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Thursday, September 15, 2022
12:53 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22946 दिनांक: 15/09/2022

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन2-20719-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिनेश कृष्णा बंजन -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:07 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

वाजार मुल्य: रु.4918976/-

मोवदला रु.6300000/-

भरलेले मुद्रांक शुल्क : रु. 441000/-

ग्रह दुय्यम निबंधक वर्ग - २

टाणे क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1509202200279 दिनांक: 15/09/2022

वेंकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007639717202223M दिनांक: 15/09/2022

वेंकेचे नाव व पत्ता:

मुळ दस्त मिळाला

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 15th day in the month of SEPTEMBER, 2022.

and entered into 2
of SEPTEMBER,
2022
2 / 29

BETWEEN

1) MRS. VEENA CHETAN HANJANKAR (maiden name VEENA NARAYAN VIDHATE), PAN AIHPV0035D, Aadhar Card No.7961 7039 4521, aged 32 years, (25%) having address at Room No.789, Building No.40, Kannamwar Nagar, Tagore Nagar, Vikhroli (E), Mumbai - 400 083, 2) SMT. VANDANA NARAYAN VIDHATE, PAN ABYPV8514H, Aadhar Card No.3649 6317 7600, aged 46 years (50%) and 3) MS. NIDHI NARAYAN VIDHATE, PAN ANUPV6097P, Aadhar Card No.9591 5518 3840, aged 30 years (25%), having address at 6, New Nilgiri Society, Near Shivsena Shakha, Shanti Nagar, Sector - 7, Shree Nagar, Thane (W) - 400 604, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof includes their respective heirs, executors, administrators and assigns) of the **FIRST PART**;



AND

1) MR. DINESH KRISHNA BANJAN, PAN ADRPB0303R, Aadhar Card No.7372 0219 9728, aged 51 years and 2) MRS. SHARADA DINESH BANJAN, PAN BZQP B0679C, Aadhar Card No.8171 8436 4397, aged 45 years, having address at B/33, Bhagirathi Sadan, Road No.27, Shanti Nagar, Thane (W) - 400 604, hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their respective heirs, executors, administrators and assigns) of the **SECOND PART**;

[Handwritten signatures]
 Mrs V N Vidhate *[Signature]* *[Signature]* *[Signature]*

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दस्त क्रमांक २०७९/२०२२
३ / ३१

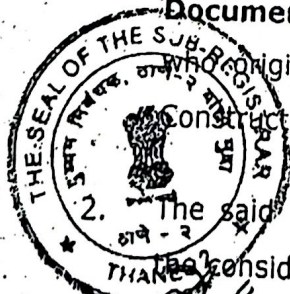
2

AND

MR. ROHIT NARAYAN VIDHATE, PAN ARWPV8706D,
Aadhar Card No.8588 3109 1839, aged 26 years, having
address at having address at 6, New Nilgiri Society, Near
Shivsena Shakha, Shanti Nagar, Sector - 7, Shree Nagar,
Thane (W) - 400 604, hereinafter referred to as the
"CONFIRMING PARTY" (which expression shall unless it
be repugnant to the context or meaning thereof includes his
heirs, executors, administrators and assigns) of the **THIRD**
PART;

WHEREAS :-

1. WHEREAS **MR. NARAYAN B. VIDHATE** had
purchased Flat No. 6 admeasuring 520 sq. ft.
Built-up area on 1st Floor in Bldg. No. L-2/3 NEW
NILGIRI CO-OP. HSG. SOC. LTD., Reg. No.TNA
(TNA) / HSG / (TC) / 4460 / 91 - 92, lying, being
and situated at Sector - 7, Shrinagar, Wagle
Estate, Thane (W) - 400 604, bearing Survey
No.427 to 435 and 485 of Revenue Village -
Panchpakhadi, Taluka and District Thane,
Registration District and Sub - District Thane,
within the limits of Thane Municipal Corporation
(hereinafter referred to as the "SAID FLAT") from
Mr. Narendrakumar M. Agarwal, vide an
Agreement for Sale dated 30/03/1992 registered
the same through Confirmation Deed in the Office of
Sub - Registrar of Assurances, Thane under
Document No. 3818 - 1997 dated 24/07/1997
originally purchased the said flat from P and P
Construction vide an Agreement dated 25/04/1988.



2. The said **MR. NARAYAN B. VIDHATE** has paid up
the consideration amount payable by him towards the

[Signature]
Rohit

[Signature]
Mrs. N. Vidhate



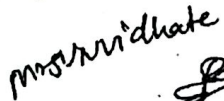

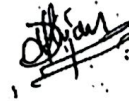

[Signature]
[Signature]
[Signature]

other amount by way of taxes and for penalties thereon.

