

.....  
.....  
.....

.....  
.....  
.....

पावती क्र.: 9021 दिनांक: 04/08/2018

नाचते नाव: डोंगी

दस्तऐवजाचा अनुक्रमांक: कलन5-8457-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पलावा इवेलर्स प्रा. लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कु. सु. रामनाथ रावल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2720.00

पृष्ठांची संख्या: 136

एकूण:

रु. 32720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Kalyan 5

साह. सु. सु. सुरेन्द्रन नायर  
कल्याण क्र. ५

बाजार मुल्य: रु. 1888511.64 /-

मोबदला रु. 4713462/-

भरलेले मुद्रांक शुल्क : रु. 165000/-

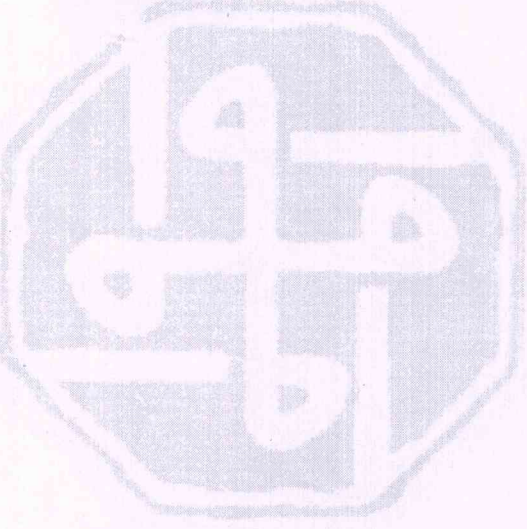
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004694840201819R दिनांक: 31/07/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2720/-





04/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 8457/2018

नोंदणी :

Regn:63m

गावाचे नाव : खोणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4713462
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1888511.64
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1603, माळा नं: 16वा मजला, इमारतीचे नाव: रिगालिया ई-विंग, ब्लॉक नं: डोंबिवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: विभाग नं.7 सोबत एक कार पार्कींग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास सु.शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)( ( Survey Number : 96/2B,99,100/2 व दस्तात नमूद केल्याप्रमाणे ; ) )
(5) क्षेत्रफळ	1) 56.10 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:-पलावा ड्वेलर्स प्रा. लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कु. सु. रामनाथ रावल वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAECE5655J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-तारेंद्र गौतम भास्कर - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वसुंधरा -15, डीएई क्वाटर्स अणुशक्तीनगर मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-ALUPB9434C 2): नाव:-रीता तारेंद्र भास्कर - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वसुंधरा -15, डीएई क्वाटर्स अणुशक्तीनगर मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-AGVPJ8995N
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	04/08/2018
(11) अनुक्रमांक, खंड व पृष्ठ	8457/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सह दुय्यम निबंधक वग-२  
कल्याण क्र.५

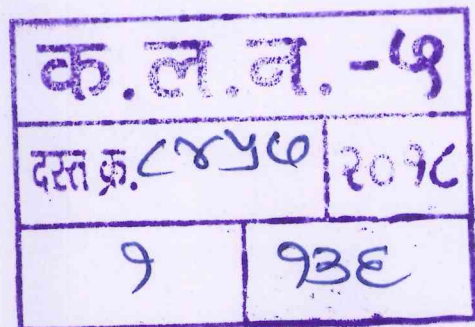


मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )					
Application ID	20180804866	04 August 2018, 12:11:41 PM			
सालाहनाचे वर्ष	2018				
जिल्हा	ठाणे				
सालाहनाचे नांव	कल्याण				
मिळकतीचे नांव	खोणी				
सालाहनाचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :			
मिळकतीचे मूल्य दर	जमिनानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
मिळकतीचे क्षेत्र	निवासी सदनिका				
मिळकतीचे क्षेत्र	56.1 चौ. मीटर	मिळकतीचा वापर-	निवासी सदानेका	मिळकतीचा प्रकार-	बांधीव
सालाहनाचे प्रकार	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.1140/-
सालाहनाचे सुविधा	आहे	मजला -	11th to 20th Floor		
Property Type -	Resale of built up Property constructed after circular dt.02/01/2018				
सालाहनानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (30500 * (100 / 100)) * 1.1				
	= Rs.33550/-				
वरील प्रमाणे मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 33550 * 56.1				
	= Rs.1882155/-				
सालाहना जमिनीवरील वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
सालाहना जमिनीवरील वाहन तळाचे मूल्य	= 13.94 * (1140*40/100)				
	= Rs.6356.64/-				
अंतिम अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 1882155 + 6356.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1888511.64/-				

