

529/2800

Wednesday, February 12, 2025
12:43 PM

पावती

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

पावती क्र.: 3016 दिनांक: 12/02/2025

गावाचे नाव: रोहिजण
दस्तऐवजाचा अनुक्रमांक: पवतल-2800-2025
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: कल्याणी सिंह

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 45

₹. 30000.00
₹. 900.00

एकूण:

₹. 30900.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
1:00 PM ह्या वेळेस मिळेल.

Arunsh
Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

बाजार मुल्य: ₹. 8064279/-
मोबदला ₹. 9500000/-
भरलेले मुद्रांक शुल्क : ₹. 665000/-

- 1) देयकाचा प्रकार: DMC रक्कम: ₹. 900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225121405812 दिनांक: 12/02/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015892258202425E दिनांक: 12/02/2025
बँकेचे नाव व पत्ता:

Pradyumn Singh
मुळदस्तावेज परत मिळाला.

Pradyumn Singh
सहायक
दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

Kalyani Singh
मुळ दस्तावेज

म श्री / श्रीम
रत देण्यासाठी श्री / श्रीमता
रत प्राधिकृत करत आहे. तरी सदर दस्तावेज
शुद्धता देण्यात यावा ही विनंती
#Kalyani Singh



12/02/2025

सूची क्र.2

दुयम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 2800/2025
नोदणी :
Regn:63m

गावाचे नाव : रोहिजण

क्रमांक	करारनामा
(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8064279
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगाड इतर वर्णन : , इतर माहिती: विभाग क्र- 1.1/A, दर-90000/-पती चौ.मी., सदनिका क्र. 3803,39 वा हॉबिटेबल मजला, विल्डींग नं. 2 बी, अशिराज सामयामा फेज-1, सर्व्हे नं. 86, हिस्सा नं. 1 (पार्ट), सर्व्हे नं. 86, हिस्सा नं. 2 (पार्ट), सर्व्हे नं. 88 (पार्ट), सर्व्हे नं. 91, हिस्सा नं. 3, मौजे रोहिजण, ता. पनवेल, जि. रायगाड, क्षेत्र 59.53 चौ. मी. कारपेट + रेस्तीलरी एरिया 7.91 चौ.मी. व एक कार पार्किंग क्षेत्र 100 चौ.फुट (Plot Number : - ;))
(5) क्षेत्रफळ	1) 59.53 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) : नाव:-नौशाद एच. मुल्ला वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-२०२, दुसरा मजला, फॉरच्युन हाईट्स, व्हाय जंक्शनजवळ, बायपास रोड, कौसा, मुंब्रा, ठाणे,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AJMPM3608H
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	2) : नाव:-झेबा नौशाद मुल्ला वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-२०२, दुसरा मजला, फॉरच्युन हाईट्स, व्हाय जंक्शनजवळ, बायपास रोड, कौसा, मुंब्रा, ठाणे,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ARKPM2108C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) : नाव:-कल्याणी सिंह वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.३०३, गुरुदेव हाईट्स, प्लॉट क्र.२३३, सेक्टर २९, कामोठे, ता.पनवेल, जि.रायगाड,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड(ॅं). पिन कोड:-410206 पॅन नं:-EYRPPS3459E
(9) दस्तऐवज करून दिल्याचा दिनांक	2) : नाव:-विवेक राजेंद्र सिंह वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.३०३, गुरुदेव हाईट्स, प्लॉट क्र.२३३, सेक्टर २९, कामोठे, ता.पनवेल, जि.रायगाड,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड(ॅं). पिन कोड:-410206 पॅन नं:-DLTPS7654P
(10) दस्त नोदणी केल्याचा दिनांक	12/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	12/02/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2800/2025
(13) बाजारभावाप्रमाणे नोदणी शुल्क	665000
(14) शेरा	30000

मुल्यांकनासाठी विचारत घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Pravara
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

