

529/19321

Thursday, December 21, 2023

1:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21139

दिनांक: 21/12/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-19321-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रुती महेश . .

रु. 30000.00

रु. 960.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 48

रु. 30960.00

एकूण:

Joint Sub Registrar Panvel 5

सह दुय्यम निवद्येक वर्ग-२,

(पनवेल-५)

बाजार मुल्य: रु.10198931.05 /-

मोबदला रु.12000000/-

भरलेले मुद्रांक शुल्क : रु. 840000/-

1) देयकाचा प्रकार: DHC रकम: रु.960/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223218506345 दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012728841202324E दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

मुख्यदस्तावेज परत मिळाला.

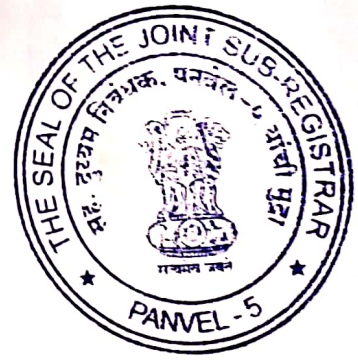
सह दुय्यम निवद्येक, पनवेल ५. (वर्ग-२)

e-Registration summary(नोंदणी पूर्व गोषवारा)

Valuation ID	202312212072	मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधीव)	21 December 2023,11:35:41 AM
मूल्यांकनाचे वर्ष	2023	जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल	उप मूल्य विभाग	20/35-खारघर सिडको से.क्र.35
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर/न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
16600	98000	107000	122400
औद्योगिक	मोजमापनाचे एकक		
107000	चौ. मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	93.903चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor
Sale Type - Resale	First Sale Date - 25/02/2019		
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.105350/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= (((105350-36600) * (100 / 100)) + 36600)		
	= Rs.105350/-		
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 105350 * 93.903		
	= Rs.9892681.05/-		
बंदिस्त वाहन तळाचे क्षेत्र	12.5चौ. मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (98000 * 25/100)		
	= Rs.306250/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पेइंनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 9892681.05 + 0 + 0 + 0 + 306250 + 0 + 0 + 0 + 0 + 0		
	= Rs.10198931/-		
	= ₹ एक करोड एक लाख अठ्याण्णव हजार नऊ शें एकतीस /-		

Home Print

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९/१०



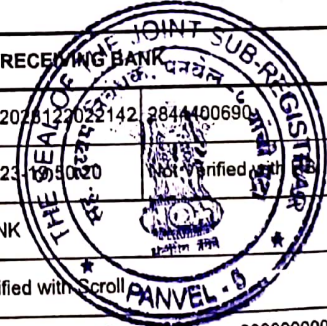


CHALLAN
MTR Form Number-6



GRN	MH012728841202324E	BARCODE	Date 20/12/2023-19:49:19		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AJJPH0715D		
Location	RAIGAD		Full Name	SHRUTI MAHESH AND MAHESH JAYARAJ		
Year	2023-2024 One Time		Flat/Block No.	FLAT NO A-1303 13TH FLOOR A WING		
Account Head Details			Premises/Building	MANOMAY		
	Amount In Rs.	Road/Street	MANOMAY CHSL PLOT NO 01 SECTOR NO 35-D KHARGHAR			
0030046401 Stamp Duty	840000.00	Area/Locality	TAL-PANVEL DIST-RAIGAD			
0030063301 Registration Fee	30000.00	Town/City/District				
		PIN	4	1	0	2 1 0
Remarks (If Any)			PAN2=BIPIP7985P~SecondPartyName=LUQMAN ABDUL RASHID			
			PATEL-CA=12000000			
Total			Amount In	Eight Lakh Seventy Thousand Rupees Only		
			Words			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333206122022142 3844400690		
Cheque/DD No.		Bank Date	RBI Date	20/12/2023 19:50:20		
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll PANVEL - 3			

पवल - 4
20/12/2023
[Signature]



Department ID :
NOTE:- This challan is valid for document to be registered In Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Signature]

