

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ABDULKADER RASHID SHAIKH

RASHID RAZZAK SHAIKH

11/11/1984

Permanent Account Number  
BKPPS9316B

*Kadeerai*

Signature



04122010

*Kadeerai*

Verified with Original

~~Manager / Officer~~  
Bank of Baroda / Dombivli (E) Br.

CN 155863

Chhaya Nair



19/01/2021 7 45:54 PM

दस्त गोपवाग भाग-2

पवन् 2  
दस्त क्रमांक: 1089/2021 89/89

दस्त क्रमांक : पवन् 2/1089/2021

दस्ताचा प्रकार :- अॅग्रीमेंट टू मेल ऑफ फ्लॅट

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अब्दुलकादर रशीद शेख .  
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., गेड नं.:  
फ्लॅट नं. 302, तिमरग मजला, ए-विंग, हरिप्रिया, शंकरेश्वर पाल्मम  
फेज-1 मार्गे, कुंभारखान पाडा, डोंबिवली, कल्याण विष्णुनगर, जि.  
ठाणे, महाराष्ट्र, ठाणे.  
पॅन नंबर: BKPPS9316B
- 2 नाव:भाजिया अब्दुलकादर शेख .  
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., गेड नं.:  
फ्लॅट नं. 302, तिमरग मजला, ए-विंग, हरिप्रिया, शंकरेश्वर पाल्मम  
मार्गे, फेज-1, कुंभारखान पाडा, डोंबिवली, कल्याण विष्णुनगर, जि.  
ठाणे, महाराष्ट्र, ठाणे.  
पॅन नंबर: BHOPP5890D
- 3 नाव:श्री. मोहम्मिन अब्दुल मलिक डोंगरे .  
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., गेड नं.:  
नूर मंझील, तलावपाली गेड, नूर बाग हॉल, कौमा-मुंब्रा, जि. ठाणे,  
महाराष्ट्र, ठाणे.  
पॅन नंबर: AKUPD2361B

पक्षकाराचा प्रकार

लिहून घेणार  
वय :-36  
स्वाक्षरी:-

*Kaushik*

द्वयाचित्र



अंगठ्याचा दस्त



लिहून घेणार  
वय :-32  
स्वाक्षरी:-

*Shajia*



लिहून देणार  
वय :-35  
स्वाक्षरी:-

*Mohammed*



वरील दस्तगोवज करून देणार तयारकीत अॅग्रीमेंट टू मेल ऑफ फ्लॅट चा दस्त गोवज करून दिल्याचे कबुल करतात.  
थिफ्ट क्र.3 ची वेळ: 19 / 01 / 2021 07 : 42 : 03 PM

शेळख:-

खालील हमम असे निवेदीत करतात की ते दस्तगोवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:ममीर युसूफ खान .  
वय:45  
पत्ता:थिळफाटा मुंब्रा  
पिन कोड:400612
- 2 नाव:शादाब मंजूर डोंगरे - -  
वय:30  
पत्ता:डोंगरे कम्पाऊंड कौमा मुंब्रा  
पिन कोड:400612

*Mami*  
स्वाक्षरी

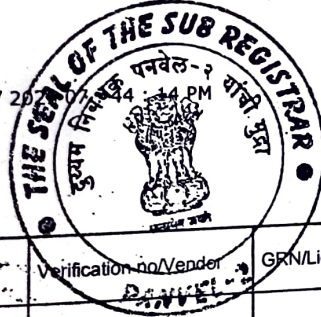
द्वयाचित्र



अंगठ्याचा दस्त



*Shadab*  
स्वाक्षरी



थिफ्ट क्र.4 ची वेळ: 19 / 01 / 2021

Join Sr Panvel 2

प्रमाणित करणेत येते की सदर दस्तास एकूण 89

पाने आहेत, पुस्तक क्र. 9

क्रमांक 904 वर नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	सुरक्षित/प्रमाणित करणेत येते की सदर दस्तास एकूण पाने आहेत, पुस्तक क्र. क्रमांक	दिनांक	दिनांक-2
1	ABDULKADER RASHID SHAIKH AND OTHER ONE	eChallan	69103332021011920380	MH010356939202021E	24300.00	SD	0004798137202021	19/01/2021	19/01/2021
2	ABDULKADER RASHID SHAIKH AND OTHER ONE	eChallan	69103332021011913602	MH010316971202021E	90000.00	SD	0004798139202021	19/01/2021	19/01/2021
3		DHC		1901202105323	900	RF	1901202105323D	19/01/2021	19/01/2021
4	ABDULKADER RASHID SHAIKH AND OTHER ONE	eChallan		MH010316971202021E	30000	RF	0004798139202021	19/01/2021	19/01/2021

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

1089 / 2021

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2. Get print immediately after registration.

