

AMT-I
KETAW

Please Tick

Saving A/C No <u>11221201050</u>	Branch FILE No _____
CIF NO. : _____	Tie up no (if applicable) <u>None</u>
LOS Reference No. _____	PAL/Take Over/NEW/Resale/Top up _____

Applicant Name : MOHAMMED YAKUB SHER MOHAMMAD KHANE
 Co-Applicant Name : KHALDA MOHAMMED YAKUB KHAN

Contract (Resi.) : _____ Mobile 9867818786

Loan Amount : <u>2000000L</u>	Tenure <u>200 month</u>
Interest Rate : <u>8.70</u>	EMI : _____
Loan Type : <u>Home Loan</u>	SBI LIFE _____
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : SHIL PHATA THANE
 Property Cost : 5000000L
 Name of Developer / Vendor : _____

RBO - _____ ZONE - _____ Branch : Rishikesh Malih (Code No) 60883
 Contact Person : Rishikesh malih Mobile No. 8356084520
 Name of RACPC Co-ordinator along with Mob No _____

	DATE		DATE
SEARCH - 1	<u>J.M. ASGUTER</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>PHANIB PISHNA</u>	OFFICE VERIFICATION	
VALUATION - 1	<u>VAJRAKAL</u>	SITE INSPECTION	
VALUATION - 2	<u>PALATHI</u>		

HLST / MPST / BM / FS / along with Mob No. : _____



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH _____

Please Tick

g A/C No <u>1121201050</u>	Branch FILE No.:
O.:	Tie up no (if applicable) <u>NGW</u>
Reference No.:	PAL/Take Over/NEW/Resale/Top up

licant Name : MOHAMMED YAKUB SHER MOHAMMAD KHANE
 Applicant Name : KHALDA MOHAMMED YAKUB KHAN

act (Resi.): _____ Mobile 9867818786

Amount : <u>2000000L</u>	Tenure <u>240 months</u>
est Rate : <u>8.70</u>	EMI :
Type : <u>Home Loan</u>	SBI LIFE

Loan _____ Maxgain _____
 Home Top up _____

erty Location : SHIL PHATA THANE

erty Cost : 5000000L

e of Developer / Vendor :

ZONE - _____ Branch : Rishikesh Malah (Code No) 60883
 Contact Person : Rishikesh Malah Mobile No. 8356084520

ne of RACPC Co-ordinator along with Mob No

	DATE		DATE
ARCH - 1	<u>J.M. Asguler</u>	RESIDENCE VERIFICATION	
ARCH - 2	<u>AMRAB MISHRA</u>	OFFICE VERIFICATION	
LUATION - 1	<u>WASTUKAL</u>	SITE INSPECTION	
LUATION - 2	<u>PALATHI</u>		

Receipt (pavti)

74/14925

Tuesday, May 28, 2024

1:11 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16783

दिनांक: 28/05/2024

गावाचे नाव: शिळ

दस्तऐवजाचा अनुक्रमांक: टनन2-14925-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मोहम्मद याकुब शेर मोहम्मद खान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

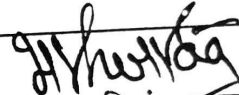
रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 31240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:30 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक दर्जा - २
जिल्हा नोंदणी अधिकारी, थाने क्र. २
Registrar Thane 2

बाजार मुल्य: रु.3039036 /-

मोबदला रु.2600000/-

भरलेले मुद्रांक शुल्क : रु. 212800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1240/-

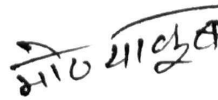
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524276215110 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002650743202425E दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:





28/05/2024

सूची क्र.2

दुय्यम निबंधक : मह. न. नि. ठाणे 2

दस्त क्रमांक : 14925/2024

नोंदणी :

Regn 63m

गावाचे नाव : शिळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	3039036
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका न.402, चौथा मजला, बिन्डींग न.ए-2, के.के.रेसिडन्सी शीळ ठाणे .क्षेत्र. 44.85 चौ.मी. कारपेट (मोन न. 24/92/15 अ -61600/-) (Survey Number : सर्वे न. 192/3पार्ट ;)
(5) क्षेत्रफळ	1) 44.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स /एम.आर रिअल्टी चे डायरेक्टर श्री.अब्दुल करीम अब्दुल हलीम खान -- वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जावेद बिल्डींग बेसमेंट काका नगर, कौसा कब्रस्थान नंतर कौसा मुंब्रा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAYFM6045R 2): नाव:-मेसर्स/एम.आर रिअल्टी चे डायरेक्टर श्री. मोहम्मद आजम अलाउद्दीन शेख वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जावेद बिल्डींग बेसमेंट काका नगर, कौसा कब्रस्थान नंतर कौसा मुंब्रा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAYFM6045R 3): नाव:-मेसर्स/एम.आर रिअल्टी चे डायरेक्टर श्री. शकील मुश्ताक शेख वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जावेद बिल्डींग बेसमेंट काका नगर, कौसा कब्रस्थान नंतर कौसा मुंब्रा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAYFM6045R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद याकुब शेर मोहम्मद खान वय:-50; पत्ता:-प्लॉट नं: शॉप न.2457, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ठाणे बेलापूर रोड तुर्मे स्टोर नवी मुंबई, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AKVPK8868P 2): नाव:-खालदा मोहम्मदयाकुब खान वय:-52; पत्ता:-प्लॉट नं: शॉप न.2457, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ठाणे बेलापूर रोड तुर्मे स्टोर नवी मुंबई CIAPK5393N, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-CIAPK5393N
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14925/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	212800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area and





