



08/04/2021

सूची क्र.2

दस्तावेज क्र. : 7825/2021

दस्तावेज क्र. : 7825/2021

नोंदणी :

Page 63m

मागचे नाव : याराये

(1) निवेशाचा प्रकार	मिळी करारनामा
(2) मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे)	4000000
(4) भू-भाषण, पोटहिसा व भरकमांक(बसल्यास)	1) पातिलेचे नाव, कल्याण-दोबेवनी इतर वर्ग नं. : इतर माहिती : , इतर माहिती : पी.के. बाळके, कल्याण येथील विद्यार्थी बरेन्स कॉ. ऑप. हीटिंग सोमापटी लि., विद्यार्थी बरेन्स, पट्टेदार मजला, निवासी मदनिका क्र. 103, येथे 519.75 चौ.फूट प्लॉट क्र. 210 चीरस प्लॉट ( ( MILKAT NUMBER : Survey number 25/5, Survey number 4/3 : ) )
(5) क्षेत्रफळ	1) 519.75 चौ.फूट
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मलिनकारुन एम म्हेने वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 103, पट्टेदार मजला, बी बिल्डिंग, विद्यार्थी बरेन्स, विद्यार्थी बरेन्स सी.एच.एम.लि., कल्याण, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पिन नं:-AHKPM2916L
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अरुण सुंदर मंषानी वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 502, निव. के.टी. गोदरेज हिल रोड, शनी मंदिर जवळ, कल्याण वेस्ट, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पिन नं:-ANDPM0376K 2): नाव:- कशिश अरुण मंषानी वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 502, निव. के.टी. गोदरेज हिल रोड, शनी मंदिर जवळ, कल्याण वेस्ट, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पिन नं:-AQBPM1455E
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7825/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजात आवश्यक नाही कारणाचा तपशील दस्तऐवजातुसार आवश्यक नाही

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

71/7825

Tuesday, April 06, 2021

3:24 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8861

दिनांक: 06/04/2021

गावाचे नाव: बाराने

दस्तऐवजाचा अनुक्रमांक: कलन2-7825-2021

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: - अरुण सुंदर मंघानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:43 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु.4900000 /-

मोबदला रु.4900000/-

भरलेले मुद्रांक शुल्क : रु. 196000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014455311202021R दिनांक: 06/04/2021

बँकेचे नाव व पत्ता: IDBI

*[Handwritten Signature]*

Kashikumar

मूळ दस्त परत मिळाले.

(STAMP DUTY @ 4 % = RS 1,96,000/-)

(REGISTRATION FEES @ 1 % = RS. 30,000/-)

CONSIDERATION VALUE : 49,00,000/-Rs.

MARKET VALUE: - \_\_\_\_\_ /-Rs.

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Kalyan-2 on this 31<sup>st</sup>  
Day of March in the Year Two Thousand And Twenty One (2021)

BY & BETWEEN:

1) MALLIKARJUN SIDDANA MHETRE, age about 55 years, Adult,  
Indian Inhabitant, Occupation : SERVICE, Holder of PAN Card  
number AHKPM2916L, Holder of Aadhar Card Number 4500-  
3410-9208, Currently residing at Flat number 103, on the first  
Floor, in "B-wing", Season's Avenue, in Season's Avenue, in Season's Avenue, in Season's Avenue,  
Ltd, Kalyan, District Thane : Pin Code : 421301, hereinafter  
referred to as the 'TRANSFEROR' (which expression shall unless  
be repugnant to the context or meaning thereof be deemed to mean  
and include, their successors, assigns or heirs, executors,  
administrators and assigns as the case may be) of the FIRST PART

AND

क ल त र	
दस्त क्र. 024	2022
3	44

1) ARUN SUNDER MANGHANI age about 45 years, Adult, Indian  
Habitant, Occupation : BUSINESS, Holder of PAN Card number  
ANDPM0376K, Holder of Aadhar Card number 9394-3808-0727;  
Currently residing at Flat number 502, Shiv Valley, Godrej Hill  
Road, Near Shani Mandir, Kalyan West, Pin code : 421301,

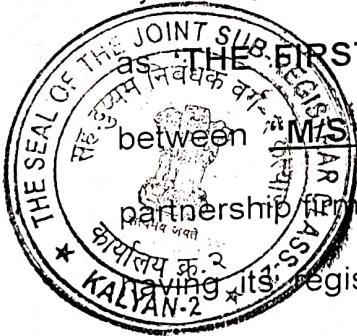
Dist: Thane, State : Maharashtra, Republic of India;

