

पचल - २	
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₹	१३०



### AGREEMENT TO SALE

#### PART PAYMENT AGREEMENT

(Under the provision of Maharashtra Apartment ownership Act, 1970)

THIS SALE AGREEMENT is made and entered into at Kalamboli / Panvel this 29<sup>th</sup> day of December 2023 (Two Thousand Twenty Three) Between **MR. MOHIN ABDUL AZIZ KAZI** (Pan No. AAJPO 9927 D) age 36 years, an adult Indian Inhabitant residing at Kalamboli, Navi Mumbai 410 218, and owner of Apartment No. KL - 5 / 45 / 03, Sector - 3E, Kalamboli Navi Mumbai- 410 218, hereinafter or brevity's sake Called Apartment Owner and "The Vendor" (which expression shall Unless repugnant to the context or meaning there of include his heirs, executors and permitted assigns) of the ONE PART

AND

**MR. MEHBUB CHAND SHAIKH** (Pan No. CMOPS 0272 G) age 48 years & **MRS. RUKSANA MEHBOOB SHAIKH** (Pan No. DXNPS 1131 K) age 48 years, an adult Indian Inhabitant residing at House No. 451, Bharat Parse Chawl, Kalamboli Village, Tal - Panvel, Sector - 2E, Kalamboli, Navi Mumbai, 410 218, and purchasers of Apartment No. KL - 5 / 45 / 03, Sector - 3E, Kalamboli Navi Mumbai 410 218, hereinafter for brevity's sake called "The Purchasers" (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors and permitted assigns) of the OTHER PART

*Mohin*

मेहबुब चंद शेख  
रुकुसा शेख

8. It is further agreed by and between the parties hereto that if the purchaser fails to pay the balance consideration amount within the stipulated period of 15 days from the execution of this agreement, then in that case this agreement shall stand cancelled and the vendor shall also return the earnest money paid by the purchaser.

पवेल - २  
23000 २०२३  
१० / ३०

A) The Said Apartment No. KL - 5 / 45 / 03, Sector - 3E, Kalamboli, Navi Mumbai Allotted by CIDCO and handed over Possession on 03.02.1987



THE FIRST SCHEDULE ABOVE REFERRED TO

All That piece of land containing by admeasurement 3919.001 Square Meters of thereabouts being Plot No. 3E / 06, in Sector- 3E, of the layout of Land Bearing Gat No. 437 / 254, 243, 242, and other land situate, lying and being at Village Kalamboli, Tehsil Panvel, Dist. Raigad in the registration Sub-District Panvel and District Raigad and bounded as follows

THAT IS TO SAY :

- On the North by : Adjoin Condo No. 07
- On the East by : School Play Ground
- On the South by : Adjoin Condo No. 01
- On the West by : 08 Mtrs Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

Apartment No. KL - 5 / 45 / 03, Sector - 3E, at Kalamboli. Admeasuring about Built up area 33.21 Square Meters on the Ground Floor, of Building No. KL - 5 / 45, on Plot No. 3E / 06, in Sector - 3E, of Gat No. 437 / 254, 243, 242, as above at Kalamboli as above and other lands (more particularly described in the First Schedule hereinabove written) and which the said apartment is bounded as follows

THAT IS TO SAY:

- On the North by : Room No. KL - 5 / 45 / 02
- On the East by : Open Space
- On the South by : Open Space
- On the West by : Room No. KL - 5 / 45 / 04

Mehar

महेश चंद्र शिंदे  
रजक साना

# CIDCO

Under Certificate of Posting

CIDCO Bhavan,  
CBD-Belapur,  
New Bombay-400 614.

Ref.: CIDCO/MM/KLM/OP/ MIG-II (KL-5) /S-I

Date 16-1-86

Sir/Madam

*Shri Sampal Janak Kumar V*

*Guru Nayar Bldg No 1*

*Block No 10A 1st floor*

*Chaudhurlow Veosara Road*

*Andheri (W) Bombay 58*

Sub.: Allotment of MIG-II (KL-5) /S-I type of tenement at Kalamboli on Outright Purchase Term.

In continuation of our earlier communication this is to inform you that below noted tenement has been allotted to you on Outright Purchase Term.