CHALLAN
MTR Form Number-6



GRN MH002650743202425E BARCODE [Barcode] Date 28/05/2024-12:27:32 Form ID 252

Department Inspector General Of Registration
Type of Payment Stamp Duty Registration Fee

Handwritten: 2024-25
Date: 28/05/2024-12:27:32
Form ID: 252
प्ल कमाक 90224/2024
9/1/24

TAX ID / TAN (If Any)
PAN No.(If Applicable) AKPK9969P

Office Name THN2 THANE 2 JOINT SUB REGISTRAR
Full Name MOHAMMAD YAKUB SHER MOHAMMAD KHAT.

Location THANE
Flat/Block No. FLAT NO.402, 4 TH FLOOR, BUILDING A2.
Year 2024-2025 One Time

Account Head Details
Amount In Rs. Premises/Building
Road/Street K K RESIDENCY SHIL THANE

030046401 Stamp Duty 212800.00
030063301 Registration Fee 30000.00
Area/Locality SHIL THANE
Town/City/District

PIN 4 0 0 6 1 2

Remarks (If Any)
PAN2=AAAYFM6045R-SecondPartyName=M R REALTY-CA=2600000

Amount In Two Lakh Forty Two Thousand Eight Hundred Rupees O
Words nly

Total 2,42,800.00

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque-DD Details
Bank CIN Ref No. 69103332024052813826 2871054780

Bank Date RBI Date 28/05/2024-12:28:22 Not Verified with RBI
Bank-Branch IDBI BANK
Scroll No. Date Not Verified with Scri

Cheque/DD No
Name of Bank
Name of Branch

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरस्थ निबंधक कार्यालय व सीडीपी कार्यालयों में दर्ज कराया जा सकता है। अन्य जगहों पर प्रयोग नहीं किया जा सकता है।

Handwritten signatures



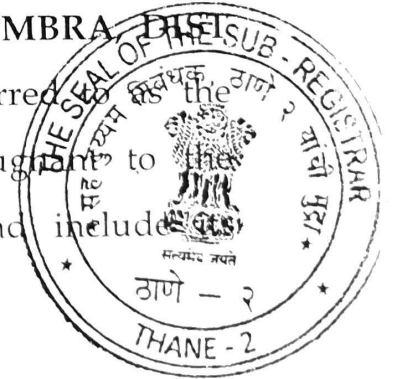
AGREEMENT FOR SALE

THIS AGREEMENT is made at THANE on this 2
May, in the Christian Year 2024
M/S. M. R. REALTY, a Company duly registered under
companies Act, having its Directors 1. MR. ABDUL KALAM
HALIM KHAN, of Age - 52 yrs, Occu. Business, 2. MR. MOHAMMAD
AZAM ALAUDDIN SHAIKH, Age- 48 yrs, Occu. Business,
SHAKEEL MUSHTAQ SHAIKH, Age- 47 yrs., Occup.-Business,
its registered office at : AL - JAVED BUILDING BASEMENT
KAUSA KABRASTAN, KAKA NAGAR, KAUSA, MUMBAI
THANE : 400 612, MAHARASHTRA, hereinafter referred to as
'DEVELOPERS', (which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and include
administrators, assigns, etc.) of the ONE PART;



AGREEMENT FOR SALE

THIS AGREEMENT is made at THANE on this 28 day of May, in the Christian Year 2024 BETWEEN M/S. M. R. REALTY, a Company duly registered under Indian companies Act, having its Directors 1. MR. ABDUL KARIM ABDUL HALIM KHAN, of Age - 52 yrs, Occu. Business, 2. MR. MOHAMMAD AZAM ALAUDDIN SHAIKH, Age- 48 yrs, Occu. Business, 3. MR. SHAKEEL MUSHTAQ SHAIKH, Age- 47 yrs., Occup.-Business, having its registered office at : AL - JAVED BUILDING BASEMENT NEAR KAUSA KABRASTAN, KAKA NAGAR, KAUSA, MUMBRA, DISTRICT THANE : 400 612, MAHARASHTRA, hereinafter referred to as the 'DEVELOPERS', (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include administrators, assigns, etc.) of the ONE PART;



