

PLEASE READ THE DOCUMENT
CAREFULLY BEFORE REGISTRATION

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AGREEMENT FOR SALE

A. M. LAW CONSULTANCY



e-Stamp | Simple Receipt | Offline Payment Receipt

Branch Name	: MIRA ROAD (4509)	GRAS GRN	: MH000314310201617R
Challan Number	: MBST16041650074	Bank Txn ID	: 160416M266334
Payment Date	: 16/04/2016 11:22:02 AM	Office Name	: IGP122-THN10_THANE NO 10 JOINT SUB REGISTR
District	: 1201-THANE		
Stamp Duty Amount	: 0030046401-75		
Registration Fees Amount	: 168000.00		
	: 0030063301-70		
	: 28000.00		
Total Amount	: 196000.00		
Duty Payer Name	: ABDUL RAZZAQUE M JAHAGIRDAR	Duty Payer ID	: PAN-AJGPJ9437R
Duty Payer Mob No	: +91-9323714243		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 2800000.00
Prop Descr	: Flat No. 104, Dignity, Kanungo Estate, Opp. Pooja Nagar, MIRA ROAD EAST, THANE Maharashtra 401107		
Property Area	: 31.59 Sq.Meter		
Other Party Name	: SHAMIM BANU SHAIKH	Other Party ID	: PAN-BURPS8874E

Print Receipt



कार्यालय पंजाब नैशनल बैंक For PUNJAB NATIONAL BANK

अधिकारी Officer प्रबंधक Manager (पुणे), जागा: Mira Road (E), Thane

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16/04/2016



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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered in to at Thane, on this 19th Day Of "April" 2016. B E T W E E N (1) **MRS. SHAMIM BANU SHAIKH** (2) **MR. MUFID ABDUL GAFOR ASAR** both an Adult Indian Inhabitant and owner of **Flat No. 104, on the First Floor, in the Building known as Dignity Chs. Ltd., Situated at Kanungo Estate, Opp. Pooja Nagar, Mira Bhayander Road, Mira Road (E), Dist: Thane-401107**, hereinafter referred to as "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning Successor, Successors in interest legal representatives to be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the ONE PART

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AND **MR. ABDUL RAZZAQUE M. JAHAGIRDAR** an Adult Indian Inhabitant and residents of **Flat No. 101, First Floor, A-Wing, Asmita Uphar-I, Poonam Sagar Complex, Near Parivar Hotel, Mira Road (E), Dist: Thane-401107**, herein-after referred to as "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning Successor, Successors in interest legal representatives thereof, shall deemed to mean and include his/her/their heirs, executors, administrators, & assigns) of the **OTHER PART**.

WHEREAS the First owner of **Flat No. 104, on the First Floor, in the Building known as Dignity Chs. Ltd., Situated at Kanungo Estate, Opp. Pooja Nagar, Mira Bhayander Road, Mira Road (E), Dist: Thane-401107**, having purchased from **M/S. KANUNGO ENTERPRISES** by an Agreement for sale dated **16th day of June, 1998**.

AND the said Agreement dated **16/06/1998** is registered at the office of the sub-registrar of assurance at Mumbai under file no. **PBBM-796/98** on dated **28/06/1998**.

AND WHEREAS the second purchaser of the said flat agreed to purchase from the First purchaser by an Agreement for sale dated **26th day of June, 2006**. AND the said Agreement dated **26/06/2006** is lodged for registration at the office of the sub-registrar of assurance at Thane under No. **TNN7-05301/2006** on dated **28/06/2006**.

AND WHEREAS the Third purchaser of the said flat agreed to purchase from the second purchaser by an Agreement for sale dated

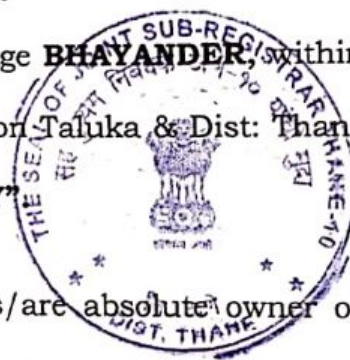
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25th day of **March, 2013**. AND the said Agreement dated 25/03/2013 is lodged for registration at the office of the sub-registrar of assurance at Thane under No. TNN4-2566/2013 on dated 26/03/2013.

WHEREAS the **Transferors** is/are the Owner of the **Flat No. 104, on the First Floor, in the Building known as Dignity Chs. Ltd., Situated at Kanungo Estate, Opp. Pooja Nagar, Mira Bhayander Road, Mira Road (E), Dist: Thane-401107, in DIGNITY EVERGREEN Co-operative Housing Society Limited, a registered society Maharashtra Co-Op Society Act 1960 and bearing Registration No. TNA/(TNA)/HSG/(TC)/20407/2008-2009 dated 05/01/2009, constructed on Plot of land bearing **Old Survey No. 536, New Survey No. 50, Hissa No. 1, 2 Part**, situated at Village **BHAYANDER**, within limits of Mira Bhayander Municipal Corporation, Taluka & Dist: Thane hereinafter referred to as "**THE SAID SOCIETY**"**



