

75/8858

पावती

Original/Duplicate

Wednesday, April 24, 2024

नोंदणी क्र.: 39म

11:23 AM

Regn.: 39M

पावती क्र.: 9893 दिनांक: 24/04/2024

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-8858-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गजानन सीताराम शेपाळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

11:43 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

ठाणे क.३

वाजार मुल्य: रु.2768283 /-

मोवदला रु.7800000/-

भरलेले मुद्रांक शुल्क : रु. 468000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424233616523 दिनांक: 24/04/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001052274202425E दिनांक: 24/04/2024

वँकेचे नाव व पत्ता:

(Handwritten signature)



1/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 8858/2024

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

)विलेखाचा प्रकार करारनामा

)मोबदला 7800000

) बाजारभाव(भाडेपट्टयाच्या 2768283

वतितपट्टाकार आकारणी देतो की पट्टेदार समुद कगवे)

भू-मापन,पोटहिस्सा व कर्मांक(असल्यास)

1) पालिकेचे नाव:तवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं.वी -1/8/25,हिल व्हिव हाऊस ओनर्स असोसिएशन,सेक्टर 8आर्टिस्ट गाव,मी.बी.डी.बेलापूर,तवी मुंबई ता.व जि.ठाणे क्षेत्र - 26.19 चौ.मी.विल्ट अप((SECTOR NUMBER : 8 ;))

क्षेत्रफळ

1) 26.19 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या/लिहून ठेवणा-या गराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.

1): नाव:-मोहम्मद उम्मान पठाण वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपार्टमेंट नं. वी 1/8/25, हिल व्हिव हाऊस ओनर्स असोसिएशन आर्टिस्ट गाव सेक्टर 8,आर्टिस्ट गाव, मी.बी.डी.बेलापूर,ता.व जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AGIPP5847N

दस्तावेज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हक्कनामा किंवा असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-गजानन सीताराम शेपाळ वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपार्टमेंट नं.8/24, हिल व्हिव हाऊस ओनर्स असोसिएशन आर्टिस्ट गाव सेक्टर 8,आर्टिस्ट गाव, मी.बी.डी.बेलापूर,ता.व जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AOMPS7271R
2): नाव:-पद्मीनी गजानन शेपाळ वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपार्टमेंट नं.8/24, हिल व्हिव हाऊस ओनर्स असोसिएशन आर्टिस्ट गाव सेक्टर 8,आर्टिस्ट गाव, मी.बी.डी.बेलापूर,ता.व जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ALQPP8073R

दस्तावेज करून दिल्याचा दिनांक 24/04/2024

)दस्त नोंदणी केल्याचा दिनांक 24/04/2024

)अनुक्रमांक,खड व पृष्ठ 8858/2024

)बाजारभावाप्रमाणे मुद्राक शुल्क 468000

)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

)शेरा

श्री. जे. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क.३

वांकनामाटी विचारात घेतलेला तपशील:-

वांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Variation ID: 202404234889 23 April 2024, 02:28:34 PM टनन 8

मूल्यांकनाचे वर्ष 2024
जिल्हा ठाणे
मूल्य विभाग तालुका ठाणे
उप मूल्य विभाग 5/72-वाशी नोड सेक्टर क्रं 25 Central Warehousing Corp Peripheral Road (300m) Railway Geats Yard
क्षेत्राचे नांव Navi Mumbai Municipal Corporation सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
28400	67800	79000	101100	79600	चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	264 209 चौ मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	नाही	मजला -		कार्पेट क्षेत्र-	240 19 चौ मीटर

रस्ता सन्मुख -

आहे

संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((101100-28400) * (100 / 100)) + 28400)
= Rs 101100/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 101100 * 264 209
= Rs 26711529 9/-

Applicable Rules = 3

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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
= 26711529 9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.26711530/-

= २ दोन करोड सद्दुसठ लाख अकरा हजार पाच शे तीस /-



ट न न - ३



CHALLAN
MTR Form Number-6

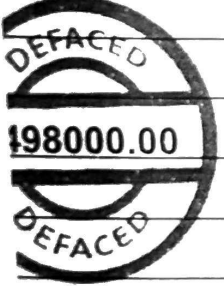


SRN	MH001052274202425E	BARCODE		Date	23/04/2024-17:27:34	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	PAN No.(If Applicable)	AOMPS7271R				
Location	THANE	Full Name	GAJANAN SITARAM SHEPAL AND OTHER ONE				
Year	2024-2025 One Time	Flat/Block No.	APARTMENT NO B 1 8 25 HILL VIEW HOUSES				
		Premises/Building	OWNERS ASSOCIATION				