Home

Print

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र.५



Tareendra Bhaskar

Hot Payment Successful. Your Payment Confirmation Number is 176875903

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH004694840201819R	BARCODE	Form ID: Date: 31-07-2018
Department	IGR	Payee Details	दस्तावेज क्र. 2850/2096
Receipt Type	RE	Dept. ID (If Any)	2
Office Name	IGR542-KLN5_KALYAN 5 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AAECE5655J
Year	Period: From : 31/07/2018 To : 31/03/2099	Full Name	Palava Dwellers Pvt Ltd
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat 1603 Wing E Casa Regalia LSG
0030046401-75	165000.00	Road/Street, Area /Locality	Nr Khidkaleshwar Temple Kalyan
0030063301-70	30000.00	Town/ City/ District	Shil Rd Dombivli E Thane Maharashtra
	0.00	PIN	4 2 1 2 0 3
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	195000.00	Amount in words	Rupees One Lakhs Ninety Five Thousand Only
Payment Details:IDBI NetBanking Payment ID : 176875903		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No: 69103332018080251701	
Cheque- DD No.		Date	31-07-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



**Data of Bank Receipt for GRN MH004694840201819R**  
**Bank - IDBI BANK**

Branch :  
 Txn Id : 176875903 **Simple Receipt**  
 Txn Time : 02/08/2018 17:44:28 **Print DtTime** :  
 RefNo : 39103332018080251701 **GRAS GRN** : MH004694840201819R  
 Txn : 1201 / THANE **GRN Date** : 02/08/2018 17:44:29  
 Txn Name : GR542 / KLN5\_KALYAN 5 JOINT SUB REGISTRAR

Duty Txn : 0030046401-75/ Stamp Duty(Bank Portal)  
 Duty Amt : Rs 1,65,000.00/- (Rs One Lakh Sixty Five Thousand Rupees Only)

Reg Txn : 0030063301-70 / Registration Fee  
 Reg Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

*Only for verification not to be printed and used*

Pin : 325  
 Property : Immovable **Consideration** : 47,13,462.00/-  
 Property : Flat 1603 Wing ECasa Regalia LSGNr Khidkaleshwar Temple Kalyan , Shil Rd DombivliE Thane  
 State : Maharashtra  
 Pin : 421203  
 Buyer : PAN-AAECE5655J Palava Dwellers Pvt Ltd  
 Seller : PAN-ALUPB9434C Tarendra Gautam Bhaskar

Stamp : 100  
 Issue Date : 03/08/2018  
 Issue Time : 03/08/2018  
 Issue No : 319970838866

क.ल.न.-५	
दस्ता ८४५७	२०१८
३	१३६

Stamp Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1)	3)-507-3437	0002475852201819	04/08/2018-12:07:30	IGR542	30000.00
2)	3)-507-3437	0002475852201819	04/08/2018-12:07:30	IGR542	165000.00
<b>Total Defacement Amount</b>					<b>1,95,000.00</b>



*सह. दुय्यम निबंधक वर्ग-२*  
*कल्याण क्र.५*

क.ल.न.-५	
दस्त. ८४५०	२०९८
४	९३६

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 04<sup>th</sup> day of AUG, 2018

BETWEEN:

**PALAVA DWELLERS PRIVATE LIMITED**, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, For, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

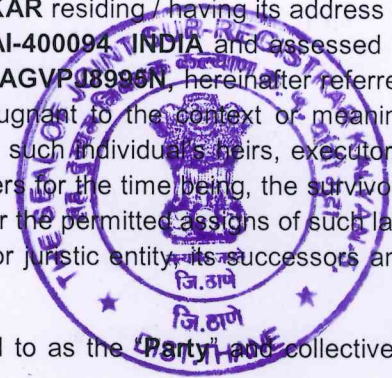
**TARENDRA GAUTAM BHASKAR AND REETA TARENDRA BHASKAR** residing / having its address at **VASUNDARA-15, DAE QUARTERS ANUSHAKTINAGAR MUMBAI-400094, INDIA** and assessed to income tax under permanent account number (PAN) **ALUPB9434C / AGVP18996N**, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

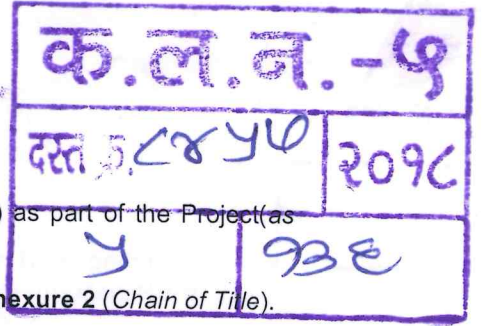
The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten signature]*





**WHEREAS:**

- A. The Company has constructed the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2** (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building has been under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. DEFINITIONS**

- 1.1. "**Agreement**" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "**Applicable Law**" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "**Approvals**" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "**Arbitrator**" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "**Authority**" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "**BCAM Charges**" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

