

17/03/2023

गावाचे नाव : भाईदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4990000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4450000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मौजे भाईदर, जे -1 वॉर्ड, विभाग क्र 1 /14, जुने सर्वे क्र. 503/8, 505/3, 516, 727, 501/1, 502/1, नवीन सर्वे क्र. 81/8, 82/3, 75, 79, 74/1, 80/1, सदनिका क्र 403, बी विंग, ए टाईप, चौथा मजला, तिरुपती, तिरुपती बालाजी सी. एच. एस. लिमिटेड, लक्ष्मी पार्क, नया नगर, मीरा रोड पूर्व, ठाणे, एकूण क्षेत्रफळ 58.55 चौ. मी. सुपर बिल्ट अप. ((Survey Number : 81/8, 82/3, 75, 79, 74/1, 80/1 ;))
(5) क्षेत्रफळ	1) 58.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयांचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:-राजिंदर कुमार सपू . . वय:-64; पता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: सदनिका क्र 403, बी विंग, ए टाईप, चौथा मजला, तिरुपती, तिरुपती बालाजी सी एच एस लिमिटेड, लक्ष्मी पार्क, नया नगर, मीरा रोड मीरा रोड पूर्व.., रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-APYPS9793P
3) दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयांचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-सफिना ताहीर शेख . . वय:-40; पता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: होऊस क्र. 588, सत्पती रोड, मस्जिद जवळ, मस्जिद मोहल्ला, शिरगांव, पालघर., रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-401404 पॅन नं:-DPJPS6199D 2): नाव:-ताहीर वामीक शेख . . वय:-48; पता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: होऊस क्र. 588, सत्पती रोड, मस्जिद जवळ, मस्जिद मोहल्ला, शिरगांव, पालघर., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-401404 पॅन नं:-BLPPS5506J
1) दस्तऐवज करून दिल्याचा दिनांक	17/03/2023
0) दस्त नोंदणी केल्याचा दिनांक	17/03/2023
1) अनुक्रमांक, खंड व पृष्ठ	4783/2023
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	349300
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरा	



न्यायकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला
छेद :-

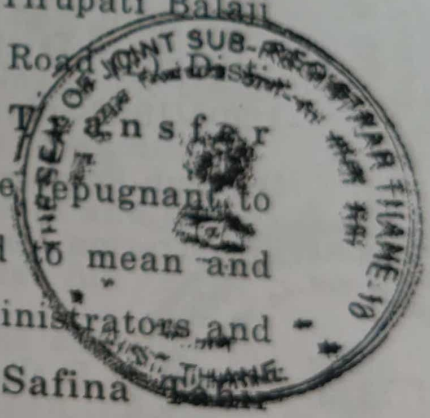
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

(Signature)
सुनिल वाडेवाले

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १०

Agreement for Sale

This Agreement for Sale is made and entered into at Mira Road, this 17 day of MARCH 2023, BETWEEN Mr. Rajinder Kumar Sapru Adult/s, Indian Inhabitant/s, having address at Flat No. 403, "B" wing, A Type, Tirupati, society known as Tirupati Balaji C.H.S. Ltd., Laxmi Park, Naya Nagar, Mira Road, Thane, hereinafter called the "Vendor/Transferor/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/hers/theirs, heirs executors, administrators and assigns) of the ONE PART AND Mrs. Safina Shaikh & Mr. Tahir Vamique Shaikh Adult/s Indian inhabitant/s presently residing at House No. 588, Satpati Road, Near Masjid, Masjid Mohalla, Shirgaon Palghar 401404, hereinafter called the "Purchaser/Transferee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs, heirs, executors, administrators and assigns) of the OTHER PART.



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Whereas by an Agreement dtd. 12/05/1993 entered between M/s. Chheda Builders Pvt. Ltd. having office at 110, Goyal Shopping Arcade, Opp. Railway Station, Borivali West, Mumbai, referred as the "Builders/Promoters" therein and the Vendor/Transferor/s herein referred as the "Purchaser/Transferee/s" therein and said M/s. Chheda Builders Pvt. Ltd. agreed to sell to the Vendor/Transferor/s and the Vendor/Transferor/s agreed to purchase from them a flat being Flat No. 403, "B" wing, A Type, on the Fourth floor, in the building known as Tirupati, society known as Tirupati Balaji C.H.S. Ltd., situated at Laxmi Park, Naya Nagar, Mira Road (E), Dist : Thane, Admeasuring 630 Sq. Ft. Super Built up area equivalent to 58.55 Sq. mtrs. Super Built-up Area, at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder:

A N D the said original Agreement for Sale dtd. 12/05/1993 is/was lodged for registration at the office of the Sub-Registrar of Assurance at Mumbai/Thane under registration No. CHHA-1293-1993 on 27/05/1993.