060

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and entered at **KHARGHAR**, on this 21st day of **DECEMBER, 2023** BETWEEN **Mr. LUQMAN ABDUL RASHID PATEL**, having **PAN- BPIPP 7985 P**, aged about- **37** years, an adult, Indian inhabitant, residing at – **1687, KAMURUDDIN PALES, NEAR KAMRUDDIN RICE MILL TALOJA PANCHANAD, TALOJA MAJKUR, A. V. PANVEL, RAIGAD, MAHARASHTRA- 410 208**, hereinafter called the **TRANSFEROR/ VENDOR** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his executors, administrators, successors, attorney's and assigns) of the **ONE PART**.

AND

(1) **Mrs. SHRUTI MAHESH**, having **PAN- AJJPN 0715 D**, aged about - **36** years,
(2) **Mr. MAHESH JAYARAJ**, having **PAN- ARRPJ 8468 M**, aged about - **37** years, both adult(s), Indian inhabitant(s), residing at- **FLAT NO- A-904, PATEL PARADISE, NEAR CISF, PLOT NO- 1,31,32, SECTOR NO- 35-E, KHARGHAR, NAVI MUMBAI- 410 210**, hereinafter called the **TRANSFEREE(S)/ PURCHASER(S)** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators, successors, attorney's and assigns) of the **OTHER PART**.

DESCRIPTION OF PROPERTY

FLAT NO: A-1303 FLOOR: 13th WING: A PLOT NO: 01 SECTOR NO: 35-E

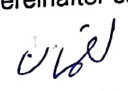
BUILDING KNOWN AS : MANOMAY
SOCIETY KNOWN AS : M/s. MANOMAY CHS. LTD.
NODE : KHARGHAR, NAVI MUMBAI,
TAL – PANVEL, DIST - RAIGAD.

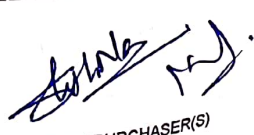
CARPET AREA IN SQ. FT. : 842 SQ. FT. CARPET, along with transfer of allotted Covered Car Parking Slot No- P-06.

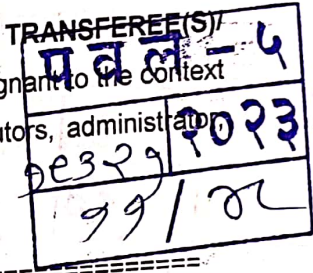
BUILDING STRUCTURE : GROUND + 13 UPPER FLOORS WITH LIFT.

SALE PRICE : **Rs. 1,20,00,000/- (Rupees. One Crore Twenty Lakhs Only).**

Hereinafter collectively referred to as "the said FLAT".


TRANSFEROR/ VENDOR

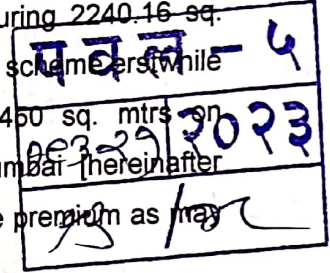

TRANSFEREE(S)/ PURCHASER(S)



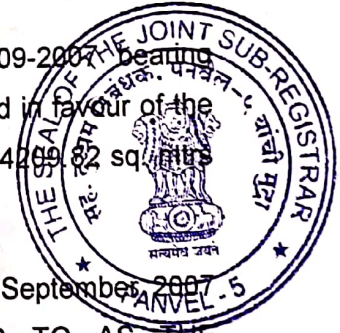
7) AND WHEREAS The State Govt. has by its Resolution No. LQN/ 1985/ 1710/ CR/ 217/ 85/ UD/ 10 dated 6th March 1990 and subsequent resolution No. CID/ 1094/ 2094/ PK/ 287/ UD/ 10 dated 28th October 1994 ordered to grant 12.5% land of the land acquired for the development of Navi Mumbai in lieu of the land acquired for the development of Navi Mumbai to the persons whose lands were acquired by the State Govt. and subsequently vested in the CIDCO by the State Govt. for the development of Navi Mumbai.