AND WHEREAS the **Transferors** is/are absolute owner of, Occupying, Enjoying clear & marketable title of and in possession of the **Flat No. 104, on the First Floor, in the Building known as Dignity Chs. Ltd., Situated at Kanungo Estate, Opp. Pooja Nagar, Mira Bhayander Road, Mira Road (E), Dist: Thane-401107. In DIGNITY EVERGREEN Co-operative Housing Society Limited, Admeasuring area about 31.59 Sq. Mtrs. (Built-up) hereinafter referred to as "**THE SAID FLAT**".**

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AND WHEREAS the **Transferors** has/have agreed to Transfer to the Transferee the said Flat and Share Certificates No. 008 & of said flat in the said society bearing Distinctive Sr. No. 036 To 040 (both



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inclusive) of Rs. 50/- each issued by the said society with consideration and on the terms and conditions contained hereinafter.

NOW THIS AGREEMENT WITNESSTH AND HEREBY MUTUALLY AGREED, DECLARED CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. That the **Transferors** shall sell and transfer to the **Transferee** of the said **FLAT** for the consideration of **Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only)** to be paid by the **Transferee** to the **Transferors** as hereinafter mentioned:-

a) **Rs. 11,000/- (Rupees Eleven Thousand only)** the Transferee already paid to the Transferors on 23/3/16 before the execution of this agreement as and by way of Token payment of the agreed consideration.

b) **Rs. 3,00,000/- (Rupees Three Lakh only)** the Transferee already paid to the Transferors on 16/4/16 before the execution of this agreement as and by way of Part payment of the agreed consideration.

b) **Rs. 2,89,000/- (Rupees Two Lakh Eighty Nine Thousand only)** the Transferee already paid to the Transferors on 16/4/16 before the execution of this agreement as and by way of Part payment of the agreed consideration.

c) The Balance Amount of **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)** shall be paid by the Transferee to the Transferors on release of cheque through any Financial Institution as per the loan applied.

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d) The transfer fee/premium of the society will be paid/borne equally by both the parties i.e. Transferors and Transferee as mutually agreed.

2. It is made clear and it is agreed, confirmed and declared by the Transferors and the Transferee that the Transferee shall be bound and liable to pay the Stamp Duty as per the Bombay Stamp Duty Act, and Registration Charges as per the existing market rate on the said Transfer and in the event if the Transferee fails to pay the Stamp Duty and Registration Charges as mentioned herein above then the Transferee herein shall pay all the fines, penalties, Interest, etc. levied by the Stamping Authorities and shall indemnify and keep the Transferors and the Society including the office bearers of the society indemnified against all such stamp duty, penalties, fines etc. as above mentioned. However the stamp duty or duties and charges in respect of all previous transfers in respect of said flat shall be responsibility of Transferors.



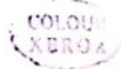
3. The Transferors agree to hand over to the Transferee all original receipts, share certificate, writings and papers pertaining to the said shares and the said **FLAT** and incidental rights thereto transferred in the records of the society to the name of the Transferee after the full and final payment.

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4. The Transferors hereby agrees that on the execution of this agreement the Transferors shall hand over absolute, vacant, and peaceful possession of the said **FLAT** to the Transferee immediately after the full and final payment.



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5. It is agreed by and between the Transferors and Transferee to execute the necessary instrument of Transfer of the said **FLAT** and to lodge the same with the said Society together with the share certificates for the purpose of transferring the said shares and the said unit to the names of the Transferee in the record of the said Society after the full and final payment.

6. The Transferors further agrees and undertakes to obtain all the necessary sanctions, permissions and signatures on all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be necessary and expedient for absolutely & effectively transferring clear marketable rights in the said **FLAT** in favour of the Transferee after the full and final payment.

7. The Transferors shall give all co-operations to the Transferee to get the approval of the said Society for the transfer of clear marketable rights in the said **FLAT** in the name of the Transferee and the admission of the Transferee as the member of the Society.

8. Transferors hereby agrees that he/she/they will present and hand over all the necessary and registered documents including share certificate and chain of agreement in original pertaining or related to scheduled flat to Transferee as required by himself/herself/themselves

or as demanded by the bank or financial institutions to which Transferee has/have applied for home loan.

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9. The Transferors shall sign all Transfer forms for transfer of clear and marketable title of the said **FLAT** to the names of Transferee in the

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records of the said Society.

10. The Transferee shall be entitled to get the said **FLAT** transferred to his/her/their names at any time hereinafter the full and final payment is made to the Transferors.

11. The Transferors hereby agree and undertake to execute all further agreements, conveyance and affidavits, undertakings and forms etc, in favour of the Transferee as & when required by Transferee and / or the said Society for the perfectly & effectively Transferring the said Flat with all benefits thereof including all amount standing in the credit of Transferors in the records of he said Society towards deposits, stocks, bonds, sinking funds, dividend etc unto the Transferee/Purchaser.

