SCANNED

DOC NO. 20656/2024

AGREEMENT FOR SALE

FLAT No. 303, SAHIL SAFEENA

Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane

401107

3812240

Ward No. "J"

Ground + 4

S.D. 1,57500/-

A.V. 22,50,000/-

M.V. 21,33000/-

R.F. 22500/-

Mahesh Thakkar

337/20656
Monday,November 18 ,2024
3:57 PM

पावती

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

पावती क्रं.: 22208 दिनांक: 18/11/2024

गावाचे नाव: भाईंदर
दस्तऐवजाचा अनुक्रमांक: टनन7-20656-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: मोहम्मद साजिद अब्दुल हफिज शेख - -

नोंदणी फी	रु. 22500.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 23300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मुल्य: रु.2226297 /-
मोबदला रु.2250000/-
भरलेले मुद्रांक शुल्क : रु. 157500/-

सह दुय्यम निबंधक वर्ग. २
ठाणे क्र ७

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124129615145 दिनांक: 18/11/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.22500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011031960202425E दिनांक: 18/11/2024
बँकेचे नाव व पत्ता:

Sajid

मुळदस्त परत मिळाला

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Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 20656/2024

नोंदणी :

Regn:63m

गावाचे नाव : भाईंदर

लेखाचा प्रकार	करारनामा
बदला	2250000
बाजारभाव(भाडेपटट्याच्या तपटटाकार आकारणी देतो की पटटेदार ह करावे)	2226297
-मापन,पोटहिस्सा व ांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपा इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे भाईंदर,ता.जि. ठाणे येथील सदनिका क्र.303,तिसरा मजला,साहिल सफीना कॉ.ऑप.हौ.सो.लि.,राहुल टॉवर मागे,नया नगर,मिरारोड पु. क्षेत्र 29.55 चौ. मी. बिल्टअप((Survey Number : 95/1 ;))
त्रफळ	1) 29.55 चौ.मीटर
कारणी किंवा जुडी देण्यात अमेल तेव्हा.	
न्तऐवज करुन देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा ामा किंवा आदेश असल्यास,प्रतिवादिचे पत्ता.	1): नाव:-अन्वर खान फरामोश खान - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANEPK7749K 2): नाव:-रहमतुन्नीसा (रहमतुन) अन्वर खान - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CKCPK2119Q
न्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद साजिद अब्दुल हफिज शेख - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-GAKPS8689R 2): नाव:-अरशिया परवीन मोहम्मद साजिद शेख - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-QGXPS2216B
स्तऐवज करुन दिल्याचा दिनांक	12/11/2024
स्त नोंदणी केल्याचा दिनांक	18/11/2024
नुक्रमांक,खंड व पृष्ठ	20656/2024
ाजारभावाप्रमाणे मुद्रांक शुल्क	157500
ाजारभावाप्रमाणे नोंदणी शुल्क	22500
ेरा	सह दुय्यम निबंधक वर्ग. २ ठाणे क्र ७

कनासाठी विचारात घेतलेला तपशील:-:

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

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	De
1	MOHD SAJID ABDUL HAFIZ SHAIKH	eChallan	691033320241112190 12	MH011031960202425E	157500.00	SD	000618453620242 5	18
2		DHC		1124129615145	800	RF	1124129615145D	18
3	MOHD SAJID ABDUL HAFIZ SHAIKH	eChallan		MH011031960202425E	22500	RF	000618453620242 5	18

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1124129615145	**Date**	12/11/2024
Received from sahil, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.			
Payment Details			
Bank Name	SBIN	**Date**	12/11/2024
Bank CIN	10004152024111214454	**REF No.**	431714623747
This is computer generated receipt, hence no signature is required.			

टनन ७

दस्त क्र.२०६५/२०२४

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७
ठाणे जिल्हा
ठि. ठाणे
DIST. THANE

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CHALLAN
MTR Form Number-6

IH011031960202425E	BARCODE	Date 12/11/2024-17:41:38	Form ID 25.2

nt	Inspector General Of Registration	**Payer Details**	
	Stamp Duty	TAX ID / TAN (If Any)	
ayment		PAN No.(if Applicable)	
me	THN4_THANE NO 4 JOINT SUB REGISTRA	Full Name	MOHD SAJID ABDUL HAFIZ SHAIKH
	THANE		
	2024-2025 One Time	Flat/Block No.	FLAT NO 303
Account Head Details	**Amount In Rs.**	Premises/Building	
01 Stamp Duty	157500.00	Road/Street	SAHIL SAFEENA CHSL
01 Registration Fee	22500.00	Area/Locality	MIRA ROAD E
		Town/City/District	
		PIN	4 0 1 1 0 7
		Remarks (If Any)	
		SecondPartyName=ANWAR KHAN FARAMOSH KHAN~	
		Amount In Words	One Lakh Eighty Thousand Rupees Only
	1,80,000.00		

दनन ७
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दस्त क्र. /२०२४
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7 सत्यमेव जयते जि. ठाणे DIST. THANE

nt Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024111219012	2898904004
/DD No.		Bank Date	RBI Date	12/11/2024-17:42:37	Not Verified with RBI
of Bank		Bank-Branch		IDBI BANK	
of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9821027480

ment ID :
- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु

Akhan Sajid.
R Khan Anshiya

Print Date 12-11-2024 05:42:48

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दस्त क्र.२०६५६/२०२४

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांची मुद्रा
जि. ठाणे
DIST. THANE

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mira Road (East), Tal. & Dist. Thane, On this 12th day of November, 2024.

BETWEEN

1) ANWAR KHAN FARAMOSH KHAN & 2) REHMATUNNISA (REHMATUN) ANWAR KHAN

Both adults, Indian inhabitants, Owners of Flat No. 303, Third Floor, Sahil Safeena Bldg., Sahil Safeena CHS Ltd., Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane 401107, hereinafter called the "**V e n d o r / T r a n s f e r o r/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include) his/hers/theirs, heirs executors, administrators and assigns of the ONE PART .

AND

1) MOHD SAJID ABDUL HAFIZ SHAIKH & 2) ARSHIYA PARVEEN MOHD SAJID SHAIKH

Both adults, Indian inhabitants, presently residing at 303, Third Floor, Sahil Safeena Bldg., Sahil Safeena CHS Ltd., Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane 401107 hereinafter called the "**P u r c h a s e r / T r a n s f e r e e /s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs, heirs, executors, administrators and assigns) of the OTHER PART.

A Khan R Khan Arshiya Sajid.

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WHEREAS The Vendor/Transferor/s is/are the sole and absolute owners and is/are in exclusive use, occupation and possession of or otherwise well and sufficiently entitled to the Flat Premises bearing No. 303, on Third Floor, admeasuring 29.55 Sq. Mtrs. Built Up area with balcony, in the building & society known as Sahil Safeena Co.Op.Hsg.Soc.Ltd., bearing Old Survey No. 509, New Survey No. 95, Hissa No. 1, Revenue Village Bhayandar situated at Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane 401107.

AND WHEREAS by and under an Agreement for Sale dated 24/06/2008 entered into by and between M/s. Sahil Builder, hereinafter called and referred to as "BUILDER" of One Part, and with 1) Anwar Khan Faramosh Khan & 2) Rehmatunnisa (Rehmatun) Anwar Khan herein called as the purchaser of other part, acquired the said FLAT premises on Ownership Basis on Payment of Full and Final Sale consideration thereof mentioned herein and took possession thereof.

AND the said Original Agreement for Sale dtd. 24/06/2008 is/was lodged for registration at the office of the Sub-Registrar of Assurance at Thane under Registration No. TNN-7/04477/2008 on 25/06/2008.

A N D the Vendor/Transferor/s herein has/have paid entire purchase price of the said Flat to the said Purchaser/Transferee/s as per the agreement recited hereinabove AND the said Purchaser/Transferee/s admitted and confirmed that no amount is due & payable by the Vendor/Transferor/s herein in respect of the said Flat and the Vendor/Transferor/s herein has/have taken actual possession of the said Flat and was/were and till this day is/are in occupation of the said Flat.

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THE JOINT SUB-REGISTRAR ... DIST. THANE

A N D this agreement shall always be subject to the provision of the Maharashtra Ownership Flat Act, 1963, and the rules madu thereunder :-

A N D the Vendor/Transferor/s has/have agreed to sell the Purchaser/Transferee/s and the Purchaser/Transferee/s has/have agreed to purchase from the Vendor/Transferor/s the said Flat being Flat No. 303, on the Third Floor, in the building & society known as Sahil Safeena Co-Operative Housing Society Ltd., situated at Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane 401107, with the fixtures, fittings and amenities provided therein by for the agreed consideration and the parties hereto are desirous of executing this agreement for sale in respect thereof.