8) AND WHEREAS According to the scheme of the Government of Maharashtra for allotment of land to Project Affected Persons, [1] Mr. Abdul Rashid Mohammed Abdul Patel & [2] Smt. Nazimabibi Bashir Patel, the confirming Party herein, became eligible for an allotment of land admeasuring 6450 sq. mtrs approximately, with FSI being 1.5, situated at Owe, Navi Mumbai, from the CIDCO.

9) AND WHEREAS [1] Mr. Abdul Rashid Mohammed Abdul Patel & [2] Smt. Nazimabibi Bashir Patel, the Confirming Party herein, thereafter together applied to the CIDCO, for allotment of two separate pieces of plots i.e. [1] one plot admeasuring 4209.82 sq. mtrs and [2] another plot admeasuring 2240.16 sq. mtrs in lease under the scheme "Allotment of land under 12.5% scheme erstwhile Gaothan Expansion Scheme" in aggregate admeasuring 6450 sq. mtrs on thereabout with FSI 1.5, situated at Village Owe, Navi Mumbai (hereinafter referred to as "the said land") in consideration to the total lease premium as may be decided by the CIDCO.



10) AND WHEREAS The CIDCO by a letter dated 03-09-2007 bearing number CIDCO/ Lands/ Owe/ 12.5% Scheme/ 620/ 2007 issued in favour of the Owners allotted to them a plot bearing number 1 admeasuring 4209.82 sq. mtrs situated at Sector No. 35D, Owe (Kharghar), Navi Mumbai.



11) AND WHEREAS By an Agreement to lease dated 7th September, 2007 entered into between the CIDCO THEREIN REFERRED TO AS THE CORPORATION OF THE One Part and [1] Mr. Abdul Rashid Mohammed Abdul Patel & [2] Smt. Nazimabibi Bashir Patel, the Confirming Party herein, therein referred to as the Licensees of the Other Part (hereinafter referred to as 'the said Agreement to Lease'), the CIDCO agreed to grant to them a lease a Plot bearing number 01 admeasuring 4209.82 sq. mtrs situated at Sector No. 35D, Owe (Kharghar), Navi Mumbai, (hereinafter referred to as "the said Plot" and more particularly described in the Schedule hereunder written) the CIDCO agreed to grant to them and they agreed to acquire a lease of the said plot for the purpose

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(iii) Mr. ABDUL RASHID MOHD ABDUL PATEL, issued with the Share Certificate bearing no. 47 for 10 Shares for Rs.50/- each bearing distinctive serial no. 461 to 470 both inclusive date- 03/04/2016 in the name of the TRANSFEROR/ VENDOR.

(iv) The Area of the said FLAT is admeasuring area of about – 842 SQ. FT. CARPET.

(v) AND WHEREAS the said Mr. ABDUL RASHID MOHD ABDUL PATEL, transferred the said Flat by way of Gift to his Son Mr. LUQMAN ABDUL RASHID PATEL, without consideration vide GIFT DEED duly executed on 25/02/2019 and registered with the Sub- Registrar Of Assurance Office PANVEL-2 vide Document bearing no- PVL 2- 2445 – 2019, Receipt No. 2884, dated- 25/02/2019.

(vi) AND WHEREAS Mr. LUQMAN ABDUL RASHID PATEL, became the bonafide member of M/s. MANOMAY CHS. Ltd., and the said Society have transferred the Share Certificate on bearing no. 47 (Regn. No. of Transferor- 47) for 10 Shares of Rs. 50/- each bearing distinctive serial no. 461 to 470

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(vii) AND WHEREAS the CORPORATION (CIDCO) have granted its permission to transfer the membership to the Mr. LUQMAN ABDUL RASHID PATEL, vide its Letter no. CIDCO/ VASAHA/ SATYO/ 630/ KHARGHAR/ 2014, dated – 08/05/2014, and subsequently Final order is issued vide Letter No. CIDCO/ ESTATE-2/ 2021/ 8000098181, dated – 16/04/2021.



