ए. २०००/२००१, दि. २५.१२.०९ म. नि. २०००/२००१ मधील सुधारित आदेश प्राप्त.
- ३) निवा भाईंदर नगर परिषद आदेश क्र. २२.१२.०९ म. नि. २०००/२००१ मधील अन्वये अर्थव्यवस्था मधील बांधकाम प्रस्तावना.
- ४) मे. जिन्हापिकाटरी, ठाणे पश्चिमेतील भागात २० गुणवत्ता असलेल्या ए. नं. २०/२००१, दि. २५.१२.०९ म. नि. २०००/२००१ मधील सुधारित आदेश प्राप्त.
- ५) निवा भाईंदर नगर परिषद आदेश क्र. २२.१२.०९ म. नि. २०००/२००१ मधील अन्वये बांधकाम प्रस्तावना.
- ६) मे. विनोद रंगवती फॅब्रिकेशनर्स प्रा. लि. ए. नं. ६, १००० वी ए. २०००/२००१ मधील सुधारित आदेश प्राप्त.
- ७) मे. आशिश सॅन्डीटेशन प्रा. लि. ए. नं. २०, २०, २० गुणवत्ता असलेल्या ए. नं. २०/२००१ मधील सुधारित आदेश प्राप्त.
- ८) मे. सधम प्रॉपर्टीज, नागरी संघटना ठाणे पश्चिमेतील भागात २० गुणवत्ता असलेल्या ए. नं. २०/२००१ मधील सुधारित आदेश प्राप्त.



गो श त टा टा ल ला

निवा भाईंदर नगर परिषद क्षेत्रातील गीने नगर स. नं. वरिष्ठ (सुना) २५० १९६३
 दि. क्र. ६ व १४२ [४६५] दि. क्र. ३ या जायतील परतून प्रस्तावना नगर परिषदेला पत्र क्र. २०००/२००१/२५-२५, दि. २५.१२.०९ अन्वये बांधकाम व रेव्हिजन नगरातील सुधारित आदेश प्राप्त.
 सुनाचे + स्टडीप्लॅन + ५ गजो] वी-१/१ [सुनाचे + स्टडीप्लॅन + ५ गजो] वी-२/२
 वी-१/३ [स्टडीप्लॅन + ५ गजो], वी-२/१ [सुनाचे + स्टडीप्लॅन + ५ गजो] व वी-२/२ [स्टडीप्लॅन + ५ गजो]

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय, भाईंदर (पश्चिम)
 उच्चपती शिवाजी महात्मन बागे, भाईंदर (पश्चिम), पिन कोड नं. ४०१ १०१.

जा. क्र. नं. १०१/२५१५/२५-६६

बाबत :- १) श्री/श्रीमती विनीत संधवी कु
 यांचा दि. २५/५/१९ चा अर्ज.

२) अर्जत जेव्हा विधिगत्त साठी सक्षम प्राधिकारी नागरिक संपुर्ण ठाणे यांच्याकडील आदेश
 क्र. पु. एन. सी/डी. अ. १३१५/१९१५ दि. २५/१२/१९ ची मंजूरी.

३) ये. निव्वहाधिकारी सी., ठाणे यांचे दि. २६/५/१९ ची मंजूरी.

४) मिरा-भाईंदर नगरपालिका परिषद जा. क्र. नं. १०१/२५१५/२५-६६ दि. २६/१२/१९ अकृपिक मंजूरी.

५)

ट. नं. नं. - ९०
 वस्तु क्रमांक ५९६/२००३
 २५/३०

— आदेश —

संदे नं. ४६५१३, ४६४१६ अर्जत नवंबर

येथील नियोजित बांधकामाचे नकाशे श्री/श्रीमती विनीत संधवी कु

यांनी दि. २/१२/१९ रोजी दाखल केले होते. सदर कामी ये. सक्षम प्राधिकारी

नागरी संकुलम ठाणे यांच्याकडून दि. २१/१२/१९ नगर सी मंजूरी घेतलेली आहे.

सदर सद्र एन. ए. अ. (अकृपिक वावराकरीता) नगरपालिकेने जा. क्र. नं. १०१/२५१५/२५-६६/१९१५

दि. २६/१२/१९ मे गजु केलेले होते. अर्जदार यांना ये. निव्वहाधिकारी ठाणे यांचेकडील

आदेश क्र. महानगर/३३१६/१९१५/२५-६६ दिनांक २६/५/१९

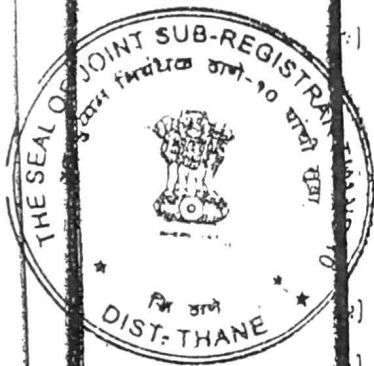
मे रस्ताकनास व अकृपिक वावरास मंजूरी मिळालेली आहे. या सर्व बाबींचा विचार करून अर्जदारास महाराष्ट्र

प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ नुसार साठील अटी शर्तीवर बांधकाम सुरु करणेस

मंजूरी देणेत येत आहे.

ट. न. नं. - १०
 ७९४ २०१८
 १८ २८

ट. न. नं. - १०
 १३२७५ / २०२३
 २२ ३५



इकरील पत्र क्र. नपा/नर/3930/10044/2023 दि. 28/12/2023 मधील. भटीशर्तीचे पालन करण्याची जबाबदारी अर्जदार यांची असून त्याच उल्लंघन झाल्यास परवानगी रद्द केली जाईल व त्याची जबाबदारी अर्जदारावर राहील.

मे. जिल्हाधिकारी सा. ठाणे यांचेकडील आदेश दि. 28/12/2023 चे पालन करण्याची जबाबदारी अर्जदाराची असून अन्य संबंधित कायद्याची पूर्तता करण्याची जबाबदारी अर्जदारावर राहील.

स्ट्रीथ सर्व्हेक्रेड न घेता पुढील बांधकाम सुरु ठेवल्यास परवानगी रद्द करण्यात येईल.

सदर बांधकामाची मुदत दि. 23/12/2023 पासून दि. 23/12/2023 पर्यंत राहील.

सदर परवानगीची जास्तीत जास्त दोन वेळा नवनीकरण करणेत येईल.

98.0 मी. विस्तार शोषनेतीय वस्तू तयार केल्यास प्रोव्हिजनरी प्लॅन किंवा प्लानावर महि. 500 चौ.मी. क्षेत्रासाठी 5 झाडे लावणेत यावी.

मुखाधिकारी
मिरा-भाईंदर नगरपालिका परिषद



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७१४	२०१८
१९	२८