

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: रोहिंजण

दस्तऐवजाचा अनुक्रमांक: पवल5-2800-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कल्याणी सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

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

*Arumby*

Joint Sub Registrar Panvel 5

बाजार मुल्य: रु. 8064279 /-

मोबदला रु. 9500000/-

भरलेले मुद्रांक शुल्क : रु. 665000/-

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225121405812 दिनांक: 12/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015892258202425E दिनांक: 12/02/2025

बँकेचे नाव व पत्ता:

प्रकाराची स्वाक्षरी  
*Kalyan Singh*

मुळदस्तावेज परत मिळाला.

*Arumby*  
निबंधक  
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

Kalyani Singh

ही मुळ दस्तावेज

म श्री / श्रीम

रत वेण्यासाठी श्री / श्रीमता

याना प्राधिकृत करत आहे. तरी सदर दस्तावेज

गंभीरतेने देण्यात यावा ही विनंती

#Kalyani Singh  
मनी



12/02/2025

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 2800/2025

नोंदणी :

Regn:63m

## गावाचे नाव : रोहिंजण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8064279
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र- 1.1/A, दर-90000/-प्रती चौ.मी., सदनिका क्र. 3803,39 वा हॅबिटेबल मजला, बिल्डींग नं. 2 बी, अधिराज 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 रोहिंजण, ता. पनवेल, जि. रायगड, क्षेत्र 59.53 चौ. मी. कारपेट + एन्सीलरी 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.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नौशाद एच. मुल्ला वय:-51; पत्ता:- प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: सदनिका क्र.बी-२०२, दुसरा मजला, फॉरच्युन हार्ट्स, व्हाय जंक्शनजवळ, बायपास रोड, कौसा, मुंब्रा, ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AJMPM3608H 2): नाव:- झेबा नौशाद मुल्ला वय:-46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.बी-२०२, दुसरा मजला, फॉरच्युन हार्ट्स, 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 हार्ट्स, प्लॉट क्र.२३३, सेक्टर २१, कामोठे, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ं:). पिन कोड:-410206 पॅन नं:-EYRPS3459E 2): नाव:- विवेक राजेंद्र सिंह वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: सदनिका क्र.३०३, गुरुदेव हार्ट्स, प्लॉट क्र.२३३, सेक्टर २१, कामोठे, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ं:). पिन कोड:-410206 पॅन नं:-DLTPS7654P
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2800/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	665000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

*Anurag*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202502122343			12 February 2025, 12:02:28 PM		
पवल 5						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	1.1/A-अधिराज सामयामा					
क्षेत्राचे नांव	A Class Palika			सर्व्हे नंबर / न. भू. क्रमांक :		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
7380	90000	103500	112500	103500	चौ. मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र(Built Up)-	79.346चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्ववाहन सुविधा -	आहे	मजला -	21st and Above			
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) बंदिस्त वाहन तळाचे क्षेत्र		9.29चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य		= 9.29 * (90000 * 25/100 ) = Rs.209025/-				
Applicable Rules		= 3, 9, 18, 19, 15				
<b>एकत्रित अंतिम मूल्य</b>		= 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 = 7855254 + 0 + 0 + 0 + 209025 + 0 + 0 + 0 + 0 + 0 = Rs.8064279/- = ₹ ऐंशी लाख चौसष्ठ हजार दोन शे एकोण ऐंशी /-				

Home

Print

पवल - 5  
२००२०२५  
९/२५



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(iSARITA) 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.	