(viii) AND WHEREAS the TRANSFEROR/ VENDOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said FLAT & of undivided interest appurtenant to the said FLAT along with transfer of Allocated Covered Car Parking Slot No. P-06 and to the common areas and facilities of the said land & building as mentioned above.

(ix) AND WHEREAS the TRANSFEROR/ VENDOR is lawful and absolute owner of the said FLAT and well sufficiently seized and possessed and is entitled to sell and transfer the said FLAT to the TRANSFEREE(S)/ PURCHASER(S).

(x) AND WHEREAS the TRANSFEROR/ VENDOR has applied to the Society for the grant of permission to sell and transfer the said FLAT to the TRANSFEREE(S)/ PURCHASER(S).

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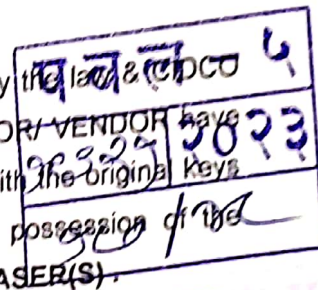
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b. T.D.S. at the rate of 1% amounting to Rs.1,20,000/- (Rupees. One Lakh Twenty Thousand Only) as defined in the Income Tax Act, 1961 shall be deducted from the total sale consideration & will be deposited/paid to the Bank/ Tax Authority by the TRANSFEREE(S)/ PURCHASER(S) on account of TRANSFEROR/ VENDOR and the Original Challan shall be handed over to the TRANSFEROR/ VENDOR. Further the said T.D.S. amount shall be adjusted against the total sale consideration.

c. The balance sum of Rs.1,05,00,000/- (Rupees. One Crore Five Lakhs Only) shall be paid on availing the loan from any Bank or Financial Institution or and own contribution. The transaction shall be completed within 45 working days from the date of registration of this Agreement or receiving of Cidco Mortgage NOC whichever is later.

4. On registration of Deed Of Assignment as required by the law and on receiving the full and final payment the TRANSFEROR/ VENDOR have agreed to hand over the possession of the said Flat along with the original keys and other documents relating to the said Flat (if any) in possession of the TRANSFEROR/ VENDOR to the TRANSFEREE(S)/ PURCHASER(S).



5. The TRANSFEROR/ VENDOR shall execute all papers, forms, declaration and documents as required by the law in favour of the TRANSFEREE(S)/ PURCHASER(S) for effectual transfer of his interest in respect of the said Flat.



6. The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay the entire expenses incidental towards the payments of Stamp Duty and Registration charges or any other charges as applicable to the lawful authorities.

7. The Parties hereto further declare and agree that the TRANSFEROR/ VENDOR shall be liable for the payment to the lawful authority of all outgoings including Municipal Taxes, Land Revenue, Advance Society Maintenance Charges (including Water Charges) etc whichever is applicable in the said Node on the date of this present transaction, in respect of the said Flat till the end of the deal i.e. upto the date of delivery of possession of the said Flat and thereafter the TRANSFEREE(S)/ PURCHASER(S) shall be liable to pay all such outgoings i.e. after the possession.

8. The Parties hereto further declare and agree that the TRANSFEROR/ VENDOR has paid all the taxes including V.A.T & SERVICE TAX to the lawful authority/ Builder/ Developer upto date and the TRANSFEROR/ VENDOR shall be liable to pay all the taxes and payments (if any).

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SCHEDULE OF PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land known as Plot number 01, Sector No. 35D, village Owe (Kharghar) of 12.5% Scheme (erstwhile Gaothan Expansion Scheme), containing by admeasurements 4209.82 sq. mtrs or thereabout and bounded as follows that is to say:

- On or towards the North by - School Play ground.
On or towards the South by - 35.00 Mtrs. Wide Road.
On or towards the East by - 13.00 Mtrs. wide road.
On or towards the West by - Path way

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Falling within the registration jurisdiction & Taluka Panvel and District Raigad.