Valuation ID	202502122343	मूल्यंकन पत्रक (शहरी क्षेत्र - बांधीव)		12 February 2025, 12:02:28 PM
मूल्यंकनाचे वर्ष	2024			पदाव
जिल्हा	रायगड			
मूल्य विभाग	तालुका : पनवेल			
उप मूल्य विभाग	1.1/A-अशिराज सामग्रामा			
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
7380	90000	103500	112500	103500
				मोजमापनाचे एकक
				चौ.मीटर
बांधीव क्षेत्राची माहिती				
बांधकाम क्षेत्र(Built Up)-	79.346चौ.मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	बांधीव
				Rs.25289/-
Sale Type - Resale		First Sale Date - 22/12/2016		
Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ		= 110 / 100 Apply to Rate= Rs.99000/-		
घसा-यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)		
		= (((99000-7380) * (100 / 100)) + 7380)		
		= Rs.99000/-		
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
		= 99000 * 79.346		
		= Rs.7855254/-		
E) बांदित वाहन तळाचे क्षेत्र		9.29चौ.मीटर		
बांदित वाहन तळाचे मूल्य		= 9.29 * (90000 * 25/100)		
		= Rs.209025/-		
Applicable Rules		= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य				
		= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + बागातच्या गाळीचे मूल्य+खुली बाळकणी + वरील गाळीचे मूल्य + बांदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बांदित बाळकणी + स्वयंचालित वाहनतळा		
		= A + B + C + D + E + F + G + H + I + J		
		= 7855254 + 0 + 0 + 0 + 209025 + 0 + 0 + 0 + 0 + 0		
		= Rs.8064279/-		
		= ₹ ऐशी लाख चौंसष्ट हजार दोन शे एकोण ऐशी /-		

Home

Print

पं.व.ल - ५	
२८००	२०२५
१/२५	



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0225121405812 Date 12/02/2025

Received from ., Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

Payment Details

Bank Name	IBKL	Date	12/02/2025
Bank CIN	10004152025021205451	REF No.	2955335228

This is computer generated receipt, hence no signature is required.

५५९-५
२६०६ २०२५
२ / २५





CHALLAN
MTR Form Number-6



GRN	MH015892258202425E	BARCODE					Date	10/02/2025-16:28:34	Form ID	25.2
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)							
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	EYRPS3459E						
Location	RAIGAD		Full Name	KALYANI SINGH AND VIVEK RAJENDRA SINGH						
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 3803 39TH HABITABLE FLOOR						
			Premises/Building	BUILDING NO. 2B ADHIRAJ SAMAYAMA						

Account Head Details		Amount In Rs.	Remarks (If Any)		
0030046401	Stamp Duty	665000.00	Road/Street	SURVEY NO 86 HISSA NO 1 (PART) AND OTHERS VILLAGE ROHINJAN	
0030063301	Registration Fee	30000.00	Areal/Locality	TAL-PANVEL DIST-RAIGAD	
			Town/City/District		
			PIN	4 1 0 2 1 0	
			PAN2=AJM/PM3608H-SecondPartyName=NAUSHAD H MULLA AND ZEBNA NAUSHAD MULLA-CA=96500000		
			Amount In		
			Words	Six Lakh Ninety Five Thousand Rupees Only	
Total		6,95,000.00			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	69103332029621017208	
			Ref. No.	9914083432	
Cheque/DD No.			Bank Date	10/02/2025-16:29:29	
Name of Bank			RBI Date	Not Verified with RB	
Name of Branch			Bank-Branch	IDBI BANK	
			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.
ಈಗ್ಗೆ ವರ್ತಿಸಿರುವ ಡಾಕುಮೆಂಟ್‌ನಿಗೆ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್‌ನಲ್ಲಿ ಮಾತ್ರ ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಅಗತ್ಯವಿದೆ. ಇತರ ಸ್ಥಳಗಳಲ್ಲಿ ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿದ ಡಾಕುಮೆಂಟ್‌ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗುವುದಿಲ್ಲ.