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भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0000/00615/57762

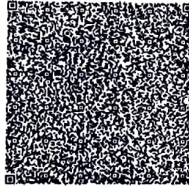
To  
Shaziya Abdulkader Shalkh  
शाज़िया अब्दुलकादेर शेख  
C/O SHAZIYA ABDULKADER SHAIKH,  
R NO 302 3RD FLOOR A-WING HARIPRIYA,  
BEHIND SHAKESHWAR PALMS PHASE 1,  
KUMBHARKHAN PADA DOMBIVLI,  
VTC: Kalyan, PO: Vishnunagar,  
District: Thane  
State: Maharashtra, PIN Code: 421202,  
Mobile: 7715036130

24/10/2011

00079475



KF000794756FI



आपका आधार क्रमांक / Your Aadhaar No. :

**9312 8025 6388**

मेरा आधार, मेरी पहचान



भारत सरकार  
उत्तराखण्ड सरकार



शाज़िया अब्दुलकादेर शेख  
Shaziya Abdulkader Shalkh  
जन्म तिथि / DOB: 23/11/1988  
लिंग / Gender

24/10/2011

**9312 8025 6388**

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

SHAZIYA S.PATHAN  
SHAHABUDDIN HUSAIN PATHAN

23/11/1988

Permanent Account Number  
BHOPP5890D

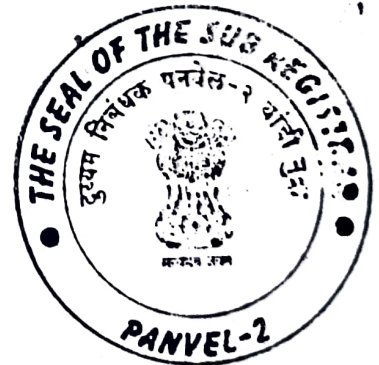
Signature





भारत सरकार  
GOVT. OF INDIA




प व ल - २	
२०२१	३४/०५



भारत सरकार  
Government of India


अब्दुल्कादर रशीद शेख  
Abdulkader Rashid Shaikh  
जन्म तारीख / DOB : 11/11/1984  
पुरुष / Male



7873 6300 6994

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

ABDULKADER RASHID SHAIKH  
RASHID RAZZAK SHAIKH

11/11/1984  
Permanent Account Number  
BKPPS9316B

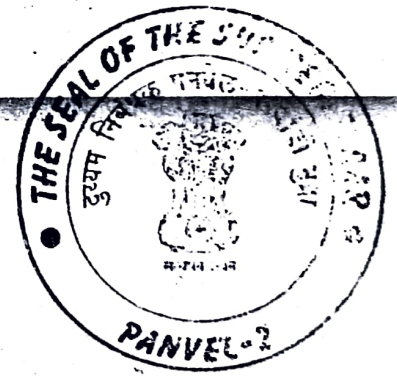
*Kadeehau*  
Signature




04122010

*Kadeehau*

प व ल - २	
१००९	२०२१
२०/१२	



भारत सरकार  
आधार प्राधिकरण  
Unique Identification Authority of India



पत्ता  
रशीद रझ्झाक शाख, 302, 3 फ्लोर,  
ए-विंग, हरिप्रिया, शकेश्वर पालेस  
फेज-1 मागे, कुंभरखण पडा,  
डोंबिवली, कल्याण, विष्णुनगर, ठाणे,  
महाराष्ट्र, 421202

Address:  
C/O Rashid Razzak Shaikh, 302,  
3rd Floor, A-wing, Haripriya,  
Behind Shankeshwar Palms  
Phase-1, Kumbharkhan Pada,  
Dombivli, Kalyan, Vishnunagar,  
Thane, Maharashtra, 421202

7873 6300 6994

1947

help@uidai.gov.in

www.uidai.gov.in

OFFICE:  
2nd Floor, Nalimchi Bldg,  
400 021.  
(Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
00-91-22-2202 2500 / 0650 0933

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX: 00-91-22-6791 8164

Date: 27 NOV 2015

CIDCO/SP/10009/TPO (NM & K)/2015/ 1350-1

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	1	0	0	1
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3y/2y

**OCCUPANCY CERTIFICATE**

I, **CIDCO**, hereby certify that the development of Residential Building (Gr.+ 07 Floors) Res. BUA= 1788.09 Sq.mtrs, Comm. BUA= 85.098 Sq.mtrs) Total BUA = 1873.188 Sq.mtrs. Residential Units No. = 56 (Fifty Six Nos.), Comm. Units No. = 08 (Eight Nos.) on Plot No.21 Sector-09, at Taloja Pachand (12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s: Fascinate has been inspected on 30/07/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/05/2012 and that the development is fit for the use for which it has been carried out.

