

-SBT RACK Belapur - Sahas Yadav (CSSL)

9136781919

Nabali. 8874469228

1617124
3:50 PM

BT
(Aves)

353/7384

पावती

Original/Duplicate

Tuesday, May 02, 2023

नोंदणी क्र.: 39M

5:04 PM

Regn.: 39M

पावती क्र.: 8503 दिनांक: 02/05/2023

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल2-7384-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नबाबली मोहम्मद नबी शेख - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

बाजार मूल्य: रु.4600134 /-

मोबदला रु.5900000/-

भरलेले मुद्रांक शुल्क : रु. 413000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0205202309699 दिनांक: 02/05/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018125073202223E दिनांक: 02/05/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत विला

लेखिक 4/5/23

दुय्यम निबंधक, पनवेल-२

मुळ दस्तऐवज परत मिळाला

पक्षकारची सही

8874469228



02/05/2023

मूची क्र.2

दुष्यम निबंधक . मद्रु दु.नि.पनवेल 2

दस्ता क्रमांक : 7384/2023

मोडणी

Regn 63m

गावाचे नाव : कळबोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4600134
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.रायगड इतर वर्णन ., इतर माहिती विभाग,3/15/8ई. दर.69300. सदनिका क्र.301,तिसरा भजला,श्रीन पार्क स. गू. सं. मर्या.,प्लॉट क्र.10,सेक्टर-8 ई,कळबोली,ता. पनवेल, जि.रायगड. 410218. क्षेत्र.59.955 चौ. मी. बिस्टअप + 7.347 चौ. मी. टेरेस. व कार पार्किंग स्पेस नं. 19.((Plot Number : 10 : SECTOR NUMBER : 8E ;))
(5) क्षेत्रफळ	1) 59.955 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मोहम्मद मुस्लिम मुस्तकीम खान -- वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.301, तिसरा भजला, श्रीन पार्क स. गू. सं. मर्या., प्लॉट क्र.10, सेक्टर-8 ई, कळबोली, ता. पनवेल, जि.रायगड. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगड(ं). पिन कोड:-410218 पॅन नं:-ARQPK6690P 2) नाव:-खुशनुमा मोहम्मद मुस्लिम खान -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.301, तिसरा भजला, श्रीन पार्क स. गू. सं. मर्या., प्लॉट क्र.10, सेक्टर-8 ई, कळबोली, ता. पनवेल, जि.रायगड. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगड(ं). पिन कोड:-410218 पॅन नं:-CMQPK3858Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-नबाबली मोहम्मद नबी शेख -- वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शहाड फाटक, करिया गुमा चाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-FJJPS2892M 2) नाव:-धौफअली नबी शेख -- वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शहाड फाटक, करिया गुमा चाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-HOMPS2619N 3) नाव:-गौबाबअली मोहम्मद नबी शेख -- वय:-23; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शहाड फाटक, करिया गुमा चाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-KOCPS5797L
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	02/05/2023
(11)अनुक्रमांक,खट व पृष्ठ	7384/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	413000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुन्यांकनामाठी विचारात घेतलेला तपशील .

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद . (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

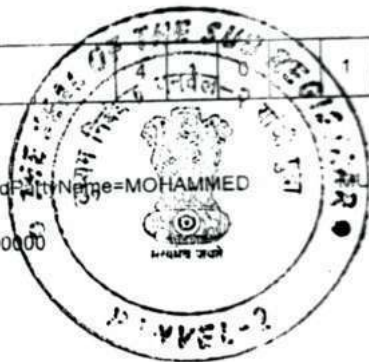

सह दुष्यम निबंधक वर्ग-१
(पनवेल -२)



CHALLAN
MTR Form Number-6



GRN	MH01812507320223E	BARCODE	Date		31/03/2023-20:07:05	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)	FJPS2892M				
Location	RAIGAD	Full Name	NABABALI MOHAMMAO NABI SHAIKH				
Year	2022-2023 One Time	Flat/Block	FLAT NO. 30 FLAT GANESH PARK CHS				
		Premises/Building	LTD				
Account Head Details	Amount in Rs.	Road/Street	PLOT NO. 30, SECTOR-02, KALAMBOLI TAL.-PANVEL, DIST.-RAIGAD				
0030046401 Stamp Duty	413000.00	Area/Locality	PANVEL				
0030063301 Registration Fee	30000.00	Town/City/District	PANVEL				
		PIN	1 8				
		Remarks (If Any)	PAN2=ARQIR6690P-Second Party Name=MOHAMMED MUSTQEEM KHAN-CA=5900000				
		Amount in Words	Fourty Three Thousand Rupees Only				
Total	443000.00	Words					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332023040110228	2800-27386		
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-20:08:07	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. / Date	Not Verified with Scroll				



Department ID: _____ Mobile No.: 9967283273
 NOTE:- This challan is valid for document to be registered at registrar office only. It is not valid for unregistered document.
 सदर चलन केवल दृश्यम निबंधक कार्यालयत नोंदणी करव नाली. नोंदणी करव नाली न करवावया दस्तासाली सदर चलन लागू नाली.

M. MUSTAM
 (M. MUSTAM)

Add.
 Pankaj
 Pankaj

पवल - २
०३४४ | २०२३
१० / ३९



AGREEMENT FOR SALE

FLAT NO: 301, 3rd FLOOR,

BLDG. KNOWN AS "GREEN PARK CHS. LTD."

PLOT NO: 10, SECTOR-8E, KALAMBOLI,

TAL-PANVEL, DIST-RAIGAD, PIN CODE-410218

(Alongwith Car Parking Space No.19)

BUILDING CONSISTS : STILT + 12 FLOORS

BUILT UP AREA : 59.995 Sq. Mtrs.
+ 7.347 Sq.Mtr. Terrace

MARKET VALUE : Rs. 46,00,134/-

=====

SALE PRICE : Rs.59,00,000/-

TOTAL STAMP DUTY : Rs.4,13,000/-

REGISTRATION FEES : Rs. 30,000/-

=====

THIS **AGREEMENT FOR SALE** is made at (Kalamboli)
Panvel, on this 2nd May, 2023.

M. MUSLIM

M. MUSLIM

M. MUSLIM

M. MUSLIM

M. MUSLIM

M. MUSLIM

M. MUSLIM

पवल - २
७३८४३०३३
८/४६ years

BETWEEN

1. MR. MOHAMMED MUSLIM MUSTQEEM KHAN, aged about
(PAN NO. ARQPK 6690 P) & **2. MRS.**
KHUSHANUMA MOHD. MUSLIM KHAN, aged about 43 years,

(PAN NO. CMQPK 3858 Q) an adult, Indians Inhabitant residing at-
FLAT NO. 301, 3RD FLOOR, GREEN PARK CHS. LTD., PLOT NO: 10,
SECTOR-8E, KALAMBOLI, TAL-PANVEL, DIST-RAIGAD, PIN CODE-
410218. Hereinafter for brevity's sake called and referred to as 'THE

SELLER' (which expression shall unless it be repugnant to the context
or meaning thereof be deemed to mean and include his/her/their heirs,
executors, administrators, legal representatives and assigns) of the
FIRST PART.

AND

1. MR. NABABALI MOHAMMAD NABI SHAIKH, aged about
28 years, (PAN NO. FJJPS 2892 M), **2. MR. THOUFALI NABI**
SHAIKH, aged about 25 years, (PAN NO. HOMPS 2619 N), &
3. MR. RAUVABALI MOHAMMAD NABI SHAIKH, aged about
23 years, (PAN NO. KOCPS 5797 L) an adult, Indians Inhabitant
residing at- SHAHAD FATAK, KARIYA GUPTA CHAWL, C-BLOCK
ROAD, NEAR EMT COMPANY, ULHASNAGAR, THANE. 421001.
Hereinafter for brevity's sake called and referred to as 'THE
PURCHASER' (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include
his/her/their heirs, executors, administrators, legal representatives and
assigns) of the **SECOND PART.**

M. muslim

DESCRIPTION OF PROPERTY

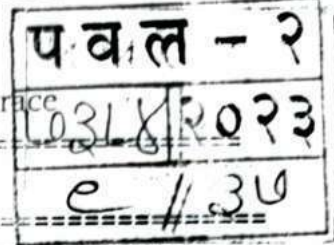
FLAT NO: FLOOR WING PLOT NO: SECTOR
 301 3rd 10 8E

BUILDING KNOWN AS : "GREEN PARK CHS. LTD."

NODE: KALAMBOLI

BUILT UP AREA : 59.955 Sq. Mtrs.

+ 7.347 Sq. Mtrs. Terrace



BUILDING CONSISTS : STILT + 12 FLOORS

SALE PRICE: Rs.59,00,000/- (RUPEES FIFTY NINE LAKHS ONLY/-)

Hereinafter referred to as 'THE SAID FLAT'.

AND WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a company is incorporated under the Companies Act 1956, (hereinafter called as 'THE SAID CORPORATION') and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared the new town development authority declared for the area as designed as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub-section (i) and (3-a) of section 113 of the Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No: xxvii of 1966,) hereinafter referred to as the said Act.



AND WHEREAS The state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that be affairs per provisions Section 113(1) of the said Act acquired the land described there in and vested such lands in the said corporation for development and disposal. And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

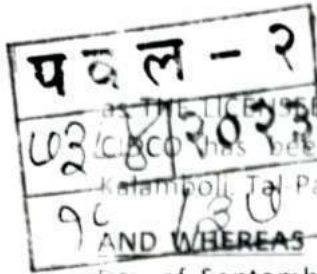
AND WHEREAS the CIDCO laid down plots in Gaothan area of Kalamboli and other villages on such place of lands /plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

AND WHEREAS The Plot owner SHRI AVINASH YADNESHWAR PATIL, adult, residing At & Po, Navade, Tal.- Panvel, Dist.- Raigad (hereinafter referred to

M. M. M. S.

stabil

03/18/2023



entitled to get plot under 12.5% plot allotment scheme. CIDCO has been allotted to "THE LICENSEE". Plot No. 10, Sector-8E, Kalamboli, Tal Panvel, Dist-Raigad, Navi Mumbai.