12. The Transferors hereby agree and undertake to pay all the Municipal Taxes, Charges, Water Charges, Electricity, Maintenance, etc., and other incidental outgoing charges payable by laws of Society and under any other laws as applicable for the said **FLAT** up to date of handing over the possession by the Transferors to the Transferee. The same shall be paid by the Transferee thereafter. The Transferors and the Transferee mutually agree to indemnify each other against any claim in respect thereof. The Transferee hereby agree and undertakes to pay the regular maintenance, municipal taxes and other taxes as may become payable under the by-laws of the society and under any other law. The Transferee hereby agrees to indemnify the Transferors against such claims that may be made by the society against the Transferors in future.

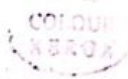


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13. The Transferors hereby declares that the Transferors has/have Sole and absolute power to enter into sale deed/agreement for sale with regard to said flat and has/have not created any right, title, or interest in favour of any other Third party or has/have not created any encumbrances charges, liens, attachments on the said **FLAT** or the said shares and to keep the Transferee indemnified in this behalf. The Transferors further declares that he/she/they has/have not received any Notice of any requisition or acquisition of the said flat whereby the said Transferors is/are prohibited or prevented from Transferring the shares, or the said **FLAT** in favour of the Transferee.

14. The Transferors hereby declares there is no litigation, stay or any legal proceedings with regard to the said flat in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Transferors further undertakes to indemnify the Transferee against any such claim laid by any one at a later date.

15. The Transferors hereby releases, relinquishes, gives up and surrenders all his/her/their right, title and interest in the membership of the said Society, the Share Certificate and the said flat in favour of the Transferee forever.

16. Should there be any claim in respect of the said flat from any person or persons or any authority pertaining to any period prior to the transfer

of the said flat in the names of the Transferee, the Transferors hereby agrees to indemnify the Transferee against such claims by settling such claims from their own funds only and taking all the legal responsibilities

upon him/her/them.

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[Handwritten Signature]

17. The Transferors hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said flat and the said shares has been made and/or created by the Transferors and/or any one claiming through him/her/them prior to this day, in favour of any person or persons other than the said Transferee, the same shall after the execution of these presents, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said Society/Builders and/or the Transferee.



18. Subject to provision of Clause No. 1 above of this Agreement, the Transferors agree to transfer said shares and his/her/their interest in the said flat to the Transferee and the Transferee are entitled to hold, possess, occupy and enjoy the said flat without any interruption from the Transferors who hereby further declares that he/she/they has/have full right and absolute authority to enter into this Agreement and transfer the said flat and that he/she/they has/have not done or performed any act, deed, matter or things whatsoever whereby he/she/they may be prevented from entering into this Agreement as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferee in respect of the said flat may be disturbed and in the event of it being found that the Transferors were not entitled to enter into this Agreement and transfer his/her/their rights, sought or purported to be transferred hereby and the Transferee is/are not able to enjoy quiet and peaceful possession of the said flat due to any such reasons, the

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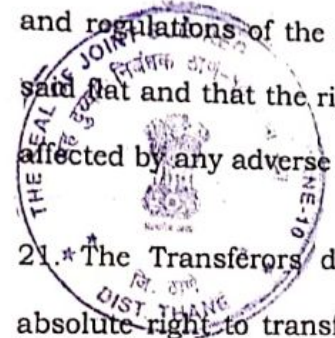
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Transferors shall within the limit of the consideration mentioned hereinabove and received be liable to compensate, indemnify and/or reimburse the Transferee all the loss or damage which the Transferee may suffer or sustain in this behalf.

19. This Agreement for Sale has been executed in Mira Road/Bhayander, Dist: Thane, the property is situated at Mira Road/Bhayander, Dist: Thane and the payments are made in Mira Road/Bhayander, Dist: Thane, hence it is subject to jurisdiction of Thane Courts of Law.

20. The Transferors has/have declared to the Transferee that Transferors has/have complied with and performed all the obligations on the part of the Transferors, to be performed as member of the society and has/have in no manner committed any breach of the rules and regulations of the said society or any other laws affecting title of said flat and that the right of the Transferors as such is/are in no way affected by any adverse claim/s of any person or persons.



21. *The Transferors declares that he/she/they has/have sole and absolute right to transfer the said **FLAT** to the Transferee. From the date of handing over of the possession of the said flat by the Transferors, the Transferee shall be entitled for absolute, quiet and peaceful possession and occupation of the said **FLAT** without any hindrance of any nature whatsoever by the Transferors or any other

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person lawfully or equitably claiming through under or in trust for the Transferors.

22. The Transferee hereby agree to abide by the rules and regulations

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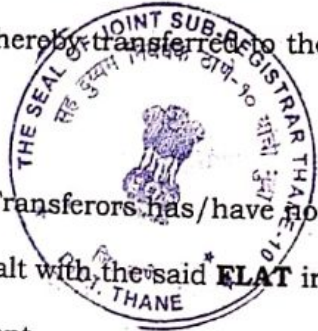
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and by-laws of the said society and other laws as applicable being admitted as the member and to pay and discharge all the cost demands, contribution dues in respect of the said **FLAT** after the date of handing over the Possession of the said **FLAT** by the Transferors to the Transferee.