प व ल  
६०२ २०२० 27/11/15  
(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta



REF.NO.CIDCO/ATPO(BP-10809)/2012 308 = --

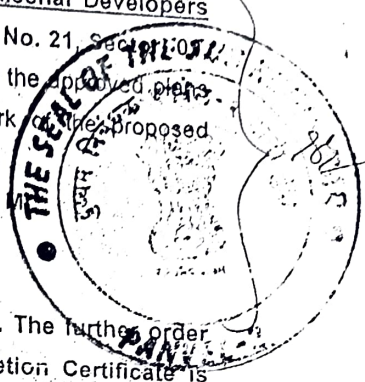
**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA**  
**COMMENCEMENT CERTIFICATE**

पुणे २९  
२९/०२  
२९/०२

MAY 2012

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s Meenar Developers Taloja Throuh Partner Mr. Izhar Ahmed Khan & Other Two Plot No. 21, Sector 11, Node:- Taloja-Pachnand(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 07 Structure)

Residential BUA =1788.09 Sq. Mt. ; Commercial BUA =85.098 Sq. Mt.  
Total BUA =1873.188 Sq. Mt.  
(Nos. of Residential Units - 56, Nos. of Commercial units - 08)



This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

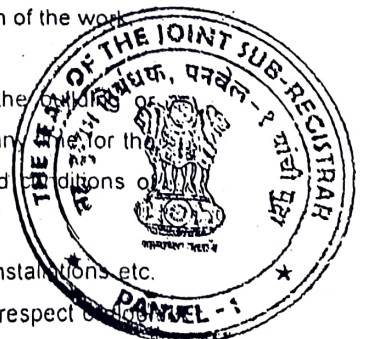
- i) This Certificate is liable to be revoked by the Corporation if:-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

पुणे २९  
२९/०२  
२९/०२

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.



4. The Certificate shall remain valid for period of 1 year from the date of its issue thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs 6,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. TBP/4893/1504/C4-287/84, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional provisions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details.

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number, Plot Number/Section & Node of Land under reference along with description of its boundaries

c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

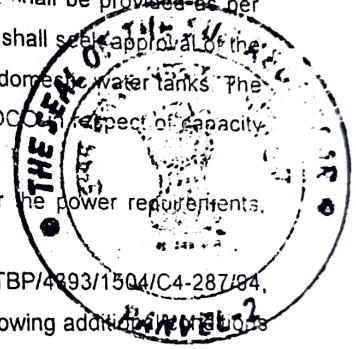
d) Number of Residential flats/Commercial Units with areas

e) Address where copies of detailed approved plans shall be available for inspection.

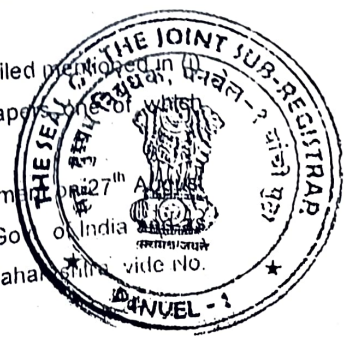
ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment dated 27<sup>th</sup> April 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India vide No. O.P. Circular issued by Urban Development Deptt., Govt. of Maharashtra

प्लान नं - २	
२०२०	२०२०
२९/९४	



प्लान	
२०२०	२०२०
२९/९४	



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५४९

सदस्यक्र.:

CIDCO/BP-10809/ATPOMM & K/2012 **308 = --**

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	1	2	0	1
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To: 29/8

M/s. Meenar Developers Talaja,  
Partners Mr. Izhar Ahmad Khan & Others Two,  
Room No. 1, BBA Sam. Bldg., Kurla (W), Mumbai

Subject: Development Permission for Residential Building on Plot No.21, Sector-09, Talaja-Pachnand(12.5% Scheme), Navi Mumbai

- 1) Your architect's application dated 30/09/2011, 02/11/2011 & 25/05/2012
- 2) Transfer order issued by M(TS-II) vide letter dtd.20/09/2011
- 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.01/11/2011
- 4) 50% IDC paid of Rs 6,25,000/- vide Receipt No.6934, dtd.25/10/2011

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.21, Sector-09, Talaja Pachnand(12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be obtained by the applicant from the Executive Engineer, Kalamboli CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

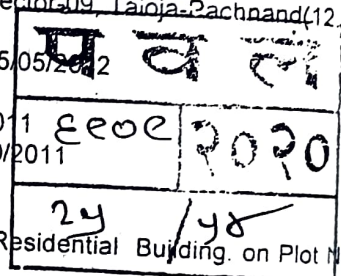
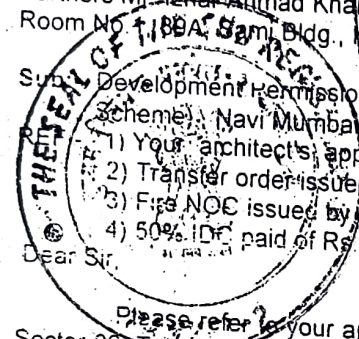
Since, you have paid 50% IDC of Rs 6,25,000/- vide Receipt No.6934, dtd.25/10/2011, you may approach to the Office of Executive Engineer (Klm) to get the sewerage connection to your plot.