[Handwritten signatures and names]
मो. शाकेल
खालदा खात

7/1/22
पत्र क्रमांक 90/2022
2/1/22

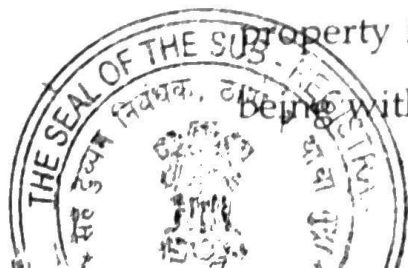
A N D

1. MR. MOHAMMAD YAKUB SHER MOHAMMAD KHAN, an adult, Residing at : Shop No. 2457, Thane Belapur Road, Turbhe Store, Navi Mumbai, Thane 400705. Maharashtra. 2. MRS. KHALDA MOHAMMAD YAKUB KHAN, an adult , Residing at : 2457, Thane Belapur Road, Near Turbhe Railway Station, Turbhe Store, Navi Mumbai, Thane 400705. Maharashtra. hereinafter referred to as the "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individuals or individual, such individual and or individuals his/her/their respective heirs, executors and administrators, in the case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in the case of the company, its successors and permitted assigns) of the OTHER PART ; and

WHEREAS

a. Originally since prior to 1976, the land bearing Survey no. 192, Hissa no. 3 (PT) in total admeasuring about 3,300 Sq meter, lying being and situated at village Shil, Taluka and District Thane (more particularly described in Schedule of Property written hereunder and called as "the said property") was seized, possessed and owned by Mrs. Suman V. Alimkar, Mr. Praveen V. Alimkar, Mr. Pradeep V. Alimkar, Mrs. Sandhya S. Gayakwad, Mr. Survana J. Patil, Mr. Deenesh N. Patil.

b. The Owners are absolute and joint Owners and or otherwise well seized and sufficiently entitled to and in possession of that the said property free from all encumbrances. The said property lying and being within territorial limits of Thane Municipal Corporation and

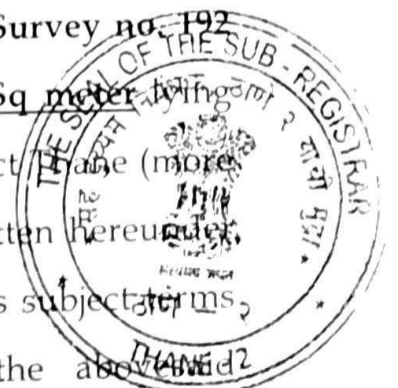


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१९२५/२००६
५ १ ९२

falls under residential zone as per sanctioned development plan of Municipal Corporation of Thane City.

c. The Developers therefore by a registered Development Agreement dt. 20/10/2018 duly registered under Sr. no. TNN-14714/2018 dt. 20/10/2018 and Power of Attorney dt. 20-10-2018 duly registered under Sr. no. 14716/2018 dt. 20-10-2018 (hereinafter the Development agreement dt. 20/10/2018 and Power of Attorney dt. 20-10-2018 are collectively called and referred to as "the said Development Agreement") have granted, transferred and assigned their right to develop the said property by way constructing buildings, structures, premises, etc. consist of residential, commercial, etc. flats, premises, etc. with ultimate right to get conveyance of all ownership right, title and interest of said property and buildings constructed thereon either in name of the Developer or its nominee, assignee including a co-operative housing society or company or association formed and registered of purchasers of flats, shops, etc. development works on certain terms and conditions contained in the said Development Agreement. By the said Development Agreement, the Owners have also granted, transferred rights to the Developers to sell, transfer flats/shops/premises constructed on the said property to the prospective buyer/transferee on ownership basis for consideration and the developers accept the same.

d. Accordingly by abovesaid registered Development Agreement and Power of attorney the Developer has acquired development rights in respect of the said property land bearing Survey no. 192 Hissa no. 3(PT) in total admeasuring about 3,300 Sq meter being and situated at village Shil, Taluka and District Thane (more particularly described in Schedule of Property written hereunder and called as " the said property") from its owners subject to terms and conditions more particularly written in the above



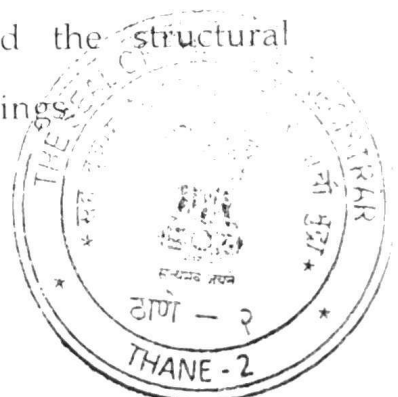
development agreement. By virtue of development rights acquired by the abovesaid development agreement and power of attorney, the developer are entitled to construct one or more building consist of residential, commercial, etc. usable premises and to sell, transfer residential, commercial, etc. usable premises of the developer's share on ownership basis or otherwise to prospective purchasers and further the owners of the said Property agreed to transfer, convey ownership rights, title and interest in said property to nominee/s of the developers which includes federal Co-operative Housing society Ltd. or Apartment owners association or Company as the case may be formed of purchasers of residential, commercial, etc. usable premises in the buildings proposed to be constructed on the said property.

