

529/9730

Sunday, September 08, 2019

12:53 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9939 दिनांक: 08/09/2019

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-9730-2019

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: शुभलक्ष्मी यादव - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:11 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5

बाजार मुल्य: रु.3515893.92 /-

मोबदला रु.3650000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह दुय्यम निबंधक वर्ग-२
(पावती)

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0809201900200 दिनांक: 08/09/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No8540-2019 Amt. 30000

पंजाबी स्वामी
मुळरस्वामी पत्त मिळाला.
V.D. Mhestr
सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)

संघीय प्रजासत्ताक भारत
REPUBLIC OF INDIA
NON JUDICIAL

महाराष्ट्र MAHARASHTRA

16 AUG 2019

© 2018 ©

UP 748133

पुस्तकालय क्रमांक
अधिकार क्रमांक
दिनांक



उप कोषागार अधिकारी
पनवेल - रायगड

प व ल - ५	
९९३०	२०९९
५ / ३६	



DEED OF ASSIGNMENT

DEED OF ASSIGNMENT OF FLAT NO- 204, 2nd FLOOR, 'A' WING, building known as "GULMOHAR", M/s. HAWARE'S GULMOHAR CHS LTD., PLOT NO- 52 & 56, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, within the jurisdiction of Sub-Registrar of Panvel for a price of Rs. 36,50,000/- (Rupees. Thirty Six Lakhs Fifty Thousand Only).


TRANSFEROR/ VENDOR


TRANSFEEE/ PURCHASER

DEED OF ASSIGNMENT OF FLAT ON OWNERSHIP BASIS is made and entered at KHARGHAR, on this 08th day of SEPTEMBER, 2019, BETWEEN Mr. SHANKAR FAKIRAPPA SHINDE, having PAN- BCHPS 2456 N, aged about- 41 years, an adult, Indian inhabitant, residing at- ROOM NO-2, PLOT NO- G-38, VASANT VIHAR, SHIVAJI CHOWK, KHARGHAR, NAVI MUMBAI-410 210, hereinafter called the TRANSFEROR/ VENDOR (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrators, successors, attorney's and assigns) of the ONE PART.

Shankar
Subbulakshmi

AND

Ms. SUBBULAKSHMI YADAV, having PAN- AILPY 2336 C, aged about- 28 years, an adult, Indian inhabitant, residing at- ROOM NO- 302, 3rd FLOOR, SUMAN NIVAS, JUHU VILLAGE, VASHI- 400 703, hereinafter called the TRANSFEREE/ PURCHASER (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include her heirs, executors, administrator, successors, attorney's and assigns) of the OTHER PART.

प्लॉट - ५	
९६३०	२०१९
७ / ३९	

In pursuance to AGREEMENT TO SELL, dated 06th JULY, 2019 and was duly Registered with the Sub-Registrar Of Assurance Office PANVEL-2 vide Document No- PVL2 - 8540- 2019, and Receipt No - 9955, dated 06/07/2019, (hereinafter referred to as the said Agreement) and this present shall always be read with the said Agreement, dated - 06/07/2019 as one parcel of document.



Shankar

TRANSFEROR/ VENDOR

Subbulakshmi

TRANSFEREE/ PURCHASER

DESCRIPTION OF PROPERTY

=====

FLAT NO:	FLOOR:	WING:	PLOT NO:	SECTOR NO:
204	2 nd	A	52 & 56	20

=====

BUILDING KNOWN AS : "GULMOHAR"
SOCIETY KNOWN AS : HAWARE'S GULMOHAR CHS LTD.
NODE : KHARGHAR, NAVI MUMBAI,
TAL- PANVEL, DIST- RAIGAD.

=====

FLAT AREA : 309.264 SQ. FT. BUILT- UP + 46.10
SQ. FT. OPEN TERRACE.

=====

SALE PRICE : Rs. 36,50,000/- (Rupees. Thirty Six Lakhs
Fifty Thousand Only).

Hereinafter collectively referred to as "the said Flat".

=====

STAMP DUTY PAID : Rs 2,19,000/- Vide GRN No-
MH003650552201920E, dated - 04/07/2019.

REGISTRATION FEES PAID : Rs. 30,000/- Vide GRN No-
MH003650552201920E, dated - 04/07/2019.

STAMP DUTY PAID ON THIS PRESENT UNDER ARTICLE 25 OF SCHEDULE-
I OF BOMBAY STAMP ACT 1958 : Rs. 100/-.

- =====
- 1) WHEREAS The **TRANSFeree/ PURCHASER** intended to purchase the said Flat and with such intention approached the TRANSFEROR/ VENDOR.
 - 2) AND WHEREAS The TRANSFEROR/ VENDOR being the lawful owner of the said Flat and well sufficiently seized and possessed of the said Flat & of the undivided interest appurtenant to the said Flat and to the common areas and facilities of the said land & building as mentioned above and are legally entitled to sell and transfer the same, agreed to sell and transfer the said Flat with all his rights, titles, interest and membership to the **TRANSFeree/ PURCHASER** for a total consideration amount of **Rs. 36,50,000/- (Rupees. Thirty Six Lakhs Fifty Thousand Only)**.