SECOND SCHEDULE ABOVE REFERRED TO:

All that FLAT NO - A-1303, 13th FLOOR, 'A' WING, building known as "MANOMAY", M/s. MANOMAY CHS. LTD., PLOT NO - 1, SECTOR NO. 35D, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, admeasuring area of about- 842 SQ. FT. CARPET, along with transfer of Allotted Covered Car Parking Slot No. P-06.

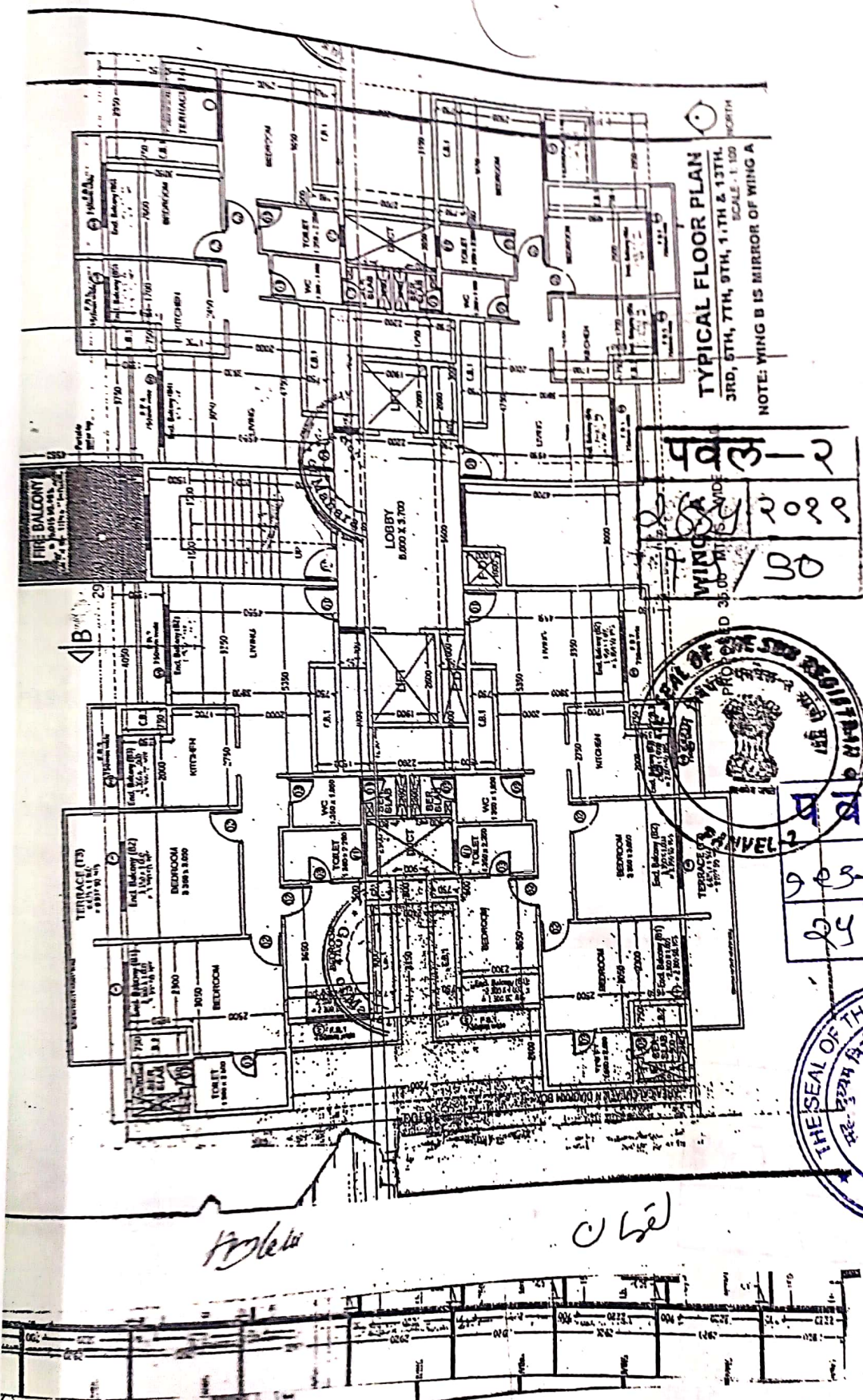


ANNEXURES

<u>Sr. no</u>	<u>COPY OF DOCUMENTS</u>	<u>MARKED AS</u>
1.	FLOOR PLAN	ANNEXURE-1
2.	COMMENCEMENT CERTIFICATE	ANNEXURE-2
3.	TITLE REPORT OF PLOT	ANNEXURE-3
4.	OCCUPANCY CERTIFICATE	ANNEXURE-4
5.	SOCIETY REGISTRATION LETTER	ANNEXURE-5
6.	SHARE CERTIFICATE	ANNEXURE-6
7.	POSSESSION LETTER	ANNEXURE-7
8.	CAR PARKING LETTER	ANNEXURE-8
9.	CIDCO NOC & FINAL ORDER	ANNEXURE-9

TRANSFEROR/ VENDOR

TRANSFeree(S)/ PURCHASER(S)



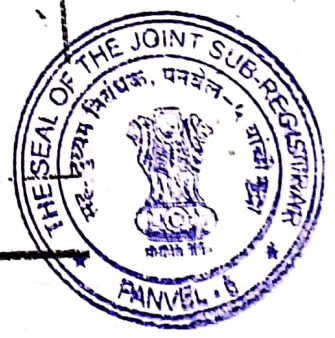
TYPICAL FLOOR PLAN
 3RD, 5TH, 7TH, 9TH, 11TH & 13TH.
 SCALE: 1:100 NORTH

NOTE: WING B IS MIRROR OF WING A

पबल-२
 २४/२०२९
 WING A
 35.00 FT WIDE
 1/80



पबल-५
 २४/२०२३
 २५/२४



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29/10/07

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 XXVIII) of 1966 to Sri. Abdul Mohd. Abdul Patel & Smt. Najimabibi Basir Patel.

Plot No. 01 Road No. — Sector 35-D, Nade (We-Murghar) of (12.17. scheme)

at Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 13th floor)

Net B.V.A. = 5945.296 m² Total B.V.A. = 6314.343 m²

Net B.V.A. = 769.047 m²

Nos. of Residential Units 96 Nos. of Commercial units 29

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

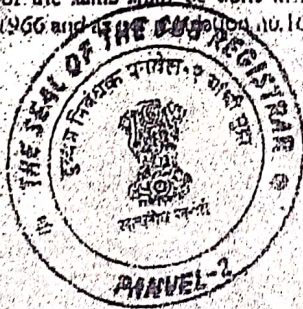
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation 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.

The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work upto ground 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 authorised 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.