A N D the Purchaser/Transferee/s is/are desirous of acquiring the said shares and rights of the said Flat with all deposits and contributions made by the Vendor/Transferor/s with various local authorities for the beneficial enjoyment and occupation of the said Flat.

A N D the Vendor/Transferor/s has/have agreed to sell assign and transfer to the Purchaser / Transferee/s all the said shares and rights of the said Flat and handover vacant & peaceful possession of the said Flat to the Purchaser/Transferee/s at and for the total consideration of **Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousand Only)** together with all deposits and contributions made by the Vendor/Transferor/s either through the said society with various local authorities for the beneficial, enjoyment and occupation of the said Flat.

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दस्त क्र. २०६५६/२०२४

AND the Purchaser/Transferee/s has/have agreed to purchase the said shares and rights of the said Flat with all deposits and contributions and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in his/her/their name with permanent right of use and occupation of the said Flat.

AND WHEREAS, the Vendor/Transferor/s is the member of the SAHIL SAFEENA Co. Operative Housing, Society Ltd., Regd. Under Maharashtra Co-operative Societies Act 1960 bearing its Regn. No. TNA/(TNA)/HSG/T.C./15968/2004-05, Dated 02/11/2004 Hereinafter referred to as the "SAID SOCIETY".

AND WHEREAS by virtue of membership of the said society, the Vendor/Transferor/s hold five shares of Rs. 50/- each, bearing its Dist. No. 71 to 75 under the Share Certificate No. 15, issued by the said society, hereinafter referred to as the ""SAID SHARES".

NOW THIS INDENTURE WITNESSETH AS UNDER :

1. The Vendor/Transferor shall sell, assign, and transfer all his rights, title and interest in respect of the said Flat together with all the said shares and deposits and benefits thereof to the Purchaser/Transferee/s at and for the total consideration of Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousand Only) and the Purchaser/Transferee/s agree to pay to the Vendor/Transferor on/or before execution hereof entire amount of agreed consideration of Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousand Only) in the following manner :

a) Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand Only) the Purchaser/Transferee/s paid to the Vendor/Transferor on/or before the execution of this agreement as and by way of part payment of the agreed consideration.

Akhan Sajid, Arshiya

R Khan

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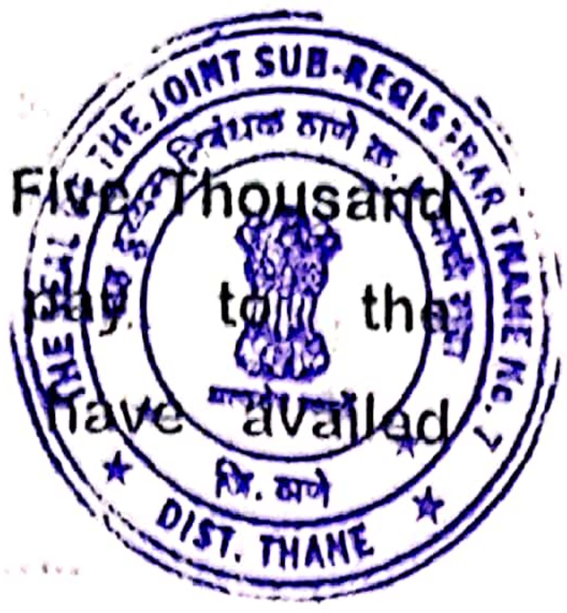
दस्त क्र.१०६५६/२०२४



b) Rs. 20,25,000/- (Rupees Twenty Lacs Twenty Five Thousand Only) the Purchaser/Transferee/s shall pay to the Vendor/Transferor on/or 10 days as have availed Housing Loan of agreed consideration.

AND Vendor/Transferor doth hereby admit and acknowledge to have received the said sum of Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand Only) being Part Payment and the Vendor/Transferor hereby acquit, release and discharge every part thereof to the Purchaser/Transferee/s forever only on receipt of the balance amount of the agreed consideration.

2. The Vendor/Transferor/s declare that all amounts pertaining to the said Flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders or the said society and also agree and undertake to pay all dues if any to the said society or any other authorities for the period till possession of the said Flat is handover to the Purchaser/Transferee/s and thereafter he/she/they will not be liable for the same.

3. The Vendor/Transferor/s declare that he/she/they has/have full right and absolute power and authority to sell assigns and transfer to the Purchaser/Transferee/s all his/her/their rights, title and interest in respect of the said Flat and that no other person or persons has/have any right, title and interest or claim or demand of any nature whatsoever into over upon the said Flat or any part thereof either by way of "*Sale, Exchange, Mortgage, Gift, Trust, Lien Or Tenancy*" or otherwise over the said Flat and the said Flat is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agree and undertake to indemnify and keep indemnified to the Purchaser/ Transferee/s against all such acts, actions, claims demands, proceedings, costs and

Akshiya

R Khan

expenses arising from any third person or persons relation to the said Flat.

4. The Vendor/Transferor/s hereby agree and undertake that immediately on full & final payment hereof he/she/they will handover peaceful vacant possession of the said Flat to the Purchaser/Transferee/s along with all the relevant documents including bills, receipts, vouchers, correspondence etc. standing in his/her/their nameand also agrees to handover the original agreement for sale when received by him/her/them duly registered.

5. The Vendor/Transferor/s declare that on and after full & final payment hereof and/or on given possession of the said Flat to the Purchaser/Transferee/s the Purchaser/Transferee/s shall be exclusive owner of the rights, title and interest in r/o the said Flat which the Vendor/Transferor/s have in the said Flat and then the Purchaser/Transferee/s shall peacefully hold, possess, occupy and enjoy the said Flat without any let or hindrance or denial or demand or interruption or eviction or claim by the Vendor/Transferor/s or any other person or persons lawfully or equitably claiming through under or entrust for the Vendor/Transferor/s.

6. The Vendor/Transferor/s hereby agree and undertake to execute all further agreements, conveyance, affidavits, undertakings and forms etc. in favour of the Purchaser/Transferee/s as and when required by the Purchaser/Transferee/s and/or the said society for perfectly and effectively transferring the said Flat with all benefits thereof including all amount standing to the credit of the Vendor/Transferor/s in the records of the said society towards deposit loan, stock bonds, sinking fund, dividend etc. unto the purchaser, entirely at the cost of the Purchaser/Transferee/s.

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Sajid. Arshiya

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दस्त क्र.२०७५ ६/२०२४

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7. This agreement has been concluded between the parties hereto on the basis of the representation of the Vendor/Transferor/s that his/her/their agreement with the builders for purchase of the said Flat and his/her/their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the Flat or termination of membership has/have been received by him/her/them. The Purchaser/Transferee/s declare that he/she/they has/have inspected all documents in r/o the said Flat and fully satisfied thereof.

8. All expenses incidental to this agreement including stamp duty, registration charges etc, if any payable on this agreement shall be borne and paid by the Purchaser/Transferee/s only who shall also be liable to pay all outgoing in r/o the said Flat as and when due for payment. It is specifically agreed that both the parties shall pay any transfer premium payable to the said society in equal proportion hereto i.e. 50%.

<u>The schedule of the premises referred to above :</u>

Flat No. 303, on the Third Floor, admeasuring 29.55 Sq. Mtrs. Built Up area with balcony, in the building & society known as Sahil Safeena Co-Operative Housing Society Ltd., situated at Behind Rahul Tower, Naya Nagar, Mira Road (East), Tal. & Dist. Thane 401107, on all that piece or parcel of land or ground bearing Old Survey No. 509, New Survey No. 95, Hissa No. 1 lying, being, situate at Village Bhayandar, Taluka and Dist : Thane, within the limits of Mira-Bhayandar Municipal Corporation and in the Registration Dist and Sub-District of Thane .

Ashiya

Sajid

A Khan

R Khan

In witness whereof the parties hereto have hereunder to set and subscribed their respective hands on the day and the year first hereinabove written.

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दस्त क्र २०६५६/२०२४
१० | ४०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7 DIST. THANE

Signed Sealed & Delivered by the Withinamed "Vendor/Transferor/s")

1) ANWAR KHAN FARAMOSH KHAN)

2) REHMATUNNISA (REHMATUN) ANWAR KHAN)

in presence of .....)

1.

2.

Signed Sealed & Delivered by the)

withinamed "Purchaser/Transferee/s")

1) MOHD SAJID ABDUL HAFIZ SHAIKH,)

2) ARSHIYA PARVEEN MOHD SAJID SHAIKH)

in presence of .....)

