

528/13155

पावती

Original/Duplicate

Friday, September 15, 2023

नोंदणी क्र.: 39M

6:46 PM

Regn.: 39M

पावती क्र.: 14170 दिनांक: 15/09/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवत4-13155-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुदेब सिकदार .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:06 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

वाजार मुल्य: रु. 7555000/-

मोबदला रु. 7200000/-

भरलेले मुद्रांक शुल्क : रु. 528900/-

सह दुय्यम निर्बंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008195130202324E दिनांक: 15/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923154113681 दिनांक: 15/09/2023

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला.

पक्षकाराची सही

द्वितीयक

सह दुय्यम निर्बंधक पनवेल ४

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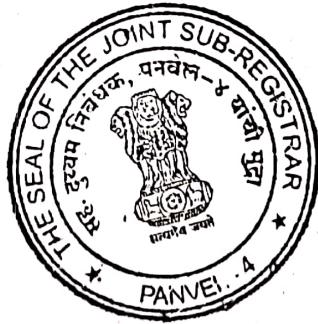
गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7555000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.20/11, दर 112800/- प्रति चौ.मी. - सदनिका नं.401, चौथा मजला, सिद्धी को.ओ.हौ.सो.लि. प्लॉट नं.52, सेक्टर नं.11, खारघर, ता.पनवेल, जि.रायगड - क्षेत्र.815 चौ.फुट बिल्टअप ऐरीया या मिळकतीचे((SECTOR NUMBER : 11 ; Plot Number : 52 ;))
(5) क्षेत्रफळ	1) 815 चौ.फूट
(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:-ऋषिकेश अभिमन्यु लोके . . वय:-38; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका नं.401, चौथा मजला, सिद्धी को.ओ.हौ.सो.लि. प्लॉट नं.52, सेक्टर नं.11, खारघर, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-ADNPL9317K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुदेब सिकदार . वय:-49; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: प्लॉट नं.बी.205, साईराज को.ओ.हौ.सो.लि. प्लॉट नं.51-ए, सेक्टर नं.11, खारघर, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-AVQPS4491J 2): नाव:-झुमा सिकदार . वय:-44; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: प्लॉट नं.बी.205, साईराज को.ओ.हौ.सो.लि. प्लॉट नं.51-ए, सेक्टर नं.11, खारघर, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-CJAPS0976C
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13155/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	528900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

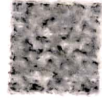


दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

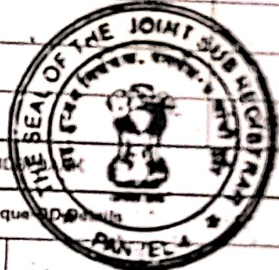


CHALLAN
MTR Form Number-6



GRN	MH00820230620224E	BARCODE	Date 15/09/2023-17:21:48		Form ID 29.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)		
Office Name	PNLA_PANVEL NO 4 SUB REGISTRAR		PAN No. (If Applicable)		
Location	RAIGAD		Full Name	SUDH SIKDER AND OTHER ONE	
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 401 4TH FLOOR	
Account Head Details	Amount In Rs.	Premises/Building	Road/Street		
0030046401 Stamp Duty	24000.00		SIDDIHI CHS LTD		
		Area/Locality	KHARGHAR PANVEL		
		Town/City/District			
		PIN	4	1	0 2 1 0
		Remarks (If Any)	Second Party Name=RUSHIKESH A LOKE-		
Total	Amount In Words	Twenty Four Thousand Nine Hundred Rupees Only			
Payment Details	FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332023091519372 2828757378		
Cheque/DD No.	Bank Date	RBI Date	15/09/2023-17:23:32 Not Verified with RBI		
Name of Bank	Bank-Branch		ICBI BANK		
Name of Branch	Scroll No., Date		Not Verified with Scroll		

पवल - ४
93944 2023
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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सादर सातल कोवल दुरयम निबधक कार्यालयत नोंदणी कलसयारका देवतारादी सारु अडे. नोंदणी न कलसयारका देवतारादी सादर सातल सागु नारी.

