

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.बमई 4
 रमन क्रमांक : 7244/2022
 नोंदणी :
 Regn:63m

गाबाचे नाव : वालीव

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	3741000
(3) बाजारभाव (भाडेपट्ट्याच्या नाबतिसपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	2403000
(4) भू-मापन, पोटहिम्मा व परक्रमांक (अमन्याम)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दप्तराबद्द करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता.	
(8) दप्तराबद्द करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता	
(9) दप्तराबद्द करून दिल्याचा दिनांक	30/06/2022
(10) इन्व नोंदणी केल्याचा दिनांक	30/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	7244/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	261900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेग	

1) पानिकेचे नाव: पालघर इतर वर्णन : मदनिका नं: 301, ई बिंग, माळा नं: निमरा मजला, इमारतीचे नाव: राजलक्ष्मी टॉवर, बिल्डींग नं. 2, रोड : वालीव, इतर माहिती: मदनिकेचे क्षेत्र 44.74 चौ.मी. कागपेट + 1.74 चौ. वास्कनी, एकूण क्षेत्र 46.48 चौ. मी. कागपेट, गाव मोजे वालीव, विभाग क्र. 5. ((Survey Number : 29वी :)
 1) 51.12 चौ.मीटर

1): नाव:-मे. राजलक्ष्मी हेव्हलपर्स चे भागीदार जिगर जवाहरलाल शाह उर्फ कु. मु. मीरुष गावकर -- वय:-23;
 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अंबाबाई बंगलो स्कीम, ब्लॉक नं:-, रोड नं: वालीव, विद्युत मंडळ जवळ, बमई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAQFR5309F

1): नाव:-मदनसिंह डी. चरवाड -- वय:-46; पत्ता:-प्लॉट नं: ए-502, माळा नं:-, इमारतीचे नाव: मीटींगम नं. 363/1, नुपूर बिल्डींग, ब्लॉक नं:-, रोड नं: भंडारवाडी, पद्मलाल चौघ गेड समोर, मानाड प., महाराष्ट्र, मुम्बई. कोड:-400064 पॅन नं:-ALRPK3711E

सह. दुय्यम निबंधक न
 बमई क्र. ४

मुन्यांकनामाठी विभागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा नियतलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to

वसई क्र. ४
सं. क्रमांक. ७२४४/२०२२
७४/१६४

74, Out of Survey No. 29B, lying, being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.1 to 6 .

THE FOURTH SCHEDULE ABOVE REFERRED TO

(List of amenities and facilities in the said Flat)

WINDOWS:

- Good Quality Powder Coated sliding windows
- Granite Sills
- Grill

PAINTING:

- Superior Quality Paint for Internal & External Walls

WASHROOM:

- Designer Bathrooms tiles
- Anti Skid Tile Flooring
- Concealed Plumbing
- Premium C.P. Fittings
- Branded Sanitary Ware
- Overhead (Loft) Water Tank

DOORS:

- Wooden Doors with Quality Fittings
- Granite Wooden Door Frame
- Laminate Doors for Bathroom, Toilet

LIVING & BEDROOM:

- Vitrified Flooring
- Decorative False Ceiling
- POP Cornice in Bedroom

KITCHEN:

- Granite Top Platform with SS Sink
- Vitrified Flooring
- Designer Tiles on wall above platform upto beam level
- Kitchen Trolley

... their respective hands and seal to this Agreement on the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that piece and parcels of Land bearing Plot No. 3, admeasuring 122.00 Square meters, Plot No. 5, admeasuring 5825.00 Square meters, Plot No. 73, admeasuring 3730.00 Square meters, Plot No. 74, admeasuring 1440.00 Square meters, Plot No. 76, admeasuring 2448.00 Square meters, Out of Survey No. 29B, lying, being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. 1 to 6.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

All that piece and parcels of Land admeasuring 1114.07 Square meters, out of Plot No. 73, admeasuring 3730.00 Square meters, Plot No. 74, admeasuring 1440.00 Square meters. Out of Survey No. 29B, lying, being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.1 to 6.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Flat")

Flat No. 301, admeasuring 46.48 square meters (Carpet area), on the Third Floor, D Wing, in the construction known as "Raajlaxmi Towers" admeasuring 1114.07 Square meters.



[Handwritten signature]

Authorised Signatory
to the Developer

Purchaser/s

Purchaser/s

पल्लो-क्र. ४
पल्लो क्रमांक. 02007 १०११
१२ / १६०

h) 1) Mr. Vallabbhji D. Dedhiaa, 2) Mr. Dhanji Karamsi Chheda, 3) Jethalal Khimji Dedhiaa, 4) Khimji Dharamsi Dedhiaa, 5) Mr. Piyush Vallabhji Dedhiaa, 6) Mr. Madan Vallabhji were the Partners of the partnership known as M/s. Dedhiaa And Associates. The said Firm acquired the said land in the name of the partnership firm. The said M/s. Dedhiaa And Associates dissolved by Deed of Dissolution dated 22/07/2009 and as per the said Deed of Dissolution 1) Mr. Dhanji Karamsi Chheda, 2) Jethalal Khimji Dedhiaa, 3) Khimji Dharamsi Dedhiaa, 4) Mr. Piyush Vallabhji Dedhiaa, 5) Mr. Madan Vallabhji released and transferred their rights to Mr. Vallabbhji D. Dedhiaa.

