



07/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. हवेली 12

दस्त क्रमांक : 12744/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोंढवा खुर्द

विलेखाचा प्रकार	करगनामा		
मोबदला	2700000		
बाजारभाव(भांडिपट्टयाच्या प्रतिपट्टाकार आकारणी देतो की पट्टेदार ते देव करावे)	2552516.928		
भू-मापन,पॉटहिम्मा व क्रमांक(असल्यास)		1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गांव मौजे कोंढवा खुर्द येथील मळ नंबर 7/1 व 7/2 यावर बांधलेल्या कोणार्क पुरम ए बी सी को ऑप हौसिंग सोसायटी लि मधील इमारत नंबर मी मधील फ्लॉट नंबर 4 पहीला मजला यासी कारपेट एरीया 41.07 चौ मीटर्म,म्हणजेच 442 चौ फुट हि मिळकत ((Survey Number : 7 ;))	
क्षेत्रफळ	1) 442 चौ.फूट		
आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
दस्तावेज करून देणा-या/लिहून ठेवणा-या अकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मिसेस रुसारबेगम अशफाकअहमद हजरत भाई -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॉट नंबर ५ इमारत नंबर सी विंग ए लोटस अपार्टमेंट येवलेवाडी , महाराष्ट्र, पुणे. पिन कोड:-411048 पॅन नं:-AOPPH0664J	
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-तनवीर मेहवूब शेख -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आशीर्वाद कॉम्प्लेक्स सी एचएस प्लॉट नंबर ८३ फ्लॉट नंबर ३०५ ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AWGPS3559J	
दस्तावेज करून दिल्याचा दिनांक	14/07/2023		
दस्त नोंदणी केल्याचा दिनांक	19/07/2023	मी नकल वाचली	दस्ता सोवतची नकल
अनुक्रमांक,खंड व पृष्ठ	12744/2023	रुजवान घेतली	श्री.तनवीर शेख
बाजारभावाप्रमाणे मुद्रांक शुल्क	189000	अस्सलवर हुकुम नकल	घांना दिली.
बाजारभावाप्रमाणे नोंदणी शुल्क	27000		दिनांक १९/०७/२०२३
शेग			
ल्यांकनामाठी विचारात घेतलेला तपशील:-		सह.दुय्यम निबंधक वर्ग-२ हवेली क्र. १२, पुणे	सह.दुय्यम निबंधक वर्ग-२ हवेली क्र. १२, पुणे
द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-		(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





हवेली-११		
१२/०४४	५	४४
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED AT
PUNE ON THIS 14th DAY OF JULY IN THE YEAR 2023.

BETWEEN

MRS. RUKSARBEGUM ASHFAQAHMAD HAJARATABHAI
PAN NO. AOPH0664J

ADHAR CAR - 623681461923

Age - 29 Years, Occupation - Housewife

Residing at Ho no 1742, laxmi nagar
Kakti.belgaum.591113

Mobile no. 73491 88780

Hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their successors-in-title, their executors and administrators).

PARTY OF THE FIRST PART

AND

Mr. TANVEER MEHBOOB SHAIKH

PAN NO. AWGPS3559J

ADHAR CAR - 4476 0195 7018

Age - 50 Years, Occupation - Service

Residing at Ashirwad Complex CHS Plot No. 83, Flat No305,

Third Floor A wing Sector -1, Koparkhane, Navi Mumbai, Thane,

Maharashtra- 400709.

Mobile no. 91674 94944

Hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, their successors-in-title, executors and administrators).



हवल-१२		
१२/१०८८	E	११
२०२३		

WHEREAS VENDOR is the absolute owner of Flat No. 4, on 1st Floor, Adm. Carpet area about 41.07 sq.mtrs. i.e. 442 sq.ft., in Building No C in scheme known as KONARK POORAM ABC CO. OP. HOUSING SOCIETY LTD, situated at bearing S.No. 7, Hissa No. 1B, and S.No. 7, Hissa No. 2, bearing CTS No. 685 situated at Village Kondhwa Khurd Pune within Jurisdiction of Sub Registrar Haveli Pune which is more particularly written in the Schedule below. Hereinafter will be known as THE SAID FLAT.

AND WHEREAS the Present VENDOR had purchased the said Flat from Mrs. Armin Fredy Bisni and Mr. Freddy Noshir Bisni by Registered Deed of Assignment/Transfer Deed which was registered in the office of Sub-Registrar Haveli No.2, by Document Serial Number 14209 /2022, dt. 18/07/2022 and the physical possession of the said Flat handed over to the VENDOR subsequently.