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AGREEMENT FOR SALE
(PART PAYMENT)



This Agreement for Sale made and executed at Panvel on this 15th day of the month of **SEPTEMBER** in the Year **2023**.

BETWEEN

MR. RUSHIKESH ABHIMANYU LOKE, PAN No. ADNPL9317K, Aadhaar No. 8774 1099 9462, Age 38 Years, Indian Inhabitant, Residing at Flat No. 401, Fourth Floor, Siddhi CHS Ltd., Plot No. 52, Sector No. 11, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210, hereinafter called and referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

1)MR. SUDEB SIKDER, PAN No. AVQPS4491J, Aadhaar No. 8023 0583 5415, Age 49 Years, 2)MRS. JHUMA SIKDER, PAN No. CJAPS0976C, Aadhaar No. 2734 8647 5875, Age 44 Years, Both Indian Inhabitants, Residing at Flat No. B-205, Sairaj CHS Ltd., Plot No. 51-A, Sector No. 11, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210, hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

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WHEREAS :-

1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as "THE CORPORATION") The Corporation is a New Town Development Authority declared for the area designated as **Area 113** for the new town of 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 as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400021.

2. The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal.

3. By an Agreements to Lease dated 28/12/1999 executed by City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of **M/S. SIDDHI Co-operative Housing Society Ltd.**, therein referred to as the Original Licensee of Other Part and hereinafter referred to as "the said Society", the Corporation has agreed to Lease to the said Original Licensee, **Plot No. 52**, admeasuring 750.00 Sq.Mtrs., **Sector No. 11**, being situated and lying at **Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad**, (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written there under for residential and commercial use on 60 years lease and on the terms and conditions and at or for a consideration as contained therein.

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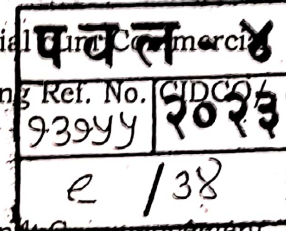
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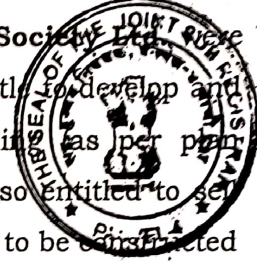


4. The said Society **M/s. SIDDHI Co-operative Housing Society Ltd.**, was duly registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. NBOM/CIDCO/HSG(OH)/635/JTR/1998-99** (hereinafter referred to as "the said Society").

5. The Corporation by its Letter dated 07/01/2003, granted development permission, issued Commencement Certificate and approved plans for the construction of Residential building/s on the said Plot vide its Letter bearing Ref. No. **EE(BP)/ATPO/862**.



6. By virtue of said Agreement to Lease and Commencement Certificate **M/s. SIDDHI Co-operative Housing Society Ltd.** in the lawful possession of the said Plot and entitled to develop and construct the residential-cum-commercial building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell residential flats/ commercial units of the building to be constructed on the said Plot on ownership basis to any Purchasers/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.



7. Accordingly, the said Society being authorised under the said Commencement Certificate to construct Residential Building on the said Plot of Land, have completed the construction work of the said Building/s consisting of Ground Plus Upper Floors on the said land vide **Occupancy Certificate** issued by CIDCO Ltd., dated 28/05/2004 under Ref. No. CIDCO/BP/ATPO/677.

8. By an Allotment Letter dated 14/12/2002 and Possession Letter dated 01/09/2004, said Society - **M/S. SIDDHI Co-operative Housing Society Ltd.**, allotted, sold and transferred in the name of **MR. PRAKASH JAIRAM LOKE** (being the Original Owner of the

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FIRST SCHEDULE OF PROPERTY - PLOT

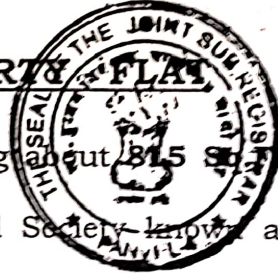
ALL THAT PIECE OR PARCEL of the land bearing **Plot No. 52**, admeasuring **750 Sq.Mtrs.**, or thereabouts in **Sector No. 11**, situated at **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai**, and in Registration Sub-District Panvel, District and Registration District Raigad in the state of Maharashtra bounded as under :

On the North :-
On the South :-
On the East :-
On the West :-

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SECOND SCHEDULE OF PROPERTY

Flat No. 401, on Fourth Floor, admeasuring **815 Sq. Ft.** Built Up Area, in the Building & Registered Society known as "**SIDDHI Co-operative Housing Society Ltd.**", constructed on **Plot No. 52, in Sector No. 11**, situated at **Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210**, within the limits of CIDCO Ltd., and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



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IN WITNESS WHEREOF the parties hereto have hereunto set and
their respective hands the day and the year first
written.