&

2) KASHISH ARUN MANGHANI age about 37 years, Adult, Indian Habitant, Occupation : HOUSE-WIFE, Holder of PAN Card number AQBPM1455E; Holder of Aadhar Card number 7449 0315-4167; Currently residing at Flat number 502, Shiv Valley Godrej Hill Road, Near Shani Mandir, Kalyan West, Pin code 421301, District : Thane, State : Maharashtra, Republic of India hereinafter BOTH COLLECTIVELY called the 'TRANSFEREE' (which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include, their successors assigns or heirs, executors administrators and assigns as the case may be) of the **OTHER PART**;

WHEREAS:

A. By an Agreement for Sale dated 02-08-2013 hereinafter referred to



as **THE FIRST AGREEMENT/ BUILDER AGREEMENT** entered between M/S MAHAN SAI BUILDERS AND DEVELOPERS,

partnership firm registered under the Indian partnership act, 1932 and having its registered office at Shop number 5, Satnam C, Go

Maidan, Ulhasnagar , 421 003 Through its Partner jairam r. nihalar

hereinafter referred to as **'BUILDERS/PROMOTERS'** AND

<b>क.ल.न.२</b>	
<b>MALLIKARJUN S. MHETRE</b> ('TRANSFEROR') purchased <u>Flat No</u>	
दस्त क्र. ७८२५	२०१३
४	५५

103 on the First Floor in the "B-wing" of the said Building known as

Seasons Avenue (hereinafter called as the **'BUILDING'**) in society

known as SEASONS AVENUE CHS LTD, having Carpet area of

519.75 square feet along with AREA OF OPEN TERRACE 60 + 15

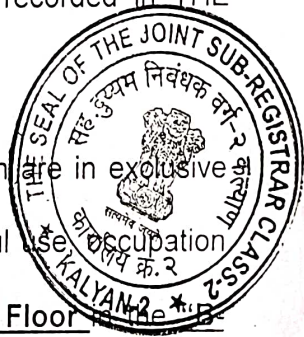
Handwritten notes and stamps at the bottom left corner, including a circular stamp with the text 'KASHISH ARUN MANGHANI' and other illegible text.

2

Handwritten signature 'Kashish' and other illegible text at the bottom right corner.

= 210 SQ. FT , on the land lying, being and situate at village Barave, on Survey number 25, Hissa number 5, Survey number 4, Hissa number 3, within the limits of Kalyan Dombivali Municipal Corporation, hereinafter called the said 'PROPERTY', holding full right, title and interest in the said PROPERTY. In terms of THE SAID LAST AGREEMENT, the TRANSFER OR had paid Rs. 1,83,000/- (Rupees One Lakh Eighty Three Thousand Only) as stamp duty in respect of the said premises under THE SAID LAST AGREEMENT dated 02-08-2013. Registered under Serial No. 5883/2013 with the Office of the Sub-Registrar of Assurances at Kalyan-2 on 02-08-2013 and acquired the said premises on ownership basis, more particularly described in the first schedule hereunder written, on sale consideration of Rs. 30,50,000/- (Rupees Thirty Lakh Fifty Thousand Only) on such terms and conditions recorded in THE SAID LAST AGREEMENT dated 02-08-2013

B. By a Legal possession the TRANSFEROR herein are in exclusive and peaceful possession continue to be in peaceful use, occupation and possession of the Flat No. 103 on the First Floor



wing of the said Building known as Seasons Avenue (hereinafter called as the 'BUILDING') in society known as SEASONS AVENUE CHS LTD, having Carpet area of 519.75 square feet along with AREA OF OPEN TERRACE 60 + 150 = 210 SQ. FT , on the land lying, being and situate at village Barave, on Survey number 25

Hissa number 5, Survey number 4, Hissa number 3, within the limits of Kalyan Dombivali Municipal Corporation, more

particularly described in the Schedule annexed hereto

<b>क.ल.न.२</b>	
सू.क्र. ०१२५	२०२९
श्री. <b>BHARATI B. PARWANI</b>	
103/1st Floor, Apartment, Opp. Om Nishan Ratan Hotel, Birla College Highway Road, Kalyan (W) Dist. Thane Pin Code - 421 301	

3611261  
Maha Sahakar Ltd. (Notarized Copy)

TRIPLE COPY

C. The TRANSFEREES are aware that the construction of the PROPERTY in the said Building of the Complex is complete and the Occupation Certificate has been issued in respect of the said BUILDING. The TRANSFEROR has received possession of the PROPERTY from the BUILDERS.

D. A Co-operative Housing Society under the name and style "Seasons Avenue Co-operative Housing Society Ltd" is already formed and registered in respect of "the said premises" under the Maharashtra Co-operative Societies Act, 1960 under the Registration No: TNA/KLN/HSG/ (TC)/27970 / 2015-16 date: 15/09/2015 and the Share Certificate are issued to all the members of the said society and the monthly outgoing bills are also issued in the name of THE TRANSFEROR only.