TRANSFEROR/ VENDOR


TRANSFEREe/ PURCHASER

3) AND WHEREAS the Mr. SHANKAR FAKIRAPPA SHINDE [THE TRANSFEROR/ VENDOR] has sold the said Flat to Ms. SUBBULAKSHMI YADAV, vide AGREEMENT TO SELL, dated 06th JULY, 2019 and was duly Registered with the Sub-Registrar Of Assurance Office PANVEL-2, vide Document No-PVL- 2- 8540- 2019, and Receipt No – 9955, dated – 06/07/2019 and pursuant to it received the full and final consideration amount.

4) AND WHEREAS the said Society granted its NOC for sell of the said Flat to TRANSFEROR/ VENDOR in favour of TRANSFEREE/ PURCHASER vide its letter dated- 20/07/2019.

NOW THIS DEED OF ASSIGNMENT OF FLAT WITNESSETH AS FOLLOWS:

THAT THE TRANSFEREE/ PURCHASER has paid to the TRANSFEROR/ VENDOR the full amount of consideration of Rs. 36,50,000/- (Rupees. Thirty Six Lakhs Fifty Thousand Only) being the total price payable by the TRANSFEREE/ PURCHASER to the TRANSFEROR/ VENDOR as per following:

MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ D.D/ RTGS. No	Dated	Amount (Rs.)
1	CASH	----	10/06/2019	Rs. 25,000/-
2	ICICI BANK	Ref. No.1727967513	10/06/2019	Rs.25,000/-
3	IDBI BANK	IBKLR920190627000 40562	27/06/2019	Rs. 4,00,000/-
4	ICICI BANK	Ref. No. 1759010476	23/07/2019	Rs. 80,000/-
5	PUNJAB NATIONAL BANK	081527	30/07/2019	Rs. 12,04,364/-
6	PUNJAB NATIONAL BANK	081767	30/08/2019	Rs.19,11,636/-
7	CASH	----	07/09/2019	Rs. 4000/-

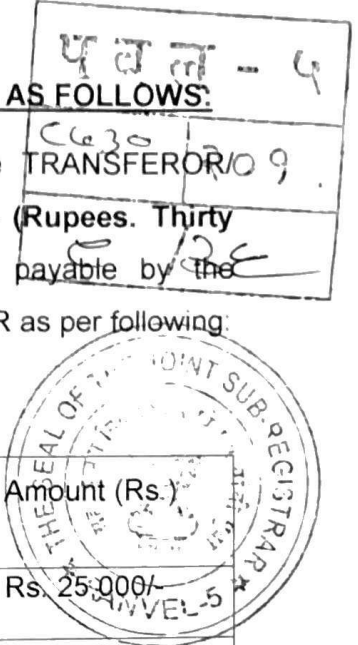
And the RECEIPT whereof the TRANSFEROR/ VENDOR doth hereby admit and acknowledge of and from the same and every part thereof, does forever require, release and discharge the TRANSFEREE/ PURCHASER and thus handing over the peaceful and vacant physical possession of the said Flat and all relevant documents in original and the original Keys pertaining to the said Flat to the TRANSFEREE/ PURCHASER.



TRANSFEROR/ VENDOR



TRANSFEREE/ PURCHASER



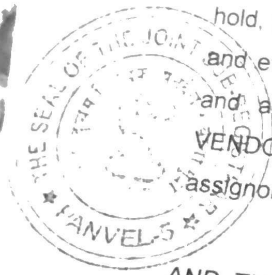
AND THE TRANSFEROR/ VENDOR doth hereby grant, convey, assign and assure unto the TRANSFEREE/ PURCHASER for Residential Purpose the FLAT which is referred to as THE SAID FLAT, and which is more particularly described in the Second Schedule hereunder written, on the Plot of Land (hereinafter called said land) and more Particularly described in the First, Schedule hereinafter written, together with certain percentage of undivided interest appurtenant to the said Flat and the common areas and facilities of the said land and the said building as specified in of the said Flat and the percentage collectively referred to as the said premises.

TO HOLD the said premises hereby granted, conveyed and assigned unto the TRANSFEREE/ PURCHASER as heritable & transferable immovable property within the meaning of any law for the time being in force subject to the provisions of the Maharashtra Ownership Of Flat/ Shop Act, 1963 and the Maharashtra Co-Op Societies Act, 1960 & Rules 1961 and Bye-Laws of the said Society and also subject to the terms and conditions of lease, covenants contained in the aforesaid Indenture of lease in respect of the said land. The TRANSFEROR/

VENDOR have in himself good right, full power and absolute authority to grant, convey, assure and assign all the said premises hereinabove expressed to be hereby granted, conveyed, assured and assigned unto and to the use of the TRANSFEREE/ PURCHASER, her successors, executors, administrators, attorney's and assignors and it shall be lawful for the TRANSFEREE/ PURCHASER at all times, hereafter, peaceably and quietly to enter into and hold, possess and enjoy the said premises and receive rents and profits thereof and every part thereof subject to the terms and condition as aforesaid decided and agreed without any interruption or hindrance by the TRANSFEROR/ VENDOR or his heirs, successor, executors, administrators, attorney's and assignors or any person claiming under or in the trust made for him (if any).

AND THAT freed and cleared and freely, clearly and absolutely release and forever discharge, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned made by the TRANSFEROR/ VENDOR or any person or persons lawfully or equitably claiming by from through under or in trust made for him (if any).