- e. The Developer is developing a housing scheme on the said Property under which the Developers are constructing about 3 buildings consist of flats, shops, garages, etc. having common amenities and facilities, common internal road, with object to sell constructed flat, shops, etc. premises on ownership basis to prospective purchaser/s. The Developer has got a lay out plan and development plan sanctioned of proposed development. The Developer propose to purchase and acquire Transferable Development Rights (Credit F.S.I.) of other land and premium F.S.I. and enhanced F.S.I. from Thane Municipal Corporation to construct building consist of residential /commercial usable premises, etc. on the said property. The Developer proposes to acquire and develop adjoining or adjacent plot/s of land to the said property by amalgamating the said Property herein and adjacent plots. For that the Developer propose to get a separate development plan sanctioned or revised or addition, deletion, alteration and amended plan of the said Property herein may be get approved and next phase of the housing scheme will be



Developer shall share all or various common amenities including internal passing/access road with adjoin development of plot/project. After completion of construction work of all buildings, amenities and facilities and occupancy certificate is issued by Thane Municipal Corporation, the Developer shall form co-operative housing society or Apartment Owners Association or company of all flat, shops, etc. purchasers in one or more building together. And after formation of co-operative housing society or Apartment Owners Association or company as the case may be the Developer intends to transfer, convey ownership rights of the said Property and structure of all building standing thereon to federal co-operative housing society or association or group of companies as the case may be formed of co-operative housing society or Apartment Owners Association or company formed of flat, shop, etc. purchasers of one or more buildings proposed to construct on the said property.

- f. AND WHEREAS the Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- g. AND WHEREAS the Developer has registered the Project under the provisions of Real Estate Act, 2016 and the Real Estate Regulatory Authority at **RERA No P51700027183**; authenticated copy is attached in Annexure ".....".
- h. AND WHEREAS the Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings



2024/2028
i. / The Plan of buildings to be constructed on the said property by using basic F.S.I. of the said property have been sanctioned by Thane Municipal Corporation under Development Permission no. V. P. No. S11/0224/19 NEW TMC/TDD/3461/20 DT. 22/09/2020. Authenticated copy of the SANCTIONED PLANS is annexed hereto and marked as ANNEXURE - ".....".

- j. The Developer hereby expressly declares that it intends to further amend and construct additional construction in addition to above said sanctioned plans by using and loading full permissible T.D.R. of the other property and premium, fungible F.S.I. and T.D.R., etc. that may be available from time to time in future of the said property.
- k. The Developer has proposed to construct on the said property Three Buildings, out of that building No. A1 shall be consist of Ground (pt)+ Stilt (pt) + Seven floors and building no. A2 and A3 shall be consist of Ground (pt)+ Stilt (pt) + Seven floors consisting of residential, commercial premises, stilt parking, etc. Authenticated copy layout plan of proposed construction is Annexed herewith as "Annexure "....".
- l. Housing scheme being constructed on the said Property shall be named as "K. K. RESIDENCY".
- m. Thane Municipal Corporation has granted commencement certificate bearing no. V. P. No. S11/0224/19 NEW TMC/TDD/3461/20 DT. 22/09/2020. Authenticated Copy of the said Commencement Certificates are annexed hereto and marked as ANNEXURE -".....".
- n. The Developer already has allotted flats/constructed premises of consideration agreed to be given to the Owners of the said property as per the said Development Agreement.

The Purchaser/s is/are in search of flat / shop and therefore on information he / they approached the Developer. After inquiry the