E. Share certificate details are as follows: -



a. Members registration number : 60

b. Share Certificate number : - 060

c. Total number of shares : 10

d. Share value : - 50 each x 10 shares = Rs 500/-

<b>क.ल.न.२</b>	
दस्त क्र. ०६२५	२०२९
६१५५	

e. Distinctive numbers : - 591 to 600

f. Issued on the name of MALLIARJUN S. MHETRE

g. Date of issue : 07-02-2016

MAHARAJA H. BHARATHI  
Sc. LL.B. (Hons.)  
Joint Sub-Registrar  
Kalyan  
Dist. T. N. Code - 431 301

MAHARAJA H. BHARATHI  
Sc. LL.B. (Hons.)  
TRUE COPY

Kashish.m

THE SCHEDULE ABOVE REFERRED TO:

Flat No. 103 on the First Floor in the "B-wing" of the said Building known as Seasons Avenue (hereinafter called as the 'BUILDING') in society known as SEASONS AVENUE CHS LTD, having Carpet area of 519.75 square feet along with AREA OF OPEN TERRACE 60 + 150 = 210 SQ. FT , on the land lying, being and situate at village Barave, on Survey number 25, Hissa number 5, Survey number 4, Hissa number 3, Kalyan West and Registration District and Sub-District within the limits of Kalyan Dombivli Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands this day, month and year herein above written.



SIGNED BY THE WITHIN NAMED

TRANSFEROR/FIRST PART

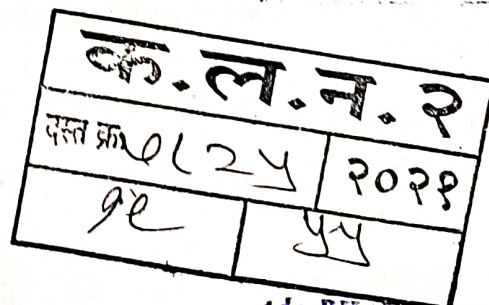


MALIKARJUN S. MHETRE

Holder of Pan Card # AHKPM2916L

Holder of Aadhar Card # 4500-3410-9208

(SIGNED AND DELIVERED)



Adv. BHARAT H. FARWANE

B.Sc., LL.B. (MHA/27772013)  
103, M.V.P. Colony, Udy. Kumbhwar, Kalyan (W)  
Pune-Village Highway Road, Kalyan (W)  
Dist. Thane Pin Code - 421 201

Kash...

SIGNED BY THE WITHIN NAMED

TRANSFEREES/SECOND PART

ARUN SUNDER MANGHANI 

Holder of Pan Card # ANDPM0376K

Holder of Aadhar Card number 9394-3808-0727

(SIGNED AND DELIVERED)



SIGNED BY THE WITHIN NAMED

TRANSFEREES/SECOND PART *Kashish*

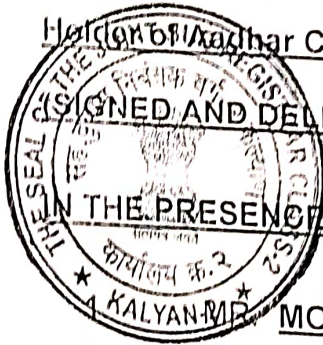
KASHISH ARUN MANGHANI

Holder of Pan Card # AQBPM1455E;

Holder of Aadhar Card number 7449-0315-4167

(SIGNED AND DELIVERED)

IN THE PRESENCE OF WITNESS.....



MOHIT L. CHANDWANI, age about 29 years, Adult

Indian Inhabitant, Occupation : REAL ESTATE CONSULTANT

<u>क. ल. च. २</u>	
दस्ता क्र. <u>७६२५</u>	कार्ड नंबर <u>२०३९</u>
<u>२०</u>	<u>५५</u>

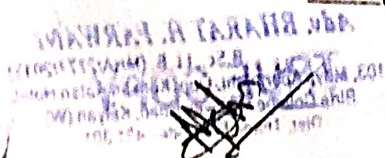
Holder of PAN CARD Number AVPPC0115L, Holder of AADHAR

4884-4983-9829, having address at B/4, Flat

number 304 Shiv Valley, Godrej Hill, Kalyan West, Pin code

421301, District : Thane, State : Maharashtra, Republic of India

Signature Mohit






&

2. MR. RAVINDRA GHALEEPA JAWALKOTI, age about 55 years,  
Adult, Indian Inhabitant, Occupation : SERVICE, Holder of PAN  
CARD Number ADRPJ7837L, Holder of AADHAR CARD Number  
4115-2012-7230, having address at A/604, Harmony Tower,  
Siddheshwar Garden, Kolshet Road, Near Dhokali Naka,  
Chitalsar Manpada, Pin code : 400607, District : Thane, State :  
Maharashtra, Republic of India