Note: You shall submit the the NOC from Airport Authority of India for height clearance for the development on subject plot at the time of applying for Plinth Completion Certificate.

Thanking you,

Yours faithfully,  
*(Signature)*  
(R.B. Patil)

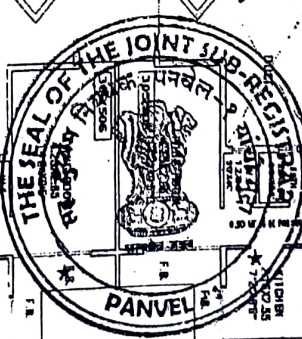
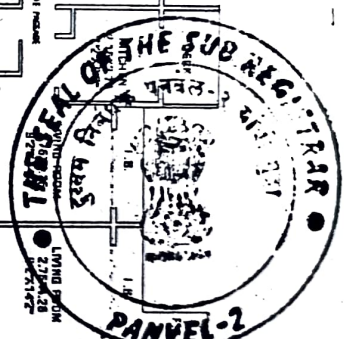
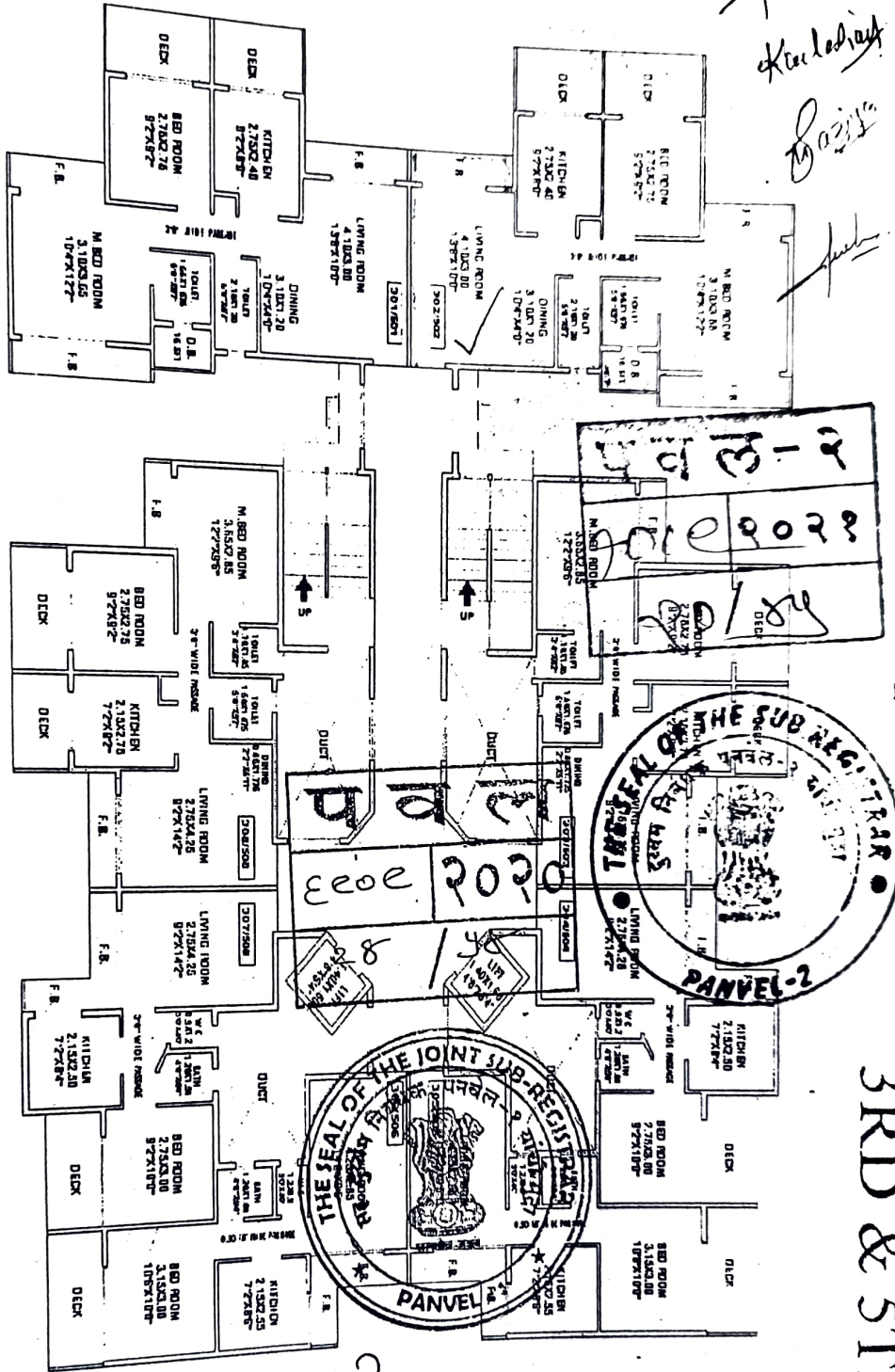
Addl. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)





11.00 MT WIDE ROAD

*K. K. Kulkarni*  
*Basin*  
*[Signature]*



3RD & 5TH

502

For MEENAR DEVELOPERS TALOJA.

