

529/11709

पावती

Original/Duplicate

Saturday, October 27, 2018

नोंदणी क्र. :39म

3:18 PM

Regn.:39M

पावती क्र.: 12279

दिनांक: 27/10/2018

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-11709-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आशिक्र अली अय्युब मालदार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:16 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 5

बाजार मुल्य: रु.2264610.075 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 270000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007701239201819R दिनांक: 27/10/2018

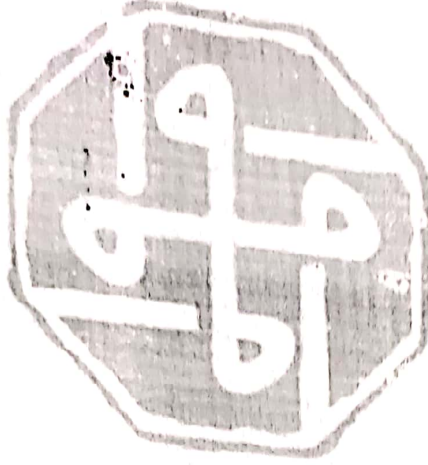
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2710201800603 दिनांक: 27/10/2018

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी  
मुळदस्तावेज त मिळाले.  
सहस्रव्यम निबंधक, पत्रधोल-५ (वर्ग-२)



27/10/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.पनवेल 5

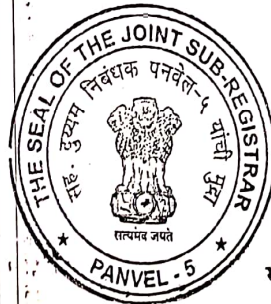
दस्ता क्रमांक : 11709/2018

नोंदणी :

Regn:83m

गाव्याचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2264610.075
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :; इतर माहिती: विभाग क्र 15अ/35 दर रु. 73900/- प्रती चौ.मी सदनिका क्र 607 सहावा मजला "साई ब्लेसिंग सी एच एस लि" प्लॉट नं 21 सेक्टर नं 35 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड क्षेत्रफळ 24.151 चौ.मी कारपेट + 0.507 चौ.मी टेरेस ( ( Plot Number : - ; SECTOR NUMBER : 35 ; ) )
(5) क्षेत्रफळ	1) 24.151 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:-अब्दुल सलाम राहिमांशाह शेख -- वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 607 साई ब्लेसिंग सी एच एस लि प्लॉट नं 21 सेक्टर नं 35 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड (००). पिन कोड:-410206 पॅन नं:- ACBPR1169G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिक अली अय्युब मालदार -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 609 वी विंग कॉरल क्रेस्ट सी एच एस लि सेक्टर नं 23 नेरळ नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AYSPM2818G
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	11709/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



26/10/18  
सह दुय्यम निबंधक, पनवेल-५ (वर्ग-१)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

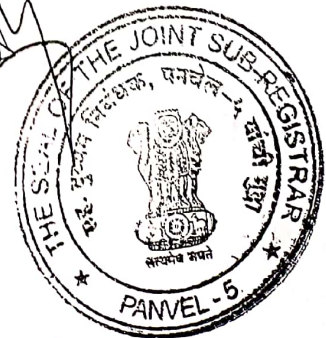
Hot Payment Successful. Your Payment Confirmation Number is 154885357



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH007701239201819R	BARCODE	Form ID : Date: 27-10-2018
Department	IGR		
Receipt Type	RE		
Office Name	IGR147-PNL2_PANVEL	Location	Payee Details
	2 JOINT SUB REGISTRAR		Dept. ID (If Any)
Year	Period: From : 27/10/2018 To : 31/03/2019		PAN No. (If Applicable) PAN-AYSPM2818G
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Full Name
			AASHIQ ALI AYYUB MALDAR
0030046401-75	270000.00	Road/Street, Area /Locality	FLAT NO 607 SIXTH FLOOR PLOT NO 21 SECTOR 35
0030063301-70	30000.00	Town/ City/ District	SAI BLESSING CHS KAMOTHE NAVI MUMBAI Maharashtra
	0.00	PIN	4 1 0 2 0 9
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	300000.00	Amount in words	Rupees Three Lakhs Only
Payment Details: IDBI NetBanking Payment ID : 187984698		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332018102750113	
Cheque- DD No.		Date	27-10-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

