

76/21303
Friday, October 25, 2024
11:06 AM

पावती

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

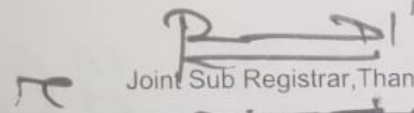
गावाचे नाव: भाईदर
दस्तऐवजाचा अनुक्रमांक: टनन4-21303-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: मोईनुद्दीन अकीनउल्ला शेख -

पावती क्र.: 23769 दिनांक: 25/10/2024

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 560.00
पृष्ठांची संख्या: 28

एकूण: रु. 30560.00

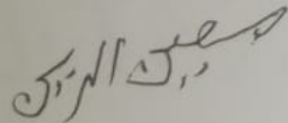
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:25 AM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 4

वाजार मूल्य: रु. 2671400 /-
मोबदला रु. 4500000 /-
भरलेले मुद्रांक शुल्क: रु. 315000 /-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

- 1) देयकाचा प्रकार: DHC रकम: रु. 560 /-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1024245123525 दिनांक: 25/10/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000 /-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010336092202425R दिनांक: 25/10/2024
बँकेचे नाव व पत्ता: Panjab National Bank



Data of Bank Receipt for GRN MH010336092202425R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Print Txn id : 241024M537476
 Print DtTime : 24/10/2024 12:54:26
 ChallankdNo : 03006172024102350543
 District : 1201 / THANE
 Office Name : IGR122 / THN10_THANE NO 10 JOINT SUB REGISTR

Simple Receipt
 Print DtTime :
 GRAS GRN : MH010336092202425R
 GRN Date : 24/10/2024 15:09:52

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 3,15,000.00/- (Rs Three Lakh Fifteen Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO 108,B-WING,GEETA GAURAV, ,
 : MIRA ROAD EAST,THANE,Maharashtra
 : 401107
 Duty Payer : DLN-- MOINUDDIN AKINULLAH SHAIKH
 Other Party : DLN-- ASHOK LAXMAN MORE

Consideration : 45,00,000.00/-

Bank Scroll No : --
 Bank Scroll Date : --
 BI Credit Date : --
 Mobile Number : 8169997854

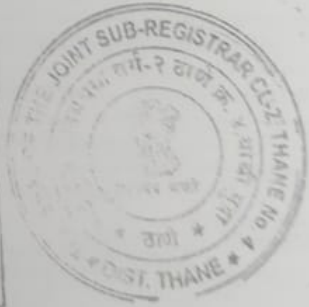
345000.00

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-76-21303	0005696412202425	25/10/2024-11:06:16	IGR116	30000.00
2	(iS)-76-21303	0005696412202425	25/10/2024-11:06:16	IGR116	315000.00
Total Defacement Amount					3,45,000.00

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दस्ता क्र. 29303 / २०२४

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CHALLAN
MTR Form Number-6



GRN	MH010336092202425R	BARCODE			Date	24/10/2024-15:09:52	Form ID	825			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Bank Portal - Simple Receipt				TAX ID / TAN (if Any)						
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR				PAN No.(if Applicable)						
Location	THANE				Full Name	MOINUDDIN AKINULLAH SHAIKH					
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 108,B-WING,GEETA GAURAV,					
Account Head Details			Amount In Rs.	Premises/Building							
0030046401	Stamp Duty(Bank Portal)		315000.00	Road/Street							
0030063301	Registration Fee		30000.00	Area/Locality		MIRA ROAD EAST,THANE,Maharashtra					
				Town/City/District							
				PIN		4	0	1	1	0	7
				Remarks (If Any)							
				Prop mvbty=Immovable--Prop Amt=4500000.00--Prop area=35.15--Prop area UOM= Sq.Meter--oth Prop ID=DLN--oth Prop Name=ASHOK LAXMAN MORE--							
				Amount In	Three Lakh Forty Five Thousand Rupees Only						
Total			3,45,000.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
PUNJAB NATIONAL BANK											
Cheque-DD Details				Bank CIN	Ref. No.	03006172024102350543	241024M537476				
Cheque/DD No.				Bank Date	RBI Date	24/10/2024-12:54:26	Not Verified with RBI				
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :
 OTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे दर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजासाठी नोंदणीतून घेतले जाणू शकत नाही.