AND WHEREAS By an Agreement to Lease made at CBD BELAPUR on 2nd Day of September 2004, made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED and herein referred to as 'THE LESSOR' and **SHRI AVINASH YADNESHWAR PATIL**, therein and herein referred to as the LESSEE and herein referred to as the ORIGINAL ALLOTTEE, the CIDCO leased Plot of land measuring about 1299.89 sq. Mtrs. under 12.5% Scheme at Kalamboli, Tal-Panvel, Dist-Raigad, Navi Mumbai. (hereinafter referred as 'THE SAID PLOT'), which has been registered with Sub Registrar of Assurances Panvel-2, vide Registration Receipt No. 6413 Dated 08/09/2004.

AND WHEREAS The CIDCO has handed over the Physical and vacant possession of the said Plot to the Original Allottee for Development and Construction of Building for Residential purpose. The Corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting a Building/s.

AND WHEREAS The said Original Allottee on obtaining permission from CIDCO have sold and assigned all his rights in & upon the Plot in favour of M/S. SONI CONSTRUCTION the Owners herein and on executing Tripartite Agreement between the CIDCO of the FIRST PART the said ORIGINAL Allottee of the SECOND PART and OWNERS herein of the Third Part on 13/04/2005.

AND WHEREAS vide a tripartite Agreement dated 13.4.2005 executed between the CIDCO, the licensee **SHRI AVINASH YADNESHWAR PATIL**, and the New Licensee **M/S. SONY CONSTRUCTIONS** through its partners 1) ABDUL RAHEMAN A. QADIR DADAN. 2) SMT. VAHEEDA A. RAHEMAN DADAN. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. 00228-2005 dated 13.04.2005. The CIDCO leased the said Plot No 10, Sector -8E, Kalamboli, Navi Mumbai to **M/S SONY CONSTRUCTIONS**, and issued final transfer order No. **CIDCO/VASAHAT/N A/SATYO/KALAMBOLI/90A/05**, dated 27.04.2005 and transferred the said plot in the name of **M/S SONY CONSTRUCTIONS**.

AND WHEREAS the Licensee M/S SONY CONSTRUCTIONS through its partners 1) ABDUL RAHEMAN A. QADIR DADAN. 2) SMT. VAHEEDA A. RAHEMAN DADAN has declared their intention to give the above said plot for the development cum sale to developer **M/S GREEN PARK**

DEVELOPERS. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. 01502/2008 dated 04.02.2008.

AND WHEREAS thus the Developer owned seized and absolutely possessed of and sufficiently well entitled to the said plot, the Developer has full rights, power and title to develop the said plot and to sell the Flats on ownership basis to the prospective purchasers.

AND WHEREAS as per the Development permission & commencement certificate Ret. No. **CIDCO/ATPO/1098** dated **20.06.2008** and can commenced the construction building named "**GREEN PARK**" consisting of Stilt +12 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO.

AND WHEREAS the Purchaser demanded from the Developer and the Developers given inspection to the purchaser of all the documents of title relating to the said plot, and said order, the plans, designs and specifications prepared by the Developer Architect M/S. DIMENSIONS having its office at Vashi, Navi Mumbai, specified under the Maharashtra Ownership Flats Regulation of Construction, Sale Management & Transfer Act, 1963. hereinafter referred to as the said Act" and the rules made there under.

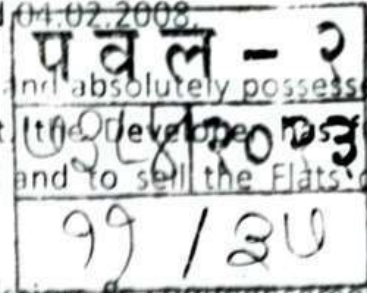
AND WHEREAS the copies of Certificate of Title issued by the Developers Advocate Poonam A. Khare showing the nature of the title of the Developer to the said plot on which the residential premises flats are constructed or are to be purchased by the Purchaser approved by the concerned local authority.

AND WHEREAS the Developer has got approved from the concerned local authority the plans, the specifications, elevations, section and details of the said building/s.

AND WHEREAS the CIDCO town planning authority has laid down certain stipulated conditions while sanctioning the plan and the said restrictions, terms and conditions are to be observed and performed by the Developer while developing the said Plot and the said buildings and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by concerned local authority if applicable.

AND WHEREAS the developer has accordingly commenced / is commencing construction of the said building /s in accordance with the said plan.

AND WHEREAS under section 4 of the Maharashtra Ownership Flats Act, the Developer is required to execute a written Agreement for Sale of said Flats to the Purchaser being in effect this day presents and to register the said agreement under the Registration Act,



M. A. ...

पवल - २

७३८

७२

AND WHEREAS THE PURCHASERS agree to pay price/consideration in respect of the said Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction Management and Transfer) Act, 1963 and in accordance with the progress of Construction work of the said new building.

AND WHEREAS By executing this Agreement the Purchasers have accorded their consent as required under the said Act, 1963 whereby the Developers will be entitled to mortgage or create on any Flat, which is not hereby agreed to be sold.

AND WHEREAS By executing this Agreement the Purchasers have accorded their consent as required under Section 7 of the said Act, whereby the Developers will be entitled to make such alterations in the structure in respect of the said flat agreed to be Purchased acquired by the Purchasers and/or in the building as may be necessary and expedient in the opinion of their Architect/Engineer.

AND WHEREAS By an Agreement for Sale dated 09/05/2012 executed between M/S. GREEN PARK DEVELOPERS a Partnership Firm, and Present Seller **1. MR. MOHAMMED MUSLIM MUSTQEEM KHAN & 2. MRS. KHUSHANUMA MOHD. MUSLIM KHAN.** M/S. GREEN PARK DEVELOPERS a Partnership Firm sold FLAT NO. 301, on 3rd Floor, admeasuring Built Up Area 59.955 Sq. Mtrs. (Carpet Area 49.963 Sq. Mtrs) + 7.347 Sq. Mtrs. Terrace in the Building Known as "GREEN PARK", standing and constructed on Plot No.10, Sector-8E, being situated an lying at Kalamboli, Tal-Panvel, Dist-Raigad, Navi Mumbai, to **1. MR. MOHAMMED MUSLIM MUSTQEEM KHAN & 2. MRS. KHUSHANUMA MOHD. MUSLIM KHAN** within the limits of CIDCO LTD., in the Jurisdiction of Registration Sub District of Panvel, District Raigad, and the said **AGREEMENT FOR SALE** was registered in the Office of Sub-Registrar, Uran- Panvel-2 under Serial No. **URAN-04138-2012**, having Receipt No.4194 on dated 09/05/2012 for a total consideration of Rs.26,50,000/- (Rs. Twenty Six Lakhs Fifty Thousand Only/-) and paid Stamp Duty of Rs. 1,32,500/- (Rs. One Lakh Thirty Two Thousand Five Hundred Only/-) and Registration Fees of Rs. 26,500/- (Rs. Twenty Six Thousand Five Hundred Only/-).

AND WHEREAS THE DEVELOPERS have obtained the **OCCUPANCY CERTIFICATE** from the Town Planning officer CIDCO/ATPO/(BP)/2012/2320, dated.12-MAR-2012. By Letter no. completed building of the above mentioned SAID PLOT and have been same in accordance with the plans and specifications approved by the Town Planning Officer

M. MUSLIM

07/05/12

Kalamboli
Panvel

प व ल - २

AND WHEREAS The Flat owners have formed the Co-Operative Housing Society Ltd. Duly Registered under the Maharashtra Co-Operative Housing Societies Act, 1960 under the name **GREEN PARK CO-OP HOUSING SOCIETY LTD.** having registration No. **N.B.O.M./ CIDCO/ H.S.G.(T.C.) /7021/J.T.R. 2017-2018** Dated.18/07/2017

The Seller **1. MR. MOHAMMED MUSLIM MUSTOQEM KHAN & 2. MRS. KHUSHANUMA MOHD. MUSLIM KHAN** has offered for the Purchaser **1. MR. NABABALI MOHAMMAD NABI SHAIKH, 2. MR. THOUFALI NABI SHAIKH, & 3. MR. RAUVABALI MOHAMMAD NABI SHAIKH** to sale / transfer / assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a Total Consideration of **RS.59,00,000/- (RS. FIFTY NINE LAKHS ONLY/-)** being the sale Price and Purchaser have agreed to purchase the said Flat the rights, title and interest of the Seller's therein and benefits accruing to the Seller's under the said Agreement For Sale, in consideration of **RS.59,00,000/- (RS. FIFTY NINE LAKHS ONLY/-)** which amount of consideration shall be pay by the Purchaser to the Seller at the time and in manner subject to the terms and conditions is stated herein below:

The Party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the Purchase of the said Flat on ownership basis is completely by the party of the First part from his own funds and therefore it is self-acquired property nobody else have any right, title and interest in the said Property. The party of the first part has got full rights and absolute authority to sell/disposed of and transfer all his right, title and interest in the said Flat as his self-acquired property.

AND WHEREAS Other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

AND WHEREAS THE PURCHASER (SECOND PART) being interested in such Flat, been constructed over thereon and requested the SELLER (FIRST PART) to sell and assign all their rights in and upon the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

AND WHEREAS On satisfying the Plans and other terms and conditions including the Title, the PURCHASER hereby agree to Purchase the said Flat from the SELLER for a total consideration of **RS.59,00,000/- (RS. FIFTY NINE LAKHS ONLY/-)** The SELLER do hereby covenant as follows :

- There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.

M. n.

M. n.

पवल - २
 0348/2023
 98-130

b) There are no attachments or prohibitory orders as against or affecting the said Flat.

c) There are no charges and the said Flat is not the subject matter to any litigations or easements or attachments either before or after judgment.



d) The SELLER has not received any notice either from the Government, State Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.

e) The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.

f) The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the PURCHASER.

g) The SELLER has not entered into any agreement of Leave and License with any person/persons, which is still subsisting or any other right nature, wherein he is prevented from disposing or dealing with this Flat.

h) The SELLER has not received any notice from CIDCO/Municipal corporation/MSEB and any other statutory body or authorities regarding the acquisition and/ or requisition of the said Flat.

i) The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

j) The SELLER is not restricted either in the Income Tax Act, Gift Act, or under statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

k) The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favor of the PURCHASER and the SELLER has all the rights, titles and interests to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein

M. MUSLIM

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

Relying upon the said aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed upon to purchase the said FLAT.