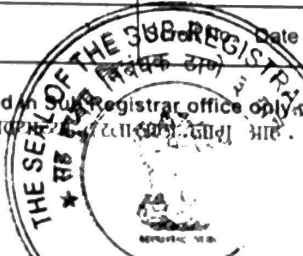
Account Head Details	Amount In Rs.	Road/Street							
30046401 Stamp Duty	468000.00	Road/Street	SECTOR 08 CBD BELAPUR NAVI MUMBAI TAL AND DIST THANE						
30063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI						
		Town/City/District							
		PIN		4	0	0	6	1	4

Remarks (If Any)		PAN2=AGIPP5874N--SecondPartyName=MOHAMMAD USMAN						
		PATHAN-CA=7800000						
Amount In	Words	Four Lakh Ninety Eight Thousand Rupees Only						
Total	4,98,000.00							



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024042319668	2865568438		
Cheque/DD No.		Bank Date	RBI Date	23/04/2024-17:30:27	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Date	Not Verified with Scroll				

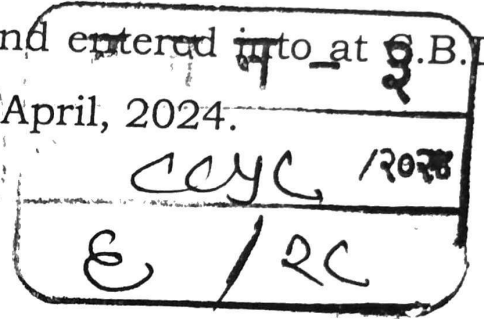
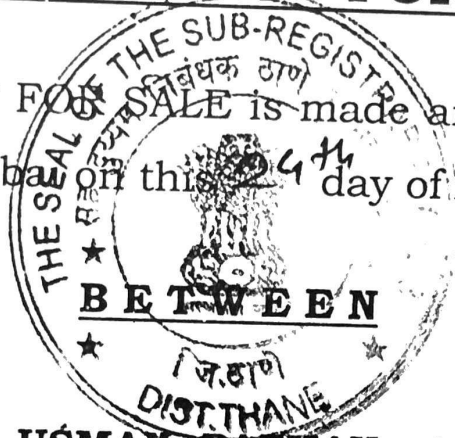
Department ID: [Blank]
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 टी. चलन केवल दुर्यम निवाक कार्यालय नोंदणी करावयाचे आहे. नोंदणी न करावयाच्या दस्तावेजादी सादर चलन लागू.



Mobile No: 9702407070
 2/20

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at C.B.D. Belapur, Navi Mumbai on this 24th day of April, 2024.



MR. MOHAMMAD USMAN PATHAN, Aged 59 years, PAN No. AGIPP5847N, Indian Inhabitant, residing at- Apartment No.B-1/8/25, Hill View Houses Owners Association, Artist Village, Sector-8, Artist Village, C.B.D. Belapur, Tal. & Dist. Thane-400614, hereinafter called **"THE SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART**

AND

1. **MR. GAJANAN SITARAM SHEPAL**, Age 50 years, Adult, PAN NO. AOMPS7271R, & 2. **MRS. PADMINI GAJANAN SHEPAL**, Age 41 years, Adult, PAN NO. ALQPP8073R, Indian Inhabitant, residing at Apartment No.8/24, Hill View Houses Owners Association, Artist Village, Sector-8, Artist Village, C.B.D. Belapur, Tal. & Dist. Thane-400614, hereinafter referred to as "**THE PURCHASERS**" which expression shall, unless repugnant or inconsistent with the subject or the context thereof, be deemed to mean and include his successors and assigns) of the **SECOND PART**;

WHEREAS:

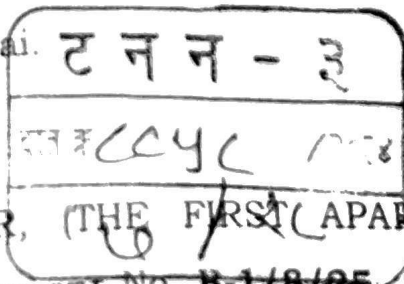
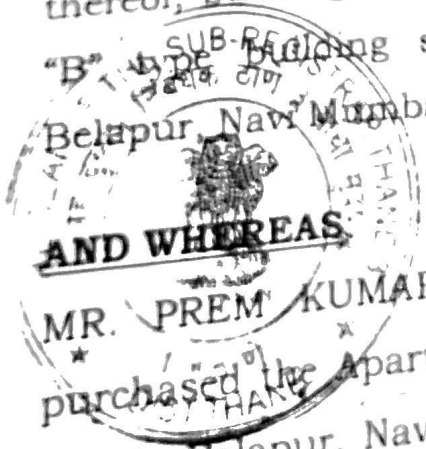
WHEREAS THE STATE GOVERNMENT in pursuance of Section 113-A of the Maharashtra Regional and Town Planning Act 1966 acquired land and vested in City & Industrial Development Corporation of Maharashtra Ltd., (hereinafter known as 'CIDCO') for development and disposal inter alia a piece or parcel of land situated at Sector-8, Artist Village, C.B.D. Belapur, Navi Mumbai, Dist. Thane, hereinafter referred to THE SAID LAND.