Handwritten signature






२०२५	२०२५	२०२५
२०२५	२०२५	२०२५
२०२५	२०२५	२०२५

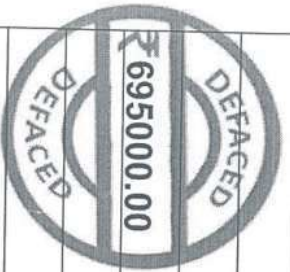


CHALLAN
MTR Form Number-6



GRN	MH015892258202425E	BARCODE	Date		10/02/2025-16:28:34	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)	EYRPS3459E			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	KALYANI SINGH AND VIVEK RAJENDRA SINGH			
Location	RAIGAD		Full Name	FLAT NO 3803 39TH HABITABLE FLOOR			
Year	2024-2025 One Time		Flat/Block No.	BUILDING NO. 2B ADHIRAJ SAMAYAMA			
Premises/Building			PHASE-1				

Account Head Details		Amount In Rs.	Road/Street				
00300046401	Stamp Duty	665000.00	SURVEY NO 86 HISSA NO 1 (PART) AND OTHERS VILLAGE ROHINJAN				
00300063301	Registration Fee	300000.00	Area/Locality	TAL-PANVEL DIST-RAIGAD			
Total		6,95,000.00	Town/City/District	PIN			
Payment Details		IDBI BANK	Remarks (If Any)	PAN2=AJMPM3608H-SecondPartyName=NAUSHAD H MULLA AND ZEBNA NAUSHAD MULLA-CA=9500000			
Cheque/DD Details		Bank CIN	Ref. No.	FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank Date	RBI Date	Amount In Words			
Name of Bank		Bank-Branch	Scroll No. , Date	Six Lakh Ninety Five Thousand Rupees Only			
Name of Branch							



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चक्र संलग्न केवल दस्तावेज लिखक कार्यालयीय नोदणी करदात्याच्या दस्तऐवादी लागू आहे. नोदणी न करदात्याच्या दस्तऐवादी केवळ संलग्न लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-529-2800	0008853665202425	12/02/2025-12:43:02	IGR548	300000.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225121405812 Receipt Date 12/02/2025

Received from : Mobile number 00000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 2800 dated 12/02/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED
₹ 900
DEFACED

Payment Details

Bank Name IBKL Payment Date 12/02/2025

Bank CIN 00004152025021205451 REF No. 2955335228

Deface No 0225 21405812D Deface Date 12/02/2025

This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Navi Mumbai
on this 12th day of February 2025

BETWEEN

1. MR. NAUSHAD H MULLA, Age 51 years, PAN NO. AJMPM3608H, 2. MRS. ZEBNA NAUSHAD MULLA, Aged- 46 years, PAN NO. ARKPM2108C, both adults, both Indian Inhabitants, Residing at Flat No. B- 202, 2nd Floor, Fortune Heights, Near Y Junction , Bypass Road, Kausa Mumbra, Thane – 400 612, herein after called as the “VENDORS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, and permitted assigns) of the
FIRST PART

AND

1. MRS. KALYANI SINGH, Age 32 years, PAN NO. EYRPS3459E, 2. MR. VIVEK RAJENDRA SINGH, Aged-35-4 years, PAN NO. DLTPS7654P, both adults, both Indian Inhabitants, Residing at Flat No. 303, Gurudev Heights, Plot No. 233, Sector 21, Kamotha - 410206, hereinafter called as the “PURCHASER/” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, administrators, and permitted assigns) of the **SECOND PART**

WHEREAS the Developer is the owner of and is seized and possessed of and absolutely entitled to develop all that piece and parcel of land bearing Survey No.64 Hissa No.2, Survey No.66 Hissa No.2, Hissa No.1, Survey No.67 Hissa No.2(1), Survey No.67 Hissa No 2(2), Survey No. 67 Hissa No.4, Survey No.68 Hissa No.1A, Survey No.68 Hissa No.1B, Survey No.68 Hissa No.2, Survey No.68 Hissa No.4, Survey No.69/0, Survey No.70 Hissa No.1, Survey No.70 Hissa No.2, Survey No.71 Hissa No.2, Hissa No. 3, Survey No.71 Hissa No.4, Survey No.72 Hissa No.1A, Survey No.72 Hissa No.1B,