*[Signature]*

PARTNER.

6666 SFT X 2 = 13332 SFT

DEVELOPERS :-  
 MEENAR  
 DEVELOPERS TALOJA

PROJECT :-  
 AMMAR RESIDENCY

PLOT NO:- 21  
 SECTOR -09  
 TALOJA



SALE PLAN  
 3RD & 5TH  
 FLOOR PLAN

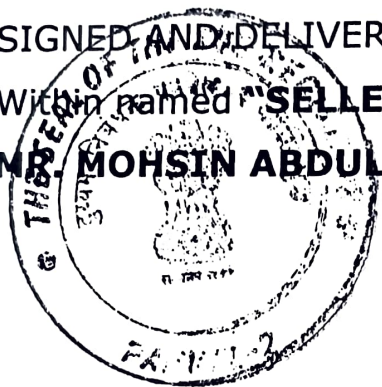
**FASCINATE**  
 ARCHITECTS  
 ADDITIONAL & INTERIOR DESIGNERS

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

प व ल - २	
१०/०२	२०११
१५/१५	



SIGNED AND DELIVERED by the  
Within named "SELLER"  
**MR. MOHSIN ABDUL MALIK DONGRE**



*Mohsin*



SIGNED AND DELIVERED BY  
Within named "PURCHASER/S"  
**1) MR. ABDULKADER RASHID SHAIKH**

*Abdulkader*



*Shaziya*

**2) MRS. SHAZIYA ABDULKADER SHAIKH**

In the presence of .....

- Sayar Khan*  
Dosta Road North  
S. M. Chhatra Hubli  
Thane.

- Trachal*

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF LAND)**

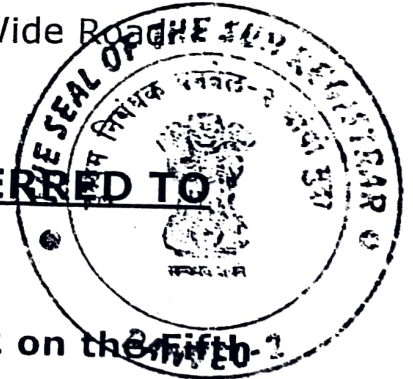
All that piece and parcel of land known as Plot No. 21, admeasuring 1249.82 Sq.Mtrs. in Sector No. 9, being lying and situated at TALOJA, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation in the Jurisdiction of Registration Sub-District of Panvel, District Raigad and bounded as follows :-

- On or towards the East :- Plot No. 22  
On or towards the West :- Plot No. 20  
On or towards the North :- Plot No. 19 & 23+24  
On or towards the South :- 11.00 Mtrs. Wide Road

प व ल - २	
१०८	२०२१
१४/४५	

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF FLAT)**

All that piece and parcel of Flat No. 502 on the fifth Floor, Admeasuring 694 Sq.ft. Carpet Area, in the Building known as "AMMAR RESIDENCY", constructed on Plot No. 21 in Sector No. 9, being situate and lying at TALOJA, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation.

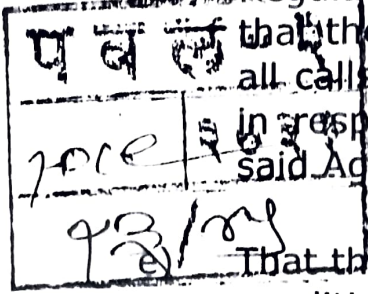


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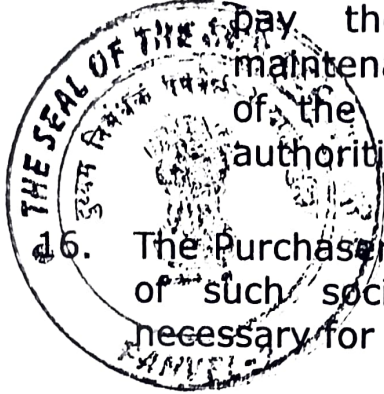
*Kulabhai*

*Maziga*

d) That the Purchaser/s shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said premises, execution of the said Agreement.



That the Purchaser/s shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Premises directly to the concerned authorities from the Full and Final Payment.