AND WHEREAS:

THE CIDCO has developed the said land constructed on a portion thereof, building consisting of Ground-Floor-only & designated as "B" type building situated at Sector-8, Artist Village, C.B.D. Belapur, Navi Mumbai.

AND WHEREAS:

MR. PREM KUMAR, (THE FIRST APARTMENT OWNER) has purchased the Apartment No. **B-1/8/25, Sector-8, Artist Village, C.B.D. Belapur, Navi Mumbai**, from CIDCO LTD., vide Agreement for Sale, dated 22nd day of January 1987, and admeasuring about 26.19 Sq. Mtrs. The CIDCO has given physical, vacant and peaceful possession of the Apartment No. **B-1/8/25, Sector-8, Artist Village, C.B.D. Belapur, Navi Mumbai** to MR. PREM KUMAR by POSSESSION RECEIPT dated 22.01.1987.



AND WHEREAS:

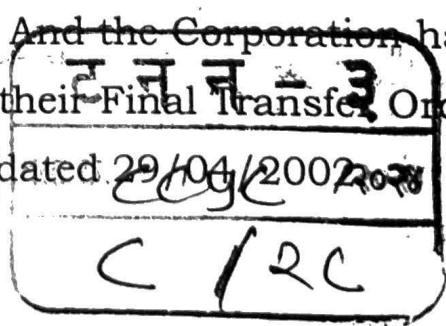
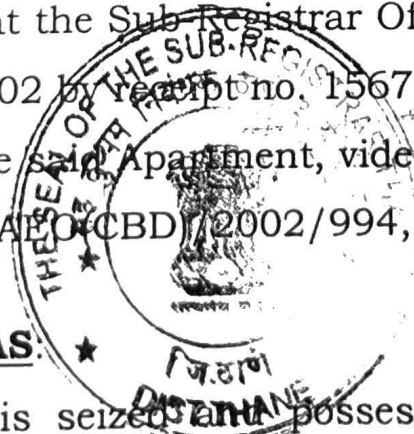
MR. PREM KUMAR, has sold & transferred the said Apartment to MR. PORUS P. DHABHAR, vide "TRIPARTITE AGREEMENT", executed on 2nd day February 1994, and Deed of Apartment was registered at the Sub-Registrar Office Thane, under Document No. 719/94 & Sr. No. 1005185, and the Corporation has also transferred the said Apartment, vide their Final Order No. EMS/EO/CBD/545/94, dated 25th day of February 1994.

AND WHEREAS:

MR. PORUS P. DHABHAR, has sold & transferred the said Apartment to MR. MAHESH HARIRAM ROHRA & MR. AJIT HARIRAM ROHRA, vide Sale Deed/Conveyance Deed, executed at the Sub-Registrar Office Thane, under document No. 2463/95 & Sr. No. 1181951, dated 25th day September 1995. And the Corporation has also transferred the said Apartment, vide their Final Transfer Order No. EMS/EO/CBD/3191/95, dated 17th day of November 1995.

AND WHEREAS:

MR. MAHESH HARIRAM ROHRA & MR. AJIT HARIRAM ROHRA have sold & transferred the said Apartment to MR. MOHAMMAD USMAN PATHAN, vide "AGREEMENT FOR SALE", executed on 6TH day January 2002, and the same was registered at the Sub-Registrar Office Thane-6, under Document No. 1088/2002 on 06/02/2002, and after the full and final payment received by MR. MAHESH HARIRAM ROHRA & MR. AJIT HARIRAM ROHRA, they executed and registered a Sale Deed/Conveyance Deed dated 23/04/2002 at the Sub-Registrar Office Thane-6, under document No. 03271/2002 by receipt no. 1567. And the Corporation has also transferred the said Apartment, vide their Final Transfer Order No. CIDCO/EMS/AEO/CBD/2002/994, dated 29/04/2002.



AND WHEREAS:

The SELLER is seized and possessed of or otherwise well and sufficiently entitled to residential premises i.e. **Apartment No. B-1/8/25, Sector-8, HILL-VIEW Houses Owners Associations, Artist Village, C.B.D. Belapur, Navi Mumbai** admeasuring about

(Handwritten signatures and marks)

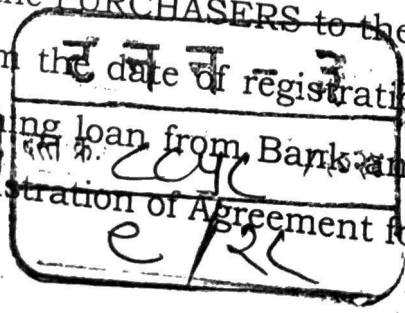
26.19 Sq. Mtrs. built up area, (hereinafter for sake of brevity's the said Flat shall be referred to as the "Said Premises").