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स क्रमांक १२२५/२०२६

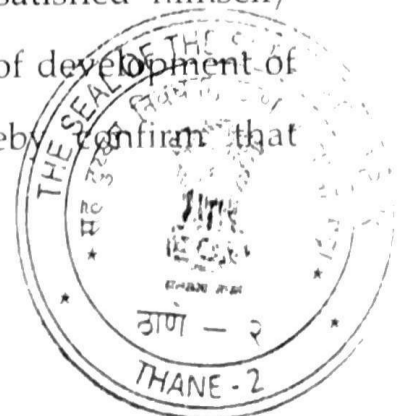
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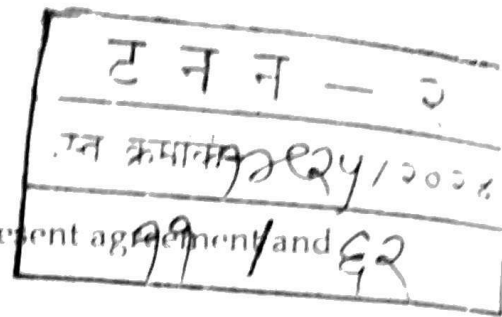
Purchaser/s understood that the Developer intends to develop scheme / project of three buildings as aforesaid and shown in lay out plan of project on the said property. The Purchaser/s liked the project. The Purchaser/s desires to purchase a flat / shop bearing No. 402 on 4th floor, Building No. A-2 of "K. K. RESIDENCY " project being constructed at Mauje Shil, Taluka and District Thane and more particularly described in the Second Schedule-II hereunder written (herein referred to as "the Said Premises"). And therefore he/she/they requested the Developer to sell him/her/them that the said premises / flat / shop. After discussion between the flat purchaser/s and the Developers, subject to terms and conditions of this agreement the Developers have agreed to sale the said premises to the Purchaser on terms and conditions more particularly written in this agreement. Authenticated Copy of floor plan of the said premises is annexed herewith as "ANNEXURE ".....".

p. The Purchaser/s has/have seen sanctioned plan of Flat No. 402 of A2 Building approved by the Municipal Corporation of Thane. The Developers intends to construct this building as part of "K. K. RESIDENCY" project (hereinafter referred to as "the said building").

q. AND WHEREAS the Developer has rights to sell the Flats / Commercial Area / garage/said premises of his share in the building/s intended to be constructed on the said Property and to enter into agreements with the purchasers of the Flats / Commercial Area / garage and to receive the sale proceeds thereof.

r. AND WHEREAS the purchaser/s has/have satisfied himself/ herself/themselves about the Developers rights of development of the said Property and the purchaser/s hereby confirm that





Developer" in the manner mentioned in the present agreement and the same is acceptable to the Purchaser/s.

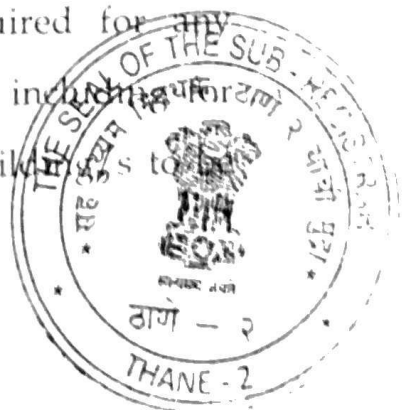
- v. The Developer agrees to sell the said Premises to the Purchaser/s for the lumpsum amount of consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakh Only) and on the terms and conditions appearing hereinafter.
- The Purchaser/s has/have paid to the Developers the sum of Rs 2,00,000/- (Rupees Two Lakh Only) on or before the execution hereof and has agreed to pay to the Developers the total consideration as per the terms and conditions of this agreement.

AND WHEREAS, under section 13 of the said Act the Developer is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

- (1) The Developer is as aforesaid constructing and shall construct three buildings including the said Premises along with other buildings on the said Property in accordance with the plans, designs, specifications etc. approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developers may consider necessary or convenient or as may be required by the concerned local authority or the Government to be made in them or any of them.

No intimation to the Purchaser/s shall be required for any modification, variation or amendment of the plan including additions/alterations/ modifications in the said building.



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company of all flat, shops, etc. purchasers in one or more building together. And after formation of co-operative housing society or Apartment Owners Association or company as the case may be the Developer intends to transfer, convey ownership rights of the said Property and structure of all building standing thereon to federal co-operative housing society or association or group of companies as the case may be formed of co-operative housing society or Apartment Owners Association or company formed of flat, shop, etc. purchasers of one or more buildings proposed to construct on the said land.

(12) The Purchaser/s agrees/s that the purchaser/s has/have no objection to and/or shall never object to grant /agreement made and entered into between the Developers and other person/the developer/society or flat purchasers in buildings constructed on adjoining/adjacent land in respect of right to use internal road/access road/internal scheme road of **K. K. RESIDENCY** project. The purchaser/s agree/s that the developer shall be entitled to grant, transfer, assign the right to use and access internal road/access road/internal scheme road of **K. K. RESIDENCY** project to landowner of/developer of adjoining/adjacent land /flat purchaser/society of flat purchasers of building constructed on adjoining/adiacent land. The grantee/assignee/transferee or their assignee of the right of way /access shall be entitled to use/avail the aforesaid right of way/access for getting the development plan section on his/their/its adjoining /adjacent plot of land. The Purchaser/s hereby empower/give consent to the Developer to assign, transfer, grant right to use/avail internal road/access road/internal scheme road of **K. K. RESIDENCY** project to adjoining landowner/developer/etc. The Purchaser/s



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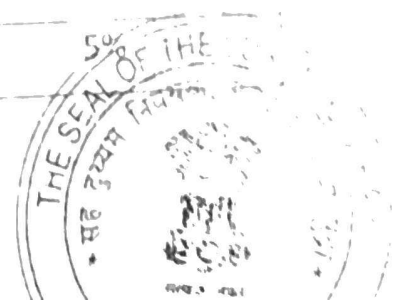
to **44.85 Sq/mtrs. (carpet)** on the 4th floor of the **A-2 building** in **K. RESIDENCY** " project delineated in RED color boundary line

on the floor plan thereof hereto annexed and marked as **ANNEXURE -"....."**(hereinafter referred to as "the said Premises") more particularly described in schedule II written hereunder.