पु.प.प.
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[Signature]

TRANSFEROR/ VENDOR

[Signature]

TRANSFEREE/ PURCHASER

And that the T
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And that the TRANSFEROR/ VENDOR will at all times hereafter at the request of the TRANSFEREE/ PURCHASER or any other persons authorized by the TRANSFEREE/ PURCHASER in that behalf to do or cause to be done, execute or cause to be executed all such further lawful and reasonable acts, deeds, things, conveyances and the assurances in the law whatsoever for the better and further granting, conveying, assigning and assuring the said premises and every part thereof unto the cause of the TRANSFEREE/ PURCHASER as shall or may reasonably required by the TRANSFEREE/ PURCHASER.

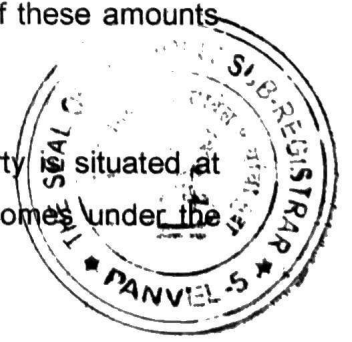
AND THE TRANSFEREE/ PURCHASER covenant with the TRANSFEROR/ VENDOR that the TRANSFEREE/ PURCHASER as one of the Lessee at all times hereinafter during the said term of lease granted by the aforesaid Indenture of lease, pay service charges to the CIDCO and observe and perform all terms and conditions and covenants contained in the said INDENTURE OF LEASE.

IT IS HEREBY DECLARED BY THE TRANSFEROR/ VENDOR that he had paid maintenance (including water charges) and electricity charges, subscription of the said Flat owners association/ society etc to the respective authorities up-to-date.

IT IS FURTHER AGREED by the TRANSFEROR/ VENDOR that the share money and entrances fee and deposits paid by the TRANSFEROR/ VENDOR and service connection charges if any paid to the M.S.E.B. which is attached to the said Flat stand transferred to the TRANSFEREE/ PURCHASER consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

This transaction/deal has taken place in Kharghar, the property situated at Kharghar, and the payment is made at Kharghar, hence it comes under the Panvel Jurisdiction.

पानवेल - ५
२६३०/२०१९
१९/३६



[Handwritten signature]

TRANSFEROR/ VENDOR

[Handwritten signature]

TRANSFEREE/ PURCHASER

SCHEDULE OF PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

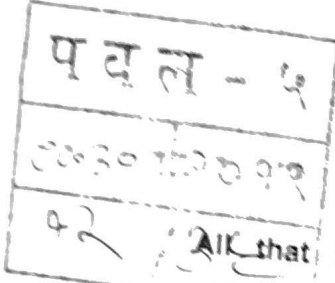
All that piece and parcel of land bearing Plot Nos. 52 & 56, lying being situate at Sector No- 20, Kharghar, Navi Mumbai containing by admeasurement an area of 15999.98 sq. mtrs. or thereabout and bounded as follows:

On or towards the North by - Plot No. 55 & 53.

On or towards the East by - Plot No. 51.

On or towards the South by - 15 Mtr Wide Road.

On or towards the West by - Plot No. 57.

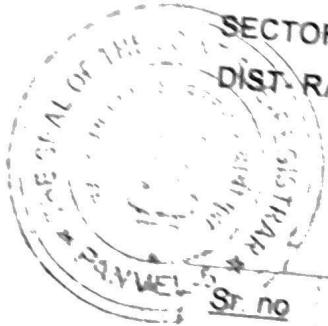


SECOND SCHEDULE ABOVE REFERRED TO:

All that FLAT NO- 204, 2nd FLOOR, 'A' WING, building known as "GULMOHAR", M/s. HAWARE'S GULMOHAR CHS LTD., PLOT NO- 52 & 56, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, 309.264 SQ. FT. BUILT UP + 46.10 SQ. FT. OPEN TERRACE.

ANNEXURES

Sr. no	COPY OF DOCUMENTS	MARKED AS
1.	FLOOR PLAN	
2.	COMMENCEMENT CERTIFICATE	ANNEXURE-1
3.	TITLE REPORT OF PLOT	ANNEXURE-2
4.	OCCUPANCY CERTIFICATE	ANNEXURE-3
5.	SOCIETY NOC	ANNEXURE-4
		ANNEXURE-5



[Handwritten Signature]

TRANSFEROR/ VENDOR

[Handwritten Signature]

TRANSFeree/ PURCHASER

Mr. SHANKAR FAKIRAPPA SHINDE

PAN- BCHPS 2456 N.

Shankar



In the presence of

- 1. *[Signature]*
- 2. *[Signature]*

SIGNED, SEALED AND DELIVERED

By the within named TRANSFEREE/ PURCHASER

Ms. SUBBULAKSHMI YADAV

PAN- AILPY 2336 C.

Subbulakshmi

पं. नं. - ५	
९८३०	२०१९
१३	१३८



In the presence of

- 1. *[Signature]*
- 2. *[Signature]*



RECEIPT

RECEIVED a sum of Rs. 36,50,000/- (Rupees. Thirty Six Lakhs Fifty Thousand Only) of and from TRANSFEREE/ PURCHASER Ms. SUBBULAKSHMI YADAV, being the Full and Final Payment in respect of sale of FLAT NO- 204, 2nd FLOOR, 'A' WING, building known as "GULMOHAR", M/s. HAWARE'S GULMOHAR CHS LTD., PLOT NO- 52 & 56, SECTOR NO- 20. KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD. admeasuring area of about - 309.264 SQ. FT. BUILT UP + 46.10 SQ. FT. OPEN TERRACE, as agreed under the Agreement To Sell dated - 06/07/2019 and as mentioned under this present.