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 GDCR - 1975 in force.

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 sub-section 16.1(2) of the UDCA - 1975.



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3003 2009



CIDCO INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



Head Office:
 2nd Floor Nariman Point,
 Mumbai - 400 021.
 Telephone (+91-22-6650 0900 / 6650 0928)
 (+91-22-2302 3509 / 6650 8333)

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8100

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Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 3 8 4 0 2

Abdul Mohd. Abdul Patel & Smt. Najmabibi Basir Patel,
 Tal. Panvel, Dist. Raigad, Navi Mumbai.

- Occupancy Certificate for Residential Building on Plot No.01, Sector-35
 at Kharghar (12.5% scheme), Navi Mumbai
- Your architect's letter dated 22/03/2011
 - DCC NOC issued by EE(KHR-I) vide letter dtd.17/03/2011
 - Final fire NOC issued by fire Officer, CIDCO vide letter dtd.11/03/2011
 - Maveja NOC issued AEO vide letter dtd.11/04/2011
 - No dues certificate issued by M(TS) vide letter dtd.18/02/2011
 - 100% IDC paid of Rs.42,09,820/- vide Receipt No.238210, dtd.06/09/2007, Amount of Rs.40,49,740/-
 - Receipt No.238239, dtd.07/09/2007, Amount of Rs.1,60,080/-

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३५ / ४	

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly

you shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit copy of structural audit to Estate Section, CIDCO for their record. However, if the building is to be transferred to the register society, the above terms & conditions incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC paid of Rs.42,09,820/- vide i) Receipt No.238210, dtd.06/09/2007, Amount of Rs.40,49,740/- ii) Receipt No.238239, dtd.07/09/2007, Amount of Rs.1,60,080/-, you may approach to the Office of Executive Engineer (Env.) to get the water supply connection to your plot.