ट न न ४
 दस्त क्र. 29303 / 2024
 3 24



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered in to at MIRA ROAD EAST,
on this 25th Day Of Oct 2024. B E T W E E N

1] MRS. VRISHALI ASHOK MORE

2] MR. ASHOK LAXMAN MORE

both adult Indian Inhabitant, owner of Flat No. 108, on the First Floor,
B-Wing, in the Building known as Geeta Gaurav & Society known as
Geeta Gaurav B Bldg. Co. Op. Hsg. Soc. Ltd., Situated at Geeta Nagar
Phase-1, Mira Road (E), Dist: Thane - 401107, hereinafter referred to as
"THE TRANSFERORS", (Which expression shall unless it be repugnant to
the context or meaning to be deemed to mean and include his/her heirs,
executors, administrators and assigns) of the ONE PART AND

1] MR. MOINUDDIN AKINULLAH SHAIKH

2] SAMEENA BANO

both adult Indian Inhabitant resident of 002, Dawood Manzil, Naya
Nagar, Mira Road East, Dist. Thane-401107, herein-after referred to as
"THE TRANSFEREES", (Which expression shall unless it be repugnant to
the context or meaning thereof shall deemed to mean and include their
heirs, executors, administrators, and assigns) of the OTHER PART.

Handwritten signatures and notes in Urdu/Hindi script, including the name 'Sameena Bano' and other illegible text.



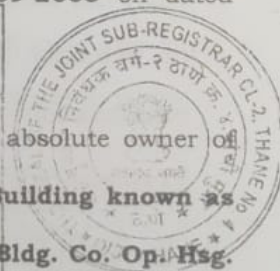
WHEREAS **MR. B. P. SINGH** was the First purchaser of Flat No. 108, on the First Floor, B-Wing, in the Building known as Geeta Gaurav & Society known as Geeta Gaurav B Bldg. Co. Op. Hsg. Soc. Ltd., Situated at Geeta Nagar Phase-1, Mira Road (E), Dist: Thane - 401107, been purchased from **M/S. GEETA DEVELOPERS** by under an Agreement for sale Dated 19/04/1991.

AND the said original agreement dated 19/04/1991 was lodged for registration at the office of the sub-registrar of assurance at Thane under Doc. No. **CHHA-3402-1991** on dated 23/04/1991.

AND WHEREAS the 1st Purchasers **MR. B. P. SINGH** agreed to sale the same flat to 1] **MRS. VRISHALI ASHOK MORE** 2] **MR. ASHOK LAXMAN MORE** (herein referred as the 2nd Purchasers) by under an Agreement for sale dated 12/12/2002. And the same Agreement dated 12/12/2002 was also lodged for registration at the office of the sub-registrar of assurance at Thane under No. **TNN-7-69-2003** on dated 03/01/2003.

AND WHEREAS the TRANSFERORS are the absolute owner of Flat No. 108, on the First Floor, B-Wing, in the Building known as Geeta Gaurav & Society known as Geeta Gaurav B Bldg. Co. Op. Hsg. Soc. Ltd., Admeasuring area about 35.15 Sq. Mtrs. (Built-up), in the society known as **GEETA GAURAV B BLDG. CO-OPERATIVE HOUSING SOCIETY LIMITED**, a registered society and bearing Registration No. TNA/ (TNA)/HSG/(TC)/9282/1994-1995, on dated 18/02/1995, Situated at Geeta Nagar Phase-1, Mira Road (E), Dist: Thane - 401107, and constructed on Plot of Land bearing Old Survey No. 529/10 & 15,

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५	२६



Handwritten signatures and notes in Marathi and English. The signatures include 'सवित्री बाळ' (Savitri Bal) and 'अमर' (Amar). There is also a signature that appears to be 'M. More'.