23. The Transferors hereby covenants with the Transferee that the Transferors shall from time to time and at all times, hereinafter whenever called upon by the Transferee or his/her/their Advocates or Attorneys do and execute or cause to be done and executed at the cost charges and expenses of the Transferee all such acts, deeds and things including executing the necessary documents as may be reasonably required by the Transferee for more perfectly securing the interest of the Transferee in the said **FLAT** agreed to be hereby transferred to the use of the Transferee.

24. The Transferors further declares that the Transferors has/have not encumbered and or mortgaged or otherwise dealt with the said **FLAT** in any manner whatsoever except by this agreement.

25. The Transferors hereby agrees, confirms, and declares that:
(a) not withstanding any act, deed matter or things whatsoever by the Transferors or any person or persons lawfully or equitably claiming by from under or in trust for the Transferors made, done, committed, omitted and knowingly suffered, to the contrary the Transferors has/have in himself/herself/themselves good right, Full power and absolute authority in his/her their own right to assign and transfer the said **FLAT** and the said Shares in favour of the Transferee.



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(b) that neither the Transferors, nor the Society, nor any persons claimed by from or under in trust for them or any of them have created any trust charges, mortgage, lien or any other encumbrances on the said **FLAT** or any part thereof and that there is no notice of impendence or attachment pending or subsisting in respect of the said **FLAT** or the said Shares into any agreement or documents for sale, lease, mortgage or charges of the said **FLAT** or any part thereof.

(c) The Transferors has/have not received any notice of requisition of the said **FLAT** or any part thereof.

26. The Transferors hereby agree and undertake not to deal with the said **FLAT** etc., in any manner whatsoever or to create any right therein hereinafter. The Transferors hereby agrees to pay all taxes and out-goings payable in respect of the said **FLAT** till the date of handing over possession of the said Flat to the Transferee and hereby agrees to indemnify and keep indemnified to Transferee against all claims demands and actions in that behalf.

27. If the transaction is not completed on account of the wilful default on the part of the Transferors then the Transferee shall be entitled to Cancel the Agreement for Sale, claim all the money paid as part of full payment towards purchase of said flat, including claims of losses,

charges, costs etc., incurred till date of such cancellation without prejudice to his/her/their other rights and remedies in law.

28. If the transaction is not completed on account of the wilful default of the Transferee then the Transferors shall be entitled to cancel the

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Agreement for Sale and return all the money received from buyer after deduction of claims of losses, charges, costs etc., incurred till date of such cancellation without prejudice to his/her/their other rights and remedies in law.

29. The Transferors doth hereby agrees and covenants with the Transferee that the Transferors shall from time to time and at all times hereafter at the request and costs of the Transferee do and execute at the costs of the Transferee all such acts, deeds, matters, things, papers or documents as shall be reasonably required by the Transferee assigning and vesting the said **FLAT** and the said Shares unto the Transferee for his/her/their benefit.

30. Transferors Covenants with the Transferee that he/she/they shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of scheduled flat during the subsistence of this agreement

31. This agreement shall always be subject to the provision contained in the Maharashtra Ownership Act 1963 and Maharashtra Ownership Rules 1964 or any other provision of laws applicable hereto.

32. It is hereby expressly provided and agreed by both Transferee and Transferors hereto that both parties are entitled to enforce specific performance of the agreement against each-other in case of breach of any conditions mentioned in this agreement along with right to claim all costs, charges, expenses and losses suffered by either of the parties.



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:SCHEDULE ABOVE REFERRED TO:

Flat No. 104, on the First Floor, in the Building known as Dignity Chs. Ltd., Situated at Kanungo Estate, Opp. Pooja Nagar, Mira Bhayander Road, Mira Road (E), Dist: Thane-401107. Admeasuring area about 31.59 Sq. Mtrs. (Built-up) In DIGNITY EVERGREEN Co-operative Housing Society Limited, a registered society and bearing Registration No. TNA/(TNA)/HSG/(TC)/20407/2008-2009 dated 05/01/2009, constructed on Plot of land bearing **Old Survey No. 536, New Survey No. 50, Hissa No. 1, 2 Part**, situated at Village **BHAYANDER**, within limits of Mira Bhayander Municipal Corporation in the Registration District, Sub- District of Thane.



Building Ground + 4

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IN WITNESS WHERE OF THE PARTIES TRANSFERORS AND TRANSFEREE here unto set and subscribed their respective hands and seals in presence of Witnesses on the day and year written.

SIGNED & SEALED DELIVERED)

BY THE WITHIN NAMED TRANSFERORS)

(1) MRS. SHAMIM BANU SHAIKH

Shamim Banu



(2) MR. MUFID ABDUL GAFOR ASAR

M.G. ASAR



In the presence of

1. S.N. Ghosh

2. Jamal

M.G.