AND WHEREAS the VENDOR thus has full right and absolute power to assign all the rights, title and interest in respect of the said **FLAT** to any intending purchaser.

AND WHEREAS the VENDOR were desirous of disposing off the said **FLAT** and the PURCHASER herein knowing the intention of the VENDOR, approached the VENDOR and offered to purchase and acquire the said FLAT for the total consideration of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)** and after negotiations between the parties hereto, the VENDOR herein ascertained that the offer given by the PURCHASER are true and correct as per the prevailing market rate and hence agreed to transfer all the rights, title and interest in respect of the said **FLAT** in favor of PURCHASER for the above said consideration.

NOW THEREFORE THIS DEED WITNESSETH THAT :-

- 1) The VENDOR hereby agree to transfer, convey and assign their occupancy rights, rights, title and interest in the said flat and the PURCHASER hereby agree to accept the occupancy rights,



फल-१२		
१२०८८	०	२२
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rights, title and interest in all the piece and parcel of **Flat No. 4,** on **1ST Floor,** Adm. Carpet area about **41.07 sq.mtrs. i.e. 442 sq.ft.,** in **Building No C** in scheme known as **KONARK POORAM ABC CO. OP. HOUSING SOCIETY LTD,** situated at bearing **S.No. 7, Hissa No. 1B,** and **S.No. 7, Hissa No. 2,** bearing **CTS No. 685** situated at **Village Kondhwa Khurd Pune** more particularly described in the schedule written hereunder .

2) The **VENDOR** and the **PURCHASER** have decided the consideration price for the said Flat for **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)**

The **PURCHASER** are paying the said consideration amount in the following manner :-

MODE OF PAYMENT :-

Rs. 12,00,000/- Paid by Cheque No 687845 Dt 17-07-2023
drawn on SBI Bank , Koparkhairane Br.

Rs.15,00,000/- Will be paid by loan within 45 days.

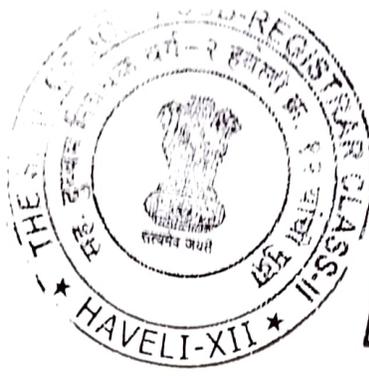
Rs.27,00,000/- (Rupees Twenty Seven Lac Only)

Time is the essence of this agreement for sale failing which this agreement shall be treated as void -ab- initio in case the delay is caused by the **PURCHASER** in making the balance payment for any reason whatsoever.

(2) ASSURANCES BY THE VENDOR:-

(a) No interest, claims or encumbrances :

The **VENDOR** do hereby assure to the **PURCHASER** that the **VENDOR** is the sole owners of the said **FLAT** and that no other person except the **VENDOR**, has got any right, title, claim or interest of whatsoever nature in the said **FLAT** . The **VENDOR** further assure the **PURCHASER** that the **VENDOR** have not on and anytime before the date of this deed sold, transferred, assigned or in any other way encumbered or alienated their rights, title, claim or interest in respect of the said **FLAT** in favor of any third person whatsoever, nor has the **VENDOR** mortgaged, leased out or



हवेली-१२		
१२०८८	११	२२
२०२३		

13) Market Value of the said FLAT is **Rs. 25,09,339 (after taking 29% depreciation)** .And consideration price decided between both the party is **Rs. 27,00,000/-** therefore stamp duty is paid on the consideration value i.e. **Stamp Duty- 1,89,000/-** and Registration fee is **Rs.27,000/-**