1.

2.

टनन ७

दस्त क्र. १०६५६/२०२४

:Receipt:

२७	४०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7 सह दुय्यम निबंधक ठाणे क्र. ७ यांचे क्षेत्र सत्यमेव जयते जि. ठाणे DIST. THANE

Received on/or before execution hereof of and from withinnamed "Purchaser/Transferee/s" a sum of Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand Only) being Part Payment of agreed consideration as mentioned herein and paid to me/us in the following manner :-

Rs.2,25,000/- By Cheque No. 686815 dated 26/10/2024 drawn on Central Bank of India, Mira Road Branch.

I/We Say Received Rupees 2,25,000/-

1) ANWAR KHAN FARAMOSH KHAN

2) REHMATUNNISA (REHMATUN) ANWAR KHAN

Vendor/Transferor/s

Witnesses :-

1.....

2.....

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टनन ७

दस्त क्र.२०६५६/२०२४

१२ | ४०

Original

नोंदणी 39 म.

Regn. 39 M

Wednesday, June 25, 2008

11:35:33 AM

पावती

पावती क्र. : 4477

दिनांक 25/06/2008

गावाचे नाव भाईंदर

दस्तऐवजाचा अनुक्रमांक टनन7 - 04477 - 2008

दस्ता ऐवजाचा प्रकार : करारनामा

सादर करणाराचे नाव: अन्वर खाँ फरामोश खान

नोंदणी फी	:-	5640.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)	:-	740.00
एकूण	रु.	6380.00

आपणास हा दस्त अंदाजे 11:49AM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दु.नि.ठाणे 7

सह दुय्यम निबधक
ठाणे क्रमांक १.

बाजार मुल्य: 564000 रु. मोबदला: 182250रु.

भरलेले मुद्रांक शुल्क: 10800 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बॅकेचे नाव व पत्ता: सिटीजन केडीट को ऑप बँक लि-मिरारोड;

डीडी/धनाकर्ष क्रमांक: 360376; रक्कम: 5640 रू.; दिनांक: 25/06/2008

Designed & developed by Indo Solutions Pvt.Ltd.

SAPITA REPORTS VERSION 6.0.0

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Online Document Search.....Department of Registration and Stamps

4477337

25-10-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : ठाणे 7

दस्त क्रमांक : 4477/2008

नोंदणी :

Regn:63m

गावाचे नाव : भाईंदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.182250
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 564000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :जे वॉर्ड,सदनिका क्र.303, तिसरा मजला, साहिल सफीना ,नया न मिरारोड पु.
(5) क्षेत्रफळ	29.55 चौ मि बि अप
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे शक्ती डेव्ह चे भागीदार शाह अब्दुल करीम - - वय:- 37पत्ता:--पिन कोड:--पॅन
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- अन्वर खान फरामोश खान - - वय:-44पत्ता:-१०३पिन कोड:--पॅन नं:-- 3): नाव:-रहमतुन्नीसा अन्वर खान - - वय:- 40पत्ता:- वरिलप्रमाणेपिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/06/2008
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2008
(11)अनुक्रमांक,खंड व पृष्ठ	4477/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	10800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5640
(14)शेरा	-

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दस्त क्र.२०६५ ६/२०२४	
२४	२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
DIST. THANE

Share Certificate No. 15 Member's Regn. No. 15 No. Of Shares 05

SAHIL SAFEENA CO-OP. HSG. SOCIETY LTD.

Regd. No. TNA (TNA) / HSG / (TC) / 15968 / 2004-2005 DTD. 02-11-2004
(Register under Maharashtra Co-operative Societies Act, 1960)
Behind Rahul Tower, Naya Nagar, Mira Road (E), Dist. Thane - 401107
Authorised Share Capital Rs. 2,00,000/- divided into 2,000

SHARE CERTIFICATE

This is to certify that Shri / Smt. / M/s. MR ANWAR RAMOSH KHAN MRS REHNATUNNISA ANWAR KHAN

FLAT NO. 303 is the Registered Holder of 5 (FIVE) fully paid up share

of Rs. FIFTY each numbered from 71 to 75 both inclusive, in

SAHIL SAFEENA Co-op. Housing Society Ltd. NAYA NAGAR, MIRA ROAD (E)

subject to the By-laws of the said Society.

Given under the Common Seal of the said Society on MIRA ROAD (E)

this 02 day of 11 20 04.

SAHIL SAFEENA CO-OP. HSG. SOCIETY LTD. Regn. No. 15968 Yr. 2004-2005 Naya Nagar Mira Road (E)

Authorised M.C. Member

Secretary

Chairman

(P.T.O.)

टनन ७	
दस्त क्र २०६५ ६/२०२४	
१५	४०

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES					
Date of Transfer	Transfer No.	Regn. No. of Transfer	To Whom Transferred		Regn. No. of Transferee
			Authorised M.C. Member	Chairman	Secretary
			Authorised M.C. Member	Chairman	Secretary
			Authorised M.C. Member	Chairman	Secretary
			Authorised M.C. Member	Chairman	Secretary
			Authorised M.C. Member	Chairman	Secretary
			Authorised M.C. Member	Chairman	Secretary

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SAHIL SAFEENA CO-OP.HSG.SOC.LTD.

REGD. NO. TNA/(TNA)/HSG/(TC)/15968/04-05 DT.2/11/04
BEHIND RAHUL TOWER .NAYA NAGAR,MIRA ROAD (E)
DIST.THANE 401107

Name : [303] MR.&MRS. ANWAR KHAN **Bill No. : 2535**
405 SQ FT
Particulars : BILL FOR MONTH MAY 2024 Date : 01/05/2024

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	MAINTENANCE CHARGES	810.00	2	NON OCCUPANCY CHARGE	200.00

दस्त क्र.२०६५/२०२४
१६ | ४०

SUB-REGISTRAR THANE No. 7 DIST. THANE

	Rs.	1010.00
Total Arrears	Rs.	13160.00
Amount Due	Rs.	14170.00

Rupees : Fourteen Thousand One Hundred Seventy.. Only

NOTES : 1.PAYMENT SHOULD BE PAID 20TH OF THE MONTH .
2.THIS IS COMPUTER GENERATED BILL & DOES NOT REQUIRE ANY SIGNATURE

For SAHIL SAFEENA CO-OP.HSG.SOC.LTD.

Authorised Signatory

Prepared by Kanchani Enterprises - 8108401527 / 9372206995

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महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./(टी.एन.ए.)/एचएसजी./(टी.सी.)/ १५९६८/२००४-२००५ सन २००४

या प्रमाणपत्राव्दारे प्रमाणित करण्यात येत आहे

ताहीत तरीना को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

सर्व्हे नं. ५०९ हिस्सा नं. १ व्हिलेज भाईंदर भवानगर मिरारोड [पूर्व] ता. जि. ठाणे.

दस्त क्र. २०६५६/२०२४

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६१ मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम २ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./(टी.एन.ए.)/एच.एस.जी./(टी.सी.)/१५९६८ /दिनांक २१.११.२००४ ने नोंदण्यात २००४-२००५ सन २००४ आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरु सहभागीदारी गृहनिर्माण संस्था" असे आहे

कार्यालयीन मोहर

[सौ. एम. ताळवी.]
उप निबंधक
सहकारी संस्था, ठाणे तालुका,
ठाणे

स्थळ : ठाणे
दिनांक : २ / १४/२००४

TRUE COPY

ALI MOHAMMED GHAZNAVI
Special Executive Officer
MEGHNA ASHITA,
NAGAR, MIRA ROAD (E),
THANE - 401107

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सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

मीरा रोड (पूर्व) शाखा, जिला ठाणे
MIRA ROAD(E) BRANCH, DIST. THANE-400107
IFSC: CBIN0283253 66166

सभी शाखाओं पर देय PAYABLE AT ALL BRANCHES

दि	दि	मा	मा	व	व	व	व
2	6	1	0	2	0	2	4
D	D	M	M	Y	Y	Y	Y

या धारक को or Bearer

Pay Rehmatt[illegible] A Khan

रुपये Rupees Two Lakh Twenty Five Thousand

अदा करें ₹ 225,000/—

04

खाता सं० A/c. No.	3151483244

टनन ७
दस्त क्र. २०६५६/२०२४
१८ | ४०

स्वाजीद

MOHD SAJID ABDUL HAFIZ SHAIKH
कृपया हस्ताक्षर ऊपर करें / Please sign above

MIRARO

⑈686815⑈ 400016092⑆ 010773⑈ 31

मेसर्स सीन्स ग्राफ से लिये गये VALID FOR [illegible] ONLY

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA--BHAYANDAR MUNICIPAL COUNCIL

[illegible]

टनन ७ दिनांक [illegible]

दस्त क्र. [illegible]/२०२४

[illegible]

वाचणे :-

१. [illegible]

२. [illegible] भाईंदर/ठाणे १७८, दि. ११.१.९१ मंजूरी.