AND WHEREAS: The PURCHASER have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the FLAT.

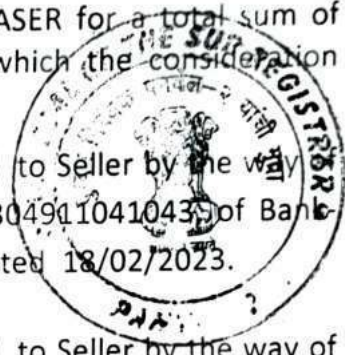
Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW THIS AGREEMENT WITNESSETH IS MUTUALLY AGREED AS FOLLOWS:

Seller agreed to Sale the said Flat to the PURCHASER for a total sum of **RS.59,00,000/- (RS. FIFTY NINE LAKHS ONLY/-)** which the consideration payable in following manner:

- i) **RS.1,00,000/- (RUPEES ONE LAKHS ONLY/-)** to Seller by the way of NEFT / RTGS, having its Reference ID No. 304911041043 of Bank UNION BANK OF INDIA, Branch-Kalamboli, dated 18/02/2023.
- ii) **RS.5,00,000/- (RUPEES FIVE LAKHS ONLY/-)** to Seller by the way of NEFT / RTGS, having its UTR No. 0033104000221290, of Bank-G P PARSIK SAHKARI BANK LTD., Branch-Kalamboli, dated 01/03/2023.
- iii) **RS.1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY/-)** to Seller by the way of NEFT / RTGS, having its UTR No. AXMB230645152245, of Bank-Axis, Branch-Kalamboli, dated 05/03/2023.
- iv) **RS.50,000/- (RUPEES FIFTY THOUSAND ONLY/-)** to Seller by the way of NEFT / RTGS, having its Reference ID No. AXMB230634617393, of Bank-Axis Bank, Branch-Kalamboli, dated 04/03/2023.
- v) **RS.1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY/-)** to Seller by the way of NEFT / RTGS, having its UTR No. AXMB230645152245, of Bank-Axis, Branch-Kalamboli, dated 05/03/2023.
- vi) **RS.1,00,000/- (RUPEES ONE LAKHS ONLY/-)** to Seller by the way of NEFT / RTGS, having its UTR No. AXMB230686942066, of Bank-Axis Bank, Branch-Kalamboli, dated 09/03/2023.

प्लॉट - २
१५/१२/२३



M. M. Muslim
Kalamboli
P. S. S. S. S.

पवल - २	
७३८४	२०२३
१८	१८

10) All costs charges and expenses in connection with the cost of the Deeds, engrossing, stamping and registering this Agreement / Conveyance Deed and any other document required to be executed by the PURCHASER, shall be borne by the PURCHASER's only.

11) The SELLER do hereby declare that he has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASER's in respect of this Flat that shall be paid by the SELLER and or settle the same with the Revenue Authorities on his own cost.

12) This Agreement shall always be subjected to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.

- 13) The SELLER do hereby covenant and perform the following
- To pay the maintenance charges to the society /Builder till the Possession of Flat.
 - To pay the Panvel Municipal Corporation Property Tax.
- 14) The Purchaser do hereby covenant and perform the following
- To Pay the Stamp Duty & Registration Fees.

SCHEDULE OF PLOT

All that piece and parcel of Land being Plot known as **PLOT NO: 10, SECTOR-8E, KALAMBOLI, Taluka- Panvel and District Raigad, Navi Mumbai. Of 12.5% (Erstwhile Gaothan Expansion Scheme) containing by measurement 1299.89 Sq. Mtrs.** Registration District and Sub District Panvel bound as follows:

On the East by	:	Plot No. 9
On the West by	:	Plot No. 11
On the North by	:	Plot No. 3
On the South by	:	14.35 Mtr. Wide Road

SCHEDULE OF FLAT

FLAT NO. 301, on 3rd Floor, "GREEN PARK CHSL", standing and constructed on Plot No.10, Sector-8E, being situated an lying at Kalamboli, Tal-Panvel, Dist-Raigad, Navi Mumbai.410218. Admeasuring Built Up Area 59.955 Sq. Mtrs. + Terrace-7.347 Sq. Mtrs.

M. M. M. M.

M. M. M. M.

M. M. M. M.

M. M. M. M.

M. M. M. M.

पवल - २
03/08/2023
१२/३७

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the
Within named SELLER

1. MR. MOHAMMED MUSLIM MUSTOOFER KHAN

M. Muslim



2. MRS. KHUSHANUMA MOHD. MUSLIM KHAN

Handwritten signature of Mrs. Khushanuma Mohd. Muslim Khan.

In presence of

- 1) MR. Aniket Patil
- 2) MR. Rafikunnisha Shaikh

SIGNED AND DELIVERED by the
Within named PURCHASER

1. MR. NABABALI MOHAMMAD NABI SHAIKH

Nababali



2. MR. THOUFALI NABI SHAIKH

Thoufali



3. MR. RAUVABALI MOHAMMAD NABI SHAIKH

Rauvabali



In The presence of

- 1) MR. Aniket Patil
- 2) MR. Rafikunnisha Shaikh

दस्ताक्रमांक व वर्ष: 4138/2012

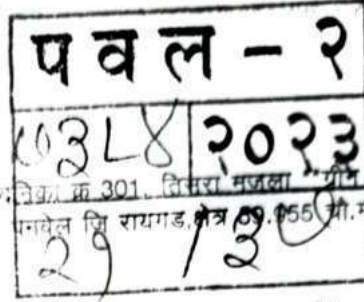
Wednesday, May 09, 2012

5:36:31 PM

सूची क्र. वीन INDEX NO.

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्टेशाच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,650,000.00 बा.भा. रु. 2,610,500.00



(2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

(1) गाव: उपविभाग 3/15/8ई, प्लॉट नं. 10, सेक्टर 8ई, कळंबोली, पिन नं. 4138, चौ.मी. 7.34

सर्वेच्छा क्र. 301, विस्तार मजला, गीम मार्क +12, प्लॉट नं. 39, पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) को.पार्क डेव्हलपर्स लॉन्ग मायिन्स, कोजी पार्क, प्लॉट नं. 39, सेक्टर 9 नवीन पॅनवेल; गल्ली/रस्ता: -; इमारतीचे नाव: -; पिन नं. 4138, चौ.मी. 7.34, पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मोहम्मद मुस्लिम मुस्तक़िम खान - घर/प्लॉट नं. 39, इमारतीचे नाव: -; पिन नं. 4138, चौ.मी. 7.34, पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -

(7) दिनांक करून दिल्याचा 09/05/2012

(8) नोंदणीचा 09/05/2012

(9) अनुक्रमांक, खंड व पृष्ठ 4138/2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 132000.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 132000.00

(12) शेरा



सहदुव्यम निबंधक, शर्मा (पनवेल-२)

पवल-२

8990 2022
200 / 30

20/6/04

REF. NO. CHD/04/11/1000

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 for the construction of

पवेल - २
03/8/2023
22/30

Municipal No. 10, Road No. 1, Sector 1, Mode 1, New Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposer Residential Building (SI)

Total Resi. P.O.A. = 1902.255 sq. mtrs
(Nos. of Residential Units 52 of Commercial Units NIL)

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-15 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. 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.
3. 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 any of the BDCRs - 1975 in force.
4. The Certificate shall remain valid for period of one year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-45 of MMRD Act, 1966 and any of the BDCRs - 1975.



मल - २
 ८३८/२०२३
 २४/३६

१९९८/२०१२
 २८/८०

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

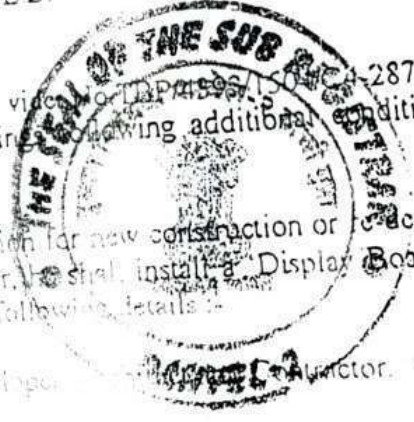
6. A certified copy of the approved plan shall be submitted to CIDCO.
 7. The amount of the security deposit shall be deposited with CIDCO as security deposit shall be forfeited on the whole or in part at the absolute discretion of the Corporation for breach of any of the conditions of the Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.



8. Every 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 Fire Officer 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 Govt. of Maharashtra memorandum vide No. LDP/4895/150/4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.



- i] As soon as the development permission for new construction or re-development is obtained by the Owner/Developer, he shall install a 'Display Board' on the conspicuous place in the site indicating following details:
 - a) Name and address of the owner/developer and the Sub-Registrar.
 - b) Survey Number, City survey Number, Plot Number/Sector & Nole 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/Commercial/Industrial 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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

22 / 80

11. As per the notification dtd 27th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF) Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-11, dtd. 27/02/2005 for all Buildings following additional condition shall apply.

The Owners /Developer shall use red bricks or cement fly ash bricks or blocks or similar products or a combination of them in aggregate of them to the extent of 100% (by volume) of the tiles as the case may be in their construction activity.

पवल - २
२५/१२/०३
२५/१२/०३
TPR-437001/2153/CR-

12. As directed by the Urban Development Deptt., Government of Maharashtra, Section-154 of MR&TP Act-1966 and vide Provision No. 230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society or construction / reconstruction / additions on plots having area more than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
- Provided that the authority may approve the Rain Water Harvesting structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being entered in each case.
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structures are maintained in good repair for storage of water for non-potable purposes and to prevent the seepage of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. or built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



Ugawal
01/6/07
ADDL TOWN PLANNING OFFICER
Navi Mumbai & Khopla

C.C.TO: ARCHITECT
M/S Dimer Saty
Vashi

C.C. TO: Separately to :

- 1. M(TS)
- 2. CUC
- 3. EE(CHRP/NL/KL/SP/PO)
- 4. EE(WS)



अशुभ
शुभलाभ

22 / 80
... Darshan Building,
... 10, New Panvel,
402006 Tel: 55167914
0208472

Poonam A. khare

B.Sc.L.L.
ADVOCATE

खल - २
३८४ २०२३
२९ / ३५

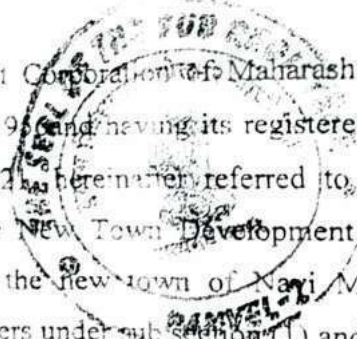
TITLE CERTIFICATE

Ref:- In respect of Plot No. 10, Sector - 8E, Kalamboli Tal. Panvel, Dist. Raigad, Building named "GREEN PARK" to be developed by **M/S GREEN PARK DEVELOPERS**.