SIGNED SEALED AND DELIVERED by the
withinnamed "SELLER"

MR. RUSHIKESH ABHIMANYU LOKE *Rake*



In the presence of

1) Vibhuti R. Loke *Vibhuti*

2) Sanjay R. Gehate *SG*

SIGNED SEALED AND DELIVERED by the
withinnamed "PURCHASERS"

1) MR. SUDEB SIKDER *Sudeb SIKDER*



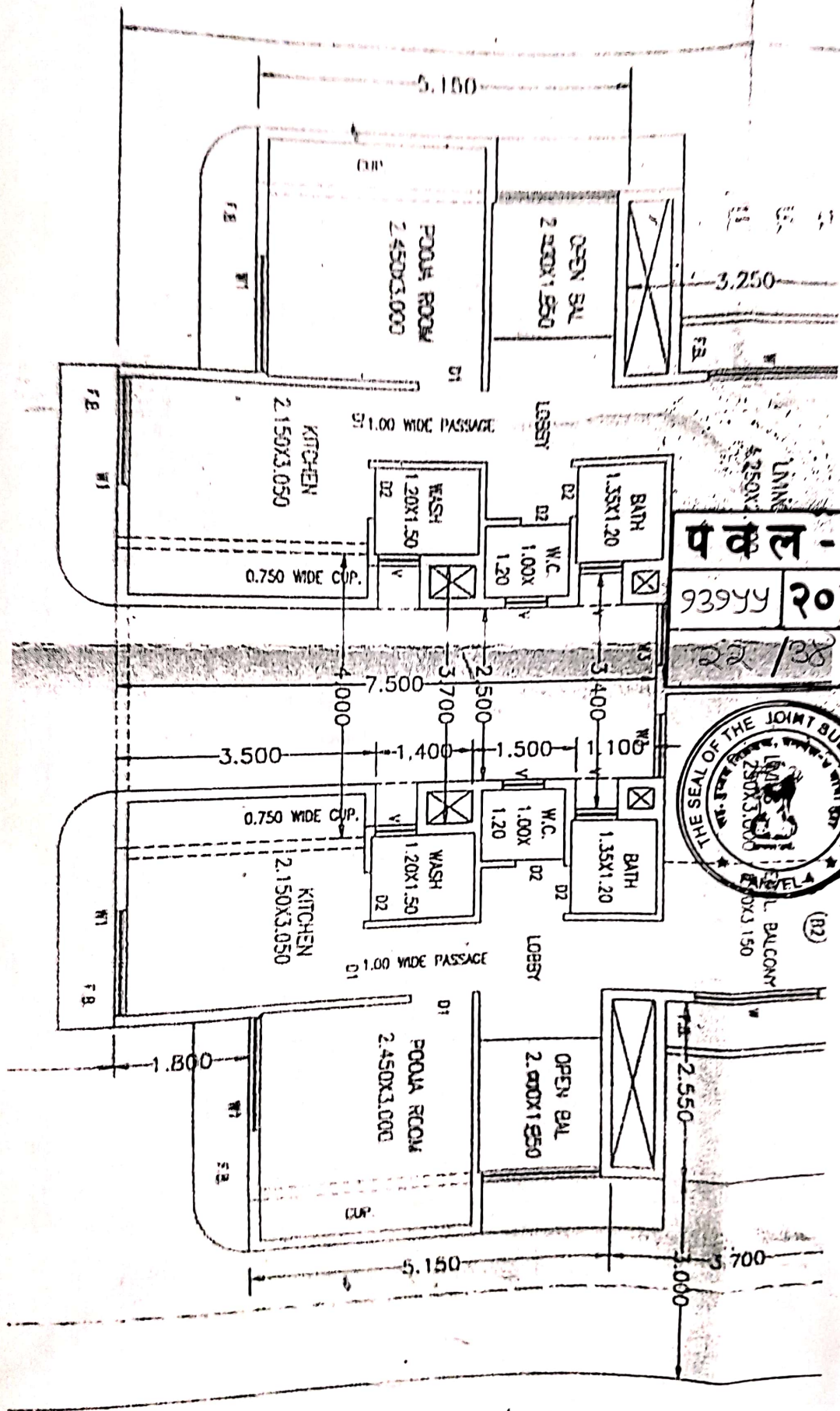
2) MRS. JHUMA SIKDER *Jhuma SIKDER*

In the presence of

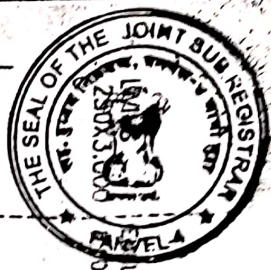
1) Vibhuti R. Loke *Vibhuti*

2) Sanjay R. Gehate *SG*





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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मय

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नोंदणीकृत कार्यालय :
 'निर्मल', दुसरा मजला, नशीमन पॉईंट,
 मुंबई - ४०० ०२५,
 दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०
 फॅक्स : ००-९१-२२-२२०२ २५०९

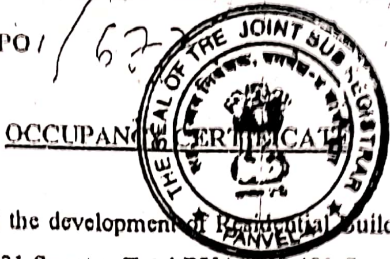
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 १३९५५ २०२३
 २३ / ३४

मुख्य कार्यालय :
 'शिडको' भवन, सी.बी.ई
 मधील मुंबई - ४०० ६१५,
 दूरध्वनी : ००-९१-२२-२२०२
 फॅक्स : ००-९१-२२-२२०२

संदर्भ क्र.:

REF NO: CIDCO/BP/ATPO / 627

दिनांक : २४/५/०४



I hereby certify that the development of Residential Building (Res.BUA= 681 Sq.mtrs. Comm.BUA=51.631 Sq.mtrs. Total BUA=740.431 Sq.mtrs. (No. of Units R-C-5)) on Plot no. 52, Sector -11 at Kharghar of Navi Mumbai completed under supervision of M/s. VASTUREHA has been inspected on 26/05/2004 and I declare the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 14/07/2003 and that the development is fit for the use for which it has been carried out.