(17) The Purchaser/s hereby agree/agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s the said premises for the lump sum price of **Rs. 26,00,000/- (Rupees Twenty Six Only)**

In addition to the total consideration the Purchaser/s agree to pay service tax , VAT or GST or any other tax, cess, etc. charges as and when it is levied by concerned government or semi government authorities from time to time, if levied and is applicable to this sale. The Purchaser/s has/have paid to the Developers on or before the execution of this agreement a sum of **Rs. 2,00,000 /- (Rupees Two Lakh Only)** being the part of total consideration amount payable under the agreement (The Developers admit & acknowledges the receipts thereof) OR as and by the way of earnest money and hereby agrees to pay to the Developers the balance amount of **Rs. 24,00,000 /- (Rupees Twenty Four Lakh Only)** in the following manner :

SLABS (% Of Total Price as Per RERA Clause 1.2)	Payment as % of total sale price
Booking Deposit (Including Token Amount)	10%
On Agreement	5%
Work Commencement	5%



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ADD OF PURCHASER :

Shop No. 2457, Thane Belapur Road, Turbhe Store, Navi Mumbai, ६२
Thane 400705. Maharashtra

The PAN Nos. of the parties are as under:

Owners/Developers:

M/S. M. R. REALTY

PAN : AAYFM6045R

Purchasers:

Mr. Mohammad Yakub Sher Mohammad Khan
(PAN No. AKVVK8868P)

Mrs. Khalda Mohammad Yakub Khan
(PAN No. CIAPK5393N)

- (71) The Developers shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.
- (72) The Stamp duty and Registration charges and other out of pocket expenses in respect of and incidental to this agreement and all other documents to be executed in pursuance of this agreement including any Power of Attorney and conveyance and/or transfer deed shall be borne and paid by the purchasers alone and the purchaser alone will be liable to pay all interest, penal interest penalty, if any, to be payable to the stamp authorities or any other authorities if any documents including this agreement is found to be insufficiently or improperly stamped or otherwise.
- (73) The said Purchaser/s is/are aware of the provisions Service Tax Act wherein service tax, VAT, GST has been levied on construction services. The said Purchaser/s shall be bound to



and which becomes payable.

to time, as

- (74) This agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act (Maharashtra Act No. XV of 1977) and the rules made under the said act to the extent they are mandatory.
- (75) Both parties hereto agree and admit that if any issue or dispute arises between the parties relating to terms and conditions hereof, that dispute shall be referred to sole arbitrator to be appointed by mutual consent by both the parties.
- (76) The Purchaser/s agrees/s that the purchaser/s has/have no objection to and/or shall never object to the arrangement /allotment made and entered into between the Developers and other flat/shop/premises Purchaser/s in respect of parking space/stilt parking in premises of **K. K. RESIDENCY** The purchaser/s agree/s that on request of the purchaser/s who has /have purchased or agree/s to purchase flat/shop or premises in **K. K. RESIDENCY**, the Developers are and shall be entitled to allot and handover Permanent parking space/stilt parking in premises of **K. K. RESIDENCY** The Purchaser/s hereby empower/give consent to the Developer who are Developer also of proposed housing cooperative society/association /company, etc. to allot/handover parking space/stilt parking to the purchaser.
- (77) This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersede any and all



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Developers agree and admit that by a resolution passed by Board of Directors of the Developer Company held on , the Board of Directors have appointed and authorized its two Directors namely 1. MR. ABDUL KARIM ABDUL HALIM KHAN, & 2. MR. SHAKEEL MUSHTAQ SHAIKH, to put seal of the Developer Company and sign, execute and register Agreement for sale of flat/shop/premises/development work in said project by any one of them or by both on behalf of the Developer Company.

THE SCHEDULES I ABOVE REFERRED TO:

All those pieces or parcels of land, hereditaments and premises bearing Survey no. 192, Hissa no. 3 (PT) in total admeasuring about 3300 sq meter, lying being and situated at village Shil, Taluka, Taluka and District Thane, within the registration district and sub-district of Thane and bounded as follows:

THE SCHEDULES II ABOVE REFERRED TO:

(The said Premises)

Flat/shop No 402 , admeasuring about sq.ft. [Carpet] equal to 44.85 sqmtrs. (Carpet), on the 4th Floor, in A-2 building of project known as "K. K. RESIDENCY" constructed on the abovesaid land, Village Shil, Taluka & District Thane, in the registration district and sub-district Thane, within the limits of Thane Municipal Corporation.

