



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

1. दस्तावा प्रकार :- करारनामा अनुच्छेद क्रमांक ५१३५(ii)
2. सादरकर्त्याचे नाव :- फैसर खालिफ
3. तालुका :- मुंबई / अंधेरी / वोरीवली / कुर्ला
4. गावाचे नाव :- मरोशी
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक :- १६२७/३
6. मूल्य दरविभाग (झोन) :- उपविभाग ५४/२५४३
7. मिळकतीचा प्रकार :- खुली जमीन निवोसी कार्यालय दकान औदयोगिक
प्रति चौ.मो.दर :- १०८३००/
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफल :- १४६-६६ कार्गोट / शिल्ल आ. ची.मीटर / फूट
9. कारपार्किंग :- गच्ची :- पोटमाळा :-
10. मजला क्रमांक :- फैसर मजला दवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- नोविल घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / फच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / पाट
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या वास्तविक क्षेत्र (जुने क्षेत्र) :-
2. त्याच्या वास्तविक क्षेत्र :-
3. त्याच्या क्षेत्र :-
15. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रिमाह भाडे
निवासी/अनिवासी 2. अनामल
3. कालावधी
16. निर्धारित केलेले बाजारमूल्य :-
17. दस्तामध्ये दर्शविलेली मोबदला :-
18. देय मुद्रांक शुल्क :- भरलेले मुद्रांक शुल्क :-
19. देय नोंदणी फी :-

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१.१५२०,१६२०/-
१०५५०,०००/-
अनुच्छेद ५१३५(ii) मुक
३८०००/-

फैसर खालिफ
लिपीक

फैसर खालिफ
राह दुय्यम निबंधक

एक मुद्रांक प्रमाणित आदि का प्रमाणित रूप खाली तपासले व
 एक रुप एव / संबोधित मणिल्ल वधिकार्याशी दुःस्वनीय
 रूपक वाचून, मेळ बरोबर वाचून काळ.

38,000/-

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 वर / दुष्पम निबंधक

दस्तावेजाक वर - 2 1997/2002 23/90/92 मध्ये उच्च न्याया
 मुद्रांक शुल्क रु. 48000/- वरत वरत एव्हे समाविष्ट करण्यत आस आसते

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 एव्हे दुष्पम निबंधक कोर्याशी क.

Summana Khalid

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	SALE DEED	
	Borivali-I	
	73357	
	75,00,000/-	
मुद्रांक दुष्पम निबंधक (Stamp Purchaser's Name)	Mr. Quaiser Khalid	
दस्तावेजाक दुष्पम निबंधक - नाव (Name of the officer Party)	A.R. Mohd. Yusuf	
इत्ते अंतर्भाव नाव व पत्ता (If through Name & Address)	-	
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	अक्षरी म In words 38,000/-	
अधिकृत अधिकार्याची पूर्ण स्वाक्षरी व तिक (Authorized Person's Full Signature & Seal)		



SALE DEED

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 17th day of October, 2013

BETWEEN

Mr. ABDUR RAHMAN MOHAMMAD YUSUF aged about 40 years, (PAN NO AHAPR2563G) Indian Inhabitant of Mumbai, residing at Flat No. A-10/8, Anjariya House, Park site, Vikhroli (West), Mumbai 400 079. . hereinafter referred and called as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns of the ONE PART;

AND

- 1) Mr. QUAISER KHALID, aged about 41 yrs, Indian Inhabitant of Mumbai, having Pan no. AJPPK6602E
- 2) Mrs. SUMMANA KHALID aged about 41 yrs, Indian Inhabitant of Mumbai having Pan no. AULPK1941M

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Authorised Signatory
 RAVI SUVARNA

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The Bharat Co-Operative Bank (Mumbai) Ltd. Goregaon Branch, Shivgiri, Plot No. 11, Samant Estate, Goregaon (East), Mumbai-400 063. D-55/TP/19/C.R. 106/20/06/148-91

Eight thousand only
 73357
 176929
 SPECIAL RECEIPT
 OCT 17 2013
 R. 00380001-P85536
 17:07
 INDIA
 STAMP DUTY MAHARASHTRA

Summana Khalid

Handwritten signature



Friday, October 18, 2013
9:11 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 10459 दिनांक: 18/10/2013

गावाचे नाव: मरोशी
दस्तऐवजाचा अनुक्रमांक: बरल-१ -9195-2013
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: कैसर - खालिद

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2440.00
पृष्ठांची संख्या: 122

एकूण: रु. 32440.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 9:28 AM ह्या वेळेस मिळेल. *यसिद*
दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.11720570 /-
भरलेले मुद्रांक शुल्क : रु. 38000/-