AND WHEREAS:

The SELLER has agreed to sell and transfer the said premises to the PURCHASERS herein and the PURCHASERS have agreed to purchase the said premises for total consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) to be paid by the PURCHASERS to the SELLER in following manner:-

- a) Rs. 9,78,000/- (Rupees Nine Lakhs Seventy Eight Thousand Only) paid as earnest amount in the name of MUTHOOT FINCORP LTD. On behalf of the SELLER, by pay order No. 004442, dated 15/04/2024 of GS Mahanagar Co-operative Bank Ltd. (Scheduled Bank), Kharghar Branch, by the Purchasers a receipt whereof is acknowledged by the SELLER at the end of this agreement in receipt portion.
- b) Rs. 22,000/- (Rupees Twenty Two Thousand Only) paid as earnest amount by Cheque bearing No. 200515, dated 15/04/2024 of GS Mahanagar Co-operative Bank Ltd. (Scheduled Bank), Kharghar Branch, to the SELLER by the Purchasers a receipt whereof is acknowledged by the SELLER at the end of this agreement in receipt portion.

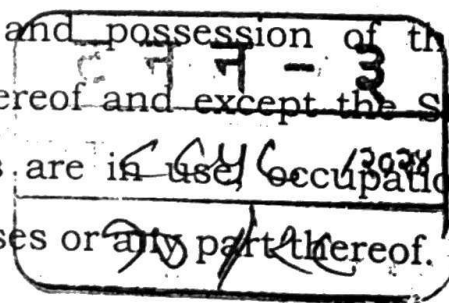
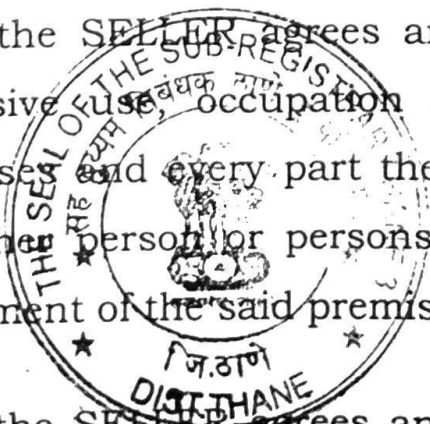
- c) Rs. 68,00,000/- (Rupees Sixty Eight Lakhs Only) to be paid by the PURCHASERS to the SELLER on or before 45 days from the date of registration of Agreement for Sale, by obtaining loan from Banks and/or financial institution after Registration of Agreement for Sale.



NOTARIAL AGREEMENT WITNESSETH AS UNDER :-

The PURCHASERS have agreed to purchase the above said

- i) That the SELLER agrees and undertakes that he has marketable title to the said premises and that he has all the rights, title and interests therein as absolute owner thereof and that the SELLER has full and absolute powers to transfer and deliver the possession of the said premises to the PURCHASERS thereof and the SELLER further undertake that the said premises was earlier mortgaged to MUTHOOT FINCORP LTD. and the SELLER has agree to repay the entire loan amount to the said MUTHOOT FINCORP LTD. Within 3 days from the registration of the present agreement, therefore now the said premises will be free from any encumbrances from the payment of said foreclosure amount and that the same is not sold or agreed to be sold, mortgaged or encumbered upon in any way by him to any third party.
- ii) That the SELLER agrees and undertakes that there are no suits, litigations, civil or criminal or any other proceedings pending as against the SELLER personally affecting the said premises.
- iii) That the SELLER agrees and undertakes that he has paid all the necessary charges of any nature whatsoever in respect of the said premises and the SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- iv) That the SELLER agrees and undertakes that he is in exclusive use, occupation and possession of the said premises and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.
- v) That the SELLER agrees and undertakes that he is not restricted either in the Income Tax Act, Gift Tax Act, and Wealth Tax Act or under any other statute from disposing off the said premises.



of the said premises from the date of payment of balance consideration.

Relying upon the aforesaid representations and declarations made by the SELLERS herein, the PURCHASERS have agreed to purchase the said premises at or for the lump-sum price/consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only).

AND WHEREAS

The SELLER has agreed to transfer all his rights, title, interest and benefit of the said premises to the PURCHASERS and the PURCHASERS herein doth hereby purchase the said premises at the lump-sum price/consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) being full and full final payment.