Thanking you.

Yours faithfully

(R. B. Patil)
 Add. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

पवेल - ५

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CED
 Navi Mumbai - 400 507
 PHONE : +91-22-6777
 FAX : +91-22-6777

CIDCO/ATPO(BP)/2011/091

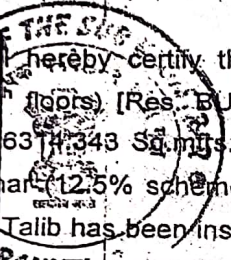
Ref. No.

Date:

पवल-२
Unique Code No. 20110202102038402
२३०९/२०११
१९/३०

OCCUPANCY CERTIFICATE

पवल - ५
९२९०
३४/१५

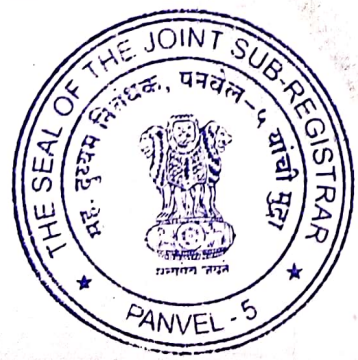


I hereby certify that the development of Residential Building, Wings A & B (5+2nd floors) [Res. BUA= 5545.296 Sq.mtrs., Comm. BUA=769.047 Sq.mtrs. & 634.343 Sq.mtrs. (No. of Units R-96, C-029)] on Plot No.01, Sector-35-D Marghar (12.5% scheme) of Navi Mumbai completed under the supervision of Soyuz Talib has been inspected on 28/03/2011 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 29/10/2007 and development is fit for the use for which it has been carried out.

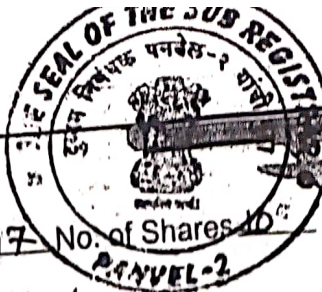


(R. B. Patil)
 Add. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

पवल - ५
९२३२९
३९/२८



A-1303



Share Certificate No. 47 Member's Regn. No. 47 No. of Shares 10

Share Certificate

(AUTHORISED SHARE CAPITAL OF RS.-100000/- DIVIDED INTO-2000 SHARES OF RS. 50/- EACH)

MANOMAY CO-OP. HSG. SOC. LTD.

Plot No. 01, Sector - 35 D, Kharghar, Navi Mumbai - 410210.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

(Regn. No. NBOM/CIDCO/HSG (OH)/4972/JTR/YEAR 2013-2014, Dated 02/04/2013)

MR. ABDUL RASHID MOHD. ABDUL PATEL &

This is to certify that MR. LUQMAN ABDUL RASHD PATEL

is the Registered Holder of TEN fully paid up shares of Rs. FIFTY each numbered from 461 to 470 both inclusive, in MANOMAY CO-OP. HSG. SOC. LTD. Plot No. 01, Sector - 35 D, Kharghar, Navi Mumbai - 410210, subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on this 3RD day of APRIL 2016

पवल - 4	
१२३२९	२०२९
31/2	

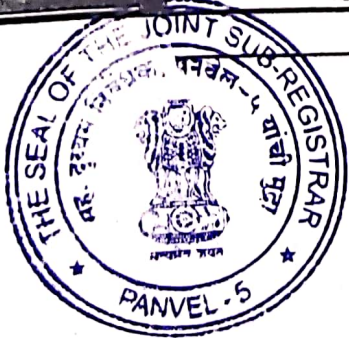
MANOMAY CO-OP. HSG. SOC. (P)