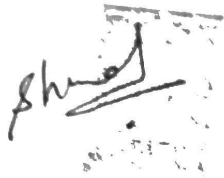
MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ RTGS. No	D.D/ Dated	Amount (Rs.)
1	CASH			
2	ICICI BANK		10/06/2019	Rs.25,000/-
3	TDBI BANK	Ref. 1727967513	No- 10/06/2019	Rs.25,000/-
4	ICICI BANK	IBKLR92019062700 040562	27/06/2019	Rs. 4,00,000/-
5	PUNJAB NATIONAL BANK	Ref. No. 1759010476 081527	23/07/2019	Rs. 80,000/-
6	PUNJAB NATIONAL BANK	081767	30/07/2019	Rs. 12,04,364/-
7	CASH		30/08/2019	Rs.19,11,636/-
8	CASH		07/09/2019	Rs.4,000/-

I SAY RECEIVED

Rs. 36,50,000/-

(Rupees. Thirty Six Lakhs Fifty Thousand Only).



LETTER OF POSSESSION

Date- 08/09/2019.

From-

Mr. SHANKAR FAKIRAPPA SHINDE.

[TRANSFEROR/ VENDOR]

Addressed at- ROOM NO-2, PLOT NO- G-38,
VASANT VIHAR, SHIVAJI CHOWK,
KHARGHAR, NAVI MUMBAI- 410 210.

To,

Ms. SUBBULAKSHMI YADAV.

[TRANSFeree/ PURCHASER]

Addressed at - ROOM NO- 302, 3rd FLOOR,
SUMAN NIVAS, JUHU VILLAGE, VASHI- 400 703.

Dear Madam,

Sub-: Handing Over Of Physical Possession

I, Mr. SHANKAR FAKIRAPPA SHINDE, am very much glad to hand over to you a quite, vacant and peaceful possession of the FLAT NO- 204, 2nd FLOOR, 'A' WING, building known as "GULMOHAR", M/s. HAWARE'S GULMOHAR CHS LTD., PLOT NO- 52 & 56, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, admeasuring area of about - 309.264 SQ. FT. BUILT UP + 46.10 SQ. FT. OPEN TERRACE.

I say that I have received entire consideration amount of Rs. 36,50,000/- (Rupees. Thirty Six Lakhs Fifty Thousand Only) in respect of the Sale of the said Flat, now nothing is due and/or payable by the TRANSFEREE/ PURCHASER to me in respect of the said Flat. I have already relinquished all my rights, title and interest of whatsoever nature in respect of the said Flat. I say that along with physical possession of the said Flat, I am also handing over original Key(s), relevant papers and original documents pertaining to the said Flat.


TRANSFEROR/ VENDOR

WITNESSES:-

1. 
2. 

Place- Kharghar, Navi Mumbai.

पू व ल - ५	
२६३०	२०१९
१५ / २६	




TRANSFeree/ PURCHASER



Haware's Gulmohar Co. Op. Hsg. Society Ltd.

Sector - 20, Plot No. 52, Kharghar, New Mumbai - 410210

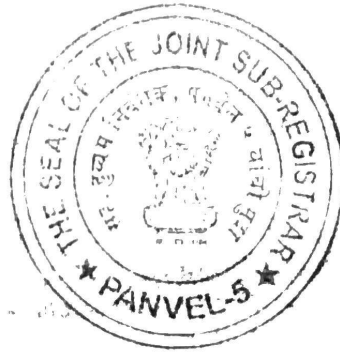
Date: 20/7/2019

TO WHOMSOEVER IT MAY CONCERN

Please note that (1) Mr. Shankar Lakrappa Shinde is owner and in possession of Flat No-204, 2nd Floor, A wing, in building known as Haware Gulmohar Co-op Hsg. Society Ltd, Plot no-52/56 Sector -20, Kharghar, Navi Mumbai -410210, Tal. Panvel, Dist.- Raigad, their membership is Subsisting and that the title of the plot of the society is clear. And he has paid all the dues and charges Payable by him in respect of he said Flat upto date 31-07-2019 and there are no outstanding dues by them in respect to the said Flat and hence NO objection for sale and Transfer the above said Flat to Ms Sruabhaxmi Yadav.

प व ल - ५	
२६३६	२०१९
१६/३६	

Dr. J. Patil
डी. जार. पाटील 20/7/19
प्रमाणित अधिकारी, अधिन सहनिबंधक
सहकारी संस्था, तिळखे



CHAIRMAN

SECRETARY

TREASURER

353:8540

Saturday, July 06, 2019

5:06 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9955 दिनांक: 06/07/2019

गावाचे नाव: खारधर

दस्तावेजाचा अगुक्रमांक: पवल2-8540-2019

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शुभलक्ष्मी यादव - -

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
5:26 PM ह्या वेळेस मिळेल.