On receiving the aforesaid full and final consideration the SELLER has agreed to handover the possession of said premises to the PURCHASERS. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing as under:

- 1) That the SELLER on receipt of full and final payment shall assign and transfer all his rights, title, interest and benefit whatsoever he has in the said premises viz. **Apartment No. B-1/8/25, Sector 8, SUB-RURAL-VIEW Houses Owners**

Associations, Artist Village, C.B.D. Belapur, Navi Mumbai
admeasuring about 2619 Sq. Mtrs. built up area, to the PURCHASERS.



Handwritten signature and date: **22/12/2023**

- 2) The SELLER on receipt of full and final payment shall put the PURCHASERS in absolute and exclusive possession of the said premises.

Handwritten signatures at the bottom of the page.

Conveyance Deed dated 23/04/2002 of the said premises as absolute Owner thereof, shall be accrued to and is available to the PURCHASERS as absolute Owners of the said premises from the date of payment of balance consideration.

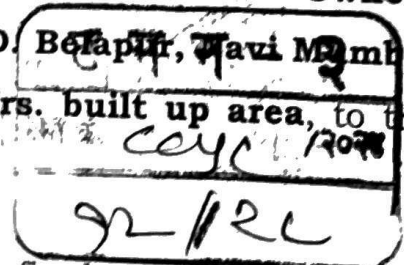
Relying upon the aforesaid representations and declarations made by the SELLERS herein, the PURCHASERS have agreed to purchase the said premises at or for the lump-sum price/consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only).

AND WHEREAS

The SELLER has agreed to transfer all his rights, title, interest and benefit of the said premises to the PURCHASERS and the PURCHASERS herein doth hereby purchase the said premises at the lump-sum price/consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) being full and full final payment.

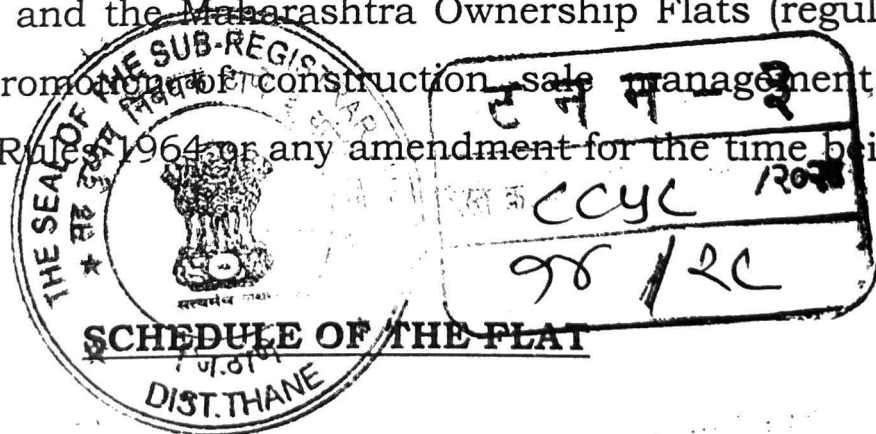
On receiving the aforesaid full and final consideration the SELLER has agreed to handover the possession of said premises to the PURCHASERS. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing as under:

- 1) That the SELLER on receipt of full and final payment shall assign and transfer all his rights, title, interest and benefit whatsoever he has in the said premises viz. **Apartment No. B-1/8/25, Sector 8, SUB-RURAL-VIEW Houses - Owners Associations, Affist Village, C.B.D. Belapur, Navi Mumbai** measuring about **2600 Sq. Mtrs. built up area**, to the PURCHASERS.
- 2) The SELLER on receipt of full and final payment shall put the PURCHASERS in absolute and exclusive possession of the said premises.



pledged the same with anyone. And as such SELLER undertake to indemnify and keep indemnified the PURCHASERS for any past liability or default on the part of SELLER.

- 8) The SELLER do hereby covenants with the PURCHASERS that the SELLER shall from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or caused to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the name of PURCHASERS.
- 9) WHEREAS stamp duty registration charges and CIDCO transfer charges shall be borne and paid by the PURCHASERS.
- 10) This Agreement shall be subject to the provisions contained in the Maharashtra Ownership Flats (regulation of the promotion of construction sale management and transfer) Act 1963 and the Maharashtra Ownership Flats (regulation of the promotion of construction sale management and transfer) Rules 1964 or any amendment for the time being in force.



All that piece or parcel of Apartment No. B-1/8/25, Sector-8, HILL-VIEW Houses Owners Associations, Artist Village, C.B.D. Belapur, Navi Mumbai admeasuring about 26.19 Sq. Mtrs. built up area;

[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have put their respective signatures on the date and year mentioned hereinabove.

SIGNED, SEALED AND DELIVERED)

BY MR. MOHAMMAD USMAN PATHAN)

The SELLER within named in presence of..)