16. The Purchaser/s hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.
17. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchaser/s alone.
18. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
19. All the terms and conditions of the builder's agreement & previous agreement will be applicable to this agreement.
20. CIDCO Ltd. has issued **Commencement Certificate** of the said Building under Serial No. **CIDCO/ATPO(BP-10809)/2012/308** on dated:- **29/05/2012**.
21. CIDCO Ltd. has issued **Occupancy Certificate** of the said Building under Serial No. **CIDCO/BP-10809/TPO(NM & K)/2015/1350** on dated:- **27/11/2015**.

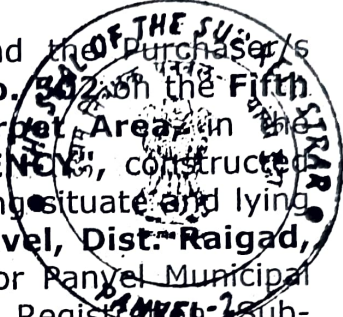
funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all his right, title and interest in the said Flat as his self-acquired property.

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

१९८३-२
१०/१२०२१
१०/१२
WITNESSETH

**NOW THEREFORE THIS AGREEMENT AS FOLLOWS :-**

1. The Seller hereby agrees to sell and the Purchaser/s hereby agree to purchase said **Flat No. 302 on the Fifth Floor, Admeasuring 694 Sq.ft. Carpet Area** in the Building known as "**AMMAR RESIDENCY**", constructed on **Plot No. 21 in Sector No. 9**, being situate and lying at **TALOJA, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registrar Sub-District of Panvel, District Raigad and more particularly described in the First Schedule written hereunder.
2. The area of the Flat hereby agreed to be sold is Admeasuring **694 Sq.ft. Carpet Area**, and it is shown by red boundary line on the plan attached herewith.
3. The consideration for the transfer of the said Flat in the name of the Purchaser/s is settled and agreed between the parties is **Rs. 40,00,000/- (Rupees FORTY LAKH Only)** the said amount of consideration is agreed to be paid by the Purchaser/s to the Seller being Part Payment in the following manner :-
  - a) The Purchaser/s have paid to the Seller the sum of **Rs. 8,00,000/- (Rupees EIGHT LAKH Only)** being the **Part Payment Amount** of the said premises, on or before the execution of this Agreement (the receipt and payment whereof the Seller doth hereby admit and acknowledge).
  - b) Purchaser/s shall pay to the Seller the **Balance Amount** of **Rs. 32,00,000/- (Rupees THIRTY TWO LAKH Only)** after passing the Loan from any Financial Institution / Bank or personal contribution within **45 Working Days** from the date of Registration of this Agreement.



*[Handwritten signatures]*

**WHEREAS :-**

The Seller had purchased the **Flat No. 502** on the **Fifth Floor**, Admeasuring **694 Sq.ft. Carpet Area**, in the Building known as "**AMMAR RESIDENCY**", constructed on **Plot No. 21** in **Sector No. 9**, being situate and lying at **TALOJA, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, by Registered Document (Agreement for Sale) No. PVL-1-6909-2020 on dated:- 10/12/2020 at Panvel Sub-Registrar Office, Panvel, containing situated in the above said Building in the Jurisdiction of Registration Sub-District of Panvel, District Raigad from **M/s. MEENAR DEVELOPERS TALOJA**, having its Office At Room No. 31, 39A, Sami Building, Kurla (W.), Mumbai - 400070

**AND WHEREAS** The Parties are taking benefit of **Stamp Duty under Article 5(g)(ii) of Bombay Stamp Duty Act, 1958** and hereby fulfilling the terms and conditions given in **Article 5(g)(ii)**.

**AND WHEREAS** the Seller is now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

**AND WHEREAS** the Purchaser/s is interested in purchasing the said Flat, he approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties.

**AND WHEREAS** the Seller have offered to the Purchaser/s the sale/ transfer/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.40,00,000/- (Rupees FORTY LAKH Only)** being the Sale Price and Purchaser/s have agreed to purchase the said premises the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs. 40,00,000/- (Rupees FORTY LAKH Only)** which amount of consideration shall be paid by the Purchaser/s to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

**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 his/her own

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# AGREEMENT FOR SALE

(PART PAYMENT AGREEMENT)

This **AGREEMENT FOR SALE** made and executed at **Panvel** on this 19 day of the Month of **January** in the Christian Year - **2021**.

