

13/10/2016

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.ठाणे 2

दस्त क्रमांक : 11913/2016

नोंदणी :

Regn:63m

Amrit Sir  
Palcoover  
HDFCFile  
NO. 13703

गावाचे नाव : 1) चितळसर मानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6600000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5978000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: जी -सी, माळा नं: तळ मजला, लॉरिल हाऊस, इमारतीचे नाव: ईडन वूड्स लॉरिल हाऊस को.ऑप.ही.सो.लि., ब्लॉक नं: चितळसर मानपाडा, रोड : ग्लॅडी अल्वारीस मार्ग, ऑफ पोखरण रोड न 2, ठाणे, इतर माहिती : क्षेत्र 461 चौ.फूट कारपेट, झोन नं. 7/31/3 ई-3(( Survey Number : Gut No. 56, Hissa No. 2, 3,4A, 5A and 6 ;))
(5) क्षेत्रफळ	1) 461 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरुण विठल परब -- वय:-64; पत्ता:-प्लॉट नं: सदनिका नं जी सी, माळा नं: -, इमारतीचे नाव: लॉरिल बिल्डिंग, ब्लॉक नं: गोदरेज ईडन वूड्स, रोड नं: ग्लॅडी अल्वारीस मार्ग, ऑफ पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AHAPP8513C
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमृता नंदिनी प्रकाश -- वय:-31; पत्ता:-प्लॉट नं: सदनिका नं वी 2/6, माळा नं: -, इमारतीचे नाव: रतन पार्क फेज 1, ब्लॉक नं: -, रोड नं: पाषाण सुस रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-BAGPP5020A 2): नाव:-हर्षवर्धन माणिकराव जोगदंड -- वय:-36; पत्ता:-प्लॉट नं: सदनिका नं वी 2/6, माळा नं: -, इमारतीचे नाव: रतन पार्क फेज 1, ब्लॉक नं: -, रोड नं: पाषाण सुस रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-ALSPJ1122F
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/10/2016
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2016
(11) अनुक्रमांक, खंड व पृष्ठ	11913/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	396000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक, ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Valuation ID 20161013786

मूल्यांकनाचे वर्ष 2016  
 जिल्हा ठाणे  
 मूल्य विभाग तालुका : ठाणे  
 उप मूल्य विभाग 7/31-3(3) घितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर ( गावठाण ) शीट क्रमांक 1  
 क्षेत्राचे नांव Navi Mumbai Municipal Corporation सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर व खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मीजमापनाचे एकक चौ मीटर
42700	105700	122000	146100	122000	

बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	51.3935 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर	Rs 105700/-
उदववाहन सुविधा	आहे	मजला	Stilt floor Or Ground floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार नविन दर ) \* मजला निहाय घट/वाढ  
 = (105700 \* (100 / 100)) \* 100 / 100  
 = Rs. 105700/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 105700 \* 51.3935  
 = Rs. 5432292.95/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 5432292.95 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 5432292.95/- + 543250 = 59,76,000/-

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 13<sup>th</sup> day of October, 2016

BETWEEN

MR. ARUN VITHAL PARAB, Aged 64 years, having PAN No. AHAPP8513C, and resident of GC- Laurel Bldg, Godrej Eden Woods, Glady Alwares Marg, Manpada Thane Off Pokharan No 2, thane 400610, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

1) MRS. AMRUTA NANDINI PRAKASH, age 31 years having pan card no. BAGPP5020A MR. HARSHAVARDHAN MANIKRAO JOGDAND age 36 years having pan card no ALSPJ1122F, permanently residing B2/6, Ratan Park Phase 1, Pashan Sus Road, Pune 4110021 and presently resident of Birch Bldg, Godrej Eden Woods, Glady Alwares Marg, Manpada Thane Off Pokharan No 2, Thane 400610, called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

WHEREAS by virtue of Agreement for sale dated 4<sup>th</sup> day of March 1989, executed between HABITAT DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Indian companies Act, 1956 and having its registered office at 6, Ravindra Mansion, Dinshaw Vachha Road, Bombay 400 020, therein referred to as "THE DEVELOPERS" of the One Part and MR. JAMES CHANDRA MAHADEO SAWANT, therein



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referred to as the "PURCHASER" of the Other Part purchased and acquired all rights, title and interest in Flat No. G-C, Ground Floor, admeasuring 461 sq. ft. Carpet area i. e. 520 Sq. Ft. Built-up area, building "LAUREL HOUSE" in the "EDEN WOODS LAUREL HOUSE Co-operative Housing Society Limited", Complex known as "Eden Woods" standing on the plot of land bearing Gut No. 56, Hissa No. 2, 3,4A, 5A and 6, Village - Chitalsar Manpada, lying, being and situated at Smt. Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (W) - 400610, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

WHEREAS by virtue of Agreement for sale dated 10<sup>th</sup> day of February 1992, executed between MR. UMESCHANDRA MAHADEO SAWANT, therein referred to as "THE VENDOR" of the First Part and SHRI. VINOD ANANT VEDAK therein referred to as the "PURCHASER" of the Other Part purchased and acquired all rights, title and interest in Flat No. G-C, Ground Floor, admeasuring 461 sq. ft. Carpet area i. e. 520 Sq. Ft. Built-up area, building "LAUREL HOUSE" in the "EDEN WOODS LAUREL HOUSE Co-operative Housing Society Limited", Complex known as "Eden Woods" standing on the plot of land bearing Gut No. 56, Hissa No. 2, 3,4A, 5A and 6, Village - Chitalsar Manpada, lying, being and situated at Smt. Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (W) - 400610, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane which flat hereinafter referred to as the "SAID PREMISES"