*R. Abdul Salam*

**पवल - 6**  
 99600/2018  
 3 BE



**AGREEMENT TO SALE**

FLAT NO: 607, SIXTH FLOOR,

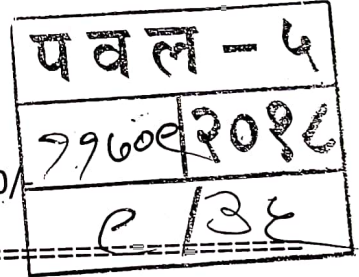
BLDG. KNOWN AS "SAI BLESSING CHS LTD"

GES PLOT NO: 21, SECTOR- 35,

KAMOTHE II, NAVI MUMBAI.

*R. Atul Salun*

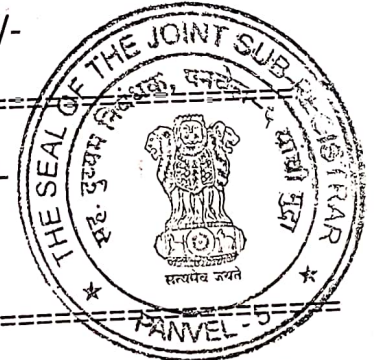
NODE : KAMOTHE II,  
CARPET AREA IN SQ.MTRS. : 24.151  
TERRACE AREA IN SQ. MTRS. : 0.507  
RATE PER SQ. MTRS. : Rs.73,900/-  
ADD FLOOR WISE 5% : Rs.3,695/-  
NET MARKET RATE : Rs.77,595/-  
MARKET VALUE : Rs.22,65,000/-



SALE PRICE : Rs.45,00,000/-

TOTAL STAMP DUTY : Rs.2,70,000/-

REGISTRATION FEE : Rs.30,000/-



THIS AGREEMENT is made at Navi Mumbai, on this 27<sup>th</sup> day of OCTOBER 2018.

*R. Atul Salun*

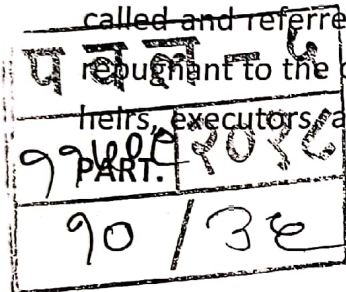
# AGREEMENT TO SALE

## BETWEEN

MR. ABDUL SALAM RAHIMANSHA SHAIKH, aged 55 years, [PAN NO.ACBPR 1169 G], an adult, Indian Inhabitant, having address at FLAT NO.607, SAI BLESSING CHS LTD., PLOT NO. 21, SECTOR-35, KAMOTHE NAVI MUMBAI., hereinafter for brevity's sake 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, legal representatives and assign.) of the ONE PART.

## AND

MR. AASHIQ ALI AYYUB MALDAR, aged 28 years, [PAN NO. AYSPM 2818 G], an adult, Indian Inhabitant, residing at FLAT NO.609, B-WING, CORAL CREST CHS, SECTOR NO.23, NERUL EAST, NAVI MUMBAI., hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the OTHER PART.



## DISCRIPTION OF PROPERTY



FLAT NO	FLOOR	PLOT NO	SECTOR
607	SIXTH	21	35
BUILDING KNOWN AS		: "SAI BLESSING CHS LTD"	
NODE		: KAMOTHE, NAVI MUMBAI.	
CARPET AREA IN SQ. MTRS.		: 24.151	
TERRACE AREA IN SQ. MTRS.		: 0.507	

SALE PRICE: Rs.45,00,000/- (RUPEES FORTY FIVE LAKHS ONLY)

Hereinafter referred to as 'THE SAID FLAT'

R. Abdul Salam

**THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD .,** a Company incorporated under the Companies Act,1956, ( 1 of 1956 ) Hereinafter referred to as "Corporation" ) having its registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the Sub-Sections ( ) and ( 3-A ) of section - 113 of the Maharashtra Regional & Town Planning Act ,1966, (Maharashtra Act No: xxxviii of 1966,) hereinafter referred to as the said Act.