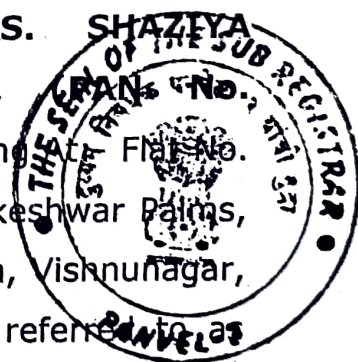
**BETWEEN**

**MR. MOHSIN ABDUL MALIK DONGRE**, Age **35** Years, (**PAN No. AKUPD2361B**), Indian Inhabitant, Residing At:- Noor Manzil, Talav-Pali Road, Noor Baug, Hall, Kausa-Mumbra, Dist. Thane - 400612; 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/her heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

**1) MR. ABDULKADER RASHID SHAIKH**, Age **36** Years, (**PAN No. BKPPS9316B**) & **2) MRS. SHAZIYA ABDULKADER SHAIKH**, Age **32** Years, (**BHOPP5890D**), Indian Inhabitant, Both Residing at Flat No. 302, 3<sup>rd</sup> Floor, A-Wing, Haripriya, Behind Shankeshwar Palms, Phase-1, Kumbharkhan Pada, Dombivali, Kalyan, Vishnunagar, Dist. Thane - 421202; hereinafter called and referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the **SECOND PART**.

493-2	
70	2022
C/22	



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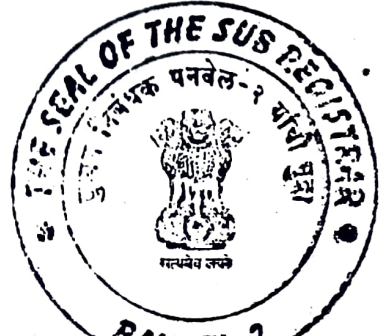
Pre-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202102048391	04 February 2021,08:55:39 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	39-सिडको सेक्टर क्र 9				
क्षेत्राचे नांव	A Class Palika	सध्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औदयोगीक	मोजमापनाचे एकक
17300	56000	64200	75100	64200	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	77.39चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 56000/1/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ) * मजला निहाय घट/वाढ				
	= (56000 * (100 / 100 )) * 105 / 100				
	= Rs.58800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 58800 * 77.39				
	= Rs.4550532/-				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 4550532 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.4550532/-				

Home

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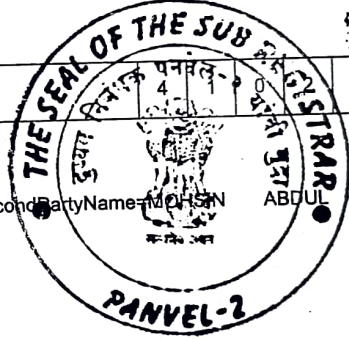




CHALLAN  
MTR Form Number-6



GRN	MH010316971202021E	BARCODE			Date	19/01/2021-12:28:37	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	BKPPS9316B				
Location	RAIGAD		Full Name	ABDULKADER RASHID SHAIKH AND OTHER ONE				
Year	2020-2021 One Time		Flat/Block No.	FLAT NO. 901 FLOOR 2 AMMAR RESIDENCY, PLOT NO. 21, 901/2021				
Account Head Details			Amount In Rs.	Road/Street				
0030046401 Stamp Duty			90000.00	SECTOR NO. 9, TALO/A, NAVI MUMBAI 7/12				
0030063301 Registration Fee			30000.00	TAL. PANVEL, DIST. RAIGAD				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				PAN2=AKUPD2361B~Second Party Name=MOHSIN ABDUL MALIK				
				DONGRE-CA=4000000				
				Amount In				
				One Lakh Twenty Thousand Rupees Only				
				Words				
Total			1,20,000.00					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332021011913602	2655916724		
Cheque/DD No.			Bank Date	RBI Date	19/01/2021-12:29:24	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



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 द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Handwritten signatures and initials:*  
Kulkarni  
Dazim



19/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 1089/2021

गोदंणी :

Regn 63m

## गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा प्रकार	अॅग्रीमेंट दू सेल ऑफ फ्लॅट
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4551000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : इतर माहिती: विभाग क्र. 3/9, दर 56,000/- प्रति चौ.मी.-प्लॉट नं. 502, पाचवा मजला, अम्मार रेसिडेन्सी, प्लॉट नं. 21, सेक्टर नं. 9, मीजे तळोजा, नवी मुंबई, ता. पनवेल, जि. रायगड, अंत्र 694 चौ. फुट कारपेट या मिळकतीचे., मुंबई मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी ए 2 अन्वये दस्त क्र पवेल-1-6909-2020 मधील मुद्रांक शुल्क रुपये 136100/- मात्र सदरच्या दस्तात समायोजित केले आहेत. ( ( Plot Number : 21 ; SECTOR NUMBER : 9 ; ) )
(5) क्षेत्रफळ	1) 694.00 चौ.फूट
(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:-श्री. मोहसिन अब्दुल मलिक डोंगरे . वय:-35; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नूर मंझील, तलावपाली रोड, नूर बाग हॉल, कौसा-मुंब्रा, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AKUPD2361B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अब्दुलकादर रशीद शेख . वय:-36; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं. 302, तिसरा मजला, ए-विंग, हरिप्रिया, शंकेखर पाल्मस फेज-1 मागे, कुंभारखान पाडा, डोंबिवली, कल्याण विष्णुनगर, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BKPPS9316B 2): नाव:-शाजिया अब्दुलकादर शेख . वय:-32; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं. 302, तिसरा मजला, ए-विंग, हरिप्रिया, शंकेखर पाल्मस मागे, फेज-1, कुंभारखान पाडा, डोंबिवली, कल्याण विष्णुनगर, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BHOPP5890D
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2021
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	1089/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	114300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-2  
(पनवेल-2)