i) सदर बिनशेती जमीनीची मोजणी मा. तालुका निरिक्षक भूमी अभिलेख वसई यांनी दिनांक ३०/१०/१९८९ रोजी केली असून मोजणी नकाशा व क.जा.प.कमांक ३/१९८८ प्रमाणे तसेच वर्दी अर्ज व मा. तालुका निरिक्षक भूमी अभिलेख वसई यांचे कडील क.जा.प.क. ३/१९८८ व दुट्टे.नं. ३४८/वसई, दिनांक २१/०१/१९८९ अन्वये सर्व्हे नं. २९, हिस्सा नं. २ चे क्षेत्रामध्ये क.जा.प. प्रमाणे प्लॉट नं. १ ते २९ व ८७ नोंद करून सर्व्हे नं. ३०, हिस्सा नं. २ पैकी चे क्षेत्रामध्ये क.जा.प. अन्वये प्लॉट नं. ३१ ते ७८ रेकॉर्ड कागदी दुरुस्ती करून सर्व्हे नं. २९/२ व ३०/२ पैकी या सर्व्हे नंबरचे क्षेत्र क.जा.प. ने एकत्रीत करून सर्व्हे नं. २९ब व व प्लॉट नं. १ ते ७८ अशी नोंद करणेत आली.

j) As Mr. Vallabbhji D. Dedhiaa is the owner of and well and sufficiently entitled to Plot No. 3, admeasuring 122.00 Square meters, Plot No. 5, admeasuring 5825.00 Square meters, Plot No. 73, admeasuring 3730.00 Square meters,



Jig Shah

१६/११/२०१५

Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

c) Due to error and mistake Land area conveyed to M/s. Dedhia And Associates was wrongly written as 13680 Square meters instead the land admeasuring 12280 Square meters. After the registration of the said Conveyance Deed dated 21/12/1984 the Parties found that there are errors and mistakes of the description in the said Land area, which has been rectified by Correction Deed Dated 13/08/1986.

d) Mr. Yakub Haji Adam Kantharia was the owner of Land bearing Survey No.30, Hissa No.2, admeasuring 14260 Square meters lying being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar).

e) By Conveyance Deed dated 31st May 1984 Mr. Yakub Haji Adam Kantharia AND 1) Mr. Ashok Moreswar Athaley, 2) Mrs. Mangala Balasaheb Patil, 3) Mr. Rehman R. Baloch sold and conveyed the land of Survey No. 30, Hissa No.2, admeasuring 14260 Square meters to M/s. Dedhia And Associates.

f) The said land bearing Survey No. 29, Hissa No.2, AND Survey No.30, Hissa No.2, has been converted into N.A. by the office of the Office of Collector Thane vide its Order bearing No. REV/DESK.1/ T-VII/NAP/ SR-627, dated 02/02/1984, and has been sub-divided into various plots.

g) The said land bearing Survey No. 29, Hissa No. 2, AND Survey No. 30, Hissa No. 2, amalgamated and converted for Non-Agriculture (NA) use From the Office of Collector Thane by its order No.REV/DESK.1/ dated 05/06/1985.



Jigshah

Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

वसई क्र. ४
दस्तावेज क्र. 102877 १०११
१०/१९८८

2

MR. MADANSINGH D KHARWAD.

Residing at **A-502, CTS NO. 863/L. NOOPUR BUILDING
BHANDARWADA OPP. PANNALAL GHOSH ROAD
MALAD WEST- 400064.**

Herein after called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART:-

The Promoter and the Allottee(s) are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:

a) Smt. Yashoda Narayan Bhoir was the owner of Land bearing Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters lying being and situate at Village WALIV, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).

b) By Conveyance Deed dated 21st December 1984 Smt. Yashoda Narayan Bhoir AND 1) Mr. Shashikant Dattatray Walimbe, 2) Mr. Narendra Purushottam Mehta, 3) Mr. Vallabhji Dharamshi Dedhia sold and conveyed the land admeasuring 12280 Square meters, out of Survey No. 29, Hissa No. 2, admeasuring 13680 Square meters to M/s. Dedhia & Associates.



Authorized Signatory
of the Developer

Purchaser/s

Purchaser/s

वसई क्र. ४
दस्तावेज क्रमांक. 928687 २०२२
२/१९८८

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Nallasopane on this 20 day of June Two Thousand Twenty Two BETWEEN M/s. RAJLAXMI DEVELOPERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Ambawadi Bunglow Scheme, Waliv, Near Vitthal Mandir, Vasai (East), Taluka Vasai, District Palghar-401208, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) of the ONE PART:-

A N D



Jigshah

Authorized Signatory of the Developer

[Handwritten signatures]

Purchaser/s

Purchaser/s