Joint Sr. Panel 2

बाजार मूल्य: रु.3515893.92 /-

मोबदला रु.3650000/-

भरलेले मुद्रांक शुल्क : रु. 219000/-

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003650552201920E दिनांक: 06/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0607201906945 दिनांक: 06/07/2019

बँकेचे नाव व पत्ता:

Shakshi

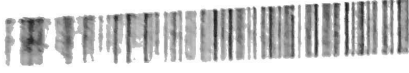
मुळ दस्तावेज परत दिला

दुय्यम निबंधक, पनवेल-२
मुळ दस्तावेज परत मिळाला
Shakshi
पदाकार्या सही

पवल - ५

९६३० २०९९

१९ १३८



26 07 2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 8540/2019

नोदणी :

Regn:63m

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 3650000
- (3) बाजारभावाप्रमाणे पट्ट्याच्या बाबत पट्टा कर आकारणी देणे की पट्टेदार ते मसुदा करावे। 3515893.92
- (4) दुय्यम नोदणी व घरक्रमांक 309.264

1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: मा.न.प विभाग 19/20 दर 85700/- प्रती चौ.मीटरसदानिका क्र.204, दुसरा मजला, ए विंग, हावरे गुलमोहर को.ऑप.हौ. सोसायटी लि., प्लॉट नं.52 व 56, सेक्टर-20, खारघर, ता.पनवेल, जि.रायगड, क्षेत्र- 528.89 चौ.फुट मॅनेबल + 57.45 चौ.फुट टेरेस. ((Plot Number : 52 व 56 ; SECTOR NUMBER : 20 ;))

1) 309.264 चौ.फुट

पत्रांक - 38
 दिनांक 06/07/2019
 मुद्रांक शुल्क 30000

1): नाव:-शंकर फकिरप्पा शिंदे -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं.2, प्लॉट नं.जो-38, वसंत विहार, शिवाजी चौक, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-BCHPS2456N

1): नाव:-शुभलक्ष्मी यादव -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं.302, 3 रा मजला, सुमन निवास, जुहु व्हीलेज, वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, गांगे. पिन कोड:-400703 पॅन नं:-AILPY2336C

- (9) दुय्यम नोदणी करून दिल्याचा दिनांक 06/07/2019
- (10) दुय्यम नोदणी केल्याचा दिनांक 06/07/2019
- (11) घरक्रमांक, खंड व पृष्ठ 8540/2019
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 219000
- (13) बाजारभावाप्रमाणे नोदणी शुल्क 30000
- (14) शेर



सह दुय्यम निबंधक वर्ग-२
 (पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



08 07 2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 8540/2019

नोदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3650000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार वे तमुद करावे)	3515893.92
(4) दस्तऐवज, पोटहिस्सा व धरक्रमांक (क्रमबद्ध)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: मा.न.प विभाग 19/20 दर 85700/- प्रती चौ.मीटर.....सदनिका क्र.204, दुसरा मजला, ए विंग, हावरे गुलमोहर को.ऑप.हौ. सोसायटी लि., प्लॉट नं.52 व 56, सेक्टर-20, खारघर, ता.पनवेल, जि.रायगड, क्षेत्र- 528.89 चौ.फुट सेलेबल + 57.45 चौ.फुट टेरेस. ((Plot Number : 52 व 56 ; SECTOR NUMBER : 20 ;))
(5) क्षेत्रकड	1) 309.264 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल	
(7) दस्तऐवज करून देण्याचा दिनांक किंवा देण्याच्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाची हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकर फकिरप्पा शिंदे -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं.2, प्लॉट नं.जी-38; वसंत विहार, शिवाजी चौक, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-BCHPS2456N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा किंवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शुमलक्ष्मी यादव -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं.302, 3 रा मजला, सुमन निवास, जुहु व्हीलेज, वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AILPY2336C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2019
(10) दस्त नोदणी केल्याचा दिनांक	06/07/2019
(11) दस्त क्रमांक, खंड व पृष्ठ	8540/2019
(12) बाजारभावाप्रमाण मुद्रांक शुल्क	219000
(13) बाजारभावाप्रमाण नोदणी शुल्क	30000
(14) शेरा	

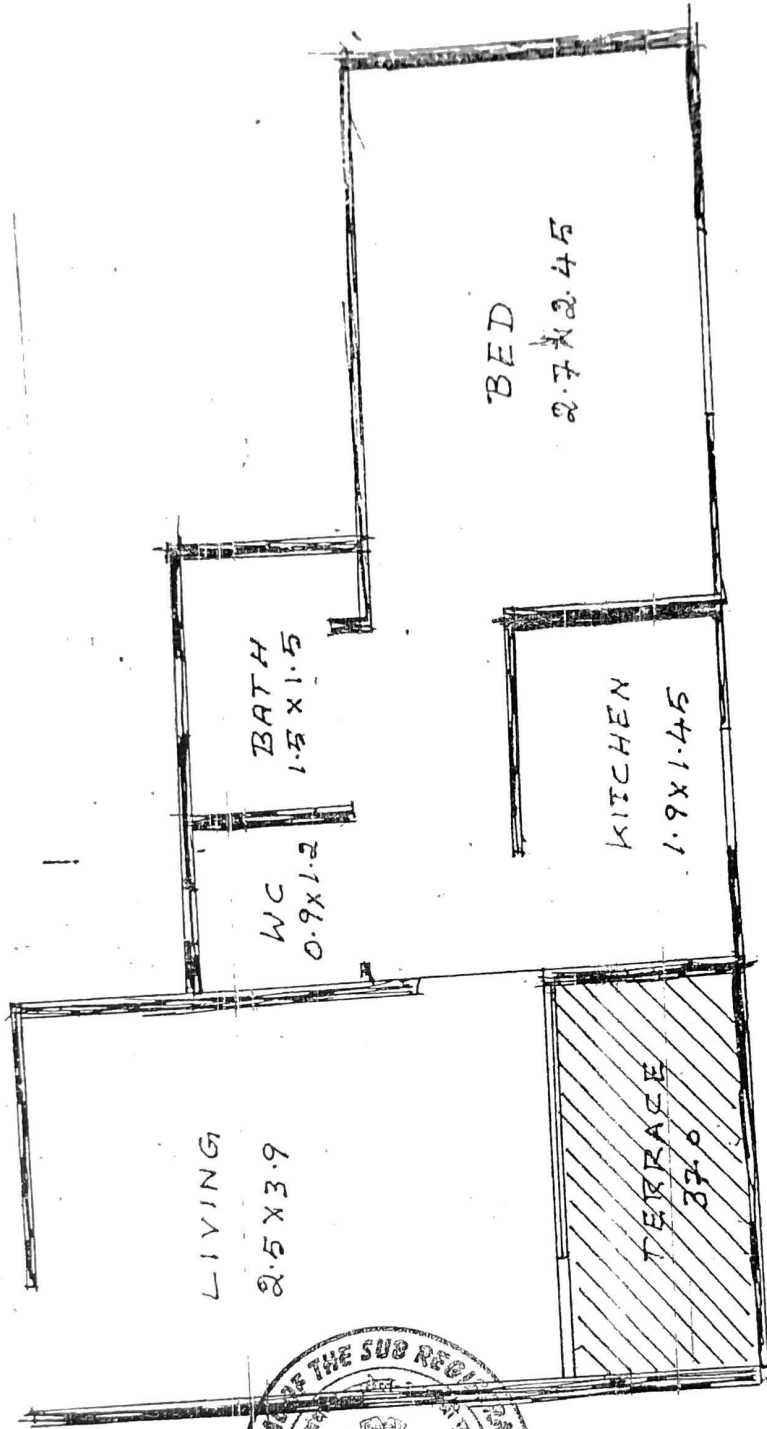
सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