On request of **M/S GREEN PARK DEVELOPERS**, having its office at Plot No.10, Sector - 8E, Kalamboli, Tal. Panvel, Dist. Raigad, The said plots are coming under CIDCO limit and sub-register office at Panvel. I referred and taken the following notes of the relevant documents produced by them in front of me.

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Normal, 2nd floor, Nariman point, Bombay - 2, hereinafter referred to, as "**THE CORPORATION**". The said corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub-section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**")



WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town Planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Gaathan area of Kalamboli and other villages on such place of lands / plots acquired by the state Government and subsequently vested

823C	2022
23/80	

in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

WHEREAS The Plot owner **SHRI AVINASH YADNESHWAR PATIL**, adult residing At & Po. Navade, Tal.- Panvel, Dist - Raigad (hereinafter referred to as "THE LICENSEE") entitled to get plot under 12.5% plot allotment scheme, CIDCO has been allotted to "THE LICENSEE", Plot No. 10, Sec of 8E, Kalamboli, Tal.- Panvel Navi Mumbai

पवल - २	
U3L8	2023
20/11/20	

AND WHEREAS CIDCO consented to grant the Licensee lease of the above said plot admeasuring 1299.89 sq. mtrs, situated at Sector-8E, Kalamboli, more particularly described in the schedule mentioned hereunder to **SHRI AVINASH YADNESHWAR PATIL**, for proper premium of Rs. 18,200/- (Rupees Eighteen Thousand Two hundred only) for the purpose of Residential building thereon. After the payment of lease premium, the Corporation entered into the Agreement of lease dated 2nd September 2004 & the same document is duly registered at Sub registrar office, Panvel-2 under Registration No. 06413-2004 dated 08.09.2004. The Corporation handed over the possession of the said plot to **SHRI AVINASH YADNESHWAR PATIL**.

AND WHEREAS vide a tripartite Agreement dated 13.4.2005 executed between the CIDCO, the licensee **SHRI AVINASH YADNESHWAR PATIL**, and the New Licensee **M/S SONY CONSTRUCTIONS** through its partners 1) **ABDUL RAHEMAN A. QADIR DADAN**, 2) **SMT. VAHEEDA A. RAHEMAN DADAN**. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. 00228-2005 dated 13.04.2005. The CIDCO leased the said Plot No 10, Sector -8E, Kalamboli, Navi Mumbai to **M/S SONY CONSTRUCTIONS**, and issued final transfer order No. **CIDCO/VASAHAT/NA/SATYO/KALAMBOLI/90A/05**, dated 27.04.2005 and transferred the said plot in the name of **M/S SONY CONSTRUCTIONS**.

AND WHEREAS the Licensee **M/S SONY CONSTRUCTIONS** through its partners 1) **ABDUL RAHEMAN A. QADIR DADAN**, 2) **SMT. VAHEEDA A. RAHEMAN DADAN** has declared their intention to give the above said plot for the development cum sale to developer **M/S GREEN PARK DEVELOPERS**. The same document is duly registered at Sub Registrar office, Panvel-3 under Registration No. 01502-2009 dated

पवल - २
 10/21/2023
 21/20

पवल २
 2022
 28/80

AND WHEREAS as per the Development permission & commencement certificate Ref. No. CIDCO/LEO/098 dated 20.06.2008 and sanctioned the construction of building named "GREEN PARK" consisting of Stilt + 17 floors as per the plans and specifications duly approved by the governing authority of CIDCO.



By referring all relevant documents I hereby state that the said Plot No. 10, Sector 8E, Kalamboli of M/S GREEN PARK DEVELOPERS, a partnership firm is clear and Marketable title and free from all encumbrances subject to CIDCO's terms and conditions of Agreement to lease.

SCHEDULE ABOVE REFERRED TO

(Description of the lease hold land)

All these piece or parcel of land lying being and situated at the village - Kalamboli Taluka - Panvel, Dist.- Raigad bearing Plot No. 10, Sector 8E (part of Eastwhile Gaothan Expansion Scheme) Scheme, admeasuring 1299.89 sq. Mtrs which is bounded as follows:



- ON OR TOWARDS THE EAST :- Plot No. 9
- ON OR TOWARDS THE WEST :- Plot No. 11
- ON OR TOWARDS THE NORTH:- Plot No. 3
- ON OR TOWARDS THE SOUTH :- 14.35 mtr. wide Road

Place: Panvel

Date: 12/8/2008

Poonam A. Khare
 (Advocate)



प व ल - ३
 २०२३

गृहनिर्माण संस्थांचे प्रमाणपत्र :-

००२१/जे टी आर/सन २०१७ - २०२८

प व ल - ३
 २०२३
 ३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
 ग्रीन पार्क सहकारी

गृहनिर्माण संस्था मर्यादित मूबंड क्र. १०१, टेप्टर-८/६,
 लुंबोली नवी मुंबई.



सहकारी संस्थांचे अधिनियम, १९६० मधील
 चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
 अन्वये नसण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमच्या कलम ९ (१) अन्वये व महाराष्ट्र
 सहकारी संस्थेचे नियम १९६२ मधील नियम क्रमांक १०(१) अन्वये
 संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण
 "भाडेकरू - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन पं.सं.

महारी

नवी मुंबई

[शरद जरे]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: १८ / ०७ / २०१७

प व ल - ३

१८०९ २०२२

२४/१०

शहर व अधिवासी विभाग महामंडल (महाराष्ट्र)

पत्ता: मुंबई, मंडळ: पनवेल-३
दफतर: (११-२०२२)
दिनांक: २४/१०/२०२२

सिडक

प व ल - २

०३८४ २०२३

३१/३०

12 MAR 2012

CIDCO/ATPO/SUB-DIV/320

प व ल - ३



OCCUPANCY CERTIFICATE

the development of Residential Building (Stilt +12 floors).
Total BUA=1949.571 Sq.mtrs. (No. of Units...)
Sector-11-E at Kalamboli (12.89 Scheme) of New
Mumbai City. Under the supervision of M/s. Dimension has been

प व ल - ३
२९/३०



(R. B. Patil)
Add. Town Planning Officer (BP)
New Mumbai & Khopda

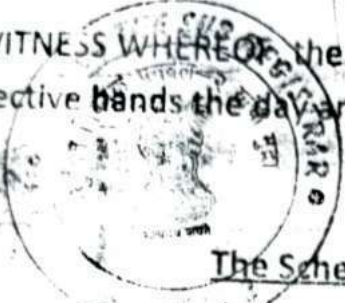


पत्र - २

03/08/2023

GREEN PARK DEVELOPERS

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.



The Schedule above referred to

OPEN CAR PARKING SPACE NO.19, in the building known as **"GREEN PARK"** situated at **PLOT.NO.10, SECTOR-8E, KALAMBOLI, NAVI MUMBAI.**

SIGNED AND DELIVERED by the
Within named BUILDERS
M/S. GREEN PARK DEVELOPERS

Through its Partner
SHRI. HIRJI GANESHA GAJORA.

22/08/2023

SIGNED AND DELIVERED by the
Within named 'PURCHASERS'

**M. MOHD.MUSLIM MUSTQEEN KHAN &
S. KHUSHNUMA MOHD. MUSLIM KHAN**

353/7384

मंगळवार, 02 मे 2023 5:04 म.नं.

दस्त गोपवारा भाग-1

पवेल 2 35/36

दस्त क्रमांक: 7384/2023

दस्त क्रमांक: पवेल 2 /7384/2023

बाजार मूल्य: रु. 46,00,134/-

मोबदला: रु. 59,00,000/-

भरलेले मुद्रांक शुल्क: रु. 4,13,000/-

दु. नि. सह. दु. नि. पवेल 2 यांचे कार्यालयात

पावली: 35/36

पावली दिनांक: 02/05/2023

अ. क्र. 7384 वर दि. 02-05-2023

सादरकरणाकरिता नाव: नवाबली मोहम्मद नबी शेख - -

रोजी 4:53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

Kabob.

दस्त हजर करणाऱ्याची सही:

एकुण: 30740.00

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 02 / 05 / 2023 04 : 53 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 05 / 2023 04 : 54 : 44 PM ची वेळ: (फी)



दस्ताचा जासोबत जोडलेली कागदपत्रे
सुसंरक्षित राखणे, त्याची उत्पादी बनावट
सिद्ध करून आल्यास याची संपूर्ण जबाबदारी
याच निघादकाराची राखील

M. Muslimi

लिहून देणार

Kabob.

लिहून घेणार

M. Muslimi

Kabob.