1. Type	Sector	Building No.	Floor	Tenement No.
MIG-II (KL-5) /S-I	3E	45	Ground Floor	3

2. You are advised to make the payments as indicated below :

	Rs.	P.
A) Price of the tenement :	57420/-	
Less : already paid :	60520/-	
Balance payable :	53120/-	
B) Misc. deposits :		
1) Share Money & Entrance fee of the Association :		101-00
2-A) 3 months Deposit for M & R charges :		328-90
B) 3 Months Deposit for service charges :		62-25
3) Service connection charges and staircase as determined by MSEB :		550-00
4) Security Deposit for electric meter :		400-00
5) Documentation fee :		60-00
6 A) M & R charges for the month of occupation :		126-30
B) Service charges for the month of occupation :		20-75
7) Cost of the lock/latch :		150-00
8) Water deposit :		150-00
<b>Total :</b>		<b>1970-00</b>
		<b>1974-20</b>

1st instalment before 14-2-86  
RS. 26560/-

2nd instalment before 14-3-86  
RS. 26560/-

Note : interest @ 15% is payable for the delay if any in making payments beyond the scheduled dates. This applies even to the payments already made but not within the dates then specified.

3. Payments as indicated at 'A' and 'B' above are required to be made by separate demand drafts drawn on CIDCO Ltd., in our office at CBD, Belapur from 10-00 a.m. to 1-00 p.m. and 2-00 p.m. to 2-30 p.m. on or before ~~8-2-1985~~
4. The tenements are expected to be ready for occupation by March 85. Possession of the tenement will be given to you after you have made the payments as indicated above and executed the necessary legal documents.
5. You will have to pay such monthly service charges, as indicated at Col. No. 6B under Misc deposits in Para 2 above, from the month of occupation.
6. You will have to take electric connection in the tenement allotted to you from MSEB and to pay the energy charges to the MSEB as per their bills.
7. The maintenance of the water meter and water line in the condominium is the collective responsibility of all the individual allottees.

Thanking you,

Yours faithfully,  
*[Signature]*  
Marketing Manager.

cc to M (TS) / EO

Shot on OnePlus

20/01/24




गावाचे नाव : कळवोली

(1) विविध प्रकारचे वस्तु	करावनामा
(2) पनवेल	3770000
(3) वातावरण/आयुर्वेद/पाना वाचनित/पटाकार/आयुर्वेद/इसी की पट्टेदार व समुद्र करावे	2577096
(4) आरोग्य सेवा/इसिया व धरम/माक/अपणना	1) पानिकेचे नाव/पनवेल व.न.पा. इतर वर्गाने इतर माहिती: विभाग क्र.3/15/3ई, इ.77600/-आयुर्वेद नं.के.एन-5/45/03, तळ मजला, प्लॉट नं.-3ई/06, सेक्टर-3ई, कळवोली, नवी मुंबई, ता.पनवेल, जि.रायगड, अच-33.21 बी.सी.कॉन्ट्रोल (SECTOR NUMBER 3E : 1)
(5) अरपट्टे	1) 33.21 बी.सी.एर
(6) कळवोली विका सुची देण्यात आलेले वेळ	
(7) इमारतीचे काम देणा-या/विशुद्ध देवणा-या पध्दतीने व विका दिवशी त्यापानाचा इकुमनामा किंवा कोणता असावा, इतिहासिक नाव व पत्ता	1) नाव-मोडिन अब्दुल जहीर काही - - वय-36; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव: आयुर्वेद नं.के.एन-5/45/03, तळ मजला, प्लॉट नं.-3ई/06, सेक्टर-3ई, कळवोली, नवी मुंबई, ता.पनवेल, जि.रायगड, प्लॉट नं. - रोड नं. - महाराष्ट्र, राईगाड, ( - ) . पिन कोड:-410218 पॅन नं:-AAJPO9927D
(8) इमारतीचे काम देणा-या पध्दतीने व विका दिवशी त्यापानाचा इकुमनामा किंवा कोणता असावा, इतिहासिक नाव व पत्ता	1) नाव-मेहबुब साद अहमद - - वय-48; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव: आयुर्वेद नं.के.एन-5/45/03, भारत परमेश वाज, कळवोली गाव, सेक्टर-3ई, कळवोली, नवी मुंबई, ता.पनवेल, जि.रायगड, प्लॉट नं. - रोड नं. - महाराष्ट्र, राईगाड, ( - ) . पिन कोड:-410218 पॅन नं:-CMOPS0272G
(9) इमारतीचे काम दिव्याचा दिनांक	29/12/2023
(10) इतर नोडली कंपाऊंड दिनांक	29/12/2023
(11) अनुक्रमक, वड व पुत्र	23000/2023
(12) वातावरण/आयुर्वेद/पाना मुद्रांक शुल्क	263900
(13) वातावरण/आयुर्वेद/पाना नोडली शुल्क	30000
(14) इतर	

दुय्यम निबंधक विकासात आलेला नोडली :-  
दुय्यम निबंधक विकासात आलेला नोडली :-

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

  
सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)