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IN WITNESS WHEREOF the parties hereto have here to set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
 by the within named DEVELOPER
 M/s. M. R. REALTY
 Through its duly authorized Director
 1. MR. ABDUL KARIM ABDUL HALIM KHAN



2. MR. MOHAMMAD AZAM ALAUDDIN SHAIKH



3. MR. SHAKEEL MUSHTAQ SHAIKH

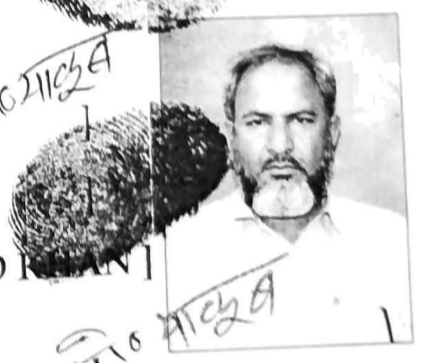


In the presence of

1. *M. R. Realty*

2. *M. R. Realty*

SIGNED, SEALED AND DELIVERED
 by the within named PURCHASER
 MR. MOHAMMAD YAKUB SHER MOHAMMAD KHAN



MRS. KHALDA MOHAMMAD YAKUB KHAN

In the presence of

1. *M. R. Realty*

2. *M. R. Realty*





THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

VP No : S11/0224/19 NEW

No : TMC/TDD/3461/20

Date : 22/9/2020

Building Details		
Building Name	Building Use	Resi_Commercial
: (BLDG- A2)		
Name of PWork : (BLDG- A2)		
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR		
Building Name : (BLDG- A1)		
Name of PWork : (BLDG- A1)		
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		
Building Name : (BLDG- A3)		
Name of PWork : (BLDG- A3)		
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR		

To,

Sameer Suresh Lotke (CA/2005/36694)

Mrs. Suman V. Alimkar, Mr. Praveen V. Alimkar, Mr.
Pradeep V. Alimkar, Mrs. Sandhya S. Gayakwad, Mr.
Survana J. Patil, Mr. Deenesh N. Patil

M/s M. R. Realty

(Architect)

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0224/19 dated 10/12/2019 and development Permission No. TMC/TDD/3461/20 dated 22/9/2020 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Sector: Sector 11, Village :- Shill, Survey No / H No. :- 192, Final Plot / Hissa No. :- 3(Pt.), the development Permission / Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates
- 13) CCTV System shall be installed before applying for occupation certificates.

- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate.
- 16) Vacant Land tax shall be paid before Commencement Notice.
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE PPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

B : To be complied before Commencement Notice

- 1 It shall be binding to carry out COVID-19 tests on Labours as per orders of Hon. MC dated 21.07.2020

C : To be complied before Plinth Certificate

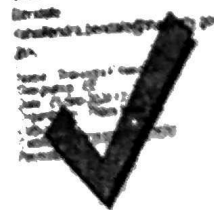
- 1 It is nessary to submit revised 7/12 & TILR as sanction sub division

D : To be complied before Occupation Certificate

- 1 It is nessary to submit register documents of Right of way given to Sub Plat. B. S.No. 200, 199.

Office No.....

Office Stamp.....





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P51700027183

Project: **KK RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: 192 H.NO 3PT at Thane (M Corp.), Thane,
Thane, 421204;

- M. R. Realty** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400612.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from 24/11/2020 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date 24-11-2020 16:21:12

Authorized Officer



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number **P51700027183**
Project: **KK RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **192 H.NO 3P** at Thane (M Corp.), Thane, Thane, **421204**;

- M. R. Realty** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400612**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **24/11/2020** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 24-11-2020 16:21:12


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- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Bio-gas Waste Composting System shall be installed before applying for occupation certificate.
- 16) Tax and road tax shall be paid before Commencement Notice.
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No. 18-1 & 4325 & certificate of structural stability should be submitted at the stage of Plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no. of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children.
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

WARNING PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE TERMS OF THE APPROVED PLAN IS A COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND URBAN PLANNING ACT, 1966.

