

398/4236

पावती

Original/Duplicate

Monday, July 04, 2016

नोंदणी क्र.: 39M

1:37 PM

Regn.: 39M

पावती क्र.: 6064

दिनांक: 04/07/2016

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-4236-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: खान शफीक सुनीर अहमद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:56 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु. 3711000 /-

मोबदला रु. 3700000/-

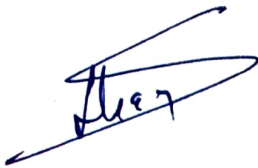
भरलेले मुद्रांक शुल्क : रु. 185600/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002417651201617R दिनांक: 04/07/2016

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-





05/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4236/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) कळंबोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3711000
(4) भू-मापन,पाटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 604,सहावा मजला,कोहीनुर हाईटस् को. ऑप. हॉसिंग सोसायटी लि.,प्लॉट नं. 4 व 4 ए,सेक्टर नं. 8 ई,कळंबोली,नवी मुंबई,ता. पनवेल,जिल्हा - रायगड(क्षेत्रफळ 52.55 चौ. मी. कारपेट एरिया)(क्षेत्रफळ 63.06 चौ. मी. बिल्टअप व 4.804 चौ. मी. टेरेस एरिया)((Plot Number : 4 व 4 ए ; SECTOR NUMBER : 8 ई ;))
(5) क्षेत्रफळ	1) 52.55 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:-वगतराम भीमजी पटेल - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 401, चौथा मजला, शितलादेवी दर्शन बिल्डींग, कामाठीपुरा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-ALEPP3149E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-खान शफीक सुनीर अहमद - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 10/एच/5, शिवाजी नगर, गोवंडी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400043 पॅन नं:-ANCPK4030D 2): नाव:-खान नसीम मुनीर अहमद - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. बी - 1502, शेल्टर पार्क, प्लॉट नं. 207, सेक्टर नं. 10, खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाव(ॅ). पिन कोड:-410210 पॅन नं:-AFVPP6763J
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2016
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4236/2016
(12)बाजारभावाप्रमाण मुद्रांक शुल्क	185600
(13)बाजारभावाप्रमाण नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



within the limits of any Municipal Council, Nagarpanchayat or Panchayat, or any rural area attached to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

AGREEMENT FOR SALE

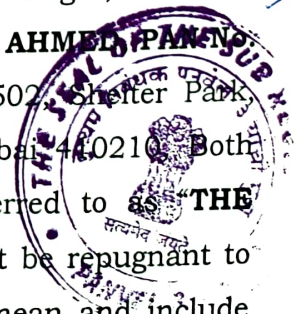
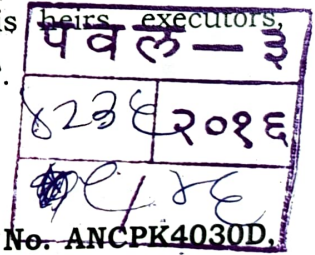
This Agreement for Sale made and executed at Panvel this 4th day of the month of **JULY** in the Christian Year **2016**.

BETWEEN

MR. VAGATRAM BHIMAJI PATEL, PAN No. ALEPP3149E, Age 45 Years, Indian Inhabitant, Residing at **Room No. 401, 4th Floor, Shitaladevi Darshan Building, Kamathipura, Mumbai 400008**, hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators and assigns) of the **FIRST PART**.

AND

1) **MR. KHAN SHAFIK SUNEER AHMED, PAN No. ANCPK4030D**, Age 33 Years, Residing at 10/H/5, Shivaji Nagar, Govandi, Mumbai 400043, 2) **MR. KHAN NASEEM MUNIR AHMED, PAN No. AFVPK6763J**, Age 47 Years, Residing at B-1502, Shelter Park, Plot No. 207, Sector 10, Kharghar, Navi Mumbai 440210 Both Indian Inhabitants, hereinafter called and referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.



DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
"604"	"SIXTH"	4 & 4A	8E

BUILDING : 'KOHINOOR HEIGHTS CHS LTD.'
 NODE : Kalamboli, Navi Mumbai
 CARPET AREA : 52.55 Sq.Mtrs.
 BUILT UP AREA : 63.06 Sq.Mtrs.
 TERRACE AREA : 4.804 Sq.Mtrs.

BUILDING CONSISTS : STILT + 11 FLOORS

Sale Price : Rs.37,00,000/- (Rs. THIRTY SEVEN LAKH Only)

hereinafter referred to as 'THE SAID FLAT'

WHEREAS :-

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as the "**THE CORPORATION**") The Corporation is a New Town Development Authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional And Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400021.