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SIGNED & SEALED DELIVERED

BY THE WITHIN NAMED TRANSFEREE

MR. ABDUL RAZZAQUE M. JAHAGIRDAR

A.R. Jahagirdar



In the presence of

1. S.N. Ghosh

2. Jamal

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RECEIPT

Received on/or before execution hereof and from with named
"Transferee" a sum of Rs. 11,000/- (Rupees Eleven
Thousand Only) being the Token Payment of agreed
consideration as mentioned herein and paid to me/us in the
following manner :-

Rs. 11,000/- in Cash/[✓]Cheque/D.D./P.O No. 250519

Date 23/3/16 Bank Name ICICI Bank

I/We Say Received Rupees 11,000/-



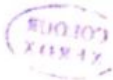
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(1) MRS. SHAMIM BANU SHAIK

M.G. ASAR

(2) MR. MUFID ABDUL GAFOR ASA

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WITNESSES:-

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RECEIPT

Received on/or before execution hereof and from with named
"Transferee" a sum of Rs. 3,00,000/- (Rupees **Three Lakh**
Only) being the Part Payment of agreed consideration as
mentioned herein and paid to me/us in the following manner

:-

RTGS
~~NEFT~~ NO- ICICR 5201604160038028

Rs. 3,00,000/- in Cash/Cheque/D.D./P.O No

Date 14/4/16 Bank Name ICICI Bank



I/We Say Received Rupees 3,00,000/-

Shamim Banu

(1) MRS. SHAMIM BANU SHAIKH

M. H. ASAR

(2) MR. MUFID ABDUL GAFOR ASAR

WITNESSES:-

1. S. N. Jha

2. J. Mal



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RECEIPT

Received on/or before execution hereof and from with named
"Transferee" a sum of Rs. **2,89,000/-** (Rupees **Two Lakh**
Eighty Nine Thousand Only) being the Part Payment of
agreed consideration as mentioned herein and paid to me/us

in the following manner :-

RTGS NO - ICICR 52016041600378318

Rs. **2,89,000/-** in Cash/Cheque/D.D./P/O No.

Date 16/4/16 Bank Name ICICI BANK



I/We Say Received Rupees 2,89,000/-

Shamim Banu

(1) MRS. SHAMIM BANU SHAIKH

M. H. ASAR

(2) MR. MUEID ABDUL GAFOR ASAR

WITNESSES:-

1. *S. N. S. S.*

2. *J. mail*

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Original/Duplicate

Tuesday, March 26, 2013

नोंदणी क्र. :39म

11:28 AM

Regn.:39M

पावती क्र.: 2639

दिनांक: 26/03/2013

गावाचे नाव: भाईंदर

दस्तऐवजाचा अनुक्रमांक: टनन4-2566-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शमीन बानू शेख

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 36



एकूण:

₹. 27720.00

आपणास हा दस्तऐवज अंदाजे 11:49 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint Sub Registrar, Thane 4

बाजार मुल्य: ₹.1722000 /-

मोबदला: ₹.2700000/-

भरलेले मुद्रांक शुल्क :
₹. 162000/-

सह दुय्यम निबंधक ठाणे-७०
ठाणे क्र. ४

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹.27000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 361100 दिनांक: 25/03/2013
बँकेचे नाव व पत्ता: Oriental Bank Of Commerce
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 720/-

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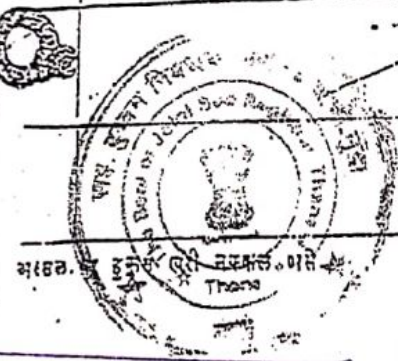
[वि. नं. ५३६ दिनांक ११/१२]

लागू - ५०/१९

क्र.	दिनांक	आ	प्रति	र	शु.
१	१-१०-३		३		

परिचय (२३००५०)
 २५६३ २५७७
 ५११३ ००१५
 शाहवाले
 ५११३

नाम - शाहवाले
 ताहका हाजे
 एतार एत
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नाम	शेख	रीस	पिक आणि लागवट	शेख	सेरा
शाहवाले	१-१०-३	१	आज	१-१०-३	

अ. नं. ३१०१७२ तलाठी

Thane

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त न न ४
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ग. न. नं. ७, ७ अ व १२

क्र. ५३६, ५३७ व. ५३८
 आदि: स. व. ५७७

परदेश (व्यक्ति/व्यक्ति)
 २०१३-१४

नाम- डाक्टर

साधक (व्यक्ति)

रत १९६

व्यक्ति/व्यक्ति/व्यक्ति
 २५६३

क्र.	दिनांक	आ	प्रति	पं.
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२	०२/०१/१३	०२	०२	०२
३	०३/०१/१३	०३	०३	०३
४	०४/०१/१३	०४	०४	०४
५	०५/०१/१३	०५	०५	०५
६	०६/०१/१३	०६	०६	०६
७	०७/०१/१३	०७	०७	०७
८	०८/०१/१३	०८	०८	०८
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१८	१८/०१/१३	१८	१८	१८
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२३	२३/०१/१३	२३	२३	२३
२४	२४/०१/१३	२४	२४	२४
२५	२५/०१/१३	२५	२५	२५
२६	२६/०१/१३	२६	२६	२६
२७	२७/०१/१३	२७	२७	२७
२८	२८/०१/१३	२८	२८	२८
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३०	३०/०१/१३	३०	३०	३०