३. [illegible] उपविभागीय अधिकारी, ठाणे यांची जा.नं. ३०८८७/९०-९१, दि.२८.१.९१ ची आदेश क्र. [illegible]/[illegible]/दि. [illegible] ची [illegible] मंजूरी.

४. मिरा भाईंदर नगरपालिका परिषदेची जा.नं. ३०८८७/९०-९१, दि.[illegible].१.९१ ची अधिकार परवानगी.

// [illegible] //

मिरा भाईंदर नगरपालिका क्षेत्रात स.नं. ५०९, हि.[illegible], मुंबई नं.३१ [illegible] भाईंदर येथील [illegible] व तीन मजल्याची इमारत बांधून पूर्ण केली आहे. या इमारतीचे अधिकार मंजूर नकाशा प्रमाणे आहे. तसेच वरील क्षेत्र निर्देशांक योग्य [illegible] आहे. इमारतीच्या तळोबताली सामाजिक अंतरे योग्यरित्या सोडलेली आहे. त्यास्तव या इमारतीच्या वापर करणेस व इमारतीस आवश्यक तो दीवपुरवठा होणेस नगरपालिकेची हरकत नाही.

[illegible]

मिरा भाईंदर नगरपालिका परिषद

टनन-७

दस्त क्रमांक [illegible]

२० | ३६

No.REV.DESK.T/NAP/VII/SR/298
Office of the Collector, Thane.
Dated :

:- 1) Application dated 15-6-1992
Smt. Shaikh Hussain Mohamed Usuf
of Bhayandar

2) Superintendent, Land Records
dated 20-11-1992

3) Planning Thane

From:

दस्त क्र.२०६५६/२०२४
Assistant Collector of
20 | 20

ORDER.

The land comprised in S.No/C.S.No. 509, H.No. 1
T.P.No. — of Bhayandar Taluka Thane
District-Thane, Shri/Smt. Shaikh Hussain Mohamed Usuf
of Bhayandar Taluka Thane District- Thane
applied that non agricultural permission may be granted
to use an area admeasuring 564.00 Sq.yds/sq.metres out of Survey
No./C.S.No./F.P.No. 509, H.No 1 of Bhayandar Taluka
Thane for the non agricultural purpose of Residential use only
subject to the following conditions.

In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code 1966, and under Section 118 of the Maharashtra Regional Town Planning Act 1966, the Additional Collector of Thane is pleased to grant Shri/Smt. Shaikh Hussain Mohamed Usuf of Bhayandar Taluka Thane non agricultural permission to use an area admeasuring 564.00 Sq.yds/sq.metres out of Survey No./C.S.No./F.P.No. 509, H.No 1 of Bhayandar Taluka Thane for the non agricultural purpose of Residential use only subject to the following conditions.

1) The grant of permission shall be subject to the provisions of the Code and Rules made thereunder;

2) The grantee shall not use the building or structure thereon, only for the purpose for which it is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining previous written permission to that effect from the Collector. For this purpose the use of a building shall decide the use of the land;

दस्त क्रमांक 8816/2024
37 / 36

That the grantee shall pay the betterment charges if any, levied in respect of the said plot by the competent authority, before granting this permission.

That the grantee shall develop the said plot and construct the building thereon in accordance with the sanctioned plans and in accordance with the conditions mentioned in this order within a period of one year from the date of this order or such extended period as may be granted by the competent authority in that behalf. The grantee shall also construct the roads, drains etc. to the satisfaction of the Collector and shall also pay to the concerned Municipal authority or any other authority concerned the proportionate charges for debearing the cost of the roads, drains etc. and other services in connection with the development of the said plot. In case the said plot is sold by the grantee or any part thereof, the grantee shall bring to the notice of the purchaser or purchasers of the said plot all the conditions subject to which this permission is granted by this order and shall also bring to the notice of the purchaser or purchasers of the said plot all the conditions of the deeds executed or to be executed by him in respect of the said plot.

टनन ७
दस्त क्र. ९०८५६/२०२४
२७ | ३०

That if the plot is sold by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and stand and to make a specific mention about this in the deeds to be executed by him.

That this permission is to build on a plinth area of _____ Sq.yds/sq.mtrs. as specified in the site plans and/or building plans annexed herewith and the remaining area of _____ sq.yds. /sq.mtrs. of the plot shall be kept vacant and open to sky.

That the grantee shall get the building plans approved by the Competent Authority, where the building control rests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the Schedule III appended to the Maharashtra Land Revenue (Conversion of Use of Land and Non Agricultural Assessment) Rules 1969, and get them approved by the Collector of Thane and construct the building according to the sanctioned plans.

That the grantee shall maintain the open marginal distances as shown in the enclosed plan.

टनन -७
दस्त क्रमांक ९८८८ / २०२४
१२ / ३८

That the grantee shall commence the N.A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

That the grantee shall communicate the date of commencement of the N.A. use of the land and/or change in the use to the Tahsildar of _____ through the Talathi within one month failing which he shall be liable to be dealt with under Rule 43 of the M.L.R.(Conversion of use of Land and N.A.) Rules, 1969.

at the grantee shall pay the N.A.Assessment in respect
of the land at the rate of Rs. 0.10.7 per sq.metre
from the date of commencement of the purpose
for which the permission is granted. In the event of any
change in the use of the land, the N.A.Assessment shall
be liable to be levied at the different rate irrespective
of the fact that the grantee has already paid N.A. assessment
already levied is yet to expire.

That the N.A.Assessment shall be charged for the period
ending 31-7-1991, after which it shall be charged for the
at the revised rate, if any.

That the grantee shall
with in this order and the Non Agricultural Assessment mentioned
in accordance with the actual area found on measuring the
land by the Survey Department.

That the grantee shall construct substantial building and/or
other structure, if any, in the land within a period of three
years from the date of commencement of the N.A.use of the
land. This period may be extended by the Collector/S.D.O/
~~Tahsildar~~ in his discretion, on payment by the grantee such
fine premium as may be imposed as per Government Orders.

That the grantee shall not make any additions alterations to
the building already constructed as per sanctioned plans
without the previous permission of and without getting the
plans thereof approved by the Collector .

That the grantee shall be bound to execute a [illegible] as
provided in Schedule I. or V. Appended to the [illegible] Rules,
Conversion of Use of land and N.A.A. Rules, [illegible]
therein all the conditions of this order, within a period of
one month from the date of commencement of the N.A. use of the
land.

That the grantee shall make at his own cost the arrangement
for water supply and drainage disposal without creating an
insanitary conditions in the surrounding area.

If the grantee contravences any of the conditions mentioned
in this order and those in the Sanad, the Collector, Thane may
without prejudice to any of the penalty to which he may be
liable under the provisions of the Code continue the said
land/plot in the occupation of the applicant on payment of
such fine and assessment as he may direct.

Notwithstanding any thing contained in the Clause (a) above
it shall be lawful for the Collector of Thane to direct the
removal or alteration of any building or structures erected or
see contrary to the provisions of this grant within such time
as is specified in that behalf by the Collector, Thane and
removal or alteration not being carried out within the
specific time, he may cause the same to be carried out and
recover the cost of carrying out the same from the grantee
as arrears of Land Revenue.

[illegible]
Dy. [illegible]
[illegible]
Dy. Collector
Thane.

ट न न ७
दस्त क्र.२०६५६/२०२४

२२ | २०

THE SUB-REGISTRAR JOINT SUB-REGISTRAR DIST. THANE

T.N.T.-9
8560 / 2002
36

Maharashtra.

That the Grantee shall pay [illegible] conversion tax amounting to Rs. 279.95 Rs. Two hundred and seventy-eight and ninety-five paise only which is equal to three times of N.A. assessment [illegible] from the date of issue of this order failing which the said permission shall be liable to be cancelled. Amount of this tax should be paid [illegible]

ट न न 9
दस्त क्र.९०६५/२०२४
23 | 40

Additional Collector, THANE.