ल्यांकनासाठी विचारात घेतलेला मशील:-

ांक शुल्क आकारताना निवडलेला न्छेद :- :

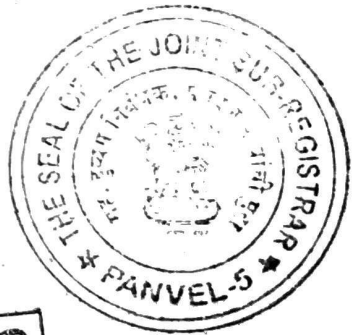
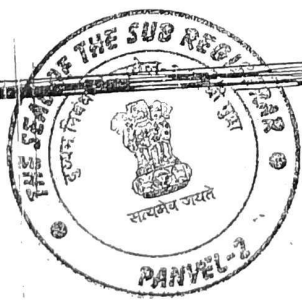
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

H. Ware's Gulmohar C. op way road at Sector 20, Kharghar.



FLOOR PLAN 'A Type'.
FLAT - 204.

पवल - 4	
9630	2099
29	13E



पवल-2	
98	2009
99/20	

Handwritten signature and name: Jayanti...

31/211 2114 21/06

Handwritten signature: S. K. Sharma

29

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

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

PHONE : 00-91-22-2202 2481 / 2202 2420

FAX : 00-91-22-2202 2509

HEAD OFFICE :

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

PHONE : 00-91-22-5591 8100

FAX : 00-91-22-5591 8166

Ref. No.

Date : 10/10/2003

CIDCO/EE(BP)/ATPOI/618

To

Smt. Zoharabibi Mohd Yusuf Mukri &
Shri Abdul Hamid Mohd. Yusuf Mukri.
At-Uran, Tal-Uran
Dist-Raigad.

Sub:-Development permission for Residential building on
Plot no. 52&56, Sector no.20 at- Kharghar.

Ref:-Your application dated. 25/04/03

Sir,

Please refer to your application for development permission for Residential Building
on Plot no.52&56. Sector no.20 at Kharghar Navi Mumbai.

The development permission is hereby granted to construct Residential Building on
the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra
Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred
above.

The approval for plumbing services i.e. drainage and water supply shall be separately
obtained by the applicant from the Executive Engineer Kharghar, CIDCO prior to the
commencement of the construction Work

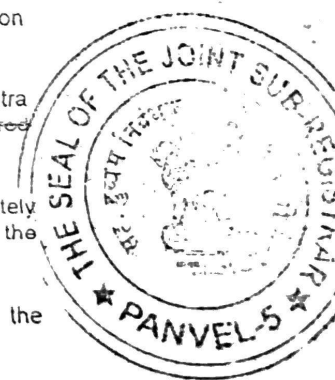
You will ensure that the building materials will not be stacked on the road during the
construction period

Thanking you

Yours faithfully.

(S.V. JOSHI) 18/10/03

EXECUTIVE ENGINEER (BUILDING PER.)
ADDL. TOWN PLANNING OFFICER



पत्र - ५	
६३०	२०९९
२६/३६	

उरण	
५०६६	२००४
२९/१०	

REF. NO. CIDCO. E&S/PAT/10/618

22

10/10/2009

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 XXVIII) of 1966 to Smt. Zaharabibi Mohamed Yusuf Mukri & Shri. Abdul Hamid Md. Yusuf Mukri.

Unit/Plot No. 52856 Road No. - Sector 20 Node Kharjhar of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building

Comm. B.U.A. = 934.817 sq.m. Regi. B.U.A. = 21,562.232 sq.m.

Total = 22,497.049

(Nos. of Residential Units 616 Nos. of Commercial units 56)

1. 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 plinth level, atleast 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.