5/2/2023

Samant Y-2



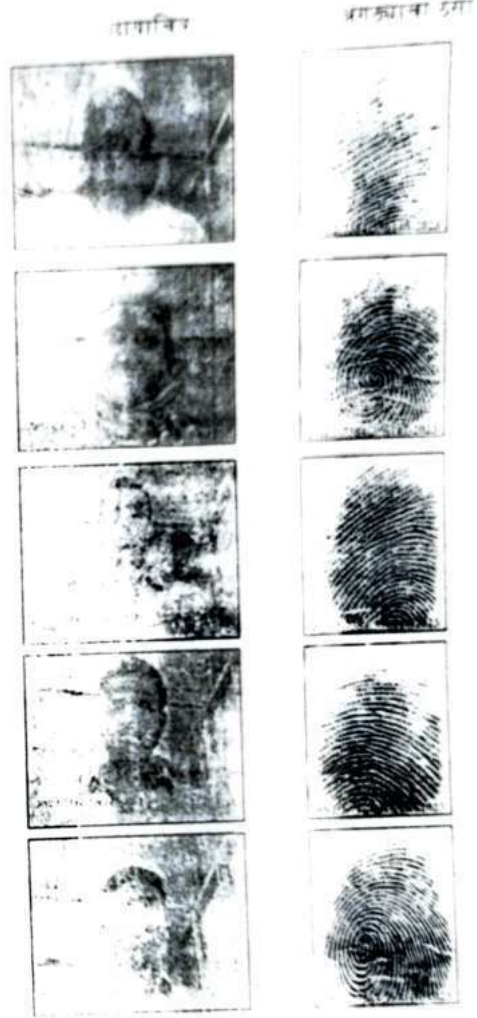
02/05/2023 5 26:49 PM

पुस्तक संख्या 35130

पुस्तक संख्या 35130
पुस्तक संख्या 7384/2023

पुस्तक संख्या: पुस्तक 7384/2023
पुस्तक प्रकार: कारनामा

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचे वय |
|----------|--|-------------------------|
| 1 | नाव: मोहम्मद मुस्लिम धुसुबीस खान
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन नंबर: ARQPK6690F | विवरण: वय 35
स्वाधरी |
| 2 | नाव: खुशनुमा मोहम्मद मुस्लिम खान
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन नंबर: CMQPK3858Q | विवरण: वय 35
स्वाधरी |
| 3 | नाव: नवाबली मोहम्मद नबी शेख
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन नंबर: FJJPS2892M | विवरण: वय 28
स्वाधरी |
| 4 | नाव: नवाबली नबी शेख
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन नंबर: HOMPS2619N | विवरण: वय 25
स्वाधरी |
| 5 | नाव: नवाबली मोहम्मद नबी शेख
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन नंबर: KOCPS5797L | विवरण: वय 23
स्वाधरी |



दस्तावेज करून देणार नसल्याचीत. कारनामा नोंद घेतल्याने पुस्तक संख्या 3 ची वळ 02/05/2023 05 25:06 PM

पक्षकाराचे नाव व पत्ता

- | | | |
|---|--|-------------------------|
| 1 | नाव: अनिकेत पाटील
वय 35
पत्ता: सेक्टर 11, ता. पनवेल, जि. रायगड
पिन कोड: 410218 | विवरण: वय 35
स्वाधरी |
| 2 | नाव: रफिकुननिशा नबी मोहम्मद शेख
वय 46
पत्ता: शहाद फाटक, करिया गुमा बाळ, सी-ब्लॉक रोड, ई एम टी कंपनी जवळ, उल्हासनगर, ठाणे.
पिन कोड: 421001 | विवरण: वय 46
स्वाधरी |



रफिकुन निशा

LNBLP02223-240288754

Date:-11/07/2024

MR./MRS./MS. NABABALI MOHAMMAD NABI SHAIKH

Sub.: Receipt of original property deed/documents Loan Account

We here by acknowledge the receipt of documents details of which is given below in connection with the Term Loan Sanctioned to you.

Property Address -1 :- Flat no. 301 on 3rd floor, in the building known as "Green Park CHS ltd constructed on Plot no. 10 , in sector 8 E , Kalamboli Navi Mumbai Taluka Panvel Dist Raigad

Property Area -1 : 49.963

Sr. No.	DOCUMENT NAME	DOCUEMNT DETAILS	DOCUMENT STATUS	RECEIVE DATE
1	ATS	Original agreement for sale executed between executed between M/s Green Park Developers in favor of Mr Mohd Muslim M Khan Mrs Khushnuma Mohd. Khan duly registered at office of sub registrar Panvel 2 under documents number 4138-2012 dt 09.05.2012	RECEIVED	01-06-2023
2	ATS	Original agreement for sale executed between Mr Mohd muslim Khan and Mrs khushnuma Khan in favor of Mr Nababali Shaikh and Mr Rauvabali Nabi Shaikh, Mr Thoufali Nabh Shaikh duly registered at office of sub registrar Panvel 2-7384-2023 dt 02.05.2023	RECEIVED	01-06-2023
3	PTM	Original permission to mortgagage issued by Green park CHS in favor of Aavas Financiers ltd dt 09.05.2023	RECEIVED	01-06-2023
4	NOI	ORIGINAL Notice of Intimation EXE BY NABABALI MOHAMMAD NABI in favor of Aavas Financiers Ltd with index II DATED.09.08.2023 NO.4399.2023	RECEIVED	16-08-2023
5	SALE DEED	Original sale deed executed between Mr Mohmad Muslim M Khan and Mrs Khushnama Khan in favor of Mr Nababali nabi shaikh and Mr Thoufali Sheikh and Mr Rauvabali Sheikh duly registered at office of sub registarr Panvel under documents number 8575-2023 dt 12.05.2023	RECEIVED	01-06-2023

Yours Sincerely,

Aavas Financiers Ltd.



Disclaimer: This is a system generated letter & does not require any signature.

GREEN PARK CHS

Rgn. NBOM/CIDCO/HSG/TC/7021/JTR/2017-18 DATED 18.07.2017

Plot No.10, Sector - 8E, Kalamboli, Navi Mumbai - 410 218.

Date - 12/05/2028

NO OBJECTION CUM- NO DUES CERTIFICATE (TO WHOMSOEVER IT MAY CONCERN)

This is to certify that **MR. MOHAMMED MUSLIM MUSTQEEM KHAN & MRS. KHUSHANUMA MOHD. MUSLIM** (SELLER) is the member of our Society and owner of **FLAT NO. 301, on 3rd Floor**, admeasuring **Built Up Area 59.955 Sq. Mtrs. (Carpet Area 49.963 Sq. Mtrs) + 7.347 Sq. Mtrs. Terrace** in the Building Known as "**GREEN PARK CHS. LTD.**", standing and constructed on **Plot No.10, Sector-8E**, being situated an lying at **Kalamboli, Tal-Panvel, Dist-Raigad, Navi Mumbai**. He/she/they has paid all dues of the Society up to date.

That is further certify **MR. MOHAMMED MUSLIM MUSTQEEM KHAN & MRS. KHUSHANUMA MOHD. MUSLIM** (SELLER) wish to sale & transfer said **FLAT NO. 301, on 3rd Floor**, admeasuring **Built Up Area 59.955 Sq. Mtrs. (Carpet Area 49.963 Sq. Mtrs) + 7.347 Sq. Mtrs. Terrace** in the Building Known as "**GREEN PARK CHS. LTD.**", standing and constructed on **Plot No.10, Sector-8E**, being situated an lying at **Kalamboli, Tal-Panvel, Dist-Raigad, Navi Mumbai**. to **1. MR. NABABALI MOHAMMAD NABI SHAIKH, 2. MR. THOUFALI NABI SHAIKH, & 3. MR. RAUVABALI MOHAMMAD NABI SHAIKH** (PURCHASER) and we have no objection to Transfer in the name of **1. MR. NABABALI MOHAMMAD NABI SHAIKH, 2. MR. THOUFALI NABI SHAIKH, & 3. MR. RAUVABALI MOHAMMAD NABI SHAIKH**.

This certificate is issued on the request of **MR. MOHAMMED MUSLIM MUSTQEEM KHAN & MRS. KHUSHANUMA MOHD. MUSLIM** (SELLER) to produce the same to the Sub-Registrar office, Panvel, Dist. Raigad & CIDCO Limited.



GREEN PARK CO-OP. HSG. SOC.

Asif

Secretary

GREEN PARK CO-OP. HSG. SOC.

BILL NO. (GGN) : 000002385003166

GSTIN: 27AAECM2933K1ZB

ग्राहक क्रमांक : 028650139285 मोबाईल/ईमेल : 97xxxxxx32

देयक दिनांक : 07-04-2024

देयक रक्कम रु : 2780.00

NABABALI M N SHAIKH AND THOUFALI N SHAIKH
FLAT-301 PLOT-10 SEC-BEGREEN PARK

देय दिनांक : 29-04-2024

या तारखे नंतर : 2810.00

मरल्यास

Scan this QR Code with BHIM App for UPI Payment.



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सुट किंवा विलंब आकार फुल्ल देयकात समाविष्ट करण्यात येईल.

क्यावती तक्रार निवारण केंद्र 24x7

1800-222-3435, 800-233-3435, 992, 9920

ग्राहकांचे तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 0345/KALAMBOLI S/DN /PANVEL URBAN
वर संकेत ** : 90/L T I Res 1-Phase
पोल क्रमांक :
पी सी./चक्र+ मार्ग-क्रम/दि.टी.सी. : 3/06/0434/1350/4569434
मिटर क्रमांक : 07620203369
रिडिंग ग्रुप : B3

पुरवठा दिनांक : 14-04-2011
मंजूर भार : 3.00 KW
सुरक्षा ठेव जमा (रु) : 2320.74
चालू रिडिंग दिनांक : 02-04-2024
मागील रिडिंग दिनांक : 02-03-2024

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
26487	26236	1.00	251	0	251

0 100 200 300

मार्च-2024	222	
फेब्रुवारी-2024	220	
जानेवारी-2024	257	
डिसेंबर-2023	246	
नोव्हेंबर-2023	248	
ऑक्टोबर-2023	213	
सप्टेंबर-2023	219	
ऑगस्ट-2023	191	
जुलै-2023	98	
जून-2023	0	
मे-2023	208	

वीज वापर
एप्रील - 2023 243
एप्रील - 2024 251

This Electricity Bill neither reflects a title nor is to be used as proof of ownership of any Property or Premises.

Meter Status: Normal

Bill Period: 1.03/Old Units before 01-04-2024 : 233

महत्वाचे

छांदील बिल: एवजी ई-बिल साठी नोंदणी करा व प्रत्येक बिलमागील 10 रूपाया गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी - <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर लपवून छांदील विलवर वरच्या बाजूला छव्या कोपऱ्या माई उपलब्ध आहे.)

एप्रील महिन्याचे रिडिंग साधारणतः 02-05-2024 रोजी तारखेला होईल.

सुमारे नोंदणी नंबर व ईमेल घेता बुकिंग असल्यास पुरवठा करत व्हासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे परत द्या.