To
Shri. Shaikh Hussein Mohamed Usuf
of Bhayandar, Taluka & District Thane

(with approved plan)

Copy fwd to:-

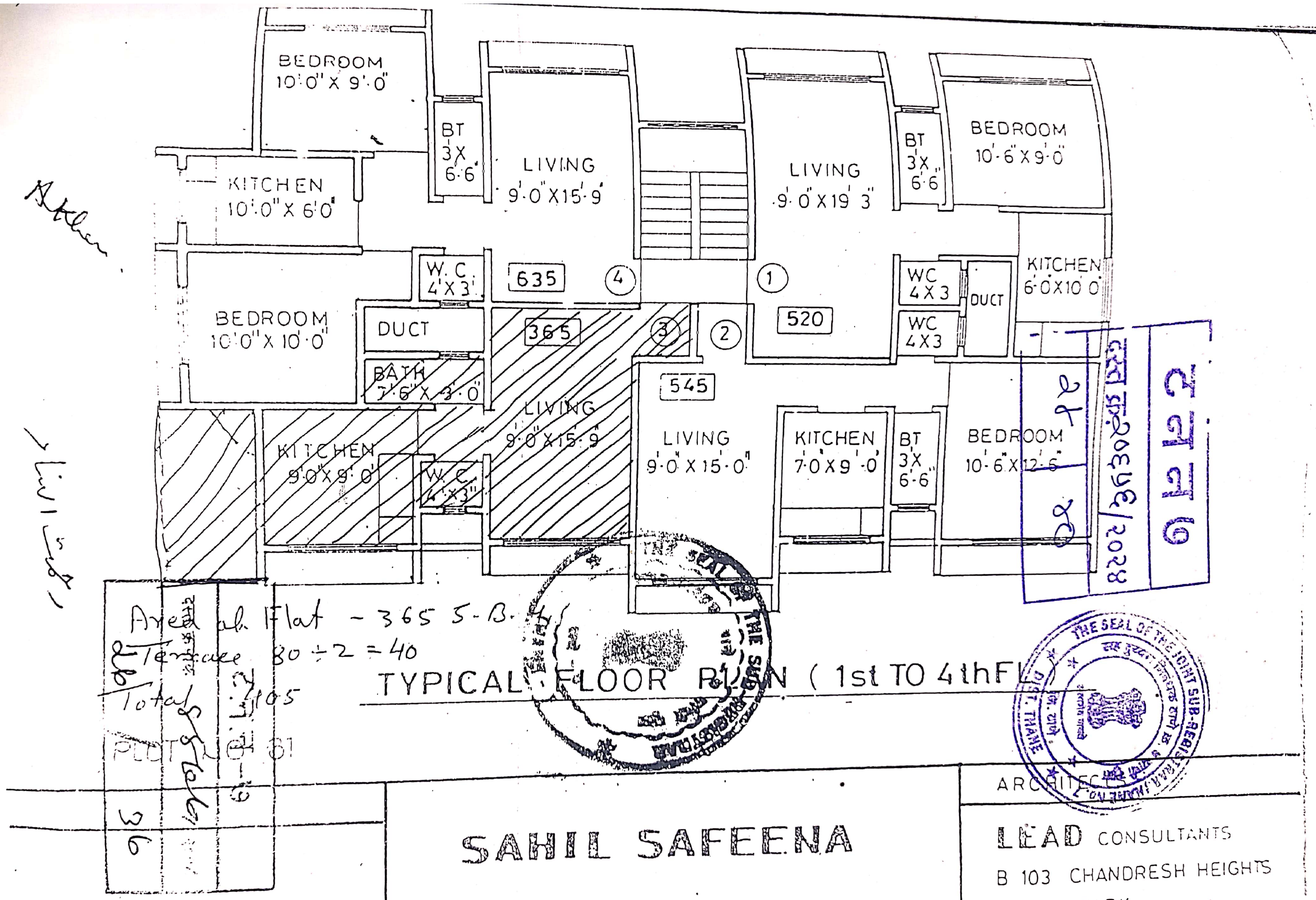
. Tahsildar of Thane for information and necessary action.

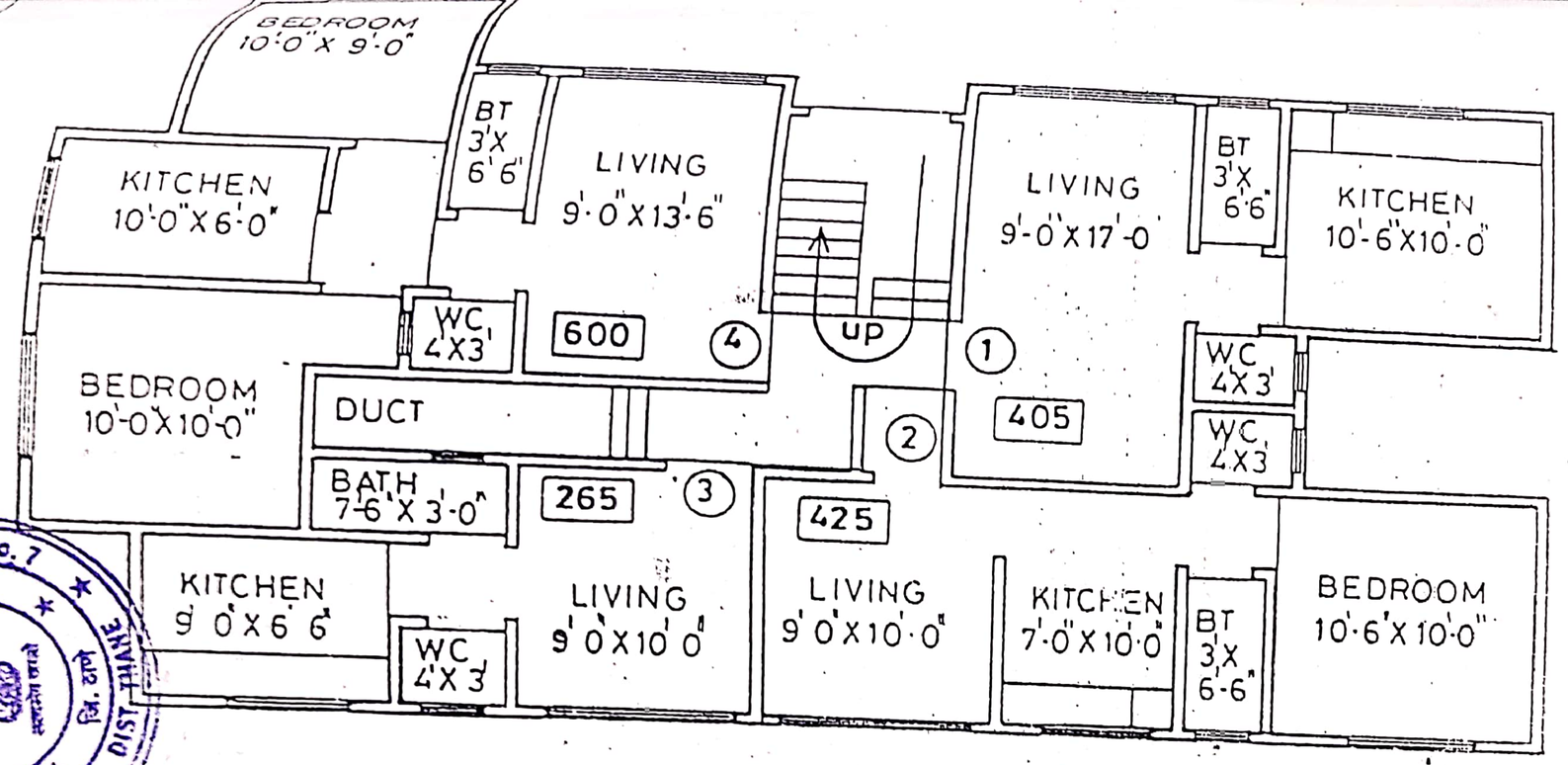
/- He is requested to watch the report from the Talathi [illegible] the commencement of the N.A. use of the land [illegible] f that report he should take steps to keep necessary notes T.F.IV, and V.F.IV N.A.Note Book to effect the recovery e N.A.Assessment from the date of commencement of the N.A. e, from the grantee and to get the Sanad Executed. If the cupant pay the measurement fees, he should return to the I.L.R.Thane accordingly along with the sanctioned plans and tracts from R of R in respect of the land in question. silder should see that the grantee pays the conversion tax. hin 30 days. If the grantee fails to pay the aforesaid unt of conversion tax, the Tahsildar should report this ice immediately for further action.

Advance copy forwarded to the District Inspector of Lands, Thane for information.

Inspector of Land -6
दस्त क्रमांक ६४८७/२००८
30

Additional Collector, Thane.