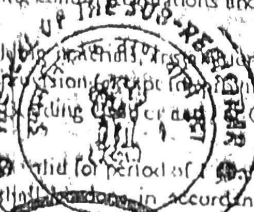
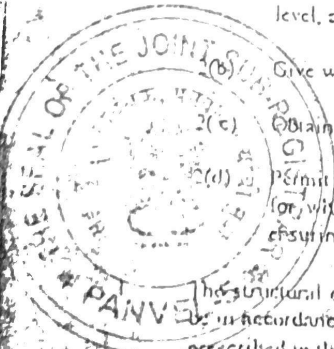
2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control regulations and conditions of this certificate.

2(e) The structural design, building standards, specifications, electrical installations etc. Shall be in accordance with the provisions for the same in respect of floor area ratio) as prescribed in the National Building Code of India (NBC) and G.D.C.R. - 1975 in force.

3. 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-45 of MRTP Act, 1966 and as per clause 167 of the G.D.C.R. - 1975.

पवल - ५
२०३० २०१
३०/३६

उरण
२००८
२४२६



पवल-२
८१८ २००९
१५/२०

The conditions of this certificate shall be binding not only on the applicant but also on his successors and on every person deriving title through or under him.

6. A certified copy of the approval plan shall be exhibited on site.

A sum of Rs. 39,000/- 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 forfeiture.

8. 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 Engineer of CIDCO in respect of capacity of water tanks for the 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 Circular of Maharashtra memorandum vide No.TBP/4392/1504/CA-287/94 UD-11/RDP dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As and when 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 :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Units/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

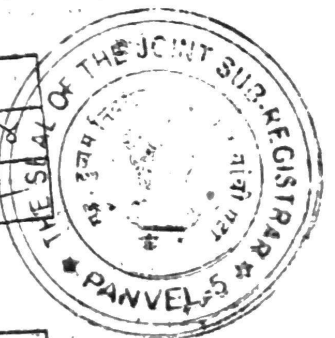
EXECUTIVE ENGINEER (BLDG. PERMISSION)
ADDL. TOWN PLANNING OFFICER

TO ARCHITECT
ENGINEER CONSULTANT
TO ARCHITECT
TO ARCHITECT
TO ARCHITECT
TO ARCHITECT
TO ARCHITECT
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TO ARCHITECT
TO ARCHITECT



पवल-५	
२६३०	२०१९
८१/३६	

उरण	
१६६६	२००८
२९/२६	



पवल-२	
६९८	२००९
१६/२०	

URBAN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

10th Fl., 2nd Floor, Nariman Point,
Mumbai - 400 021.

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

FAX : 00-91-22-2212 2500 / 6650 0933
REF NO. CIDCO/B/ATPO/613

M. No.

OCCUPANCY CERTIFICATE

HEAD OFFICE :

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

PHONE : 00-91-22-6791 8100

FAX : 00-91-22 6791 8166

Date: 31/5/08

I hereby certify that the Development of Residential Building - Wing-M (G+7) (Res. BUA=1823.617 Sq.mtrs. Comm. BUA= 62.329 Sq.mtrs. (C-05 Nos.) and

Wing- N (Still + 12) & Wing-O (Still +14), Resi. Units, Resi. 95 Nos.)

- Total Res. BUA (for M,N & O Wing) = 6624.236 Sq.mtrs. & Comm. BUA For M Wing) = 62.329 Sq.mtrs. Total BUA for (Wing-M,N & O) = 6686.565 Sq.mtrs. Total No. of units (for Wing-M,N & O) Resi. -138 Nos. & Comm. - 05 Nos. on Plot No. 52355, Sector-20 at Kharghar (12.5% scheme) of Navi Municipal Corporation, completed under the supervision of M/s. Space Consultants has been inspected on 02/03/2008, 11/03/2008 & 23/03/2008 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 29/03/2005 and that the development is fit for the use for which it has been carried out

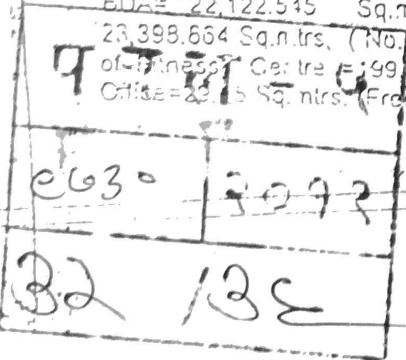
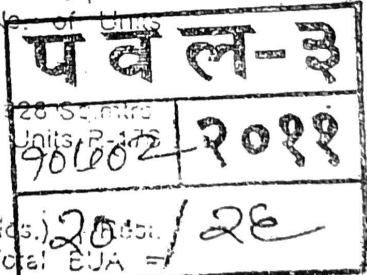
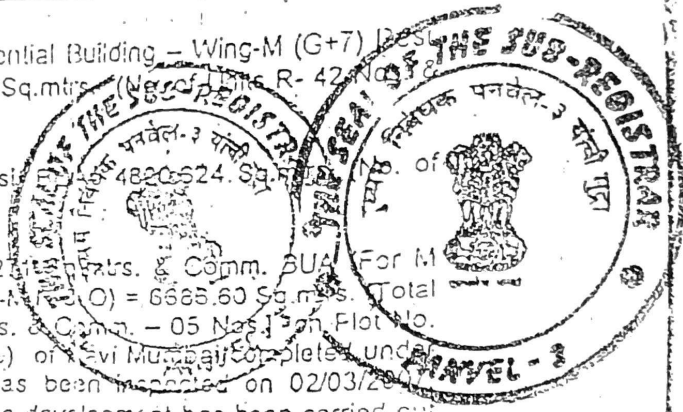
Earlier Part O.C. granted for (Wing-A,B,C,D & E (G+3), (Resi. BUA=2305.233 Sq.mtrs. Comm. BUA=105.374 Sq.mtrs. Total BUA=2411.612 Sq.mtrs. (No. of Units R-108 Nos. & C-09 Nos.)), dtd. 26/06/2006.