मोबदला: रु.7550000/-

1. दुय्यम निबंधक बोरीवली-१
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 105381 दिनांक: 16/09/2013
बँकेचे नाव व पत्ता: AXIS BANK LTD
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2440/-

REGISTERED ORIGINAL DOCUMENT
DISEMPOWERED ON 19-10-13

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER :

- 1) All the aforesaid recitals shall form integral part of this Agreement as if the same were reproduced herein verbatim.
- 2) The Vendor hereby agrees to sell, transfer, assign and convey to the Purchaser and the Purchaser has agreed to purchase the said Flat i.e. Flat No. 201, 2nd floor, "P" Building, "PALMS ISLAND-IV", Situated at Survey No.169 (pt.), Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai-400065, admeasuring about 1342.27 sq. ft. (carpet) i.e. 124.74 sq. mtrs Carpet on the plot of land bearing C.T.S. No. 1627/A, of Revenue Village Maroshi, Taluka Borivali, within the Registration Sub-registration and District of Mumbai Suburban, along with all the rights, titles and interests, amenities therein free from all encumbrances for the full and final consideration of Rs.75,50,000/- (Rupees Seventy Five Lac Fifty Thousand Only)
- 3) Before execution hereof the Purchaser has paid to the Vendor the sum of
- 1)Rs.30,00,000/- (Rupees Thirty Lac Only) by way of cheque no. 131362 drawn from Axis Bank Ltd, Branch Chembur, dated 24/07/2013,
 - 2)Rs.29,24,500/- (Rupees Twenty Nine Lac Twenty Four Thousand Five Hundred Only) by way of cheque no. 131363 drawn from Axis Bank Ltd, Branch Chembur, dated 28/07/2013,
 - 3)Rs.15,50,000/- (Rupees Fifteen Lac Fifty Thousand Only) by way of cheque no. 000050 drawn from Kotak Bank Ltd. Turner Road, Bandra-West Branch dated 28/07/2013 being the Full & Final payment towards the agreed sale price of the said Flat after deduction of T.D.S.



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Sumana Khawla

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- 3) Miss ZEB QUAISER KHALID aged about 13 yrs.(Minor) through his natural guardian Mr. QUAISER KHALID
- 4) Miss RAINA QUAISER KHALID aged about 8 yrs.(Minor) through his natural guardian Mr. QUAISER KHALID having their address at 55-A, EUROPEAN BUNGLOW, Sir Bhalchandra Road, Nr. Tilak Bridge, Dadar (East), Mumbai 400 014. .. hereinafter referred and called the "PURCHASER's" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**

WHEREAS the Vendor Mr. ABDUR RAHMAN MOHAMMAD YUSUF under an Agreement for Sale dated 23rd October 2012 executed with the said M/s ROYAL PALMS (INDIA) PVT. LTD. (called owner's therein), Purchased and acquired Flat No. 201, on 2nd Floor in "P" Building i.e. "PALMS ISLAND-IV" admeasuring 1342.27 sq.ft. (carpet) i.e. 124.74 sq. mtrs Carpet situated at Village Maroshi, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai 400 065 bearing Land/Plot C.T.S. No. 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") and more particularly described in the Schedule thereunder written for consideration at the terms and conditions contained in the Agreement for sale dated 23rd October 2012 with Royal Palms (India) Pvt. Ltd. The said Agreement for Sale dated 23rd October 2012 is duly registered at sub-registrar Flat at Goregaon (East) serial No: BDR-2/9138 -2012 dated 23/10/2012.

AND WHEREAS the Vendor has represented to the Purchaser that the Vendor has not entered into any Agreement for Sale or Lease or Leave and Licence with anybody or created any mortgage or charge against the said premises and that he has not received any notice of requisition or acquisition from any authority concerned and further represented

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[Signature]

[Signature]
Sumana Khalid

(11)

SCHEDULE OF THE PROPERTY ABOVE

REFERRED TO

ALL THAT PIECE AND PARCEL OF Flat No. 201, on 2nd Floor, in "P" Building, PALMS ISLAND-IV, Situated at Survey No. 169(pt), Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai-400065, The said Flat No. 201 admeasuring about 1342.27 sq. ft. carpet, i.e. 124.74 sq. mtr Carpet constructed on the plot of land bearing C.T.S. No. 1627/A, Survey no. 169(part) of Revenue Village Maroshi, Taluka Borivali, within the Registration Sub-district and Registration District of Mumbai Suburban.

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Summana Khakhal

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