Zone 33/510., Rate :-63750 ., Open land :-19460

COMMENCEMENT CERTIFICATE No : 1762-

COMPLETION CERTIFICATE No :- 471

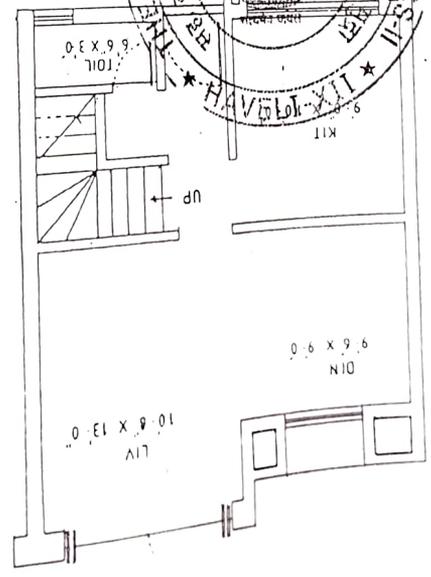
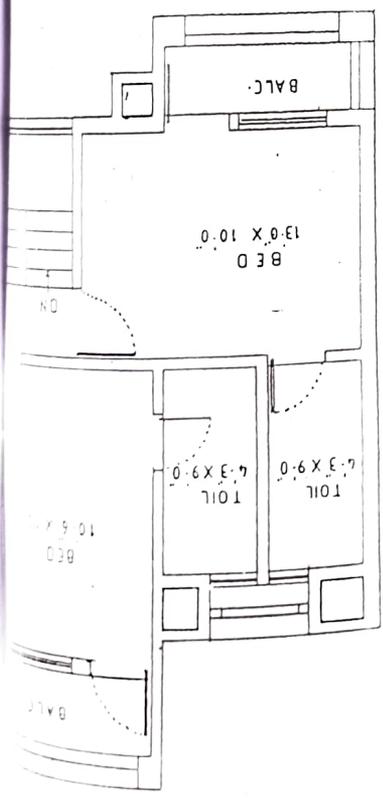
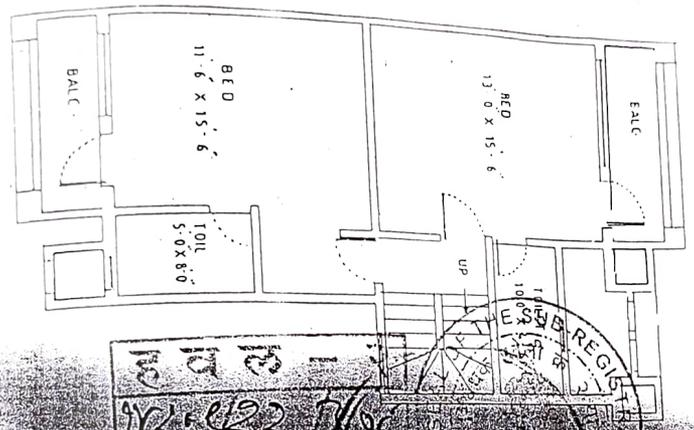
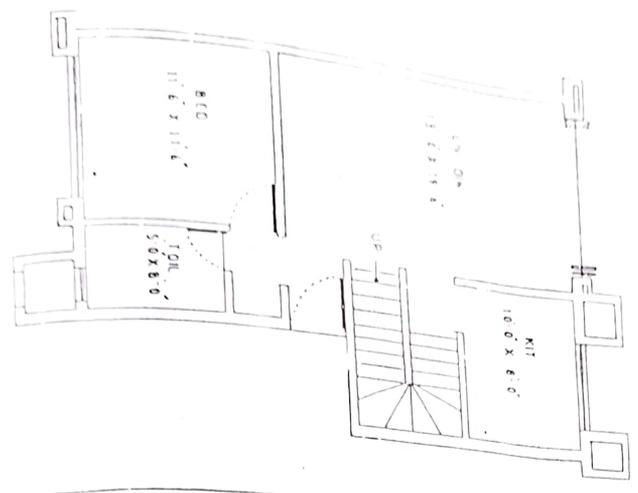
Schedule of the property.

All that piece and parcel of **Flat No. 4, on 1ST Floor, Adm. Carpet area about 41.07 sq.mtrs. i.e. 442 sq.ft., in Building No C in scheme known as KONARK POORAM ABC CO. OP. HOUSING SOCIETY LTD, situated at bearing S.No. 7, Hissa No. 1B, and S.No. 7, Hissa No. 2, bearing CTS No. 685 situated at Village Kondhwa Khurd Pune** and within the limits of the Pune Municipal Corporation within Registration Jurisdiction of Sub Registrar Haveli No. 12, Taluka Haveli District Pune

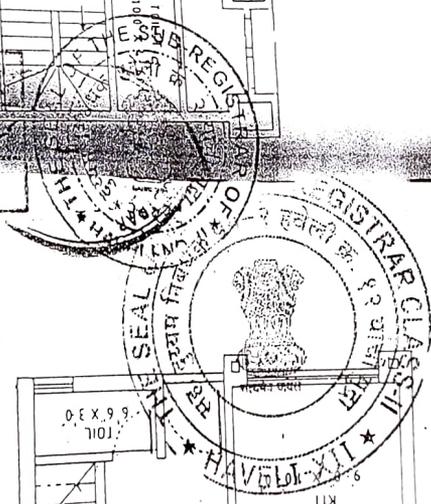
IN WITNESS WHEREOF THE PARTIES TO THIS AGREEMENT HAS SIGNED HEREUNDER ON THE AFORESAID DATE AT PUNE.