New Survey No. 69/10 & 15, situated at Village BHANA
Taluka & Dist: Thane hereinafter referred to as "THE SAID SOCIETY"

AND WHEREAS the TRANSFERORS has agreed to Transfer
TRANSFEREES the said **FLAT** and Shares Certificate bearing No. 2
Distinctive No. 076 To 080 issued by the society with conside Ac
and on the terms and conditions contained hereinafter. Tra

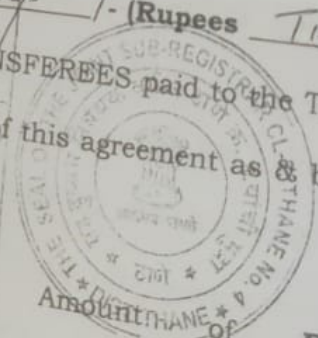
**NOW IT IS AGREED CONFIRMED AND DECLARED BY AND BETWEEN
THE PARTIES HERE TO AS UNDER:**

1. That the TRANSFERORS shall sell and transfer to the TRANSFER
the said **FLAT** at or for the consideration of **Rs. 45,00,000/-** (Forty Five Lakhs Only) to be paid by the TRANSFEREES
TRANSFERORS as hereinafter mentioned:-

a) **Rs. 6,00,000/-** (Rupees SIX LACS ONLY)
only) the TRANSFEREES paid to the TRANSFERORS on 14-10-
the execution of this agreement as & by way Part payment of the
consideration.

b) **Rs. 3,00,000/-** (Rupees THREE LACS ONLY)
only) the TRANSFEREES paid to the TRANSFERORS on 21-10-
the execution of this agreement as & by way Part payment of the
consideration.

29303	26
c)	Balance



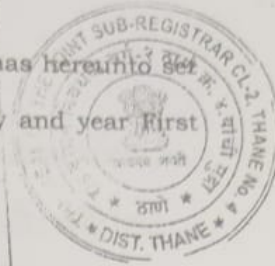
Amount of **Rs. 36,00,000/-** (Rupees THIRTY SIX LACS ONLY)
only) the TRANSFERORS shall pay to the TRANSFEROR/S on or before _____ from

registration of this agreement through any Financial Institution as per
loan applied. And the transfer fee of the society will be borne equally
both the parties.

Handwritten signatures and notes at the bottom of the page.

IN WITNESS WHEREOF THE PARTIES HERETO have/has hereunto set
and subscribed their respective hands and seals the day and year first
herein above written.

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१३/०३/२०१३	
१३	२२



SIGNED AND DELIVERED by the
within named TRANSFERORS

1] MRS. VRISHALI ASHOK MORE

Handwritten signature of Mrs. Vrishali Ashok More

Thumbprint of Mrs. Vrishali Ashok More



2] MR. ASHOK LAXMAN MORE

Handwritten signature of Mr. Ashok Laxman More

Thumbprint of Mr. Ashok Laxman More



In the presence of [Signature]

SIGNED AND DELIVERED by the
within named TRANSFEREES

1] MR. MOINUDDIN AKINULLAH SHAIKH

Handwritten signature of Mr. Moinuddin Akinullah Shaikh

Thumbprint of Mr. Moinuddin Akinullah Shaikh



2] SAMEENA BANO

Handwritten signature of Sameena Bano

Thumbprint of Sameena Bano



In the presence of [Signature]



हस्तावली : ८१९ २८९८/८१९ २००५/८१९ १४००/८१९ २५५१

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भारेंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

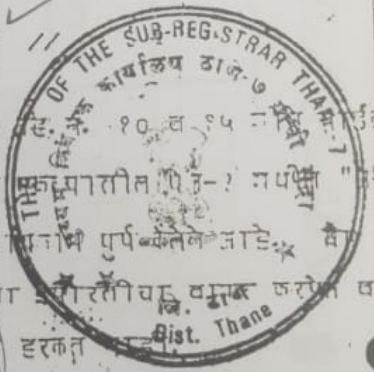
छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) पिन कोड-४०१ १०१.

दिनांक : २२/१२/२०१८

दिनांक २२/१२

- वाचने :-
१. मे. गीता डेव्होपती पांजा दि. २३.४.९३ चा अर्द.
 २. मे. शिमी नाथिबारी नागरी तंजवळ नापे वांच्वाकडीन ना क. सुपरी टी/भाईंदर/साके/४०४/५१८ दि. २०.७.९० ची सुपरी.
 ३. मे. प्रतिभस्त जिजाबायी नापे, वांच्वाकडीन ना क. डार्लिंग/उतेपती/वडीआय/डार्लिंग/४१२३, दि. ११.१०.९३ ची सुपरी.
 ४. मे. लहाप्या तंजवळ नगर राना नापे वांच्वाकडीन ६३५ दि. २०.९.०० ची सुपरी.
 ५. मे. डी. ए. राजोड वास्तु डिजायन वांता नगरत सुपरी वाचता.
 ६. मे. डी. ए. राजोड वांता नगरतीया तांजवळ सुपरी वाचता.