BEDROOM
10'0" X 9'0"
BT
3'X
6'6"
LIVING
9'0" X 15'9"
LIVING
9'0" X 19'3"
BT
3'X
6'6"
BEDROOM
10'6" X 9'0"
KITCHEN
10'0" X 6'0"
W.C
4'X3'
635
4
1
520
WC
4X3
DUCT
KITCHEN
6'0" X 10'0"
BEDROOM
10'0" X 10'0"
DUCT
365
3
2
WC
4X3
BATH
7'6" X 3'0"
545
LIVING
9'0" X 15'9"
LIVING
9'0" X 15'0"
KITCHEN
7'0" X 9'0"
BT
3'X
6'6"
BEDROOM
10'6" X 12'6"
KITCHEN
9'0" X 9'0"
W.C
4'X3"
Area of Flat - 365 S.B.
Terrace 80 ÷ 2 = 40
Total 405
PLOT NO 61
36
THE SEAL OF THE JOINT SUB-REGISTRAR, THANE NO. 7
DIST. THANE
THE SEAL OF THE SUB-REGISTRAR
SAHIL SAFEENA
ARCHITECTS
LEAD CONSULTANTS
B 103 CHANDRESH HEIGHTS
JESAL PARK



THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7 DIST. THANE

GROUND FLOOR PLAN

PLOT NO. 31

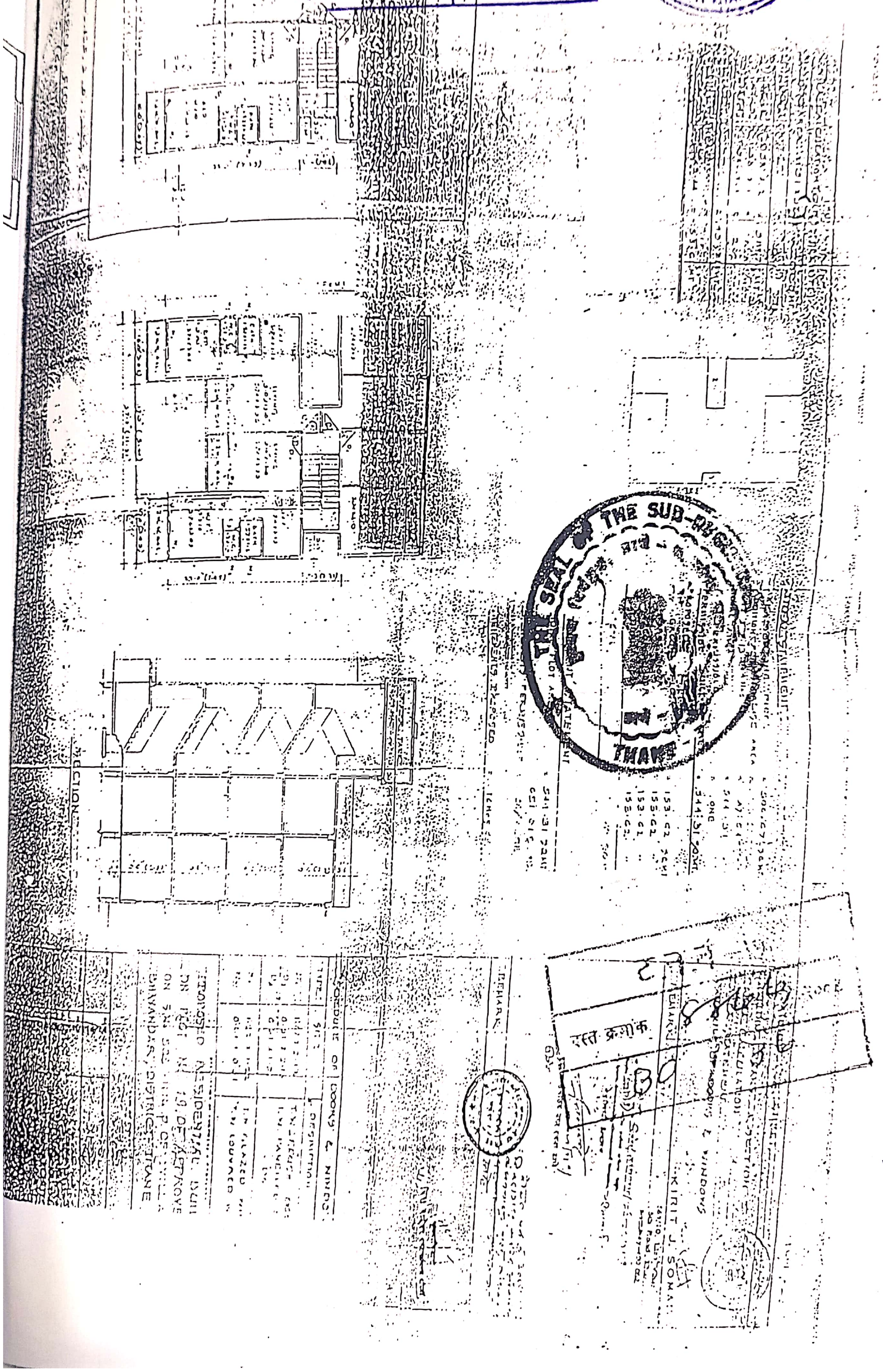
SAHIL SAFEENA

ARCHITECTS

LEAD CONSULTANTS
B 103 CHANDRESH HEIGHTS
JESAL PARK
BHAYANDAR (east)

टनन ७

दस्त क्र.२०८५६/२०२४



भारत सरकार
GOVERNMENT OF INDIA

अन्वर एफ़. खान
Anwar F. Khan
जन्म तारीख / DOB : 04/09/1963
पुल्लिंगी / MALE

8647 9524 6871

सामान्य माणसाचा अधिकार

दस्त क्र.२०६५६/२०२५

२०
आयकर विभाग
INCOME TAX DEPARTMENT

GOVT. OF INDIA

ANWAR F KHAN

FARAMOOSH KHAN

04/09/1963

Permanent Account Number

ANEPK7749K

Signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
रूम नं- 303, साहिल सफीना, नया नगर,
सम्स मस्जीद जवळ, मीरा रोड (पूर्व),
मीरा-भायंदर, ठाणे, महाराष्ट्र, 401107

Address:
Room No- 303, Sahil Safeena
Bldg, Naya Nagar, Near Shams
Masjid, Mira Road (East),
Mira-Bhayander, Thane,
Maharashtra, 401107

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

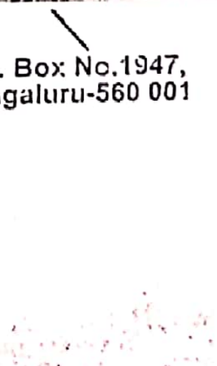
आयकर विभाग
INCOME TAX DEPARTMENT

JAGDISH RAMASHRE YADAV

RAMASRE RAMSHRIOMAR YADAV

10/13/1965

AEUPY2333M



भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

REHMATUN ANWAR KHAN

SAHEBALI SHAIKH

24/03/1965
Permanent Account Number
CKCPK2119Q

Rkhan
Signature

भारत सरकार
GOVT. OF INDIA

दस्त क्र.२०६५६/२०२४
२८ | ४०

THE SEAL OF THE JOINT SUB-REGISTRAR NAME NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांचे शिक्का
सत्यमेव जयते
जि. ठाणे
DIST. THANE

R Khan

भारत सरकार
GOVERNMENT OF INDIA

रेहमतून अनवर खान

Rehmatun Anwar Khan
जन्म वर्ष/YoB:1965

महिला Female

9499 1986 0793

आधार - सामान्य माणसाचा अधिकार

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
303 साहिल सफीना,नया
नगर, श्यामस मस्जीत जवळ
मीरा रोड पूर्व, मीरा-भायंदर,
मीरा रोड, ठाणे
महाराष्ट्र, 401107

Address:
303 Sahil Safeena,Naya Nagar,
Near Shams Masjid Mira Road
east, Mira-Bhayander, Mira
Road, Thane
Maharashtra, 401107

Aadhaar - Aam Aadmi ka Adhikar

Scanned with OKEN Scanner

भारत सरकार
Government of India

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No. : 2821/42101/07441

To
Mohd. Sajid Abdul Hafiz Shaikh
मोहम्मद. साजिद अब्दुल हफिज़ शेख
303, Sahil Safina, Mira Nursing Home Gali,
naya nagar,
VTC: Mira-Bhayander, PO: Mira Road,
Sub District: Thane, District: Thane,
State: Maharashtra, PIN Code: 401107.
Mobile: 9892110112