- B. To be complied before Commencement Notice
 - 1. All be planning to carry out COVID-19 tests on Labours as per orders of Hon. MC dated 27/07/2020.
- C. To be complied before Plinth Certificate
 - 1. It is necessary to submit revised 7/12 & TILR as sanction sub division.
- D. To be complied before Occupation Certificate
 - 1. It is necessary to submit register documents of Right of way given by Sub Div. S.No. 200/199

Sub Div. S.No. 200/199
 20-1
 19-1
 18-1
 17-1
 16-1
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 6-1
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 3-1
 2-1
 1-1




Office Stamp
 Date: 13/9/2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABDUL KARIM KHAN
 ABDUL HALIM KHAN

03/04/1969
 Permanent Account Number
BYRPK5197A




[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMAD AZAM SHAIKH
 ALABDOIN ANWARUL HAQ SHAIKH

12/06/1973
 Permanent Account Number
B5FPS6794D



[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
 e-Permanent Account Number Card
BWRPS3920B




नाम / Name
SHAKEEL MUSHTAQ SHAIKH
 पिता का नाम / Father's Name
MUSHTAQ AHAMED SHAIKH
 जन्म की तारीख / Date of Birth
21/10/1974

[Handwritten Signature]
 हस्ताक्षर / Signature

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भारत सरकार
 GOVERNMENT OF INDIA

मोहमद जुनेद मुस्तफा खान
 Mohd Juned Mustafa Khan
 जन्म तिथि/DOB: 20/12/1979
 पुरुष/ MALE
 Mobile No: 8108928122

2973 1498 1592
 VID : 9183 7469 3999 5071

माझे आधार, माझी ओळख

not cancelled

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 S/O मुस्तफा खान, आर.सी. मार्ग जामा मस्जिद जवळ,
 इस्लामपूरा वाशी नाका चेंबूर माहल, एफ सी आय मुंबई,
 मुंबई
 महाराष्ट्र - 400074

Address :
 S/O Mustafa Khan, R.C. MARG NEAR JAMA
 MASJID, ISLAMPURA VASHI NAKA CHEMBUR
 MAHUL, F C I Mumbai, Mumbai,
 Maharashtra 400074

2973 1498 1592
 VID : 9183 7469 3999 5071

1447
 1440 300 144

www.uidai.gov.in

भारत सरकार
 GOVT OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

DEPARTMENT

MOHJUNED MUSTAFA KHAN

MUSTAFA KHAN



आयकर विभाग

INCOME TAX DEPARTMENT

MOHD NAJISH

MOHD MUSLIM

15/10/1989

Permanent Account Number

AOHPN8262J

Najish
Signature



भारत सरकार

GOVT. OF INDIA



19062014

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दस्त क्रमांक १२२५/२०२४
५८ / ६२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



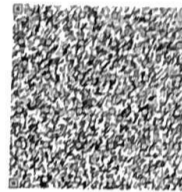
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DLMPK8769Q

नाम / Name
MOHD JUNED MUSTAFA KHAN

पिता का नाम / Father's Name
MUSTAFA KHAN

जन्म की तारीख /
Date of Birth
20/12/1979

md Juned
हस्ताक्षर / Signature



15102019

md Juned

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KHALDA MOHAMMADYAKUB KHAN
GULAM HAIDAR KHAN

11/06/1972

Permanent Account Number

CIAPK5393N

खालदा खान
Signature



खालदा खान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

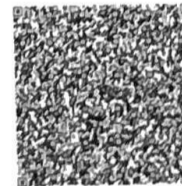
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKVPK8868P

नाम / Name
MOHAMMAD YAKUB SHER MOHAMMAD KHAN

पिता का नाम / Father's Name
SHER MOHAMMAD KHAN

जन्म की तारीख /
Date of Birth
18/07/1974

md Yakub
हस्ताक्षर / Signature



21082023

md Yakub



Evaluation ID 202405281649

मूल्यंकन पत्रक (शहरी क्षेत्र - बांधीव)

28 May 2024, 11:20:10 AM
रुम नं०

मूल्यंकनाचे वर्ष 2024
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
अ मूल्य विभाग 24/92-15अ) महामार्गावरील दोन्ही बाजूस असलेले सर्वे नंबर
क्षेत्राचे नाव Thane Municipal Corporation

सर्व्हे नंबर / न. पू. क्रमांक : सर्व्हे नंबर # 192

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

कुली बमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11300	61600	62800	77200	62800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	खडवाहन सुविधा -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
49.335 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 26620/-
			मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	44.85 चौ. मीटर

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs 61600/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((61600-11300) * (100 / 100)) + 11300)
= Rs.61600/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 61600 * 49.335
= Rs.3039036/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेईनार्डन 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
= 3039036 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3039036/-
= □ तीस लाख एकोणचाळीस हजार छत्तीस -/-

Home

Print

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दस्त क्रमांक १२२५ / २०२४

५९ / ६२

DATE

COST SHEET

MR. MOHD YAKUB SHER MOHD KHAN

MRS. KHALDA MOHD YAKUB KHAN

SURVEY NO :- 192

Shil phata, thane.

Flat Calculation			
2 BHK @ 44.85 Sq Mt			
Area	885	Rate	4200
A-2	4th FLR	FLAT NO.402	
Flat Value			3039036
Development Charges			350000
GST			30390
Registration & Stamp Duty			224312
Total Value			36,43,738

MR REALTY

For M/s. M.R. Realty

PARTNER

Partner