*ऑनलाईन पॅमेल सुविधा: <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे सुविधा. सुमारे ऑनलाईन पॅमेल सुविधा उपलब्ध करा आणि 0.25% (जास्तीत जास्त रु.500) पर्यंत मिळवा सर्वोच्च प्रभावाचे कूपन. helpdesk_pg@mahadiscom.in वर संपर्क साधा.

विशेष संदेश

महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसह्य टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

Handwritten signature

लोक सक्षमीकरण प्लॅटफॉर्म
Axis My India ने Google सह भागीदारीची घोषणा केली
लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा

QR कोड स्कॅन करा ऐप डाऊनलोड करा
App मध्ये सर्व भर आणि आकर्षक दृशीय ठिकाणे

axis MY INDIA | People Empowerment Platform | India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

संकेतित विलीन युनिट : 0345	ग्राहक क्रमांक: 028650139285	पी.सी. B3	वर 90	या तारखे पर्यंत मरल्यास	16-04-2024	Rs 2760.00
अंतिम तारखे	29-04-2024			या तारखे नंतर मरल्यास	29-04-2024	Rs 2810.00
						Rs 2780.00

For Advt. sales@axismyindia.org

“जय रवेयी मा”

GREEN PARK DEVELOPERS

Address: Green Park, Plot No.10, Sec-8E, Kalamboli, Navi Mumbai.



Date: 02/07/2012

Possession LetterName of the purchaser: Mr. MOHD. MUSLIM MUSTQEEM KHAN. & Mrs. KHUSHNUMA MOHD. MUSLIM KHAN.Flat No.301, Green Park, Plot No.10, Sector. 8E, Kalamboli, Navi Mumbai.

We hereby declare that the purchaser has checked the above said flat and has found all the work and amenities perfect and is satisfied with the workmanship. While undertaking the possession of the said flat.

Possession taken by

Possession given by

Mr. MOHD. MUSLIM MUSTQEEM KHAN.
& Mrs. KHUSHNUMA MOHD. MUSLIM KHAN.

For Green Park Developers

GREEN PARK DEVELOPERS

DATE: 02.07.2012

AGREEMENT FOR SALE OF CAR PARKING SPACE

THIS AGREEMENT made at Navi Mumbai, on 02.07.2012, M/S.GREEN PARK DEVELOPERS, through its Partner SHRI. HIRJI GANESHA GAJORA, having its office at GREEN PARK, FLAT.NO.102, PLOT.NO.10, SEC-8E, KALAMBOLI, NAVI MUMBAI. 410 218, herein referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the one part.

AND

MR. MOHD.MUSLIM MUSTQEEN KHAN & MRS. KHUSHNUMA MOHD. MUSLIM KHAN, an adult Indian inhabitants, residing at Room.No.29/30, 2nd floor, Building.No. 110/114, Suleman Bldg (A), Nishan Padha Rd, Dongni, Mumbai-400009, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs executors. administrator and assigns) of the other Part.

Whereas by an Agreement made at Navi Mumbai on the day of 09.05.2012, BETWEEN M/S.GREEN PARK DEVELOPERS through its partner SHRI. HIRJI GANESHA GAJORA, therein also referred to as the seller of the one part and the purchaser MR. MOHD.MUSLIM MUSTQEEN KHAN & MRS. KHUSHNUMA MOHD. MUSLIM KHAN, therein also referred to as the purchaser of the other part (hereinafter referred to as the principal agreement) the seller have agreed and the purchaser has agreed to purchase a flat bearing 301, third floor in a building known as 'GREEN PARK', situated at PLOT.NO.10, SECTOR-8E, KALAMBOLI, NAVI MUMBAI.

GREEN PARK DEVELOPERS

AND WHEREAS in pursuance of the principal Agreement, the purchaser has paid to the seller the entire sale price and the seller having received from the Purchaser the entire sale price of the Flat has delivered to the Purchaser vacant and peaceful possession of the flat.

AND WHEREAS the Purchaser has made to the seller an application requesting the sellers to sell to them available open car parking and the seller has agreed to sell to the Purchaser available **Open Car Parking Space.No.19**, in the building known as "**GREEN PARK**" (hereinafter referred to as the open Car Parking Space) the same terms and conditions contained in this Agreement.

AND WHEREAS the Purchaser has requested the Seller to execute this agreement with the Purchaser agreeing to sell to the Purchaser the said Open Car Parking Space subject to the same terms and conditions contained in the Principal Agreement which the seller have agreed to do so in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. The seller hereby agree with the purchaser to sell to the Purchaser for parking their own vehicle in the said open Car Parking Space **No.19**, in **Green Park, Plot.No.10, Sector-8E, Kalamboli, Navi Mumbai**, and more particularly described in the schedule and the plan attached hereto subject to the terms and conditions contained in the Principal Agreement as if the seller have been selling the Open Car Parking Space under the Principal Agreement.
2. The Purchaser hereby agrees with the seller that the Purchaser shall use and occupy the Open Car Parking Space for the purpose of Keeping or parking the Purchaser's own vehicle and for no other purpose/use.

GREEN PARK DEVELOPERS

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

The Schedule above referred to

OPEN CAR PARKING SPACE NO.19, in the building known as "**GREEN PARK**" situated at PLOT.NO.10, SECTOR-8E, KALAMBOLI, NAVI MUMBAI.

SIGNED AND DELIVERED by the

Within named BUILDERS

M/S. GREEN PARK DEVELOPERS

Through its Partner

SHRI. HIRJI GANESHA GAJORA,

२२९ ०१७०२११ ०११२१

SIGNED AND DELIVERED by the

Within named 'PURCHASERS'

MR. MOHD.MUSLIM MUSTQEEN KHAN &

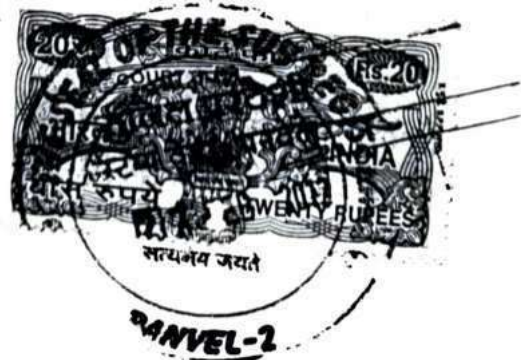
MRS. KHUSHNUMA MOHD. MUSLIM KHAN



गावाचे नाव : कळंबोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,650,000.00
बा.भा. रु. 2,610,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग 3/15/8ई** सदनिका क्र 301, तिसरा मजला **ग्रीन पार्क** स्टिल्ट +12, प्लॉट नं 10, सेक्टर 8ई, कळंबोली ता पनवेल जि रायगड, क्षेत्र 59.955 चौ.म बिल्टअप +टेरेस 7.347 चौ.मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ग्रीन पार्क डेव्हलपर्स तर्फे भागीदार कांजी करशन पटेल - -; घर/प्लॉट नं: प्लॉट नं 39 सेक्टर 9 नविन पनवेल -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGSPP5134G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मोहम्मद मुस्लिम मुस्तकिम खान - -; घर/प्लॉट नं: निशान पाडा रोड, डोंगरी, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ARQPK 6690 P.
(2) खुशनुमा मोहम्मद मुस्लिम खान - -; घर/प्लॉट नं: II; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर. CMQPK 3858 Q.
- (7) दिनांक करून दिल्याचा 09/05/2012
- (8) नोंदणीचा 09/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4138 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 132500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26500.00
- (12) शेरा

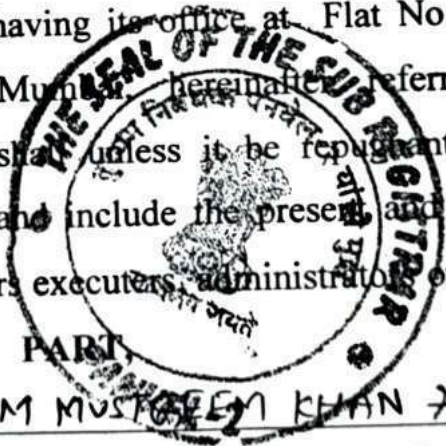
4/10/12
सहदुय्यम निबंधक, कर्ण ९
(पनवेल-२)



प व ल २
 ४९३८ २०१२
 ४ / १०

AGREEMENT FOR SALE

THIS ARTICALS OF AGREEMENT made and entered into at New Panvel on this 9th day of MAY in the year Two Thousand ~~Eleven~~ ^{Twelve} between **M/S GREEN PARK DEVELOPERS**, a Partnership Firm, having its office at Flat No. 303, Plot No. 39, Sector - 9, New Panvel, Navi Mumbai, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners and survivors of such last partners their heirs, executors, administrators or and assigns) of the **ONE PART,** AND



MES./MR./MRS. MOHD. MUSLIM MUSTAQUEEM KHAN & MRS. KHUSHNUMA MOHD. MUSLIMI KHAN age 35 & 33 years, adult, occupation BUSINESS, residing at ROOM No. 29, 30, IInd Floor, Building No. 110/114, Sulaman Bldg (A), Nishan Padha Rd, Dongri, Mumbai - 400009, hereinafter referred to as "**THE PURCHASER/s**" (which

expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs executors, administrators and assigns) of the **SECOND PART.**

Handwritten signatures and names in Marathi: कृष्ण x मुस्तफ़े + खुशनुमा

५ व ल २	
४९३८	२०१२
५ / ४०	

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Normal, 2nd floor, Nariman point, Bombay - 21, hereinafter referred to as **"THE CORPORATION"**. The said corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as **"THE SAID ACT"**).

WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Gaokhan area of Kalamboli and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.