SELLER



WITNESSES:

1. Mrs. Medha Chandrakant Palkar

Medha

2. Mr. Mufiz Mohammaed Pathan

SIGNED, SEALED AND DELIVERED)

BY 1. MR. GAJANAN SITARAM SHEPAL)



Gajanan



2. MRS. PADMINI GAJANAN SHEPAL)

Padmini



SELLER

RECEIPT

RECEIVED total amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid as Part consideration amount as follows, Rs. 9,78,000/- (Rupees Nine Lakhs Seventy Eight Thousand Only) paid in the name of MUTHOOT FINCORP LTD. on behalf of the SELLER, by pay order No. 004442, dated 15/04/2024 of GS Mahanagar Co-operative Bank Ltd. (Scheduled Bank), Kharghar Branch, Rs. 22,000/- (Rupees Twenty Two Thousand Only) paid by Cheque bearing No. 200515, dated 15/04/2024 of GS Mahanagar Co-operative Bank Ltd. (Scheduled Bank), Kharghar Branch, in respect of the **Apartment No. B-1/8/25, Sector-8, HILL-VIEW Houses Owners Associations, Artist Village, C.B.D. Belapur, Navi Mumbai admeasuring about 26.19 Sq. Mtrs. built up area from 1. MR. GAJANAN SHEPAL & 2. MRS. PADMINI GAJANAN SHEPAL** within named the PURCHASERS.

I SAY RECEIVED



**MR. MOHAMMAD USMAN PATHAN
SELLER**

WITNESSES:

गावाचे नाव : 1) बेलापूर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	Rs.425000/-
3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	Rs.2693100/-
4) भू-मापन.पोटहिस्सा व नोंदणी क्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सेक्टर 8 अपार्टमेंट न बी 1-8-25 बेलापूर((Plot Number : - ;))
5) क्षेत्रफळ	1) 26.19 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल का.	
7) दस्तऐवज करून देणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - श्री महेश हरीराम रोहरा वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बेलापूर नवी मबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - श्री मोहंमह उसमन पठान वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कुर्ला वेस्ट , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2002
10) दस्त नोंदणी केल्याचा दिनांक	06/02/2002
11) अनुक्रमांक, खंड व पृष्ठ	1088/2002
12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.6500/-
13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	

CIDCO

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Marketing Officer's office
City & Industrial Development
Corporation of Maharashtra
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date : 22/1/87

TAKING OVER POSSESSION BY THE ALLOTTEE

Type B-1 Aptt. No. 8/25 Sector 8 at Vashi/CBD-Belapur/Parvat
Artists village Nerul/Kalamboli/Airoli.

1. Date of allotment : 6.1.87
2. Name of Hire/Outright Purchaser : Shri Prem Kumar
3. Date of execution of Agreement : 22.1.87

Civil Master E. E. (Belapur)

Asst. Marketing Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 8/25
Type B-1/A-V Sector 8 at Vashi/CBD-Belapur / Parvat
Nerul/Kalamboli/Airoli on the day of 22.1.87 after proper inspection of the fittings and
fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
attended to pay CIDCO for which I am remaining present myself or through my representative in the apartment
during office hours from 9-30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present
during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity
is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are
according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected
the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature
whatsoever and I would not claim another apartment from CIDCO later on.

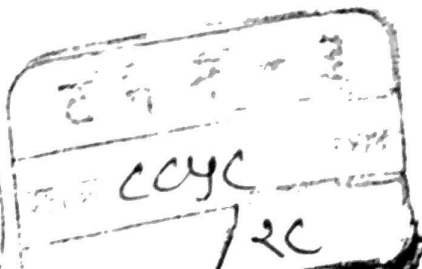
Received Lock No. _____ with duplicate key.

(Signature of allottee)

Name: Prem Kumar

Aptt. No. 8/25

- Copy to i) : Maharashtra State Electricity Board
ii) : Maharashtra Water Supply & Sewerage Board



Development Corporation
of Maharashtra Limited.

Officer of Asstt Estate Officer (CBD)
CIDCO Limited,
Raigad Bhavan, Ground Floor,
CBD/Belapur, Navi Mumbai.

Ref.No.CIDCO/EMS/AEO(CBD)/2002/994

Date: 29/04/02

To:

Shri/Smt. MAHESH HARIRAM ROHRA &
Shri. AJIT HARIRAM ROHRA,
B-1/8/25, Sector-8, A.V.,
C.B.D., Belapur,
Navi Mumbai.

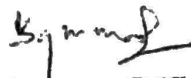
Shri/Smt. MOHAMMAD USMAN PATHAN,
B-1/8/25, Sector-8, A.V.,
C.B.D., Belapur,
Navi Mumbai.

Sub: Transfer of Apartment No.B-1/8/25, Sector-3, A.V.,
at C.B.D./Belapur, Navi Mumbai- 400 614.