2. The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal.

[Handwritten signature]

9214 214 4204

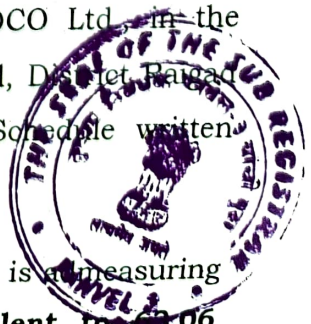
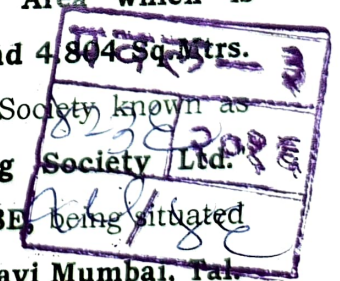
AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from their own funds and therefore it is self acquired property nobody else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

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

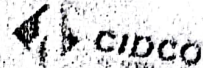
NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Seller hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 604, on Sixth Floor,** admeasuring about **52.55 Sq.Mtrs. Carpet Area which is equivalent to 63.06 Sq.Mtrs. Built Up Area and 4.804 Sq.Mtrs. Terrace Area,** in the Building and Registered Society known as "**KOHINOOR HEIGHTS Co-operative Housing Society Ltd.**" constructed on **Plot No. 4 & 4A, in Sector No. 8E,** being situated and lying at **Kalamboli, (12.5% GES Scheme), Navi Mumbai, Tal. Panvel, Dist. Raigad,** within the limits of CIDCO Ltd. in the Jurisdiction of Registration Sub District of Panvel, Dist. Raigad and more particularly described in the First Schedule written hereunder.

2. The area of the Flat hereby agreed to be sold is admeasuring **52.55 Sq.Mtrs. Carpet Area which is equivalent to 63.06 Sq.Mtrs. Built Up Area and 4.804 Sq.Mtrs. Terrace Area** and it is shown by red boundary line on the plan attached herewith.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



HEAD OFFICE
C-10, Sector-8, Navi Mumbai
Mumbai - 400 705
TELEPHONE: 2542 2542, 2542 2543
FAX: 2542 2544, 2542 2545

HEAD OFFICE
C-10, Sector-8, Navi Mumbai
Mumbai - 400 705
TELEPHONE: 2542 2542, 2542 2543
FAX: 2542 2544, 2542 2545

Ref No

CIDCO/ATP/BSM/2011/020 - -

Date: - 5 AUG 2011

Unique Code No. [0 1 1 0 3 0 2 1 0 2 0 9 9 0 7]

To
Mr. Suresh Ganesh Enterprises,
Plot No 4 & 4A, Sector-8E,
Khalamboli, Navi Mumbai

Sub: Occupancy Certificate for Residential Building on Plot No 4 & 4A, Sector-8E at
Khalamboli (12.5% Scheme), Navi Mumbai

- Ref - 1) Your architect's letter dated 07/06/2010 & 04/08/2011
 2) DCC NOC issued by EE(Kim-II) vide letter dtd 20/05/2010
 3) Maveja NOC issued by AEO vide letter dtd 27/10/2010
 4) Fire fire NOC issued by Fire Officer, CIDCO vide letter dtd 13/09/2010
 5) Extension in time limit NOC issued by M(TS-II) vide letter dtd 18/07/2011
 valid upto 23/11/2011.
 6) No dues certificate issued by M(TS-II) vide letter dtd 18/07/2011
 7) 100% IDC paid of Rs.12,00,035/- vide
 i) Challan No.102674, dtd.21/04/2008, Amount of Rs.6,00,035/-
 ii) Receipt No.6220, dtd.20/07/2011, Amount of Rs.6,00,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

You shall carry out Structural Audit of this development from Structural Engineer once every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises are to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since you have paid 100% IDC paid of Rs.12,00,035/- vide i) Challan No.102674 dtd 21/04/2008, Amount of Rs.6,00,035/- ii) Receipt No.6220 dtd 20/07/2011, Amount of Rs.6,00,000/- you may approach to the Office of Executive Engineer (Env.) to get the supply connection to your plot.

Thanking you.

Yours faithfully,

(R.P. Patil)

Addl. Town Planning Officer (Env.)
(Navi Mumbai & Khopla)

पवल-३
23/8/2011
R.P. Patil