क्र.	सामग्री वर्णनामिक नाम	वै.	री.	विक्रय/आवि/अन्य	धरा
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भाषण वर दृश्य लरी नकल भवे ता. १३/०१/१३ तलाठी

न - १०
ट न न ४ ५६९५ २०१६
 वस्त क्र. २५६९ २०१३ २५ - ३६
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 १६/२५

FOR HANGING ENTERPRISES
 12/12/12

मा. न. नं. ७. ७ अ व १२

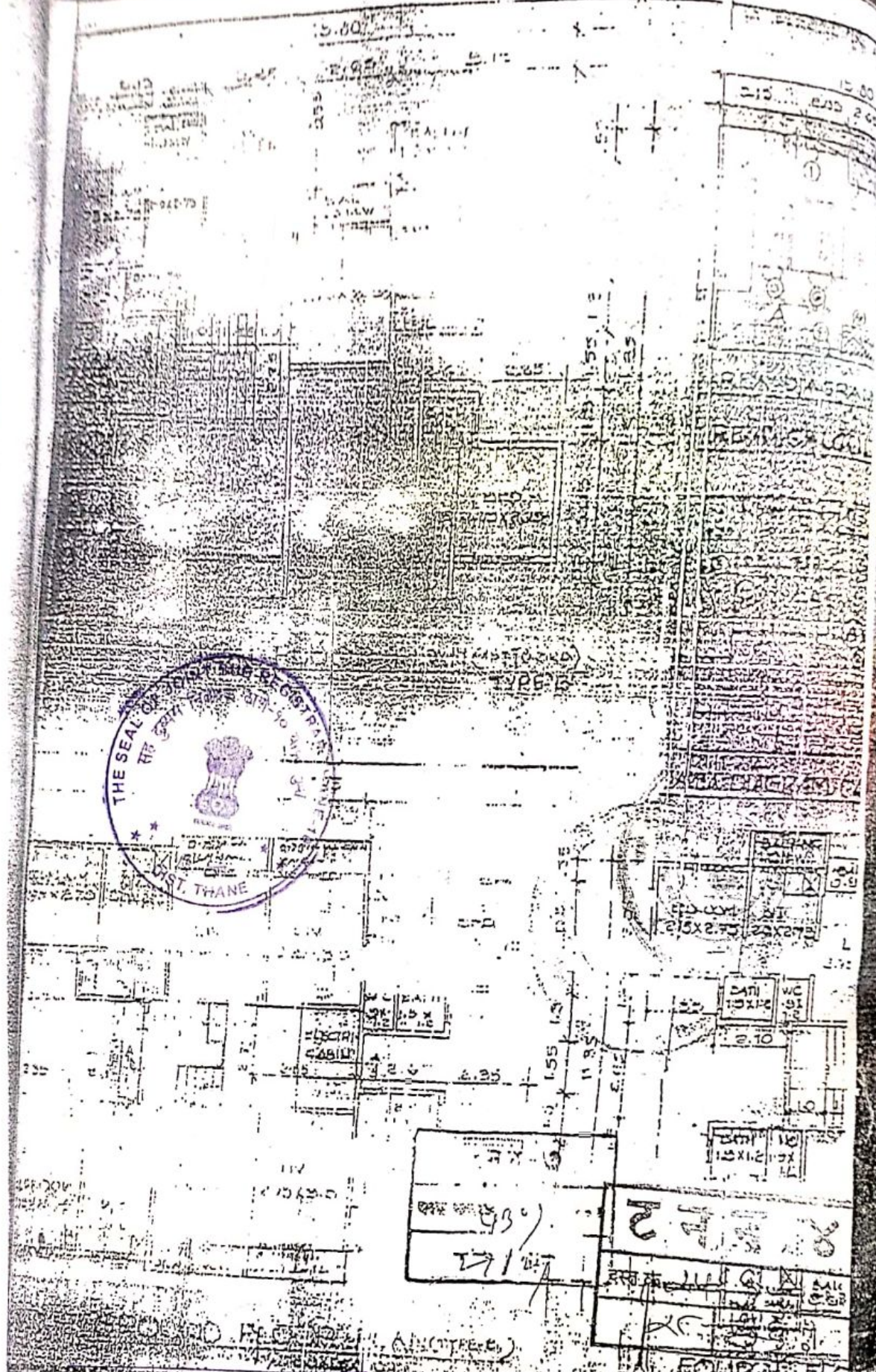
SUB-REGISTER
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THE REGISTER
 TYPICAL FLOOR PLAN
 THE REGISTER

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430
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क्रमांक : ८१९२८२८/८१९२००५/८१९२००६/८१९२००७
 दिनांक : ८१९०२३३



मिरा - भाईंदर नगर परिषद

पुण्य कार्यलय भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

कर्मचारी विभागीय कार्यालय मार्ग, भाईंदर (प.) पिन कोड - ४०१ १०१.