ANNEXURE (D)
 Copy of plans and specifications of the RH /flat as approved by the
 Competent Authority
 GROUND & FIRST FLOOR PLAN FOR 3 BDR-RH



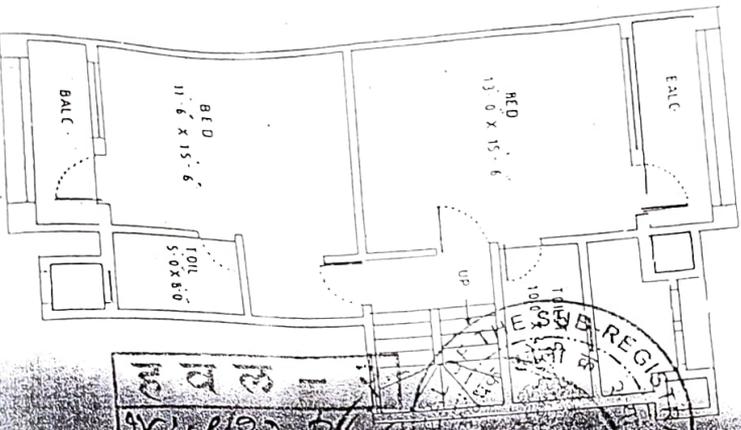
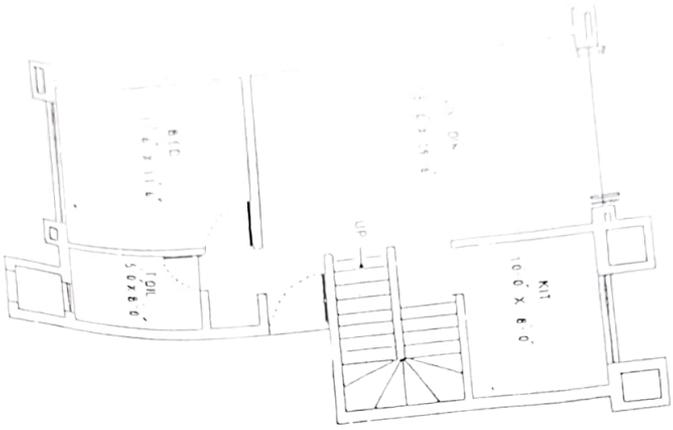
हवल - १२
 १२०८८
 २०२३