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(N. S. Swami)
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopda



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सिध्दी को-ऑप. हौसिंग सोसायटी लिमिटेड

नोंदणी क्र. : एन्.बी.ओ एम् / सिडको / एच.एस.जी.(ओ.एच.)/६३५/जे.टी.आर./सन १९९८-९९

प्लॉट नं. ५२, सेक्टर क्र. ११, खारघर, नवी मुंबई.

पत्रव्यवहाराचा पत्ता : ३५/२, डॉ. शिंदेकर मंडई इमारत,
ज. भा. मार्ग, परेल, मुंबई - १२.
दूरध्वनी : ४१२ ५७५४

जायक क्र.

दिनांक : _____
Date :-14.12.2002

To,
Shri.Prakash Jairam Loke,
574/3, Municipal Chawl,
G.D.Ambekar Marg,
Bhoiwada, Parel,
Mumbai-400012.

Subject :- Allotment of flats in the Society.

Dear Sir,

We are glad to inform you that the Monthly Meeting of the members was held at Kharghar on 27.10.2002 and the allotment of flats was made on Lottery Basis.

Accordingly it is intimated that the Flat No.401 on Fourth Floor admeasuring 815 Sq.Ft. is allotted to you.

This is for your information and record please.




Yours faithfully,

For SIDDHI CO-OP.HOUSING SOCIETY.


SECRETARY.

Tone copy


M.S. SHIGAM
REPORTER

Maharashtra Legislative Secretariat
Vyshan Chaudhary, Mumbai-400 032