दस्ता क्रमांक	2009E/2022
विषय	injunction for

6. There do not subsist any order of appointment of Court Receiver on the Said Flat or any part thereof issued by court of Law or other Authority.
7. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgement or at the instance of taxation authority or any other authorities, and the TRANSFERORS have not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said Flat and that the TRANSFERORS have full and absolute power to deal with the same.
8. There are no attachment or prohibitory order issued by the Competent authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said Flat contemplated under these presents.
9. Should there be any claim in respect of the said Flat from any person or persons or authority pertaining to any period prior to the transfer of the said Flat to and in the name of TRANSFEREES in the books / records of the society, the TRANSFERORS hereby agree to indemnify and keep indemnified the TRANSFEREES against all or any such claims.
10. The TRANSFERORS shall sell and the TRANSFEREES shall purchase the Flat No. 6 admeasuring 500 sq. ft. Built-up area on 1st Floor in Bldg. No. L-2/3 NEW NILGIRI CO-OP. HSG. SOC. LTD., Reg. No.TNA (TNA) / HSG / (TC) / 4460 / 91 - 92,

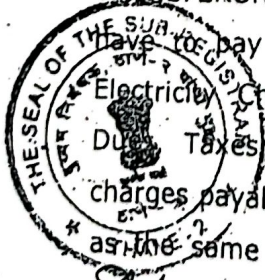


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दस्तावेज क्रमांक २०७९८/२०२३
७ / ३९

lying, being and situated at Sector - 7, Shrinagar, Wagle Estate, Thane (W) - 400 604, bearing Survey No.427 to 435 and 485 of Revenue Village - Panchpakhadi, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of Rs.63,00,000/- (Rupees Sixty Three Lakhs Only).

11. The TRANSFEREES agreed to pay the said Rs.63,00,000/- (Rupees Sixty Three Lakhs Only) as under :-
 - a. Rs.7,37,000/- (Rupees Seven Lakhs Thirty Seven Thousand Only) paid as part amount on or before registration of this agreement.
 - b. Rs.63,000/- (Rupees Sixty Three Thousand Only) shall be paid as TDS and TRANSFEREES will provide TDS Challan to the TRANSFERORS before disbursement of loan amount.
 - c. Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) shall be paid within 45 days from the date of registration of this agreement.
12. The TRANSFERORS hereby state and declares that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFERORS at their own cost. The TRANSFERORS shall have to pay Maintenance Charges, Water Charges, Electricity Charges, Municipal Taxes / Government Dues Taxes, / Local Govt. Taxes, etc. and other charges payable by them to the concerned authorities as the same may be till the date of handing over



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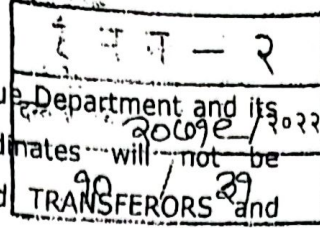
[Handwritten signature] Mrs. Vidhate

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Registrar of Assurances, Revenue Department and its authorities and their subordinates will not be responsible for the same and TRANSFERORS and TRANSFEREES will indemnify them against the same.



24. The TRANSFERORS and TRANSFEREES hereby declared and confirmed that they have understood all the contents and clauses of this agreement in the languages which they understand, from translator before signing this agreement and by signing this agreement they have accepted and agreed all the clauses of this agreement.

SCHEDULE OF THE PROPERTY

All that piece and parcel of **Flat No. 6** admeasuring **520 sq. ft. Built-up area on 1st Floor in Bldg. No. L-2/3 NEW NILGIRI CO-OP. HSG. SOC. LTD., Reg. No.TNA (TNA) / HSG / (TC) / 4460 / 91 - 92**, lying, being and situated at **Sector - 7, Shrinagar, Wagle Estate, Thane (W) - 400 604**, bearing **Survey No.427 to 435 and 485** of Revenue Village - **Panchpakhadi**, Taluka and District Thane, Registration District and Sub - District Thane within the limits of Thane Municipal Corporation



[Handwritten signatures]
 MSV Nuidhate
 [Signature]
 [Signature]
 [Signature]

दुन न - २
IN WITNESS WHEREOF the parties hereto have hereunto
set and subscribed their hands and seals the day and year
first herein above written.
११ / ३१

SIGNED, SEALED & DELIVERED BY
Within named "TRANSFERORS"