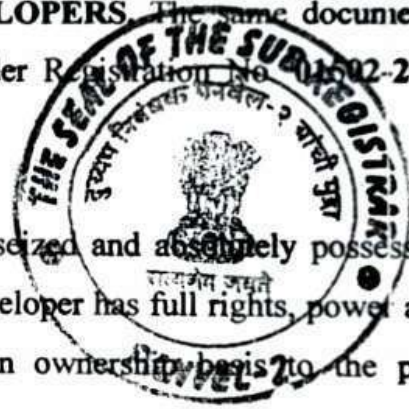
WHEREAS The Plot owner **SHRI AVINASH YADNESHWAR PATIL**, adult, residing At & Po. Navade, Tal.- Panvel, Dist.- Raigad (hereinafter referred to as **'THE LICENSEE'**) entitled to get plot under 12.5% plot allotment scheme, CIDCO has been allotted to **"THE LICENSEE"**, Plot No. 10, Sector-8E, Kalamboli, Tal.- Panvel Navi Mumbai

AND WHEREAS CIDCO consented to grant the Licensee lease of the above said plot admeasuring 1299.89 sq. mtrs, situated at Sector-8E, Kalamboli more particularly described in the schedule mentioned hereunder to **SHRI AVINASH YADNESHWAR PATIL**, for proper premium of Rs. 18,200/- (Rupees Eighteen Thousand Two Hundred only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 2nd September 2004 & the same document is duly registered at Sub registrar office, Panvel-2 under Registration No. 06413-2004 dated 08.09.2004. The Corporation handed over the possession of the said plot to **SHRI AVINASH YADNESHWAR PATIL**.

प व ल र	
४९३८	२०१२
६	१८०

AND WHEREAS vide a tripartite Agreement dated 13.4.2005 executed between the CIDCO, the licensee SHRI AVINASH YADNESHWAR PATIL, and the New Licensee M/S SONY CONSTRUCTIONS through its partners 1) ABDUL RAHEMAN A. QADIR DADAN, 2) SMT. VAHEEDA A. RAHEMAN DADAN . The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. 00228-2005 dated 13.04.2005. The CIDCO leased the said Plot No 10, Sector -8E, Kalamboli, Navi Mumbai to M/S SONY CONSTRUCTIONS, and issued final transfer order No. CIDCO/VASAHAT/NA/SATYO/KALAMBOLI/90A/05, dated 27.04.2005 and transferred the said plot in the name of M/S SONY CONSTRUCTIONS.

AND WHEREAS the Licensee M/S SONY CONSTRUCTIONS through its partners 1) ABDUL RAHEMAN A. QADIR DADAN, 2) SMT. VAHEEDA A. RAHEMAN DADAN has declared their intention to give the above said plot for the development cum sale to developer M/S GREEN PARK DEVELOPERS. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. 00228-2008 dated 04.02.2008.



AND WHEREAS thus the Developer owned seized and absolutely possessed of and sufficiently well entitled to the said plot, the Developer has full rights, power and title to develop the said plot and to sell the Flats on ownership basis to the prospective purchaser/s.

AND WHEREAS as per the Development permission & commencement certificate Ref. No. CIDCO/ATPO/1098 dated 20.06.2008 and can commenced the construction of building named "GREEN PARK" consisting of Stilt +12 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO.

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the purchaser of all the documents of title relating to the said plot, and said order, the plans, designs and specifications prepared by the Developer's Architect M/S DIMENSIONS having its office at Vashi, Navi Mumbai, specified under the (Maharashtra Ownership Flats Regulation of Construction, Sale Management & Transfer) Act, 1963, hereinafter referred to as "the said Act" and the rules made there under.

AND WHEREAS the copies of Certificate of Title issued by the Developer's Advocate Poonam A. Khare showing the nature of the title of the Developer to the said plot on

Handwritten signature and text at the bottom right of the page, including the name 'पुनम अ. खारे' (Poonam A. Khare) and other illegible markings.

प व ल र	
४९३८	२०१२
७ / ८०	

which the residential premises flats are constructed or are to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto:

AND WHEREAS the Developer has got approved from the concerned local authority the plans, the specifications, elevations, section and details of the said building/s

AND WHEREAS the CIDCO town planning authority has laid down certain stipulated conditions while sanctioning the plan and the said restrictions, terms and conditions are to be observed and performed by the Developer while developing the said Plot and the said building / s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by concerned local authority if applicable.

AND WHEREAS the developer has according to commenced commencing construction of the said building / s in accordance with the said plan/



AND WHEREAS under section 4 of the Maharashtra Ownership Flats Act, the Developer is required to execute a written Agreement for sale of said Flats to the Purchaser being in effect these presents and to register the said agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The developer shall construct the said building/s consisting of Stilt and Twelve upper floors on the said plot in accordance with the plan, designs, specifications approved by the concerned competent authority or CIDCO and which have been seen and accepted by the purchaser with only such variations and modifications and the developer may consider necessary or as any be required by the concerned competent authority or CIDCO to be made in them or any of them. Provide that Developer shall have to obtain prior consent in writing from the purchaser in respect of such variations or modifications that may adversely affect the above said purchased premises of the purchaser.

2. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the purchaser a Flat No. 301 admeasuring 537.60 Sq Ft. OR 49.963 Sq Mt. (Carpet area) & 79.053 Sq. Ft OR

अभिषेक मुस्लिम

प व ल २	
४९३८	२०१२
९८ / ४०	

additional taxes, charges, levies as and when levied on the sale of this Flat shall be borne and paid by the Purchaser alone. It is hereby specifically agreed by the parties hereto that the liability of the purchaser to pay the above Service tax shall remain in force even after the Developers have handed over the possession of the said Flat to purchaser. And at no point of time the Developers shall be liable to bear all pay the same in any manner whatsoever.

30. Flour mill, mutton/chicken shop/butcher shop, Ladies Dancing bar and clubs will not be permitted in the complex. Restaurant, wine Shop, Recreation clubs etc. will not be permitted in the complex without the written consent of the developers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the lease hold land)

All these piece or parcel of land lying being and situated at the village - Kalaraboli Taluka - Panvel, Dist.- Raigad bearing Plot No. 10, Sector 8E of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 1299.89 sq. Mtrs



SECOND SCHEDULE ABOVE REFERRED TO

On the property described in the first schedule hereinabove a building known as "GREEN PARK", (Stilt + 12) which is under construction and which would consist of flats on each floor out of the said building the Flat No. 301 on THIRD Floor, 49.963 Sq Mt. Carpet area and 59.955 Sq Mtr Built up area and 7.347 Sq Mt. Terrace area (Built up) shown by red colour boundary line on the block plan attached herewith is agreed to be sold to the purchaser.

THE THIRD SCHEDULE ABOVE REFERRED TO

(here setout the nature, extent and description of common areas and facilities/limited common areas and facilities) staircase including landing space, terrace, pump room, water storage tanks, open space around building within the compound wall and septic tank. The above said provision is not applicable in case of car parking space (stilt) garage and other similar areas.

अवधुत × अ. वि. दि. मुरलध

प व ल २	
४९३८	२०१२
१२ / ४०	

16

ANNEXURE - A
Title clearance certificate attached

ANNEXURE - B
flat / Building plan enclosed

ANNEXURE - C
Amenities list enclosed

ANNEXURE TO THE AGREEMENT
SPECIAL CONDITIONS

1. Initially, a common electric meter will be provided for each building, the individual flat meters are made available by MSEB in due course. The electric bill is expected to be shared by each flat owner / tenant and is to be paid to MSEB. If this is not done by the flat owner / tenant and subsequently if electricity connection is disconnected by MSEB, then in such eventually the Developer is indemnified for any claim by the flat purchaser's / Tenants.



2. The amount paid by the purchaser for permanent individual electric meters does not carry any interest and this amount has nothing to do with the outgoings payable by the purchaser as well as with the charges of MSEB for the common meter provided in each building. For any delay in providing individual flat meter by MSEB the purchaser will keep the Developer indemnified from any claims.

3. The monthly outgoing as per the agreement is expected to be paid by the purchase regularly every month in advance at the office of the developers. No intimation Notice will be issued for this purpose. In case of default of this payment by the purchaser, the developer can stop the services rendered by them like pump operation / repair, sweeper, placement of lights, bulbs in staircase, street, removing chocks in drainage system etc.

4. The purchaser is expected to take possession of flat as soon as it is ready as it is ready as per this agreement. In case of the purchaser does not take possession of the flat as per agreement from the date the building was completed and possession handed over to other purchaser/s,

८५१५४ २०१६ मुंबई नगरपालिका

प व ल २	
४९३५	२०१२
२०	१८

5. If the purchaser takes the possession and does not pay outgoings, he / she loses all benefits of the agreement for sale of flat signed by him/ her with the developer and in that case the building in which the defaulter's flat is situated and the said building is having a common electric meter then the Developer shall disconnect the electric connection given to the defaulter's flat since the outgoings included common electric charges like staircase lighting, pump energy consumption, pump operator charges, sweeper salary etc.
6. The drainage systems will be of septic tank type or CIDCO sewerage line. The chambers shall be cleaned to make free from any chock up by the Developer provided the outgoings are paid by the purchaser regularly as per agreement. If the outgoings are not received in time and if the chamber or septic tanks overflow, the Developer is not responsible for the same.
7. Normally the Co-Op. Housing Society of building after construction and guarantee period is formed by the Developer. In case the purchaser is not a member of such society, the Developer NOC is mandatory and if a society is formed without such NOC will not be recognized by the Developer. Any society is formed by purchaser and share certificate is issued by them and flats are resold without NOC from Developer, the transaction is full and void and the benefits of this agreement is not automatically passed on to the new purchaser.
8. The completion date of building mentioned in this agreement as like per project formulation details is based on several factors availability of construction materials, layout, natural circumstances like monsoon etc. Funds from the purchasers collectively etc. If any of the factors is unfavorable to the Developer, it can affect adversely the completion target fixed by the Developer. Such circumstances will keep the Developer free from any claims by the purchaser either before possession or after possession of the flat. The purchaser agrees to keep the Developer indemnified for such delays. The above special conditions from part of the main agreement executed by the purchaser and Developer.

M/S GREEN PARK DEVELOPERS

गुड-लाम

01/11/12

11/11/12

प व ल २
 ४९३८ २०१२
 २९ / ८०

IN WITNESS WHEREOF THE parties to this agreement have subscribed their hands on the day and year first mentioned hereinabove.