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

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

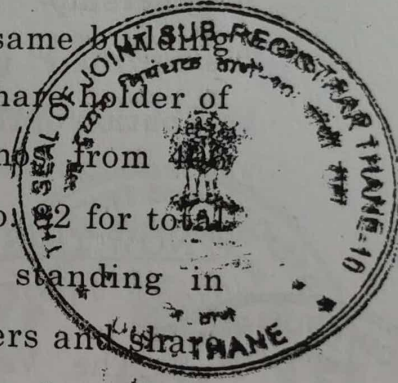
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A N D the Vendor/Transferor/s has/have agreed to sell the Purchaser/Transferee/s and the Purchaser/Transferee/s has/have agreed to purchase from the Vendor/Transferor/s the said flat being Flat No. 403, "B" wing, A Type, on the Fourth floor in the building known as Tirupati, society known as Tirupati Balaji C.H.S. Ltd., situated at Laxmi Park, Naya Nagar, Mira Road (E), Dist : Thane, with the fixtures, fittings and amenities provided therein by the builders for the agreed consideration and the parties hereto are desirous of executing this agreement for sale in respect thereof.

The Vendor/Transferor/s is/are legal bonafide member of the Tirupati Balaji Co-operative Housing Society Ltd., a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act, 1960 under No. T.N.A. (TNA) / HSG / TC / 7781 of 1995-1996 dtd. 22/11/1995, with its registered office at the same building and whereas such member is/are registered shareholder of five fully paid up shares bearing distinctive no. from 400 to 410 (both inclusive) & Share Certificate No. 82 for total face value of ₹ 250/- of the said society standing in his/her/their name/s and whereas such members and shareholders the Vendor/ Transferor/s has/have full right, interest and ownership and possession of the said flat in the said society's building situated at Mira Road (E), Dist : Thane.



Mira Road (E), Dist : 90	
2653	/2023
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A N D the Purchaser/Transferee/s is/are desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the Vendor/Transferor/s with various local authorities for the beneficial enjoyment and occupation of the said flat.

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

The schedule of the premises referred to above :

Flat No. 403, "B" wing, A Type, on the Fourth floor, in the building known as Tirupati, society known as Tirupati Balaji C.H.S. Ltd., situated at Laxmi Park, Naya Nagar, Mira Road (E), Dist : Thane, Admeasuring 630 Sq. Ft. Super Built up area equivalent to 58.55 Sq. mtrs. Super Built-up Area, on

all that piece or parcel of land or ground lying, being,

situate at Village Bhayander, Taluka and Dist : Thane,

within the limits of Mira-Bhayander Municipal Corporation

and in the Registration Dist and Sub-District of Thane

and bearing Mira-Bhayander Old Survey No. 503/8, 505/3,

516, 727, 501/1, 502/1, New Survey No. 81/8, 82/3, 75, 79,

74/1, 80/1.



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516, 727, 501/1, 502/1, New Survey No. 81/8, 82/3, 75, 79,	
74/1, 80/1.	
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दिनांक २८/४/२५

शिरा-भाईंदर नगरपालिका परिषद

SHIRA-BHAYANDAR MUNICIPAL COUNCIL

२८/४/२५

दिनांक २८/४/२५

१. अविनाश म्हात्रे वास्तुविहारद यांचा दि. ३०/१/२५ चा अर्ज.
२. गे. लक्ष्मण कुठारी नागरी मंडळमंडळी यांचे कडील जादेज क्र. ११६, ११८ दि. २२/१/२५/भाईंदर/एल.आर. ११५ ते ११६, ११८ दि. २२/१/२५ चा अर्ज.
३. गे. मधुसूदन मंगलकर नगर रस्ता यांचे वापरेडील जादेज क्र. १/१/२५/भाईंदर/एल.आर. ११५ दि. २२/१/२५ चा अर्ज.
४. अ. जिन्हाफिकारी यांचे, इ.प. यांचा जादेज क्र. महल/२५-१/२५ एन. २. १/२/२५/एल.आर. ११५ दि. २२/१/२५ चा अर्ज.
५. (अ) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज.
(ब) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज.
(क) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज.
६. अविनाश म्हात्रे वास्तुविहारद यांचा अर्ज.
७. गे. वास्तु मंडळ कोठारी यांचे अर्ज.



शिरा-भाईंदर नगरपालिका

शिरा-भाईंदर नगरपालिका अधीनस्थित, वास्तुविहारद यांचे अर्ज, दि. ३०/१/२५ चा अर्ज, अविनाश म्हात्रे वास्तुविहारद यांचे अर्ज, गे. लक्ष्मण कुठारी नागरी मंडळमंडळी यांचे अर्ज, गे. मधुसूदन मंगलकर नगर रस्ता यांचे अर्ज, अ. जिन्हाफिकारी यांचे अर्ज, (अ) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज, (ब) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज, (क) शिरा-भाईंदर नगरपालिका या. क्र. २५-२३ दि. २२/१/२५ चा अर्ज, अविनाश म्हात्रे वास्तुविहारद यांचे अर्ज, गे. वास्तु मंडळ कोठारी यांचे अर्ज.

दिनांक	२८/४/२५
नगरपालिका	शिरा-भाईंदर
हदद	२२
ट. न. न. - ९०	
२०२५	
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