Authorised M. C. Member

Chief Promoter

Secretary

Chairman



062

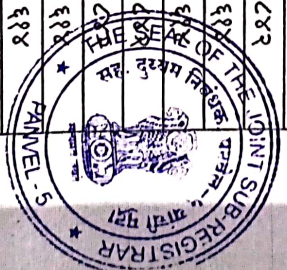
६. एकपक्षी श्री. अब्दुल रशीद मकमद अब्दुल्ला पटेल यांचे हिज्ज्यात दिनांक

१९.१०.२००७ रोजीचे नोंदणी विक्रमन कारागान्यचे मूखंड क्र.१, सेक्टर क्र.३५ डी, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड येथील व त्या मूखंडागम्ये विकसित मनोमय को. ऑप. हौसिंग सोसायटीमधील निवासी व गाळे खालील प्रमाणे :-

ए विंग		बी विंग			
क्र.	सदनिका क्र.	चटई क्षेत्र (चौ. फूट)	क्र.	सदनिका क्र.	चटई क्षेत्र (चौ. फूट)
१	१००१	६१४	१	३०१	६१४
२	१००२	८४२	२	३०२	६१४
३	१००४	८४२	३	३०३	८४२
४	११०३	८४२	४	३०४	८४२
५	११०४	८४२	५	३०५	६१४
दुकान क्र.		चटई क्षेत्र (चौ. फूट)	६	३०२	६१४
१	१०	२१८	७	३०३	६१४
२	११	३१४	८	३०४	६१४
		२१८	९	३०५	६१४
		४६७	१०	३०६	६१४
		६३५	११	३०७	६१४
		२१९	१२	३०८	६१४
			१३	३०९	६१४
			१४	३१०	६१४
			१५	३११	६१४
			१६	३१२	६१४
			१७	३१३	६१४
			१८	३१४	६१४
			१९	३१५	६१४
			२०	३१६	६१४

पार्षद
२०१९
१०/३०

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१२



७. सदरच्या सदनिकां/गाळ्यापैकी एकपक्षी हे त्यांचा मुलगा श्री. तुकमान अब्दुल रशीद पटेल यांना सदनिका क्र. ए-११०३, क्षेत्र ८४२ चौ. फूट (कारपेट), ही सदनिका

Amal

Amal

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22/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 19321/2023

नोदंणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10198931.05
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: विभाग क्र-20/35, दर-98000/- प्रती चौ.मी. सदनिका नं.ए-1303, तेरावा मजला, ए-विंग, मनोमय सी.एच.एस.लि., प्लॉट नं.01, सेक्टर नं.35डी, खारघर, नवी मुंबई, ता.पनवेल जि.रायगड. क्षेत्रफळ-842 चौ.फूट. कारपेट एरिया + कार पार्किंग स्लॉट नं.पी-06((Plot Number : 01 ;))
(5) क्षेत्रफळ	1) 842 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:-लुकमान अब्दुल रशीद पटेल . . वय:-37; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 1687, कामरुद्दीन पॅलेस, कामरुद्दीन राईस मिल, तळोजा पंचनंद, पनवेल, रायगड, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:). पिन कोड:-410208 पॅन नं:-BPIPP7985P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रुती महेश . . वय:-36; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं.ए-९०४, पटेल पॅराडाईज, सी आय एस एफ जवळ, प्लॉट नं.१, ३१, ३२, सेक्टर नं.३५ई, खारघर, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AJJPN0715D 2): नाव:-महेश जयाराज . . वय:-37; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं.ए-९०४, पटेल पॅराडाईज, सी आय एस एफ जवळ, प्लॉट नं.१, ३१, ३२, सेक्टर नं.३५ई, खारघर, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ARRPJ8468M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19321/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	840000
(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.

Incanta
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)