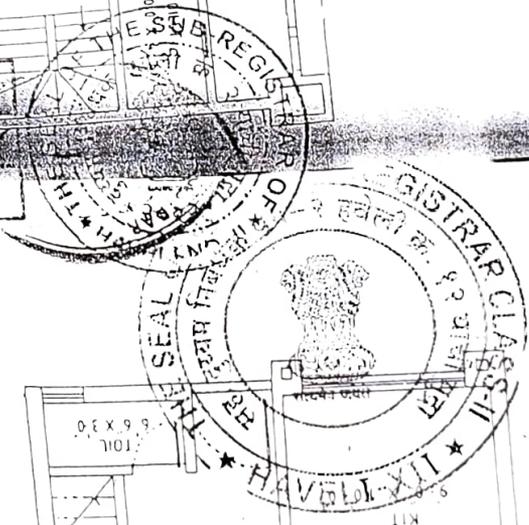
हवल-१२		
१२०८८	१६	१२
२०२३		

GROUND & FIRST FLOOR PLAN FOR 2 BDR-RH

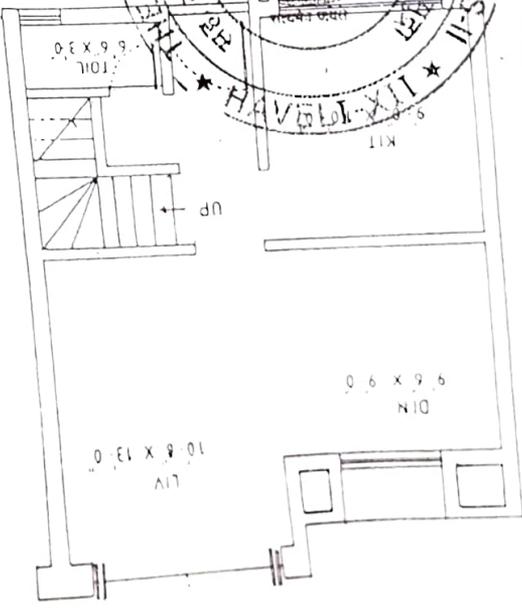
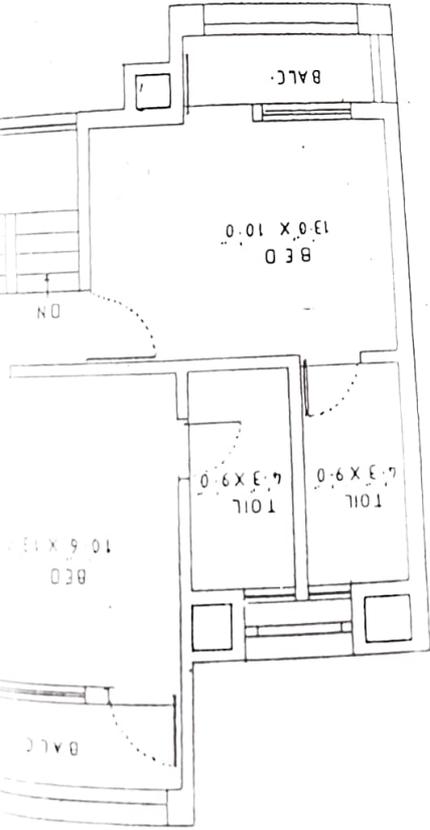
ANNEXURE - C (1)
 Copy of plans and specifications of the RH/flat as approved by the
 Competent Authority
 GROUND & FIRST FLOOR PLAN FOR 3 BDR-RH



हवल - १२
 १२७४४
 २०२२



हवल - १२		
१२७४४	१८	१२
२०२३		



GROUND & FIRST FLOOR PLAN FOR 2 BDR-RH

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AWGPS3559J

नाम / Name
TANVEER MEHBOOB SHAIKH

पिता का नाम / Father's Name
MEHBOOB HAJI HASHAM SHAIKH

12/04/1973

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUKSARBEGUM ASHFAQAHMAD
HAJARATABHAI
ASHFAQAHMAD HAJARATABHAI

13/07/1994
Permanent Account Number
APOPH0664J

(RAH)
Signature

भारत सरकार
GOVT. OF INDIA

तन्वीर मेहबूब शेख
TANVEER MEHBOOB SHAIKH
जन्म तारीख/DOB: 12/04/1973
पुरुष/ MALE

भारत सरकार
GOVT. OF INDIA

रुक्सरबेगुम अशफाक़हमद हजारातबाई
Ruksarbegum Ashfaqahmad Hajaratabhai
जन्म तिथि/DOB: 13/07/1994
स्त्री/ FEMALE

4476 0195 7018
VID : 9146 7573 3062 4344
माझे आधार, माझी ओळख

6236 8146 1923
VID : 9145 0356 7243 0435
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भारतीय पहचान अधिकारी प्राधिकरण
Unique Identification Authority of India

पता:
अश्ववद कॉम्प्लेक्स सीएचएस, प्लॉट नं - 83, फ्लॉट नं -
305, 3rd मजला, ए - विंग, सेक्टर - 1, कोपरगाव, नवी
मुंबई, ठाणे,
महाराष्ट्र - 400709

Address:
Ashwvud Complex CHS, Plot No - 83, Flat No
- 305, 3rd Floor, A - Wing, Sector - 1,
Koparigauze, Navi Mumbai, Thane,
Maharashtra - 400709

4476 0195 7018
VID : 9146 7573 3062 4344

1047 | help@uidai.gov.in | www.uidai.gov.in

भारतीय पहचान अधिकारी प्राधिकरण
Unique Identification Authority of India

पता:
DYO अशफाक़हमद हजारातबाई, # 1742/1/1,
1st क्रॉस, ज़मी नगर कोको, बेलगाँव,
कर्नाटक - 591113

Address:
DYO Ashfaqahmed Hajaratabhai, # H no
1742/1/1, 1st cross (Zami Nagar kolo),
Belgaum, Belgaum,
Karnataka - 591113

6236 8146 1923
VID : 9145 0356 7243 0435

Bar Council of
Maharashtra & Gujarat
HIGH COURT BOMBAY

REGISTRATION NO. 11-35
HVELI-XII

Name : KOLAPKAR SUNNY RAVINDRA
PUNE

(RAH)