Earlier Part O.C. granted for Wing- G,H & L (G+7), (Resi. BUA=4605.208 Sq.mtrs. Comm. BUA=1182.216 Sq.mtrs. Total BUA=5787.424 Sq.mtrs. (No. of Units R-126 Nos. & C-45 Nos.)), dtd. 29/09/2006.

Earlier Part O.C. granted for Wing- I, J & K (G+15), (Resi. BUA=8588.228 Sq.mtrs. Comm. BUA=416.400 Sq.mtrs. Total BUA=9004.628 Sq.mtrs. (No. of Units R-175 Nos. & C-25 Nos.)), dtd. 01/12/2006.

Hence, total Wing- A,B,C,D,E,G,H,I,J,K,L,M,N & O (Total Wing-14 Nos.) BUA= 22,122.545 Sq.mtrs. Comm. BUA=1276.319 Sq.mtrs. Total BUA = 23,398.864 Sq.mtrs. (No. of Units, Resi. -548 Nos. & Comm- 24 Nos.)), Total BUA of Society Centre = 199,810 Sq.mtrs. (Free of FSI) and Total BUA of Society Office = 20,15 Sq. ntrs. (Free of FSI).

(V. Venu Gopal)
Addl. Town Planning Officer,
Navi Mumbai & Khopta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHINDE SHANKAR
F P SHINDE
15/11/1977

Permanent Account Number
BCHPS2456N

Shinde
Signature



अधिकार - सामान्य माणसाचा अधिकार

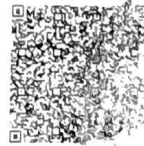
Shinde



भारत सरकार
Government of India



शंकर जाकिरप्पा शिंदे
Shankar Fakirappa Shinde
जन्म तारीख / DOB 15/11/1977
पुरुष / Male



7190 2376 8083

अधिकार - सामान्य माणसाचा अधिकार

पत्र - ५	
८६३०	२०१२
३३	१३६

आयकर विभाग
INCOME TAX DEPARTMENT
SUBBULAKSHMI YADAV



भारत सरकार
GOVT. OF INDIA

SUNDER YADAV

09/04/1991
Permanent Account Number
AILPY2336C

Shak
Signature



18092012



भारत सरकार
GOVERNMENT OF INDIA



सुबुलक्ष्मी सुंदर यादव
Subbulakshmi Sunder Yadav
जन्म वर्ष / Year of Birth 1991
स्त्री / Female



8278 1229 6485

अधिकार - सामान्य माणसाचा अधिकार

Shakshmi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JITLENDRA JAGANNATH KANKHAR
JAGANNATH DHARMA KANKHAR

04/1989
Permanent Account Number
CPK4176D



भारत सरकार
GOVERNMENT OF INDIA



अजय पांडुरंग भगत
Ajay Pandurang Bhagat
जन्म तारीख / DOB: 13/05/1995
पुरुष / MALE
Mobile No.: 9664731726



8531 8062 1205

माझे आधार, माझी ओळख

Ravi

X

08/09/2019



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

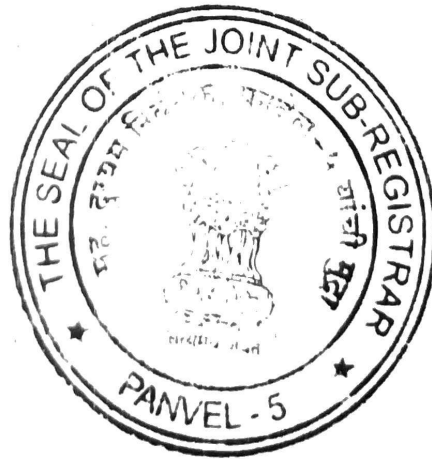
दस्त क्रमांक : 9730/2019

नोंदणी :

Regn 63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) नोबदला	3650000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3515893.92
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: म.न.प विभाग 19/20 दर 85700/- प्रती चौ.मीटर.....सदनिका क्र.204, दुसरा मजला, ए विंग, हावरे गुलमोहर को. ऑप. हौ. सोसायटी लि., प्लॉट नं. 52 व 56, सेक्टर- 20, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र- 309.264 चौ.फुट बिल्टअप + 46.10 चौ.फुट टेरेस (दस्त क्रमांक : 8540/2019, पनवेल-2, दिनांक 06/07/2019 अन्वये मु.शु व नों.फी.वसूल) ((Plot Number : 52,56 ; SECTOR NUMBER : 20 ;))
(5) क्षेत्रफळ	1) 309.264 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:-शंकर फकिरप्पा शिंदे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं.2, प्लॉट नं.जी-38, वसंत विहार, शिवाजी चौक, खारघर नवी मुंबई,, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-BCHPS2456N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभलक्ष्मी यादव - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं.302, 3 रा मजला, सुमन निवास, जुहु व्हीलेज, वाशी नवी मुंबई,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AILPY2336C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	08/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9730/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

ल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला मुद्देद :- :

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