**AND WHEREAS**

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act of dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

**AND WHERE AS**

By an Agreement to Lease dated 23<sup>RD</sup> day of June 2005 made at CBD, Belapur, Navi Mumbai, and entered between the CIDCO therein and herein referred to as 'THE LESSOR' and therein referred to as the LESSEES and 1) SHRI. MAYA VITHAL MHATRE, 2) SMT. JANKIBAI MARUTI PATIL (hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme a Plot of Land being Plot No:21, Sector-35, admeasuring about 649.95 Sq.Mtr under the 12.5% Expansion Scheme at village Kamothe, Phase -II, Taluka - Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as the said Plot).

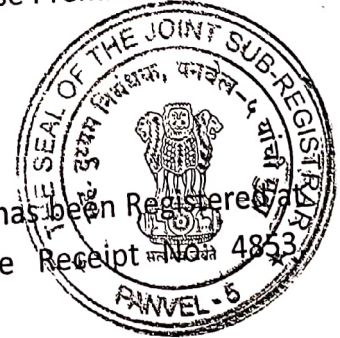
**AND WHERE AS**

The Original Allottees paid to the Corporation the entire Lease Premium.

**AND WHERE AS**

The said Agreement to Lease dated 23<sup>rd</sup> day of June 2005, has been Registered at the Office of Sub-Registrar Assurances PANVEL-1, vide Receipt No. 4853 Document No.04857/2005, dated 29<sup>th</sup> day June, 2005.,

प व ल - ५	
११६००८	२०१८
११	३६



*[Handwritten signature]*

*R. Abdul Salam*

THE TRANSFER CHARGES PAYABLE TO CIDCO

The Transfer charges payable to CIDCO if any for transfer in the name of SELLER in records of CIDCO shall be paid by the SELLER. However the transfer charges for the transfer in the name of the PURCHASER shall be paid by the PURCHASER.

SCHEDULE

All that piece and parcel of Land known as Plot No. 21, Sector- 35 in Village: Kamothe-II of 12.5% Gaothan Expansion Scheme, containing by admeasuring 649.95 Sq. Mtrs. Respectively of thereabout and bounded as follows.

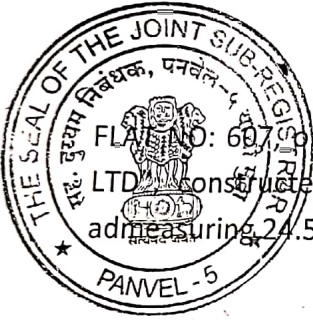
THAT IS TO SAY

On or towards the North By : Prop. 15.00 Meter wide Road

On or towards the South By : Plot No. 45 (A), 46

On or towards the East By : Plot No. 20

On or towards the West By : Plot No. 22



SCHEDULE OF FLAT

FLAT NO: 607 on the SIXTH Floor, in the building known as "SAI BLESSING CHS LTD" constructed on PLOT NO: 21, in SECTOR-35, Kamothe, Navi Mumbai, admeasuring 24.515 Sq. Mtrs. (Carpet area) + 0.507 Sq. Mtrs. (Terrace area).

INSPECTION OF DOCUMENTS

ON INSPECTION FOLLOWING XEROX COPIES ARE SHOWN:

- i) Registered Agreement For Sale Dt: 07/02/2013 between Builder and Present Seller.
- ii) Registration Receipt.
- iii) Commencement Certificate.
- iv) Occupancy Certificate.