Re: Flat no. 502, on 2<sup>nd</sup> floor, Unit 504 Sq. Ft. carpet area in the Building known as "Annamar Residency" and Society known as "Annamar Residency Co-Operative Housing Society Ltd." constructed on Plot No. 21 in Sector 7, 1<sup>st</sup> stage, at village Talgaon, Near Mumbai-Lanka Road, East-Kandivli, within the limits of CIDCO (Public) of Panvel Municipal Corporation in the jurisdiction of Registration Sub-Dist. of Panvel, East-Kandivli.

Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh  
Sirs,

As per your instruction, I have taken search of above mentioned property in Sub-Registrar Office S.R.O. Panvel from 1991 to 2021 (30 years). During the investigation of Search, I found following document equitable Index therein.

Besides various Agreements equitable in respect of other flats I did not find any adverse documents equitable against above mentioned property.

**S.R.O. Panvel from year 1991 to 2021 (30 Years)**

1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	Agreement to Lease dated 09.09.2011 executed between CIDCO as the corporation and Mahadu Ladku Keni & others as the licensee. The said Agreement to Lease is registered with SRO, Panvel-3 under Sr. No. 9006/2011 dated 12.09.2011. Tripartite Agreement dated 15.09.2011 executed between CIDCO (the Corporation), the said Mahadu Ladku Keni & others "the Licensees" and M/s. Meenar Developers Talaja through its partners Mr. Izhar Ahmad Khan & Others. The said Tripartite Agreement is registered with SRO, Panvel-3 under Sr. No. 09310/2011 dated 17.09.2011. Power of attorney executed by M/s. Meenar Developers Talaja through its partner Mr. Izhar Ahmad Khan in favour of Mr. Sufiyan Ahmed Iftakhar Khan, duly registered at Panvel, under Sr. No. 708/2012 on 12.09.2012.
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	Agreement for Sale dated 10.12.2020 executed between M/s. Meenar Developers Talaja through its partner Mr. Izhar Ahmad Khan as the Promoter and Mr. Mohsin Abdul Malik Dongre as the Purchaser, which is duly registered with SRO, Panvel under Sr. No. PVL-1-6909-2020 dated 15.12.2020.
2020	Agreement for Sale dated 19.01.2021 executed between Mr. Mohsin Abdul Malik Dongre as the Seller and Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh as the Purchasers, the seller has sold the Flat to the purchasers, which is duly registered with SRO, Panvel under Sr. No. PVL-2-1080-2021 dated 19.01.2021
2021	

From,  
Mr. Siddhesh Bhosale,  
Gr. Floor, Durga Bunglow,  
Netivali, Kalyan East-421100

  
Search Clerk.

**CHALLAN**  
MTR Form Number-6



GRN	MH012168806202021E	BARCODE		Date	24/02/2021-16:04:31	Form ID
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Department	Inspector General Of Registration	Payor Details
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Search Fee	TAX ID / TAN (If Any)
Type of Payment - Other Items	PAN No (If Applicable)

Office Name	ENCL. PARTNERSHIP FIRM SUB REG OFFICE	Full Name	K. M. Associates
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Location	RAIGAD
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Year	2020-2021 One Time	Flat/Block No.
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Account Head Details	Amount In Rs	Premises/Bullding
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0030072201 SEARCH FEE	750.00	Road/Street
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		Area/Locality	MUMBAI
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		Town/City/District
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		PIN
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Remarks (If Any)	
Plot no. 21 sector 9 village taloja 30 years search 1991 to 2021 of flat no 002	

Amount In	Seven Hundred Fifty Rupees Only
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Total	750.00	Words
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Payment Details	CENTRAL BANK OF INDIA	FOR USE IN RECEIVING BANK			
	Cheque-DD Details	Bank CIN	Ref. No	02810672021022452206	110364811
Cheque/DD No.		Bank Date	RBI Date	24/02/2021-16:04:12	Not Verified with RBI
Name of Bank		Bank-Branch	CENTRAL BANK OF INDIA		
Name of Branch		Scroll No.	Date	Not Verified with Scroll	

Department ID :  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 एकर वेलन लागू आंफ पोरत मध्ये वसुल करणानाडीन लागू आंफ एकर करणानाडी विसा जावणी न करणानाडी करणानाडी लागू नाही.  
 Mobile No. : 9769499717