2109985555

KG210998555FI

उतारा ७

दस्त क्र. २०६५६/२०२४

२९ | ७०

THE SEAL OF THE JOINT SUB-REGISTRAR OF ASSURANCES NO. 7
सह दु. नि. सह. दु. नि. कार्यालय क्र. ७ ठाणे
जि. ठाणे
DIST. THANE

आपला आधार क्रमांक / Your Aadhaar No. :

5851 0582 7495

माझे आधार, माझी ओळख

भारत सरकार
Government of India

आधार

Issue Date: 21/03/2013

मोहम्मद. साजिद अब्दुल हफिज़ शेख
Mohd. Sajid Abdul Hafiz Shaikh
जन्म तारीख / DOB: 10/08/1981
पुरुष / Male

5851 0582 7495

माझे आधार, माझी ओळख

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GAKPS8689R

नाम / Name
MOHD SAJID ABDUL HAFIZ SHAIKH

पिता का नाम / Father's Name
ABDUL HAFIZ SHAIKH

जन्म की तारीख /
Date of Birth
10/08/1981

17102022

हस्ताक्षर / Signature

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भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70236/37863

To
अरशिया परवीन मोहम्मद साजिद शेख
Arshiya Parveen Mohd Said Shaikh
301, Sahil Salima Naya Nagar
Mira Nursing Home Galli Mira Road East
Mira-Bhayander
Mira Road
Thane Thane
Maharashtra 401107
9892110112

1610057669 03/12/2013

ME610057669FH

टनन ७

दस्त क्र. २०१४/

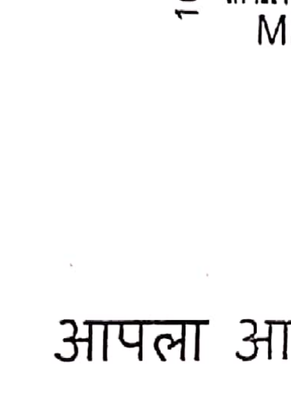
THE JOINT SUB-REGISTRAR THANE NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांची नोंद
सत्यमेव जयते
जि. ठाणे
DIST. THANE

आपला आधार क्रमांक / Your Aadhaar No. :

7149 6930 9037

माझे आधार, माझी ओळख

भारत सरकार
Government of India



अरशिया परवीन मोहम्मद साजिद शेख
Arshiya Parveen Mohd Sajid Shaikh
जन्म तारीख / DOB : 01/01/1988
स्त्री / Female

7149 6930 9037

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

QGXPS2216B

नाम / Name
ARSHIYA PARVEEN MOHD SAJID SHAIKH

पिता का नाम / Father's Name
ZAFAR AHMED

जन्म की तारीख / Date of Birth
01/01/1988

Arshiya
हस्ताक्षर / Signature

30102022

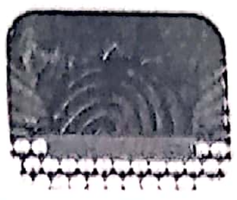
Arshiya

भारत सरकार
Government of India

आधार

Mohd Saqeeb Abdul Hafiz Shaikh
DOB : 29/06/1979
Male

Issue Date : 05/04/2013



आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

2697 0678 4611

मेरा आधार, मेरी पहचान

दस्त क्र.१०६५६/२०२४
६७ | २०

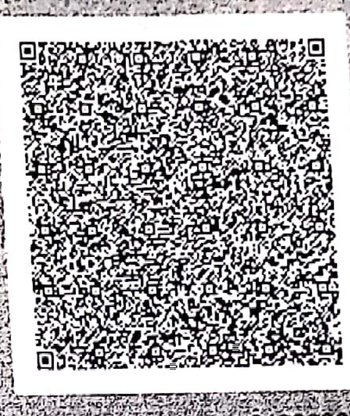
THE SEAL OF THE JOINT SUB-REGISTRAR NAME No. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांचे शिक्का
सत्यमेव जयते
जि. ठाणे
DIST. THANE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EPMPS9159R



04022024

नाम / Name
MOHD SAQEEB ABDUL HAFIZ SHAIKH

पिता का नाम / Father's Name
ABDUL HAFIZ SHAIKH

जन्म की तारीख / Date of Birth
29/06/1979

Saqeeb
हस्ताक्षर / Signature

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Address: Flat No-203 Abhishek Mansion CHS LTD, Naya Nagar, Near Anjuman School, Mira Road East, Mira-Bhayander, Thane, Maharashtra, 401107

Print Date : 25/02/2023

2697 0678 4611

1947 help@uidai.gov.in www.uidai.gov.in

Saqeel

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पृष्ठ
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टनल ७
दस्त क्र २०६५६ /२०२४
३२ | ४०

SUB-REGISTRAR THANE NO.
DIST. THANE

प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राव्दारे घोषीत करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,महाराष्ट्र राज्य,पुणे यांचे दिनांक 30.11.2013 रोजीचे परिपत्रकाचे काळजीपुर्वक वाचन केलेले आहे.व त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. तसेच नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकव्दारे अथवा दुबार विक्री होत नाही. मी/आम्ही सदर दस्तातील मीळकतीबाबत अभिलेखात शोध घेतलेला आहे. दस्तातील लिहुन देणार / घेणार /कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहोत व खात्री करुन देण्यासाठी या दस्तासोबत दोन प्रत्यक्ष चांगल्याप्रकारे ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमची वैयक्तीक मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही. याची मी / आम्ही खात्री देत आहोत.सदरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकिय,निमशासकिय कर्ज,हक्क,बोजा,हितसंबध, बॅंक बोजे,विकासन बोजे,नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार,घेणार जबाबदार राहू याची जाणिव आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थीक व्यवहार पुर्ण करुन दस्तऐवज साक्षीदारा समक्ष निष्पादीत केलेला आहे.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा.न्यायालय/शासकिय कार्यालयाचा मनाई हुकुम नाही.तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधीत होत नाही. याची मी/आम्ही खात्री देत आहोत. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी पडली/बुडाली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणुन आमची राहील हे आम्हास कबुल आहे.

दर्जन ७
दस्त क्र. २०६५६/२०२४
३३ | २०

मा.न्यायालयाने दिलेल्या निर्णयानुसार (मा.उच्च न्यायालय नागपुर यांनी गोपाल व्दारकादास पांडे विरुध्द जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्रं 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासुन पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉप्रटी अॅक्ट,1882 कलम 55 नुसार संबधीत व्यवहार करणा-या उभय पक्षकारांची असते याची आम्हास पुर्ण जाणिव आहे.

स्थावर मिळकतीविषयी होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणुन नोंदणी अधिनियम 1908 चे कमल 82 तरतुदीचे अधिन राहुन मी/आम्ही प्रतिज्ञापत्र / घोषणापत्र लिहुन देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक पक्षकार व ओळख देणारे जबाबदार राहुन, नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहुन देणार

साक्षीदार -

1)

2)

Arshiya लिहुन घेणार

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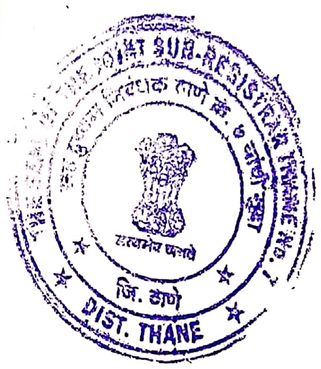
टनन ७
दस्त क्र. २०६५६/२०२४
३४ | ४०

THE JOINT SUB-REGISTRAR THANE No. 7
जिल्हा दुय्यम निबंधक ठाणे क्र. ७ चौथी मुद्रा
सत्यमेव जयते
जि. ठाणे
DIST. THANE



CHALLAN

MTR Form Number-6

MH011031960202425E	BARCODE	Date 12/11/2024-17:41:38	Form ID 25.2

artment Inspector General Of Registration	**Payer Details**
Stamp Duty	
e of Payment	TAX ID / TAN (If Any)
	PAN No.(If Applicable)
ce Name THN4_THANE NO 4 JOINT SUB REGISTRA	Full Name MOHD SAJID ABDUL HAFIZ SHAIKH
ation THANE	
2024-2025 One Time	Flat/Block No. FLAT NO 303
	Premises/Building
	Road/Street SAHIL SAFEENA CHSL
	Area/Locality MIRA ROAD E
	Town/City/District
	PIN 4 0 1 1 0 7
	Remarks (If Any) SecondPartyName=ANWAR KHAN FARAMOSH KHAN
	Amount In Words One Lakh Eighty Thousand Rupees Only