1) MRS. VEENA CHETAN HANJANKAR
(maiden name VEENA NARAYAN VIDHATE) (25%)

mrs v n vidhate

2) SMT. VANDANA NARAYAN VIDHATE (50%)

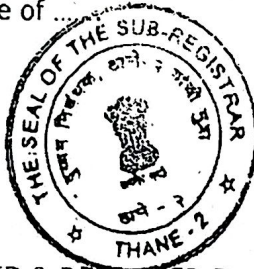


3) MS. NIDHI NARAYAN VIDHATE (25%),

In the presence of

1. *Waj*

2. *R*



SIGNED, SEALED & DELIVERED BY
Within named "TRANSFEREES"

1) MR. DINESH KRISHNA BANJAN

2) MRS. SHARADA DINESH BANJAN

In the presence of

1. *Waj*

2. *R*



SIGNED, SEALED & DELIVERED BY
Within named "CONFIRMING PARTY"

MR. ROHIT NARAYAN VIDHATE

In the presence of

1. *Mess*

2. *R*





2017-18 20/09/2022
29/31

11/11/2022

Occupation Certificate No. 574/1/2022

11/11/2022

11/11/2022

11/11/2022

11/11/2022

11/11/2022

11/11/2022

Building No. A-5/1

Ground Floor

1) SHOP - 1X4 54X3 35M
2) LIVING - 1X4 54X3 35M
3) BED - 1X2 30X3 35M
4) KITCHEN - 1X2 30X3 35M
5) BATH - 1X1 22X1 95M
6) W.C. - 2X1 22X0 91M

First Floor

1) LIVING - 2X2 55X3 35M
2) BED - 2X2 55X3 35M
3) KITCHEN - 2X2 11X3 05M
4) BATH - 2X1 22X1 95M
5) W.C. - 2X0 91X1 22M
6) BALCONY - 2X2 51X0 76M
7) OVER HEAD TANK 5) SEPTIC TANK

Building No. L-2/2, L-2/3

Each Building

Ground, First, Second, Third & Fourth Floor

1) LIVING - 4X9 0X12 0
2) BED - 2X0 0X10 0
3) KITCHEN - 2X4 0X12 0
4) BATH - 2X6 3X12 0
5) W.C. - 2X6 0X4 0
6) OTLA/BALCONY - 2X4 0X10 0
7) OVER HEAD TANK
8) U.G. TANK WITH PUMP ROOM
9) SEPTIC TANK

M/S UNIT ARSENS
MADHUSAN APARTMENT
RAM - MARUTI ROAD, THANE

M/S ARSENS DEVELOPERS GH
DEKALE BHADANI BROTHER'S
FARSI PAKHADI, THANE

WAGLE ESTATE
THANE

THANE

Building No. A-5/1

Ground Floor

1) SHOP - 1X4 54X3 35M
2) LIVING - 1X4 54X3 35M
3) BED - 1X2 30X3 35M
4) KITCHEN - 1X2 30X3 35M
5) BATH - 1X1 22X1 95M
6) W.C. - 2X1 22X0 91M

First Floor

1) LIVING - 2X2 55X3 35M
2) BED - 2X2 55X3 35M
3) KITCHEN - 2X2 11X3 05M
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7) OVER HEAD TANK 5) SEPTIC TANK

Building No. L-2/2, L-2/3

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1) LIVING - 4X9 0X12 0
2) BED - 2X0 0X10 0
3) KITCHEN - 2X4 0X12 0
4) BATH - 2X6 3X12 0
5) W.C. - 2X6 0X4 0
6) OTLA/BALCONY - 2X4 0X10 0
7) OVER HEAD TANK
8) U.G. TANK WITH PUMP ROOM
9) SEPTIC TANK

अनन-9
यू००१४६-५२
१०००

FOR Commissioner
Municipal Corporation of the City of Thane.

Assistant Directors of Town Planning
Municipal Corporation of the City of Thane

THANE

THANE

CO-OPERATIVE

HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. _____)

Serial No. 6

Authorised Share Capital Rs. 5000/- Divided into 100 Shares each of Rs. 50/- only
Member's Registration No. 6 (Six)

THIS IS TO CERTIFY that Shri/Smt. NARENDRA M. AGGARWAL

of THANE is the Registered Holder of (FIVE) Shares from No. 26
to 30 of Rs. 250/- (Two hundred FIFTY ONLY)
in THE NEW NILGIRI CO-OPERATIVE HOUSING SOCIETY
LIMITED SECTOR-7, SHRINAGAR, THANE subject to the Bye-laws of the said Society
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at THANE this 4th
Day of APRIL 1994.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