पवेल - ५  
2600 2026  
2 / ४९





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)				
				PAN No.(If Applicable)		EYRPS3459E		
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		KALYANI SINGH AND VIVEK RAJENDRA SINGH		
Location RAIGAD				Flat/Block No.		FLAT NO 3803 39TH HABITABLE FLOOR		
Year 2024-2025 One Time				Premises/Building		BUILDING NO. 2B ADHIRAJ SAMAYAMA		
Account Head Details			Amount In Rs.	PHASE-1				
0030046401	Stamp Duty		665000.00	Road/Street		SURVEY NO 86 HISSA NO 1 (PART) AND OTHERS VILLAGE ROHINJAN		
0030063301	Registration Fee		30000.00	Area/Locality		TAL-PANVEL DIST-RAIGAD		
				Town/City/District				
				PIN		4	1	0
				Remarks (If Any)		PAN2=AJMPM3608H-SecondPartyName=NAUSHAD H MULLA AND ZEB NAUSHAD MULLA-CA=9500000		
				Amount In		Six Lakh Ninety Five Thousand Rupees Only		
Total				6,95,000.00	Words		षट्शत - ५	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025021017208	2914083432	
Cheque/DD No.				Bank Date	RBI Date	10/02/2025-16:29:20	Not Verified with RB	
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 मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन वागू नाली.

*Mulla*





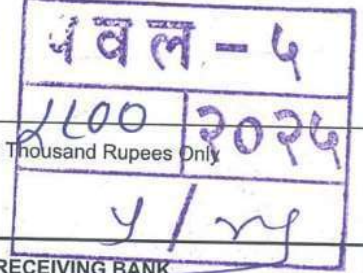


CHALLAN  
MTR Form Number-6



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.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	665000.00	PHASE-1			
0030063301 Registration Fee	30000.00	SURVEY NO 86 HISSA NO 1 (PART) AND OTHERS VILLAGE ROHINJAN	TAL-PANVEL DIST-RAIGAD		
					4 1 0 2 1 0
		Remarks (If Any)			
		PAN2=AJMPPM3608H~SecondPartyName=NAUSHAD H MULLA AND ZEB NAUSHAD MULLA~CA=9500000			
		Amount In	Six Lakh Ninety Five Thousand Rupees Only		
		Words			
Total	6,95,000.00				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025021017268 2914083432	
Cheque/DD No.		Bank Date	RBI Date	10/02/2025 16:29:29	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 11/02/2025		

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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. 0000000000

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-529-2800	0008853665202425	12/02/2025-12:43:02	IGR548	30000.00



**D**ocument **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 0000000000, 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 10004152025021205451

REF No. 2955335228

Deface No 0225121405812D

Deface Date 12/02/2025

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

*e/r*





## AGREEMENT FOR SALE

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

### BETWEEN

1. MR. NAUSHAD H MULLA, Age 51 years, PAN NO. AJMPM3608H, 2. MRS. ZEBA NAUSHAD MULLA, Aged- 46 years, PAN NO. ARKPM2108C, both adults, both Indian Inhabitants, Residing at Flat No. B- 202, 2<sup>nd</sup> 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 years, PAN NO. DLTPS7654P, both adults, both Indian Inhabitants, Residing at Flat No. 303, Gurudev Heights, Plot No. 233, Sector 21, Kamothe - 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, executors, 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,

*(Signature)*  
*Mulla*

*Kalyani Singh*  
*Vivek*





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 - Rohinjan, 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 22<sup>nd</sup> 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 revised layout approval for the Larger Land (excluding the area of proposed DR load and amenity area as mentioned in recital (e) below.

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

passed by the Collector of Raigad, the Collector of Raigad has granted the permission inter alia to M/s. Adhiraj Constructions Private Limited inter alia for construction as per the sanctioned plans (rental housing scheme) on the Larger Land on the terms and conditions as mentioned therein.

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

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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 MMRDA, 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 MMRDA the Rental Housing Plot along with the necessary access and amenity spaces in accordance with the applicable laws and the permissions granted by MMRDA 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.

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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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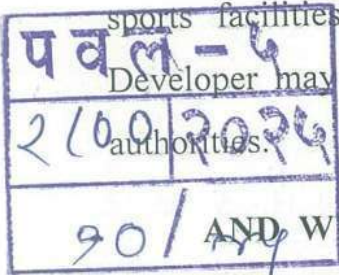
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other financial institutions/ banks / other persons as the Developer may deem fit without requiring any consent of any nature whatsoever from the Purchaser in respect thereof.