WHEREAS by virtue of a Registered Agreement for sale dated 9<sup>th</sup> day of July 2001, (Registered with the Sub-Registrar of Thane 1 at Doc. No. TNNI-4711/2001 dated 31/07/2001) executed between SHRI. VINOD ANANT VEDAK therein referred to as "THE TRANSFEROR" of the One Part and SHRI. ARUN VITHAL PARAB therein referred to as the

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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES Flat No. G-C, Ground Floor, admeasuring 461 sq. ft. Carpet area i. e. 520 Sq. Ft. Built-up area, building "LAUREL HOUSE" in the "EDEN WOODS LAUREL HOUSE Co-operative Housing Society Limited", Complex known as "Eden Woods" standing on the plot of land bearing Gut No. 56, Hissa No. 2, 3,4A, 5A and 6, Village - Chitalsar Manpada, lying, being and situated at Smt. Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (W) - 400610, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



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# Thane Municipal Corporation THANE PLANNING AUTHORITY

Commencement Certificate No. V.P. 10662

Date 20/12/18

Permission is hereby granted, under Section 45 of the Maharashtra  
Regional & Town Planning Act, 1966  
(Maharashtra XXXVII of 1966) :-

To,  
Shri/Smt. Shashikant V. Dushinukli

For  
Shri/Smt. Deepak T. Verma & others

to construct the buildings on plot bearing No. 50  
to R.No. 2, 3, 4A, 5A & 6 at Village Chitambar

Thane as per your plans and application

### SUBJECT TO THE FOLLOWING CONDITIONS

1. Permission to cut the trees, affected by the buildings, is to be obtained. 2) R.C.C. construction with permanent gutters alongwith roads & 3' 0" high parapet wall alongwith diverted gutter is to be constructed before applying for the plinth certificate.

2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

PLACE  
DATE

Administrator, Thane Municipal Corporation  
ठाणे नगरपालिका, ठाने

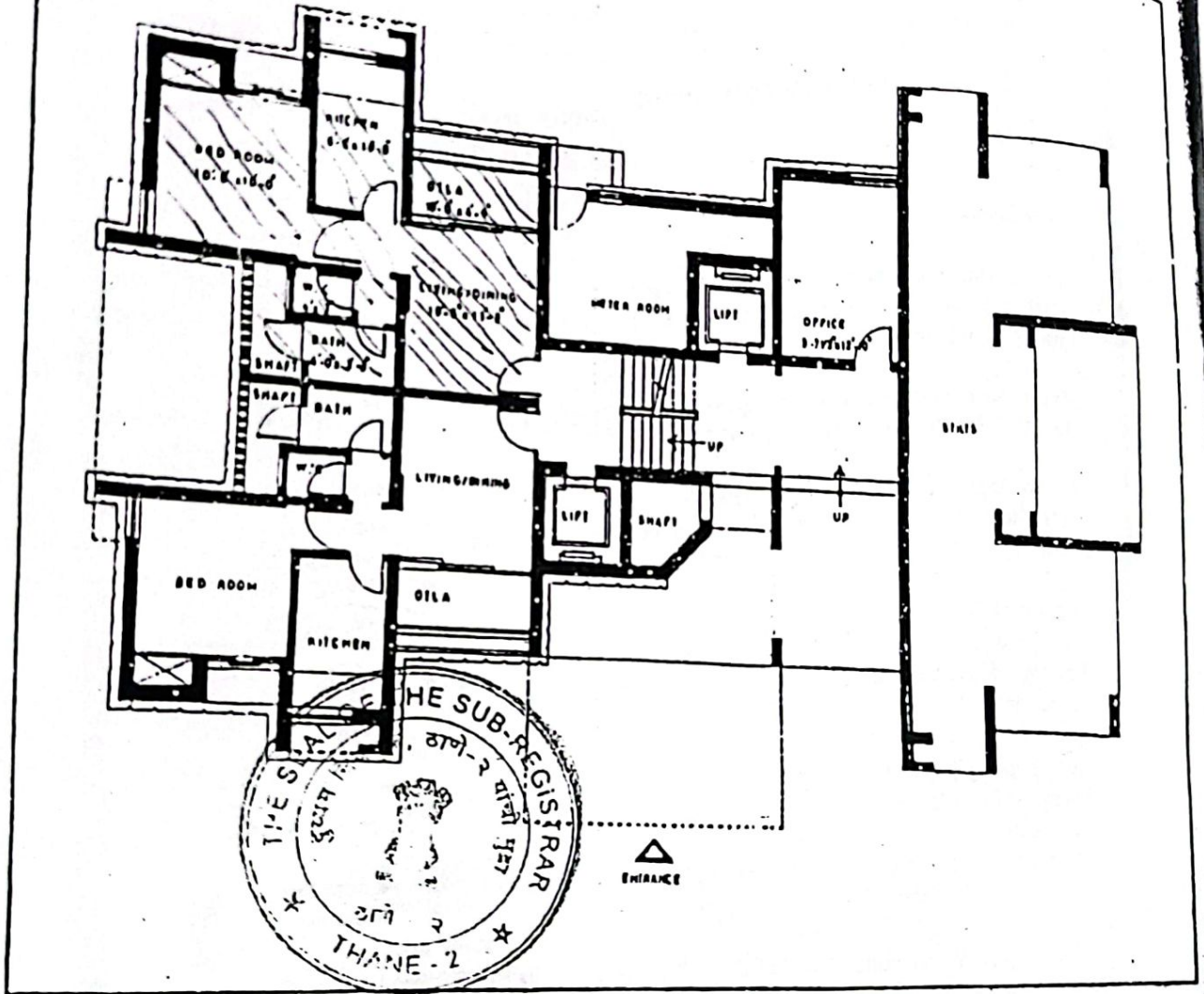






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# Ground Floor Plan



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