Naushad Mulla

Kalyani Singh
Vivek Singh

Survey No.72 Hissa No.3, Survey No.76 Hissa No.1, Survey No.76 Hissa No.2(1), Survey No.76 Hissa No.2(2), Survey No.77 Hissa No.1, Survey No.77 Hissa No.2, Survey No.79 Hissa No.3, Survey No.86 Hissa No.1, Survey No.86 Hissa No.2, Survey No.88, Survey No.89 Hissa No.1, Survey No.89 Hissa No.2, Survey No.90, Survey No.91, Hissa No.3 and Survey No.99 Hissa No.2, Admeasuring about 1,57,450 Square meters in the aggregate situate, lying and being at village - Rohinjhan, Taluka - Panvel, District - Raigad, and more particularly described in the First Schedule hereunder written ("the Larger Land").

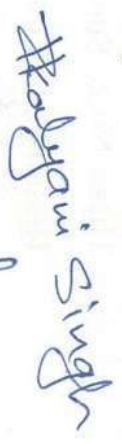
AND WHEREAS by and under a letter dated 22nd December, 2014 being Reference No. MMRDA/RHD/RHS-26(III)/14/378 addressed by Mumbai Metropolitan Region Development Authority ("MMRDA") to the Developer, MMRDA has inter alia granted a proposed Development approval for the Larger Land (excluding the area of road and amenity area as mentioned in recital (e) below.

AND WHEREAS by and under an Order dated 23rd April, 2015 bearing No. MAH/LNA1(B)164/2014 ("Construction Permission")



granted by the Collector of Raigad, the Collector of Raigad has granted the permission inter alia to M/s. Adhiraj Constructions Private Limited in inter alia for construction as per the sanctioned plans (rental housing) for the Larger Land on the terms and conditions as mentioned AND WHEREAS under the Construction Permission, the Developer has been inter alia permitted to develop a portion of the Larger Land bearing Survey Nos. 69 (part), Survey No, 70 Hissa No.1, Survey No.70 Hissa No.2, Survey No.71 Hissa No.2, Survey No.71 Hissa No.3, Survey No.71 Hissa No.4, Survey No.72 Hissa No.1A, Survey No,72 Hissa No.1B, Survey No.72 Hissa No.3 (part), Survey No. 76 Hissa No.1, Survey No.76 Hissa Nos. 2(1) (Part), Survey No. 76 Hissa Nos.2(2) (Part), Survey No.77 Hissa No.1, Survey No.77 Hissa No.2(Part), Survey No.79 Hissa No.3(Part), Survey No.86 Hissa


Mulla

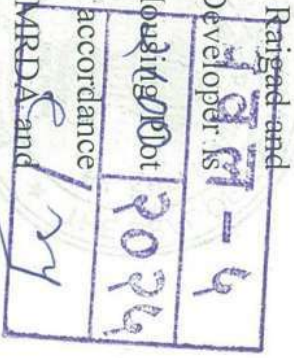

Rajgani Singh


V. H. Singh

No.1, Survey No.86 Hissa No.2, Survey No.88, Survey No. 89 Hissa No.1, Survey No.89 Hissa No.2, Survey No.90, and Survey No. 91 Hissa No.3, admeasuring about 1,04,039.56 square meters or thereabouts situate, lying and being at Village – Rohinjan, Taluka – Panvel, and District – Raigad and more particularly described in the Second Schedule hereunder written (“the said Land/Free Sale Land”) and the Developer is entitled to deal with the premises constructed or as may be constructed on the said Land.

AND WHEREAS further the Developer is also required and conveyed to MMARDA, the portion of the Larger Land bearing Survey No. 64 Hissa No. 2, Survey No. 67 Hissa No. 1 (Part), Survey No. 67 Hissa No. 2 (1) (Part), Survey No. 67 Hissa No. 2 (2) (Part), Survey No. 67 Hissa No. 4 (Part), Survey No. 68 Hissa No. 1A, Survey No. 68 Hissa No. 1B, Survey No. 68 Hissa No. 2, Survey No. 68 Hissa No. 4 (Part), Survey No. 69 (Part) and Survey No. 99 Hissa No. 2, admeasuring 34,679.85 Square Meters or thereabouts situate, lying and being at Village Rohinjan, Taluka – Panvel and Dist. Raigad and herein under written (“the Rental Housing Plot”). The Developer is required to develop and convey to MMARDA the Rental Housing Plot along with the necessary access and amenity spaces in accordance with the applicable laws and the permissions granted by MMARDA and the Collector. The balance area admeasuring 14,292.33 Square Meters is reserved for amenities and an area admeasuring 4,438.26 Square Meters is reserved for proposal D. P. Road under the construction permission and the Developer shall be entitle to deal with the same and / or convey or surrender the same to such concerned authority in accordance with the applicable laws.