// भोगता दाखता //



मिरा भाईंदर नगरपालिका क्षेत्रात क्र. नं. ५२९ दि. १०.१२.१८

येथे मे. गीता डेव्होपती पांजा "गीता नगर" वा घरकूल सुपरी वाचता.

"वी" वा तळमजला सुपरी तंजवळ नापे वाचता.

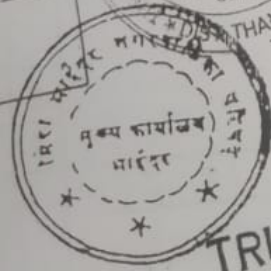
इमारतीचे बांधकाम सुपरी मंडळी नापे वाचता.

इमारतीचे बांधकाम सुपरी मंडळी नापे वाचता.

दस्ता क्र. २९३०३

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TRUE COPY

SURENDRA CHIRAWAWALA

SPECIAL EXECUTIVE OFFICER

B-3/204, Trivedi Complex,

Mira Road (B), Dist.: THANE-401 107.

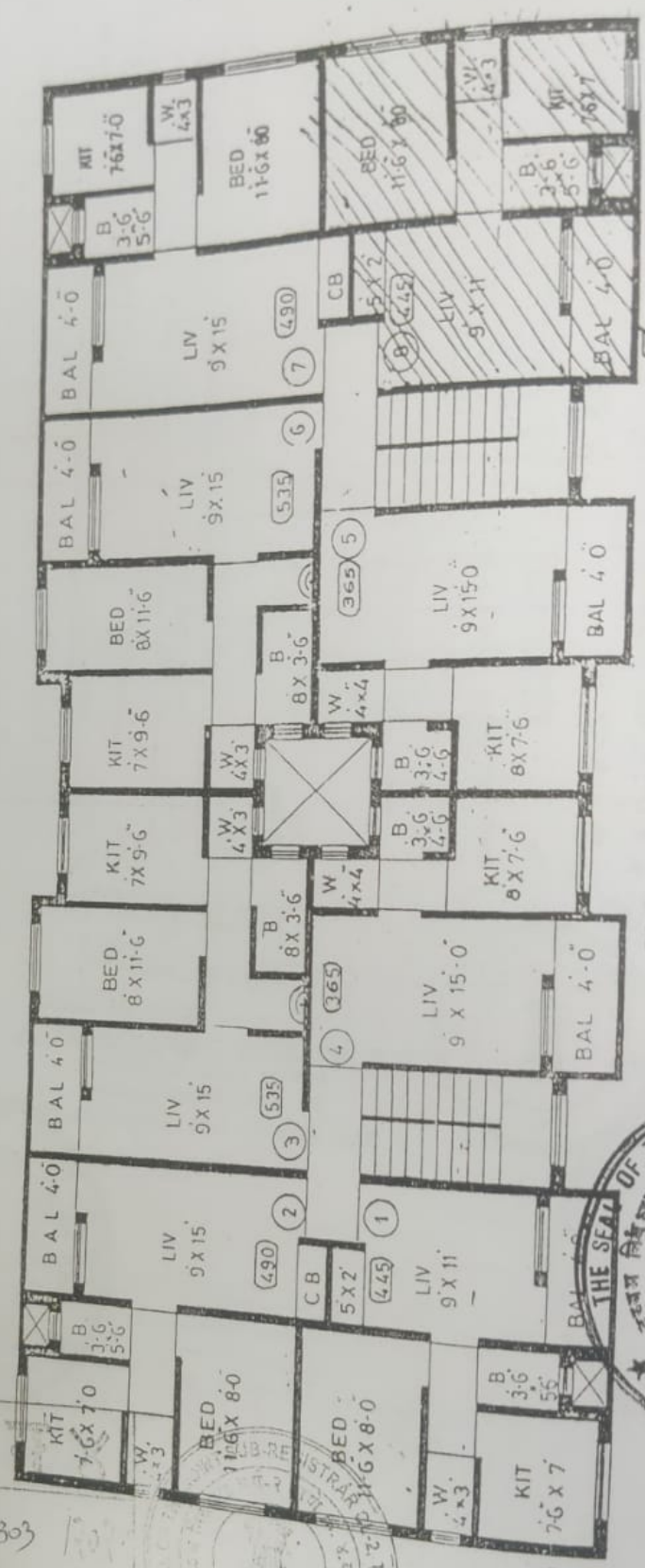


दस्ता क्रमांक ९६/२००२

१२/२५

NAVGHAR ROAD, BHAVNAGAR 362005
 057 7 111 0000
 29303 1302

GEETA NAGAR. B



TYPICAL FLOOR PLAN

FLAT NO	AREA
1	445
2	490
3	535
4	535
5	535
6	535
7	535
8	535



BUILDER: GEETA DEVELOPERS
 OFF. 201, NAVGHAR ROAD, BHAVNAGAR, DIST. BHAVNAGAR, GUJARAT

CHECKED BY: [Signature]
 DATE: [Blank]

ARCHITECT'S
 BOMBAY ARCHITECTURAL CONVENTION

Serial
 Author
 Member
 THIS
 of
 to
 HE C



BOMBAY
 5326823 5328951



24

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्ता क्रमांक : 21303/2024

नोंदणी :

Regn-63m

सावाचे नाव : भाईदर

चा प्रकार	करारनामा
रा	4500000
रभाव(भाडेपट्ट्याच्या वायवितपट्टाकार देतो की पट्टेदार ने नमुद कराचे)	2671400
पन,पोट्टिन्सा व घरक्रमांक(अमल्याम)	1) पाविकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे भाईदर,बाई क्र.जे-1,विभाग क्र.1/14,मदनिका क्र. 108,पहिवा भजला,बी-बिंग,गीता गौरव,गीता गौरव बी बिल्डिंग को.ऑफ.डी.सी.सी.,गीता नगर फेज -1,मीरा रोड पूर्व ठाणे.,(क्षेत्रफळ 35.15 चौ.मी. विन्डअप)((Survey Number : 69/10&15 ;))