Ref: This Office Letter No.CIDCO/CBD/AEO/573/02,
Dated 05/02/2002.

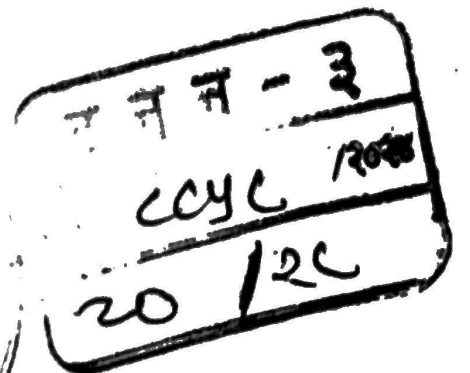
Sir/Madam:

Necessary Conveyance Deed has been executed by Shri/Smt. MAHESH HARIRAM ROHRA & SHRI AJIT HARIRAM ROHRA, in favour of Shri/Smt. MOHAMMAD USMAN PATHAN, transferring the above apartment. The said Conveyance Deed has been registered with the Sub-Registrar Office, Thane No.6, on 23/04/2002, Sr. No.3271/2002. We have to inform you that pursuant to the said Conveyance Deed, we have corrected our record showing Shri/Smt. MOHAMMAD USMAN PATHAN, as in Apartment Owner.


Asstt. Estate Officer
(CBD)
Asst. Estate Officer
Belapur C.B.D

C.C. To:

- 1) The Executive Engineer, MSEB, CBD Sub Div.
- 2) The Secretary B-1/8 type Apartment Owners Association.
- 3) NMMC, water
- 4) NMMC
- 5) AAO (EMS).



**G. B. D. BELAPUR HOUSING ESTATE
NEW BOMBAY.**

**ANNEXURE A TO AGREEMENT OF APARTMENT
B TO THE DEED OF APARTMENT**

**B1 TYPE APARTMENT
SECTOR 8 C B D BELAPUR
NEW BOMBAY.**

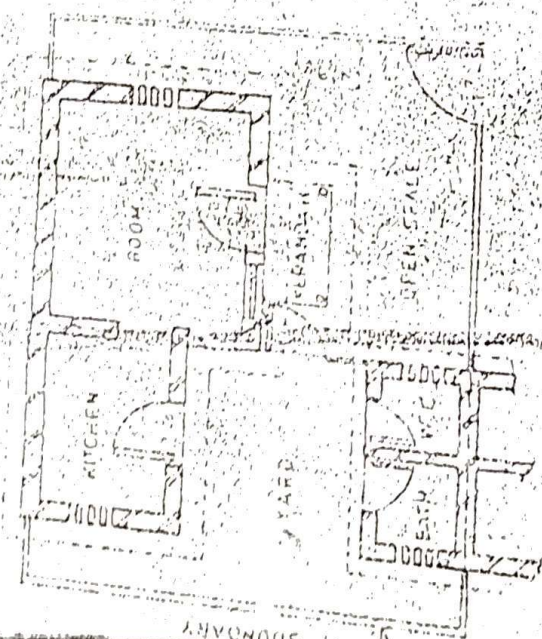
STATEMENT OF AREAS	PILOT AREA	SICR AREA
	BUILT UP AREA	25.19 SQ.
LIVING ROOM		11.86 SQ.
ROOM		4.39
KITCHEN		2.87
BATH & W.C.		1.26
VERANDAH		
BALCONY		
TOTAL		20.38 SQ.

I, ARUN MHAISALKAR, ARCHT/SR. PLNS, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN OF B1 TYPE HOUSING IN SECTOR 8, CBD BELAPUR AS SHOWN AND AS APPROVED BY THE LOCAL AUTHORITY NAMELY, "CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED" WITHIN WHOSE JURISDICTION THE BUILDING IS LOCATED AND THAT THE SAID PLANS FULLY COMPLY WITH ALL REQUIREMENTS OF THE APARTMENT ACT, 1948 AND THE APARTMENT NUMBER AND DIMENSIONS OF APARTMENT IS CORRECT.

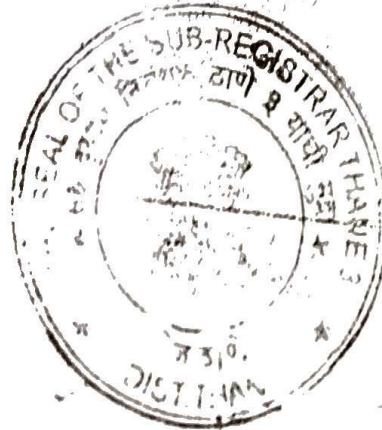
I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOLEMNLY AFFIRMED AND SIGNED BY ME
THIS 16TH DAY OF FEBRUARY 1964.