AND WHEREAS the Developer has mortgage the part of the said Larger Land with the bank / financial institutions as more particularly set out in the Title Certificate read alongwith Supplementary Title Certificate. The Purchaser confirms that the Developer shall be entitle to borrow money and /or mortgage the said land or any part thereof and the structures standing thereon with any



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V. J. Singh

development of the said Building and / or the phase I land and /or the said Land may be amended from time to time, in accordance with the law and /or the planning requirements, as per the requirements of the development of the said Building and/or phase I Land and /or the said Land and /or as the Developer deems fit and /or as may be required by the competent authority.

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of (i) all the documents of title relating to the Larger Land and of such other documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Hereinafter referred to as "MOFA") and the rules made there under; (ii) the Title Certificate dated 17th May 2016 read alongwith Supplementary Title Certificate dated 16th October 2016 issued by Advocate Rajendra Godbole, certifying the title of the said Land and (iii) all the approvals and sanctions obtained till date for the development of the Larger Land.

AND WHEREAS pursuant to the discussion and negotiations between the Develop and the Purchaser, the Developer and the Purchaser have agreed to purchase from the Developer on ownership basis, a flat in the said building with such amenities for total lumpsum consideration.

AND WHEREAS the Purchaser has prior to the execution of this Agreement satisfied himself about (i) the rights of the Developer to develop the phase I Land and the said Land (ii) the approvals and sanctions obtained till date for the development of the said Building (iii) the phase-wise development of the phase I Land and the said Land and (iv) the nature of the rights retained by the Developer under this Agreement. This Agreement has been entered into by the Purchaser after seeking necessary legal advice.

AND WHEREAS the Purchasers agreed to Purchase and Developer intended to sell **FLAT NO. 3803, 39TH HABITABLE**



OPB
Shubh

Radhika Singh
V. S. J.

FLOOR, BUILDING NO. 2B, ADHIRAJ SAMAYAMA PHASE - 1, SURVEY NO.86 HISSA NO.1 (PART), SURVEY NO.86 HISSA NO.2 (PART), SURVEY NO.88 (PART), SURVEY NO. 91 HISSA NO.3, AT VILLAGE ROHINJAN, TALUKA PANVEL, DIST. RAIGAD, AREA ADM. 59.53 SQ. MTS CARPET AREA + ANCILLARY AREA OF 7.91 SQ.MTS ALONG WITH ONE CAR PARKING AREA OF AROUND 100 SQ. FT. for a Sale consideration amount more particularly mentioned in the agreement duly executed and registered on 22nd December 2016 vide document registration No. PVL4-10800/2016 (The PURCHASERS in the said clause hereinafter to be referred as **THE VENDORS**).

AND WHEREAS the construction work of building completed

and the Developer have obtained Part Occupancy certificate from the

Corporation vide Part Occupancy Certificate No. **PMCT/P**

प व न 64/2, 66/2 & Others/21-23/16071/3274/2023 dated 10th

1000 November 2023.

42/ AND
MULLA &

WHEREAS the VENDORS (MR. NAUSHAD H MRS. ZEB NAUSHAD MULLA) herein is the

owner with permanent hereditary and absolute right to use and occupation and in possession of the said FLAT NO. 3803, 39TH

HABITABLE FLOOR, BUILDING NO. 2B, ADHIRAJ SAMAYAMA PHASE -1, SURVEY NO.86 HISSA NO.1 (PART), SURVEY NO.86 HISSA NO.2 (PART), SURVEY NO.88 (PART), SURVEY NO. 91 HISSA NO.3, AT VILLAGE ROHINJAN, TALUKA PANVEL, DIST. RAIGAD, AREA ADM. 59.53 SQ. MTS CARPET AREA + ANCILLARY AREA OF 7.91 SQ.MTS ALONG WITH ONE CAR PARKING AREA OF AROUND 100 SQ. FT. (Herein after referred to as "THE SAID FLAT").