Account Head Details	Amount In Rs.
0046401 Stamp Duty	157500.00
0063301 Registration Fee	22500.00
	1,80,000.00

दस्त क्र.२०४५६/२०२४

DEFACED 80000.00 DEFACED

ment Details IDBI BANK	**FOR USE IN RECEIVING BANK**

Cheque-DD Details					
que/DD No.		Bank CIN	Ref. No.	69103332024111219012	2898904004
ne of Bank		Bank Date	RBI Date	12/11/2024-17:42:37	13/11/2024
ne of Branch		Bank-Branch		IDBI BANK	
		Scroll No. , Date		100 , 13/11/2024	

Mobile No. : 9821027480

partment ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

र चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु ी.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 1
Date: 2024.11.18 16:03:54 IST
Reason: GRAS Secure Document
Location: India

allan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-337-20656	0006184536202425	18/11/2024-15:57:31	IGR119	22500.00
2	(iS)-337-20656	0006184536202425	18/11/2024-15:57:31	IGR119	157500.00
			Total Defacement Amount		**1,80,000.00**

Print Date 18-11-2024 04:03:54

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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202411185187

18 November 2024,02:55:10 PM

टनन7

मूल्यांकनाचे वर्ष 2024

जिल्हा ठाणे

मूल्य विभाग तालुका : ठाणे

उप मूल्य विभाग 1/13-जे) भु-विभाग हदी मौजे भाईदर गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती र्सव्हे क्रं

क्षेत्राचे नांव Mira Bhaindar Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#95

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
37100	84900	97600	124200	97600	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	29.55चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	20 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		

Sale Type - Resale

First Sale Date - 25/05/2008

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.84900/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर **=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)**
= (((84900-37100) * (80 / 100)) + 37100)
= Rs.75340/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 75340 * 29.55

= Rs.2226297/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2226297 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.2226297/-

= ₹ बावीस लाख सव्वीस हजार दोन शे सत्त्याण्णव /-

Home Print

टनन७

दस्त क्र. २०६५६/२०२४

३६ ७०

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE No. 7 सह दुय्यम निबंधक ठाणे क्र. ७ यांची मुद्रा सत्यमेव जयते जि., ठाणे DIST. THANE

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337/20656
सोमवार,18 नोव्हेंबर 2024 3:58 म.नं.

दस्त गोषवारा भाग-1

टनन7
दस्त क्रमांक: 20656/2024

दस्त क्रमांक: टनन7 /20656/2024

बाजार मुल्य: रु. 22,26,297/- मोबदला: रु. 22,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,57,500/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

अ. क्रं. 20656 वर दि.18-11-2024

रोजी 3:55 म.नं. वा. हजर केला.

पावती:22208 पावती दिनांक: 18/11/2024

सादरकरणाराचे नाव: मोहम्मद साजिद अब्दुल हफिज शेख - -

नोंदणी फी	रु. 22500.00
दस्त हाताळणी फी	रु. 800.00
पृष्टांची संख्या: 40	
एकुण:	23300.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 18 / 11 / 2024 03 : 55 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 11 / 2024 03 : 56 : 34 PM ची वेळ: (फी)

टनन ७
दस्त क्र.२०६५६/२०२४
३८ | १०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांची मुद्रा
जि. ठाणे
DIST. THANE

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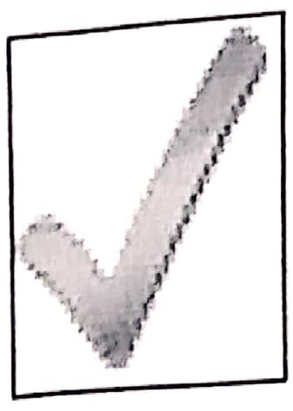
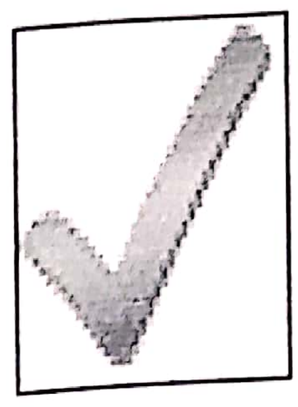
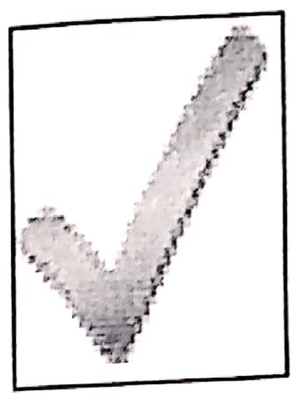
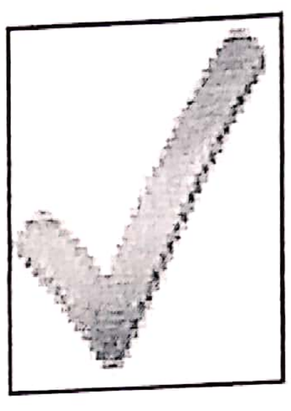
दस्त गोपवारा भाग-2	टनन7 दस्त क्रमांक:20656/2024

11/2024 4 06:28 PM

क्रमांक :टनन7/20656/2024

खाचा प्रकार :-करारनामा

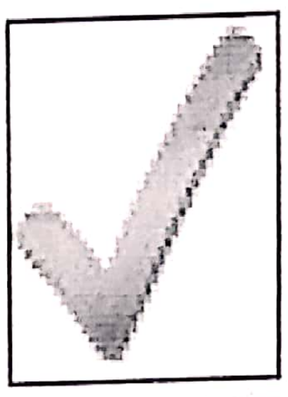
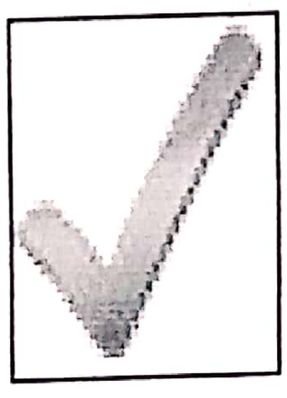
अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अन्वर खान फरामोश खान - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ANEPK7749K	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:रहमतुन्नीसा (रहमतुन) अन्वर खान - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:CKCPK2119Q	लिहून देणार वय :-58 स्वाक्षरी:-		
3	नाव:मोहम्मद साजिद अब्दुल हफिज शेख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:GAKPS8689R	लिहून घेणार वय :-43 स्वाक्षरी:-		
4	नाव:अरशिया परवीन मोहम्मद साजिद शेख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.303, तिसरा मजला, साहिल सफीना कॉ.ऑप.हौ.सो.लि., राहुल टॉवर मागे, नया नगर , मिरारोड पु., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:QGXPS2216B	लिहून घेणार वय :-36 स्वाक्षरी:-		

ल दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

ा क्र.3 ची वेळ:18 / 11 / 2024 04 : 04 : 32 PM

ख:-

ील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

नु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:जगदीश यादव - - वय:39 पत्ता:भाईंदर प. पिन कोड:401101 स्वाक्षरी		
2	नाव:मोहम्मद साकिब अब्दुल हाफिज शेख - - वय:45 पत्ता:मीरा रोड पिन कोड:401107 स्वाक्षरी		

क्का क्र.4 ची वेळ:18 / 11 / 2024 04 : 05 : 14 PM

क्रा क्र.5 ची वेळ:18 / 11 / 2024 04 : 05 : 33 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 7

टनन ७
दस्त क्र.२०६५६/२०२४
२९ | २०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांची मुद्रा
जि. ठाणे
DIST. THANE

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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHD SAJID ABDUL HAFIZ SHAIKH	eChallan	69103332024111219012	MH011031960202425E	157500.00	SD	00061845362024 25	18/11/20
2		DHC		1124129615145	800	RF	1124129615145D	18/11/20
3	MOHD SAJID ABDUL HAFIZ SHAIKH	eChallan		MH011031960202425E	22500	RF	00061845362024 25	18/11/20

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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20656 /2

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2. Get print immediately after registration.

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टनन ७

दस्त क्र.२०६५/२०२४

४० | ४०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 7
सह दुय्यम निबंधक ठाणे क्र. ७ यांचे दोन
सत्यमेव जयते
जि. ठाणे
DIST. THANE

प्रमाणित करण्यात येते की, या दस्तामध्ये
एकूण ...४०..... पाने आहेत.
सदर दस्त पुस्तक क्र. १
अ. क्र. .....२०६५..... वर नोंदला

आर. एच. पारेख
सह. दुय्यम निबंधक, वर्ग-२, ठाणे क्र. ७
दि : १८/११/२०२४

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