THANE - 2
20/09/2022
22 / 29



1 237 - 2
 22/29
 20/09/2022

Memorandum of the transfer of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferees is recorded	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	GENERAL MEETING dt. 26th July 97. Chairman	SRI. NARAYAN BABAN VIDYATE Hon. Secretary	4 (Sec 250)	E Committee Member
2	Managing Committee meeting dt. 9th Oct 2010 Chairman	Venu N. Vithaladas (70) Share No. Vandana N. Vithaladas (76 to 80) Nidhi N. Vithaladas (77) Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



Valuation ID	202209145410	मूल्यांकन पत्रकः (शहरी क्षेत्र: बांधीव)				14 September 2022 05 23:19 PM
मूल्यांकनाचे वर्ष - जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2022 ठाणे तालुका: ठाणे S/15/G-5ब। गावठाण गा. पाडा, डेअरी फार्म कॉफ व नर्सरी तलाव सर्वे नंबर Thane Municipal Corporation					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 46000	निवासी सदनिका 101800	कार्यालय 117500	दुकाने 127200	औद्योगिक 117500	मोजमापनाचे एकक चौ. मीटर	सर्व्हे नंबर / न. भू क्रमांक: सर्व्हे नंबर#435
वांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण:- उद्वाहन सुविधा .	48.32 चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वप - मजला -	निवासी सदनिका 0'10' 2वर्षे 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर-	बांधीव Rs 26620/-	
Sale Type - Resale Sales/Resale of built up Property constructed after circular dt.02/01/2018	First Sale Date - 24/07/1997					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate = Rs. 101800/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((101800-46000) * (100 / 100)) + 46000 = Rs. 101800/-					
A। मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 101800 * 48.32 = Rs. 4918976/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + साळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य (खुली बाळकनी) + वरील गळीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4918976 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 4918976/- = ₹ एकोणपन्नास लाख आठरा हजार नऊ शे शहात्तर /-					

Home Print

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दस्त क्रमांक २००१९/२०२२
२८ / २९

15/09/2022

सूची क्र.2

दुय्यम निबंधक : मह दु नि.ठाणे 2

दस्त क्रमांक : 20719/2022

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	6300000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4918976
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: संदनिका क्र 6,1 ला मजला, विल्डिंग नं एल-2/3, न्यू निलगिरी को ऑप ह्री सो ली, सेक्टर 7, श्रीनगर, वागळे इस्टेट, ठाणे. संदनिका चे क्षेत्रफळ 520 चौ फूट विन्ट अप (झोन नं 5/15/जी 5 ब) (Survey Number : सर्वे नं 427 ते 435 आणि 485 ;)
(5) क्षेत्रफळ	1) 520 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वीणा चेतन हंजनकर (लग्ना पूर्वी वीणा नारायण विधाने) - वय:-32; पत्ता:-प्लॉट नं: रुम नं 789 बी नं 40, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर, टागोर नगर, ब्लॉक नं: -, रोड नं: विक्रोळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AIHPV0035D 2): नाव:-वंदना नारायण विधाने - वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं 6, माळा नं: -, इमारतीचे नाव: न्यू निलगिरी को ऑप ह्री सो ली, ब्लॉक नं: -, रोड नं: सेक्टर 7, शांती नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABYPV8514H 3): नाव:-निधी नारायण विधाने - वय:-30; पत्ता:-प्लॉट नं: फ्लॅट नं 6, माळा नं: -, इमारतीचे नाव: न्यू निलगिरी को ऑप ह्री सो ली, ब्लॉक नं: -, रोड नं: सेक्टर 7, शांती नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ANUPV6097P 4): नाव:-रोहित नारायण विधाने - वय:-26; पत्ता:-प्लॉट नं: फ्लॅट नं 6, माळा नं: -, इमारतीचे नाव: न्यू निलगिरी को ऑप ह्री सो ली, ब्लॉक नं: -, रोड नं: सेक्टर 7, शांती नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ARWVPV8706D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश कृष्णा बंजन - वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं वी/33, माळा नं: -, इमारतीचे नाव: भागीरथी सदन, ब्लॉक नं: -, रोड नं: रोड नं 27, शांती नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ADRPB0303R 2): नाव:-शारदा दिनेश बंजन - वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं वी/33, माळा नं: -, इमारतीचे नाव: भागीरथी सदन, ब्लॉक नं: -, रोड नं: रोड नं 27, शांती नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BZQPB0679C
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	20719/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	441000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक तर्फे - 2
ठाणे क्र. 2



मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.