ARUN MHAISALKAR, ARCHT/SR. PLNS.
BELAPUR HOUSING ESTATE, NEW BOMBAY.



Handwritten signature



29/2
12028
1041



पत्ता
 S/O गजानन शिवराम शेपाल 8/24
 वडी वैरागर सेक्टर-8 रोड जवळ
 वडी जवळ अश्विन विनेज वीही
 बेलापुर नवी मुंबई कोकण भवन
 ठाणे, महाराष्ट्र. 400614

Address
 S/O Sitaram Vishwas Shepal
 8/24 Sai Vairagar Sector-8 Near
 St Joseph Church Arvi Village
 CBD Belapur, Navi Mumbai
 Konkan Bhavan Thane
 Maharashtra. 400614



भारत सरकार
 Unique Identification Authority of India
 पत्ता
 W/O गजानन शेपाल 8/24, सा
 वैरागर, सेक्टर-8, रोड जवळ
 वडी जवळ अश्विन विनेज वीही
 बेलापुर, नवी मुंबई, कोकण भवन
 ठाणे, महाराष्ट्र. 400614

4426 2188 0049

4426 2188 0049



सामान्य मागणाचा अधिकार

Handwritten signature

Unique Identification Authority of India



भारत सरकार
Government of India

पत्ता
 W/O गजानन शेपाल 8/24, सा
 वैरागर, सेक्टर-8, रोड जवळ
 वडी जवळ अश्विन विनेज वीही
 बेलापुर, नवी मुंबई, कोकण भवन
 ठाणे, महाराष्ट्र. 400614

पत्ता
 W/O गजानन शेपाल, 8/24, सा
 वैरागर, सेक्टर-8, रोड जवळ
 वडी जवळ अश्विन विनेज वीही
 बेलापुर, नवी मुंबई, कोकण भवन
 ठाणे, महाराष्ट्र. 400614

Address
 W/O Gajanan Shepal, 8/24, Sai
 Vairagar, Sector-8, Near
 St Joseph Church Arvi Village
 CBD Belapur, Navi Mumbai,
 Konkan Bhavan, Thane,
 Maharashtra. 400614

5993 3067 1396

5993 3067 1396

सामान्य मागणाचा अधिकार

Handwritten signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 GAJANAN SITARAM SHEPAL
 SITARAM VISHWAS SHEPAL

भारत सरकार
 GOVT. OF INDIA

27/02/1974
 Permanent Account Number
 AOMPS7271R

Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 ALGPP8073R

नाम / Name
 PADMINI GAJANAN SHEPAL

पिता का नाम / Father's Name
 MAKARAND PUNDE

जन्म की तारीख / Date of Birth
 11/02/1983

Handwritten signature
 हस्ताक्षर / Signature



मेधा चंद्रकांत पालकर
 Medha Chandrakant Palkar
 जन्म तारीख/DOB: 09/06/1981
 लिंग/ FEMALE
 Mobile No. 9822636349

3060 2490 8110
 VID 9105 6975 2742 8402

मेरा

मेरी पहचान



पत्ता
 W/O चंद्रकांत पालकर, सर्वे नं-29, हिंगणजे-411051,
 अश्विन सोसायटी, वीही नवी मुंबई, ठाणे,
 महाराष्ट्र - 411051

Address:
 W/O Chandrakant Palkar, Survey No-
 29, Hingane Road-43, Arvi Society, Hingane-
 Khurd, Pune City, Pune,
 Maharashtra - 411051

3060 2490 8110 न - 3

1947

Handwritten signature

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नांव

ठाणे
तालुका ठाणे
S 172 वाशी नोड सेक्टर कं 25 Central Warehousing Corp Peripheral Road (300ml) Railway Geats Yard.
Navi Mumbai Municipal Corporation

सर्व्हे नंबर / न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 28400	निवासी सदनिका 67800	कार्यालय 7900	दुकाने 101100	औद्योगिक 79600	मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up) बांधकामाचे वर्गीकरण उत्पन्न वाहन सुविधा रस्तू सन्मुख संश्लेषण वरच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही	264 209 चौ मीटर 1-आर सी सी नाही आहे	मिळकतीचा वापर - मिळकतीचे वय - मजला -	कार्यालये/व्यावसायिक 0 10 2 वर्षे	मिळकतीचा प्रकार - बांधकामाचा दर - कार्पेट क्षेत्र -	बांधीव Rs 26620/- 240 19 चौ मी

Sale Type - First Sale
Sale Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((101100-28400) * (100 / 100)) + 28400)
= Rs.101100/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 101100 * 264.209
= Rs.26711529.9/-

Applicable Rules = 3

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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
= 26711529.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.26711530/-
= ₹ दोन करोड सदुसष्ट लाख अकरा हजार पाच शे तीस /-



ट न न - ३
CCYL 12028
9 / 20