SIGNED SEALED AND DELIVERED

By the within named **DEVELOPERS**
M/S GREEN PARK DEVELOPERS

Through its Partner

MR. KANJI KARSAN PATEL

PAN NO. AGSPP5134G

In the presence of

1. Adv. Poonam A. Khore, sec-9 New Panvel
2. Manjulata Jena, sec-9, New Panvel



Handwritten signature of Kanji Karsan Patel

SIGNED, SEALED AND DELIVERED

By the within named **PURCHASER/S**

1) MR/MRS. MOHD. MUSLIM MUSTAGEEM KHAN

PAN NO. → ARQPK 6690P

2) MRS. KHUSHNUMA MOHD. MUSLIM KHAN

↳ PAN NO. → CMQPK 3858 Q

In the presence of

1. Adv. Poonam A. Khore, sec-9 New Panvel
2. Manjulata Jena, sec-9, New Panvel



Handwritten signature of Mr. Mohd. Muslim Mustageem Khan



Handwritten signature of Mrs. Khushnuma Mohd. Muslim Khan

RECEIPT

Received of and from the purchaser above named the sum of Rs. 1,00,000/- (Rupees ONE LAKH only) by cash / cheque No. 029172 dated 02.05.2012 Drawn on ICICI BANK, New Panvel being advance payment paid by purchaser to the Developer towards Flat No. 301 in the building "**GREEN PARK**" at plot no.10, sector 8E, Kalamboli, Navi Mumbai.

We say Received,

Rs. 1,00,000/-

(M/S GREEN PARK DEVELOPERS)

(Partner)



प व ल २	
४९३८	२०१२
२२ / १०	

Poonam A. khare

B.Sc.L.L.B
ADVOCATE

Office: 004, Krishna Darshan Building,

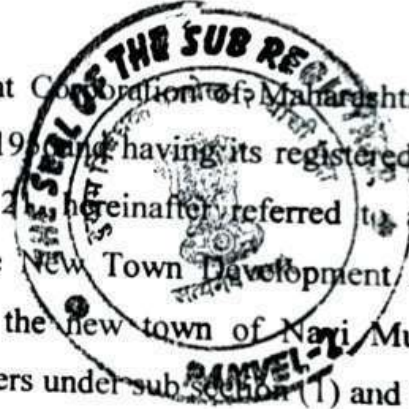
Plot No.49&50, Sec 10, New Panvel,
Navi Mumbai-410206. Tel: 63167914
Mobile.No. 9820408472

TITLE CERTIFICATE

Ref.: - In respect of Plot bearing No. 10, Sector - 8E, Kalamboli Tal. Panvel, Dist. Raigad, Building named "GREEN PARK" to be developed by **M/S GREEN PARK DEVELOPERS.**

On request of **M/S GREEN PARK DEVELOPERS**, having its office at Plot No.10, Sector - 8E, Kalamboli, Tal. Panvel, Dist. Raigad, The said plots are coming under **CIDCO** limit and sub-register office at Panvel. I referred and taken the following notes of the relevant documents produced by them in front of me.

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Normal, 2nd floor, Nariman point, Bombay - 2, hereinafter referred to as "**THE CORPORATION**". The said corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under subsection (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**").



WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Gaathan area of Kalamboli and other villages on such place of lands / plots acquired by the state Government and subsequently vested

५५/५० x ०६/१०/१२/१५



in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

WHEREAS The Plot owner **SHRI AVINASH YADNESHWAR PATIL**, adult, residing At & Po. Navade, Tal.- Panvel, Dist.- Raigad (hereinafter referred to as '**THE LICENSEE**') entitled to get plot under 12.5% plot allotment scheme, **CIDCO** has been allotted to "**THE LICENSEE**", Plot No. 10, Sector-8E, Kalamboli, Tal.- Panvel Navi Mumbai

AND WHEREAS **CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 1299.89 sq. mtrs, situated at Sector-8E, Kalamboli more particularly described in the schedule mentioned hereunder to **SHRI AVINASH YADNESHWAR PATIL**, for proper premium of Rs. 18,200/- (Rupees Eighteen Thousand Two Hundred only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 2nd September 2004 & the same document is duly registered at Sub registrar office, Panvel-3 under Registration No. **06413-2004** dated **08.09.2004**. The Corporation handed over the possession of the said plot to **SHRI AVINASH YADNESHWAR PATIL**.

AND WHEREAS vide a tripartite Agreement dated 13.4.2005 executed between the **CIDCO**, the licensee **SHRI AVINASH YADNESHWAR PATIL**, and the New Licensee **M/S SONY CONSTRUCTIONS** through its partners 1) **ABDUL RAHEMAN A. QADIR DADAN**, 2) **SMT. VAHEEDA A. RAHEMAN DADAN**. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. **00228-2005** dated **13.04.2005**. The **CIDCO** leased the said Plot No 10, Sector -8E, Kalamboli, Navi Mumbai to **M/S SONY CONSTRUCTIONS**, and issued final transfer order No. **CIDCO/VASAHAT/NA/SATYO/KALAMBOLI/90A/05**, dated **27.04.2005** and transferred the said plot in the name of **M/S SONY CONSTRUCTIONS**.

AND WHEREAS the Licensee **M/S SONY CONSTRUCTIONS** through its partners 1) **ABDUL RAHEMAN A. QADIR DADAN**, 2) **SMT. VAHEEDA A. RAHEMAN DADAN** has declared their intention to give the above said plot for the development cum sale to developer **M/S GREEN PARK DEVELOPERS**. The same document is duly registered at Sub registrar office, Panvel-3 under Registration No. **01502-2008** dated **04.02.2008**.

प व ल २	
४९३८	२०१२
२४ / ८०	

AND WHEREAS as per the Development permission & commencement certificate Ref. No. CIDCO/ATPO/1098 dated 20.06.2008 and can commenced the construction of building named "GREEN PARK" consisting of Stilt +12 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO.

By referring all relevant documents I hereby state that the said Plot No. 10, Sector 8E, Kalamboli of M/S GREEN PARK DEVELOPERS, a partnership firm is clear and Marketable title and free from all encumbrances subject to CIDCO's terms and conditions of Agreement to lease.

SCHEDULE ABOVE REFERRED TO

(Description of the lease hold land)

All these piece or parcel of land lying being and situated at the village - Kalamboli Taluka - Panvel, Dist.- Raigad bearing Plot No. 10, Sector 8E (while Gaothan Expansion Scheme) Scheme, admeasuring 1299.89 sq. mtr. which is bounded as follows:

ON OR TOWARDS THE EAST :- Plot No. 9
 ON OR TOWARDS THE WEST :- Plot No. 11
 ON OR TOWARDS THE NORTH:- Plot No. 3
 ON OR TOWARDS THE SOUTH :- 14.35 mtr. wide Road



Place: Panvel

Sd-

Date: 12/8/2008

Poonam A. Khare
(Advocate)

09/05/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

5:36:16 pm

सह दु.नि.पनवेल 2

दस्त क्र 4138/2012

3e180

दस्त क्रमांक : 4138/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मोहम्मद मुस्लिम मुस्तकिम खान - -
पत्ता: घर/फ्लॅट नं: निशान पाडा रोड, डोंगरी, मुंबई
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: ARQPK 669

लिहून घेणार

वय 35

सही

मुस्लिम



2 नाव: खुशनुमा मोहम्मद मुस्लिम खान - -
पत्ता: घर/फ्लॅट नं: 11
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: CMQPK 3858 Q

लिहून घेणार

वय 33

सही

खुशनुमा



3 नाव: ग्रीन पार्क डेव्हलपर्स तर्फे भागीदार कांजी करशन
पटेल - -
पत्ता: घर/फ्लॅट नं: प्लॉट नं 39 सेक्टर 9 नविन
पनवेल
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका

लिहून देणार

वय 41

सही

K. W. G. P.



दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (4138/2012)

80/80

दस्त क्र. [उरण-4138-2012] चा गोषवारा
बाजार मुल्य :2610500 मोबदला 2650000 भरलेले मुद्रांक शुल्क : 132500

पावती क्र.:4194 दिनांक:09/05/2012
पावतीचे वर्णन
नाव: मोहम्मद मुस्लिम मुस्तकिम खान - -

दस्त हजर केल्याचा दिनांक :09/05/2012 05:31 PM
निष्पादनाचा दिनांक : 09/05/2012
दस्त हजर करणा-याची सही :

मुस्लिम

26500 : नोंदणी फी
800 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

27300: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 09/05/2012 05:31 PM
शिकका क्र. 2 ची वेळ : (फी) 09/05/2012 05:34 PM
शिकका क्र. 3 ची वेळ : (कबुली) 09/05/2012 05:35 PM
शिकका क्र. 4 ची वेळ : (ओळख) 09/05/2012 05:36 PM

Mute

दस्त नोंद केल्याचा दिनांक : 09/05/2012 05:36 PM

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

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

1) मोहम्मद मुस्तिकीम खान- - ,घर/प्लॉट नं: वडाळा,मं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) मंजुलता जैना- - ,घर/प्लॉट नं: नविन पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

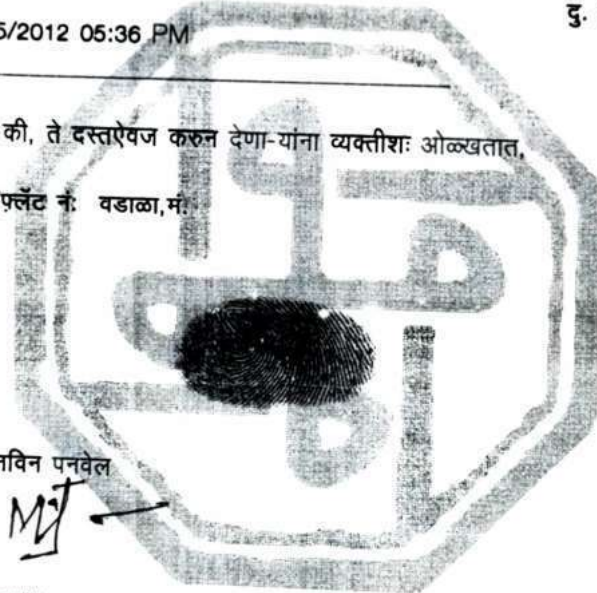
पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

dear



Mute

दु. निबंधकाची सही
सह दु.नि.पनवेल 2

प्रमाणित करणेत घेते की सदर दस्तास एकूण

पाने आहेत. पुस्तक क्र.

क्रमांक 8936 घर नोंदला

80

Mute

सह. दुय्यम निबंधक, वर्ग २, पनवेल-२
दिनांक ९ माहे ५ सन २०१२