AND WHEREAS now the VENDORS have agreed to sell, assign and transfer and the PURCHASERS have agreed to acquire from the VENDORS all the right, title and interest of the VENDORS of the Said Flat No. 3803, 39th Habitable Floor, particularly described in the schedule hereunder written.



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V.H.H.

AND WHEREAS the VENDORS have agreed to sale, transfer, assign and the PURCHASERS have agreed to purchase, acquire all rights, title and interest of the VENDORS of the SAID FLAT and the right of occupation of the SAID FLAT in the said building for a total sale consideration of Rs. 95,00,000/- (Rupees Ninety Five Lakh Only).

AND WHEREAS the PURCHASERS have paid to the VENDOR the part consideration of Rs. 3,00,000/- (Rupees Three Lakh Only) before execution of these present, i.e., Agreement for Sale.

NOW THIS INDENTURE WITNESSETH AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

VENDORS: In pursuance of the aforesaid agreement and in consideration of a sum of Rs. 95,00,000/- (Rupees Ninety Five Lakh Only), the PURCHASERS till date paid Rs. 3,00,000/- (Rupees Three Lakh Only) PART PAYMENT as described in the schedule hereunder, to the VENDORS or its executors and administrators and assigns SHALL and transfer unto the PURCHASERS all beneficial rights, title and interest into and upon the SAID FLAT bearing FLAT NO. 3803, 39TH HABITABLE FLOOR, BUILDING NO. 2B, ADHIRAJ SAMAYAMA PHASE -1, SURVEY NO.86, HISSA NO.1 (PART), SURVEY NO.86 HISSA NO.2 (PART), SURVEY NO.88 (PART), SURVEY NO. 91, HISSA NO.3, AT VILLAGE ROHINJAN, TALUKA PANVEL, DIST. RAIGAD, AREA ADM. 59.53 SQ. MTS CARPET AREA + ANCILLARY AREA OF 7.91 SQ.MTS ALONG WITH ONE CAR PARKING AREA OF AROUND 100 SQ. FT.

1. TOGETHER with all the rights and privileges whatsoever of the VENDORS including its percentage of undivided interest in the common areas and facilities of the said



Signature of Vendor
Signature of Purchaser
Signature of Vendor
Signature of Vendor

building and also its percentage of the undivided interest in the restricted common areas and facilities of the floor on which the SAID FLAT is located SUBJECT HOWEVER to the payment by the PURCHASERS of all taxes and outgoings and other charges, rates and assessments now or hereafter payable in the said society or any other body including the Government or Municipal Corporation or any other public body or local authority AND the VENDORS doth hereby covenant with the PURCHASERS that the VENDORS is/are the absolute owner of the SAID FLAT and has full right, power and absolute authority to transfer his rights, title and interest in the SAID FLAT in favour of the PURCHASERS in the manner aforesaid AND the VENDORS doth hereby covenant that they shall at the request and cost of the PURCHASERS sign and execute any such further deeds, documents and papers which the PURCHASERS may reasonable require to effectively transfer and vest the rights, title and interest in the SAID FLAT in favour of the PURCHASERS.

पवना - 6	2100
PURCHASERS	3024
FLAT in favour of the PURCHASERS.	



PAYMENT SCHEDULE

- Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of Cheque bearing Cheque No. 000027 of HDFC Bank LTD., Nerul Branch dated 05th February 2025 as token amount to the VENDOR MR. NAUSHAD H MULLA. The VENDORS acknowledge the receipt of payment.

- Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by way of Bank Transfer bearing transaction No.

NB 120907183226007228623 on 12th February 2025 from HDFC Bank LTD., Nerul Branch


Naushad H. Mulla

Naushad H. Mulla