क्रमांक/दिनांक/१९८९/००-२-१०

दिनांक १०/०६/९९

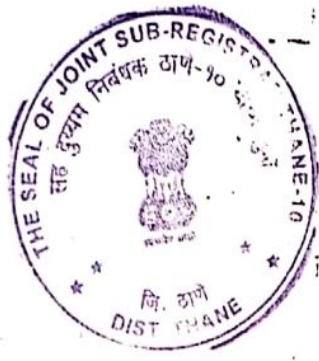
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कोष डी-वार्डन (सुप्रीमॅन्स) का इमारत/दि. बांधकाम मे. कानूनी स्ट्रक्चर/कनेक्ट बांधनी पूर्ण
 को अस्त, वास्तुविशारद मे. अ. पी. इंस्ट्रक्टर व मे. पाररा अंड कोठारी बांधा इमारत
 तांत्रिक दृष्ट्या योग्यतेचा दाखला सादर केलेला आहे. यास्तव उपरोक्त इमारतीचा वापर
 करणे व आवश्यक तेवढा विधुत पुरवठा करणे नगरपरिषदेची हरकत नाही. अंतरातील
 बाकी टॅन्कर्स अक्षत घेता आपभारा नव कोषधान मिळव घाची इगी नगरपरिषद देत नाही.

- प्रति -
१. कानूनी स्ट्रक्चर/कनेक्ट.
 २. कर विभाग.



[Signature]
 मुख्याधिकारी,
 भाईंदर नगर परिषद.



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१६०/२५

संवत्सरो वर्ष	2016				
ठाणे	ठाणे				
तालुका : ठाणे	1/14-जे-1) भू-भाग जे माधील मिळकती बगळता इतर सर्व मिळकती सॅव्हे कॅ				
मूल्य विभाग	Maa Bhandar Municipal Corporation	सर्व्हे नंबर / ज. भू. क्रमांक :	सर्व्हे नंबर 850		
मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कागोलय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
61700	67200	87900	67200	मोजमापनाचे एकक चौ मीटर	
क्षेत्र क्षेत्राची माहिती	31.59 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
क्षेत्राचे क्षेत्र -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.61700/-
क्षेत्राचे वर्गीकरण -	आहे	मजला -	1st To 4th Floor		
यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार नविन दर}) * \text{मजला निहाय घट/वाढ}$ $= (61700 * (100 / 100)) * 100 / 100$ $= \text{Rs.61700/-}$				
क्षेत्र मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 61700 * 31.59$ $= \text{Rs.1949103/-}$				
अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{तकघराचे मूल्य} + \text{मॅग्नॅनाईन मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{वदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य}$ $= A + B + C + D + E + F + G + H$ $= 1949103 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.1949103/-}$				

Home

Print



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भारत सरकार
GOVT. OF INDIA
MOZHAT IQBAL SARGURON
AMEER PASHA SHAIK
24/04/1983
Permanent Account Number
CJCPS1640F
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
ISMAIL ABDUL RAHIMAN SHAIKH
ABDUL RAHIMAN HASAN SHAIKH
09/08/1973
BJXPS6806F
Jamil
भारत सरकार
GOVT. OF INDIA


आयकर विभाग
INCOME TAX DEPARTMENT
SHAMIM BANU SHAIKH
SHAKIL BASHIR PATHAN
29/07/1982
Permanent Account Number
BURPS8874E
Signature
शमिम बानु
भारत सरकार
GOVT. OF INDIA




आयकर विभाग
INCOME TAX DEPARTMENT
MUFID ABDULGAFOOR ASAR
ABDULGAFOOR ALI ASAR
17/01/1971
Permanent Account Number
AHVPA1977E
Signature
M.G. Asar
भारत सरकार
GOVT. OF INDIA


आयकर विभाग
INCOME TAX DEPARTMENT
A RAZZAQUE M JAHAGIRDAR
MUBARAK SADIQ JAHAGIRDAR
03/08/1985
Permanent Account Number
AJGPJ9437R
Signature
A.R. Razzaque
भारत सरकार
GOVT. OF INDIA


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पान 10/5615/2016
मूल्य रु. 19,49,103/-
सुरक्षा शुल्क रु. 1,68,000/-

मोबदला: रु. 28,00,000/-

पान 10 यांचे कार्यालयाने
दि. 18-04-2016
म.पू. वा. हजेर केला.

पावती 6458
पावती दिनांक: 18/04/2016
सादरकरणागने नाव: अब्दुल मजाक राम तहसीलदार

मोंदणी फी रु. 28000.00
दम्प हानाळणी फी रु. 720.00
पुढाची संख्या: 36

एकूण: 28720.00

Assure
संपादनाची मही:

smeth
Registrar Thane 10



smeth
Joint Sub Registrar Thane 10

नगरनामा
कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कट क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी

18/04/2016 11:22:44 AM ची वेळ: (सादरीकरण)
18/04/2016 11:23:13 AM ची वेळ: (फी)

118.
218.