**AND WHEREAS** in this circumstance, the Developer is entitle to develop the said land / Free Sale Land and to sell the units/flats to be constructed thereon from time to time in accordance with the applicable law and the approvals granted and/or to be granted in respect thereof.

**AND WHEREAS** the Developer proposes to develop in a phase-wise manner the Larger Land and the said Land by constructing several buildings of such user including residential, commercial, retail, clubs, multiplexes, hotels, malls, residential, hospitals, schools, clinics, sports facilities or of such other nature of development as the Developer may deem fit or as may be approved by the competent authorities.



**AND WHEREAS** as part of phase-wise development of the said Land, the Developers is proposing to constructed 3 buildings ("the Phase I Buildings") on the portion of the said Land being land measuring 17,680 square meters by utilization of the full development potential thereof, of which the Developers proposes to construct / is presently constructing a building. The project on the Phase I Land consisting of Phase I Building had be named as "**Adhiraj Samyama Phase I**" which name the Developer may change at its discretion in future. The Developer will be constructing such further buildings on the balance are of the said land, i.e. lands other than the phase I Land ("**the Balance Land**") in various phases or otherwise by the Developers as its own discretion.



**AND WHEREAS** the requisite approvals and sanctions for the development of the said Buildings and /or the phase I land have been obtained and /or applied for and /or in process of being obtained and / or obtained by the Developer for the competent authorities / relevant statutory authorities. The requisite approvals and sanctions for the

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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 17<sup>th</sup> May 2016 read alongwith Supplementary Title Certificate dated 16<sup>th</sup> 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 Developer and the Purchaser, the Developer had agreed to sell to the Purchaser and the Purchaser has 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, 39<sup>TH</sup> HABITABLE**

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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 22<sup>nd</sup> 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. PMC/TP (Rohinjnan/64/2, 66/2 & Others/21-23/16071/3274/2023 dated 10<sup>th</sup> November 2023.

AND WHEREAS the VENDORS (MR. NAUSHAD H MULLA & MRS. ZEBA NAUSHAD MULLA) herein is the absolute owner with permanent hereditary and absolute right to use and occupation and in possession of the said FLAT NO. 3803, 39<sup>TH</sup> 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, 39<sup>th</sup> Habitable Floor, particularly described in the schedule hereunder written.

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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.

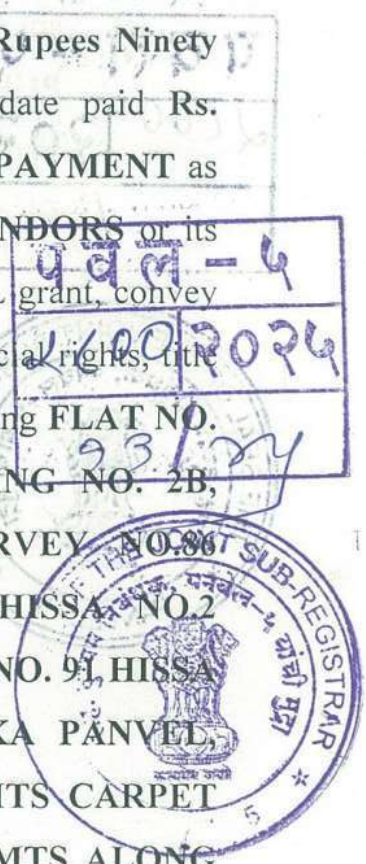
NOW THIS INDENTURE WITNESSETH AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

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 grant, convey and transfer unto the PURCHASERS all beneficial rights, title and interest into and upon the SAID FLAT bearing FLAT NO. 3803, 39<sup>TH</sup> 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

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*V. Singh*





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 outgoing 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

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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.

#### PAYMENT SCHEDULE

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

b. Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by way of Bank Transfer bearing transaction No. NB12090718326007228623 on 12<sup>th</sup> February 2025 from HDFC Bank LTD., Nerul Branch



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