क्र	1) 35.15 चौ.मीटर
ची किंवा जुटी देण्यात असेल तेव्हा,	
वज करन देणा-या/निवृत्त ठेवणा-या	1): नाव:-वृषाणी अशोक भोरे - वय:-64; पत्ता:-प्लॉट नं: 108, बी-बिंग, माळा नं: -, इमागतीचे नाव: गीता गौरव, गीता गौरव बी बिल्डिंग को.ऑफ.डी.सी.सी.,, ब्लॉक नं: गीता नगर फेज -1, , रोड नं: मीरा रोड पूर्व ठाणे,,, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACZPM4332N
नाव किंवा दिवाणी न्यायालयाचा	2): नाव:-अशोक लक्ष्मण भोरे - वय:-70; पत्ता:-प्लॉट नं: 108, बी-बिंग, माळा नं: -, इमागतीचे नाव: गीता गौरव, गीता गौरव बी बिल्डिंग को.ऑफ.डी.सी.सी.,, ब्लॉक नं: गीता नगर फेज -1, , रोड नं: मीरा रोड पूर्व ठाणे,,, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACZPM9770E
किंवा आदेश अमल्याम,प्रतिवादिचे नाव व	
वज करन घेणा-या पक्षकाराचे व किंवा	1): नाव:-मोईनुद्दीन अकीमउल्ना शेख - वय:-40; पत्ता:-प्लॉट नं: 002, माळा नं: -, इमागतीचे नाव: शाउद मंजिल , ब्लॉक नं: नया नगर, , रोड नं: मीरा रोड पूर्व ठाणे,,, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-LLOPS0873H
शायालयाचा हुकुमनामा किंवा आदेश	2): नाव:-समीना बानो - वय:-35; पत्ता:-प्लॉट नं: 002, माळा नं: -, इमागतीचे नाव: शाउद मंजिल , ब्लॉक नं: नया नगर, रोड नं: मीरा रोड पूर्व ठाणे,,, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-GCYPB6638D
प्रतिवादिचे नाव व पत्ता	
वज करन दिव्याचा दिनांक	25/10/2024
नोंदणी केल्याचा दिनांक	27/10/2024
मांक,खंड व पृष्ठ	21303/2024
रभावप्रमाणे मुद्रांक शुल्क	315000
रभावप्रमाणे नोंदणी शुल्क	30000



माठी विभागान घेदलेला तपशील:-

क्र क्रमांकाना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४