COLOUR
XEROX



दस्तावेज क्रमांक : दस्तन10/5615/2016
दस्तावेज प्रकार :- करारनामा

दस्तन गोंयवारा भाग-2

दस्तन10 34108
दस्तन क्रमांक: 5615/2016

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|-----------|---------------|
| 1 | नाव: शमीम बानू शेख - -
पत्ता: प्लॉट नं: 104, माळा नं: पहिला मजला, इमारतीचे नाव: डिग्रीटी को-ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: कानुनगो इस्टेट, पूजा नगर समोर, मिरा भाईंदर रोड, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: BURPS8874E | लिहून देणार
वय :-34
स्वाक्षरी:-
<i>Shamin Bani</i> | | |
| 2 | नाव: मुफिद अब्दुल गफार आसर - -
पत्ता: प्लॉट नं: 104, माळा नं: पहिला मजला, इमारतीचे नाव: डिग्रीटी को-ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: कानुनगो इस्टेट, पूजा नगर समोर, मिरा भाईंदर रोड, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: AHVPA1977E | लिहून देणार
वय :-44
स्वाक्षरी:-
<i>M. G. ASAR</i> | | |
| 3 | नाव: अब्दुल रझाक एम. जहागीरदार - -
पत्ता: प्लॉट नं: 101, माळा नं: पहिला मजला, ए-विंग, इमारतीचे नाव: अस्मिता उपहार-1, ब्लॉक नं: पूनम सागर कॉम्प्लेक्स, परिवार हॉटेल जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: AJGPJ9437R | लिहून घेणार
वय :-30
स्वाक्षरी:-
<i>AJGPJ9437R</i> | | |

दस्तावेज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 3 ची वेळ: 18/04/2016 11:36:00 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------------------------------|-----------|---------------|
| 1 | नाव: नुस्रहत इक्बाल सरगुरू - -
वय: 51
पत्ता: वी-101, दीप मिलन सोसा. ली., मिरा रोड पूर्व, ठाणे.
पिन कोड: 401107 | स्वाक्षरी
<i>S.N. Saraguru</i> | | |
| 2 | नाव: इस्माइल शेख - -
वय: 43
पत्ता: 203, आलोक आनंद विल्डींग नं. सी-27, सेक्टर-11, शांती नगर, मिरा रोड पूर्व, ठाणे.
पिन कोड: 401107 | स्वाक्षरी
<i>Ismael</i> | | |



दिनांक क्र. 4 ची वेळ: 18 / 04 / 2016 11 : 36 : 59 AM

Joint Sub Registrar Thane 10

EPayment Details.

Epayment Number
MH000314310201617R

Defacement Number
0000221754201617

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5615 / 2016

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 सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत
 असलेल्या तरतुदीनुसारच नोंदणीस मासल केलेला
 आहे, दस्तातील संपूर्ण गजकुर निष्पादक व्यक्ती,
 साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता
 तपासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर
 मालकी इत्यादी बाबींसाठी दस्त निष्पादक व
 कबुलीपत्रारक, हे संपूर्णपणे जबाबदार राहतील.



Shamir Bhanu
M. G. ASAR

Asar

Isarita v1.5.0

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३६-३६



प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
 ५६१५ मध्ये...पाने आहेत
 पुस्तक क्रमांक... १...वर नोंदला
 दिनांक १८/४/२०१६

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. १०



18/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्ता क्रमांक : 5615/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) भाईदर

(1) विलेखाचा प्रकार	नगरनामा
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1949103
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: वॉर्ड जे-1, विभाग 1/14, मदनिका क्र. 104 पहिला मजला, डिग्रीटी को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, कानूनगो इस्टेट, पूजा नगर समोर, मिरा भाईदर रोड मिरा रोड पूर्व, ठाणे-401107, डिग्रीटी एवरीन को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, क्षेत्रफळ 31.59 चौरस मीटर विल्टअप, जुना सर्वे नं. 536, नवीन सर्वे नं. 50, हिस्सा नं. 1, 2 पाटे. ((Survey Number : 50 ;))

(5) क्षेत्रफळ

1) 31.59 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:-शमीम वानू शेख -- वय:-34; पत्ता:-प्लॉट नं: 104, माळा नं: पहिला मजला, इमारतीचे नाव: डिग्रीटी को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: कानूनगो इस्टेट, पूजा नगर समोर, मिरा भाईदर रोड, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-BURPS8874E
2): नाव:-मुफिद अब्दुल गफार आसर -- वय:-44; पत्ता:-प्लॉट नं: 104, माळा नं: पहिला मजला, इमारतीचे नाव: डिग्रीटी को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: कानूनगो इस्टेट, पूजा नगर समोर, मिरा भाईदर रोड, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-AHVPA1977E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अब्दुल रझाक एम. जहागीरदार -- वय:-30; पत्ता:-प्लॉट नं: 101, माळा नं: पहिला मजला, ए-विंग, इमारतीचे नाव: अस्मिता उपहार-1, ब्लॉक नं: पूतम सागर कोम्प्लेक्स, परिवार हॉटेल जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-AJGPJ9437R

(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	5615/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेरत	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन

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

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सह दुय्यम निबंधक वर्ग २ ठाणे - १०

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