हवल-१२

७२८८८ ७९ १६

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AWGPS3559J

नाम
TANVEER MEHBOOB SHAIKH

पिता का नाम
MEHBOOB HAJI HAFSAM SHAIKH

12/04/1973

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रुक्सरबेगुम अशफाहमद
HAJARATABHAI
ASHFAQAHMAD HAJARATABHAI

13/07/1994
Permanent Account Number
APOPH0664J

RAH
Signature

भारत सरकार
GOVT. OF INDIA

राज्य सरकार
GOVT. OF KARNATAKA

नाम
TANVEER MEHBOOB SHAIKH

जन्म तिथि/DOB: 12/04/1973

लिंग/ GENDER: MALE

11/07/2013

भारत सरकार
GOVT. OF INDIA

राज्य सरकार
GOVT. OF KARNATAKA

नाम
Ruksarbegum Ashfaqahmad Hajaratabhai

जन्म तिथि/DOB: 13/07/1994

लिंग/ GENDER: FEMALE

11/07/2013

4476 0195 7018
VID : 9146 7573 3062 4344

माझे आधार, माझी ओळख

6236 8146 1923
VID : 9145 0356 7243 0435

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भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता
D/O अशफाहमद अशफाहमद, # 11, फ्लॉट नं - 83, फ्लॉट नं - 83, 3rd Floor, A - Wing, Sector - 1, Belgaum, Belgaum, Karnataka - 591113

Address:
D/O Ashfaqahmed Hajaratabhai, # H No 1742/1/1, 1st cross Laxmi Nagar kaku, Belgaum, Belgaum, Karnataka - 591113

4476 0195 7018
VID : 9146 7573 3062 4344

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भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता
D/O अशफाहमद अशफाहमद, # 11, फ्लॉट नं 1742/1/1, 1st cross Laxmi Nagar kaku, Belgaum, Belgaum, Karnataka - 591113

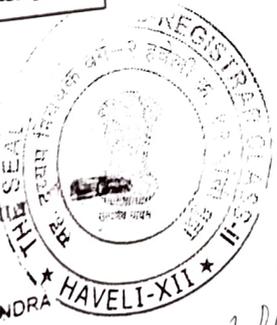
Address:
D/O Ashfaqahmed Hajaratabhai, # H No 1742/1/1, 1st cross Laxmi Nagar kaku, Belgaum, Belgaum, Karnataka - 591113

6236 8146 1923
VID : 9145 0356 7243 0435



Bar Council of Maharashtra & Gujarat
HIGH COURT BOMBAY

KOLAPKAR SUNNY RAVINDRA
HAVELI, Dist PUNE



RAH

हवेल-१२		
१२८८८	१९	१६
२०२३		

Handwritten signature

Valuation ID: 20230714871

मूल्यांकन वर्ष	2023				
जिल्हा	पुणे				
मूळ विभाग	ता.तुका हवेली विभागाचे नाव (वि.क्र.33) कोढवा (खुर्द) (पुणे महानगरपालिका)				
उप मूळ विभाग	33/510-कोढव्याचे जुने म न पा हददीतील उर्वरित क्षेत्र				
क्षेत्राचे नाव	Pune Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	मळई नगर / न. भू. क्रमांक	मात्रमापनात एकक चौ.मीटर
खुली जमीन	63750	71730	85510	0	औद्योगिक
बांधीव क्षेत्राची माहिती	49.284 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका		मिळकतीचा प्रकार -
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	27 वर्षे		बांधकामाचा दर -
बांधकामाचे वर्गीकरण-	आहे	मजला -	1st To 4th Floor		वाढीव
उद्भवान सुविधा -					Rs.26620/-

Sale Type - Resale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018
 First Sale Date - 18/07/2022
 = 100 / 100 Apply to Rate = Rs.63750/-
 = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((63750-19460) * (73 / 100))) + 19460)
 = Rs.51792/-

A) मुख्य मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 51792 * 49.284
 = Rs.2552516.928/-

Applicable Rules

= 3, 9, 18, 19
 = मुख्य मिळकतीचे मूल्य - तळपटाचे मूल्य + मझिनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य (खुर्त, बाल्कनी) + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ
 = A + B + C + D + E + F + G + H - I + J
 = 2552516.928 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.2552517/-
 = ₹ पंचवीस लाख बावन्न हजार पाच शें सतरा /-

एकत्रित अंतिम मूल्य