*Handwritten signature*

CITY  
REGD  
NRI  
Mur  
PHK  
FA  
R

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year First hereinabove written:

SIGNED AND DELIVERED by the

Within named SELLER

MR. ABDUL SALAM RAHIMANSHA SHAIKH

*Abdul Salam*



In presence of

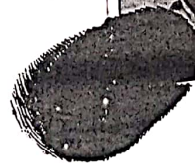
- 1) *Meraj Shaw. → [Signature]*
- 2) *Mohd. Farqan MHA → [Signature]*

SIGNED AND DELIVERED by the

Within named PURCHASER

MR. AASHIQ ALI AYYUB MALDAR

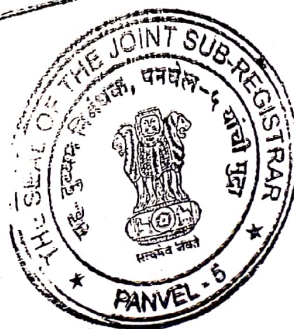
*[Signature]*



In presence of

- 1) *Meraj Shaw. → [Signature]*
- 2) *Mohd. Farqan MHA → [Signature]*

पवल - 4  
99600/2086  
23/3E







## -:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. वी. ओ. एम/सिडको/एच एम जी (टी. सी.) / ५१७७ / जे टी आर/सन २०१४ - २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
कामोठे, साई ब्लेसिंग सहकारी  
गृहनिर्माण संस्था मर्यादित  
मूळ क्र. २१, सेक्टर-३५, कामोठे,  
नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील  
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१),  
अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र  
सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)  
अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण  
"भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



सही

[संदीप देवमुख]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: २३ / ०३ / २०१५

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.

 PHONE : (Reception) 00-91-22-6650 0900  
 00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614..

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date 11 JUL 2014

 CIDCO/BP-7386/11040/10523/TPO(NM & K)/2014 **671---**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	2	5	0	1

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building (Stilt +07 floors) [Res. BUA=974.811 Sq.mtrs. Total BUA=974.811 Sq.mtrs. (No. of Units R-46)] on Plot No.21, Sector-35 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Atul Patel has been inspected on 17/04/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 18/10/2012 and that the development is fit for the use for which it has been carried out.

*Manjula*  
 11/7/14  
 (Manjula Nayak)  
 Town Planning Officer(BP)  
 Navi Mumbai & Khopta

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s Raj Infra Developers Partners, Mr. Rajeshkumar Mulchand Chavala & others three, Plot No.21, Sector- 35, Node: - Kamothe (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 07 Structure)

Total Residential BUA = 964.432 Sq. Mt

(Nos. of Residential Units - 46 Nos. of Commercial units - Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

iv) This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



**FOR RAJ INFRA DEVELOPERS**  
  
PLINTH

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 3,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details.
    - Name and address of the owner/developer, Architect and Contractor.
    - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - Number of Residential flats/Commercial Units with areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.
- The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.**

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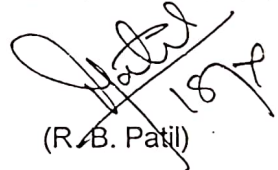
For RAJ INFRA DEVELOPER

DATE

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12. As directed by the Urban Development Dep't. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).  
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

  
(R.B. Patil)

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta



For hand...

Partner

# Kamothe, Sai Blessing Co-op. Housing Soc. Ltd.

REGN NO. : NBOM/CIDCO/HSG.(T.C)/5977/JTR/YEAR 2014-2015

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Plot No. 21, Sector - 35, Kamothe, Navi Mumbai.

No. 42 **Share Certificate**

Share Certificate No. 42

Date 23rd Feb 2015

No. of shares 10

Member's Regn. No. 42

This is to certify that Mr. / Mrs. / M/s. Abdul Salam Rahimansha

\_\_\_\_\_ is the registered holder of Ten fully paid up shares

of Rs. 50 each numbered from 411 to 420 both inclusive in

**Kamothe, Sai Blessing Co-op. Hsg. Soc. Ltd.** Plot No.-21, Sector 35, Kamothe,

Navi Mumbai. Subject to the Bye-laws of the Said Society.

Given under the common Seal of said Society at Kamothe

this 15th day of August 20 16

Authorised

Shukla

M. C. Member

Woddy

Hon. Secretary

Amal

Hon. Chairman