Signature 

3. Mr. Sidhoram C. Maundargi, Age: 42 years,  
Occupation: Service, Thane.  




क.ल.न.२	
दस्त क्र ०८२५	२०२१
२९	५५

Adv. BHARATI PARWANI

B.Sc., LL.B. (MH/2777/2013)

103, Marol Adhikari, Upper Marol Nagar Hotel,

Birla Colony-Highway Road, Kalyan (W)

Dist. Thane Pin Code - 421 301

Kashis

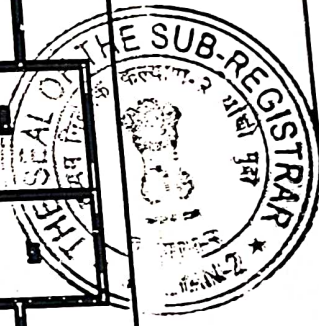
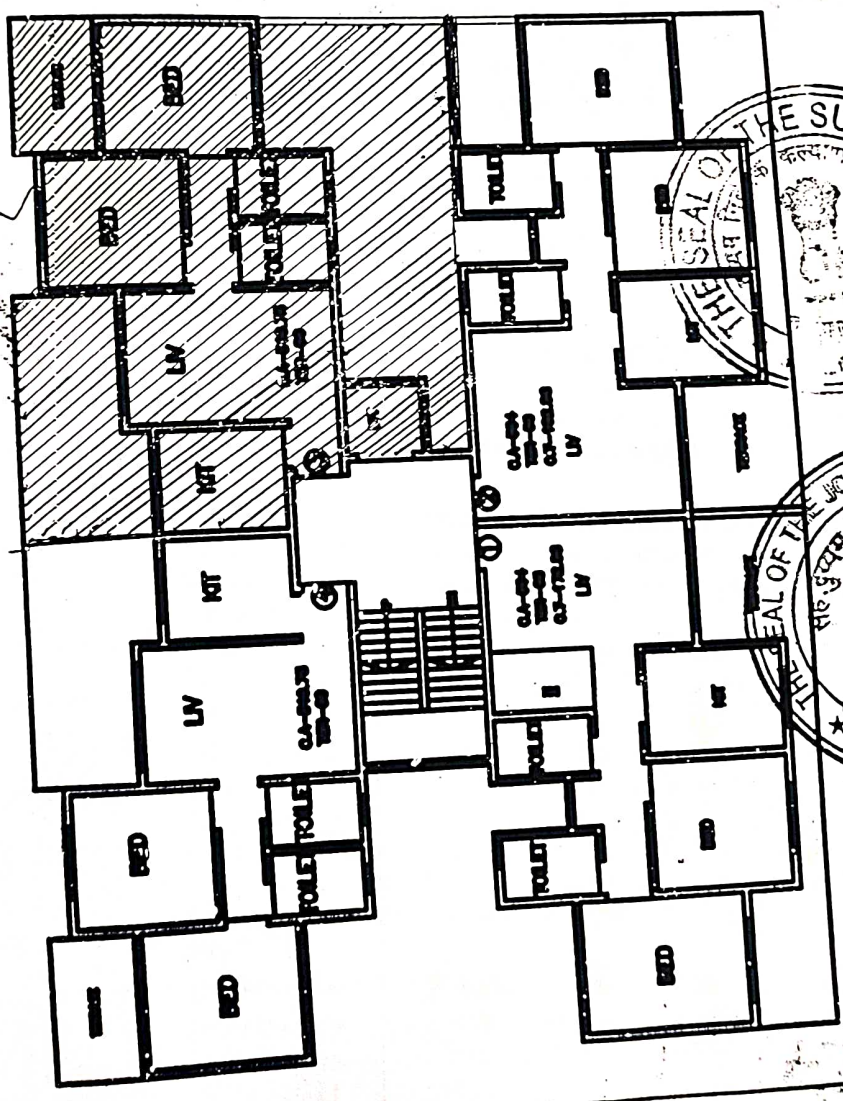
FLAT NO: 103  
 FLOOR: 1st.  
 WING: B  
 CARPET: 519.757 Ado/Janu

ARCHITECT: ANIL R. NERGUDE

**VITAN CONSULTANTS**

E-101 BINDU TOWER, 1ST FLOOR, OPP. LOURD ENGLISH SCHOOL, SANTOSH MATA RD, KALYAN

(Ador 21/06/2012) 13/6/12



**FIRST FLOOR PLAN**  
 SCALE 1:100 TYP-6

PROJECT:-  
 PROPOSED BUILDING PLAN ON PLOT BEHIND SUDH NARAYAN  
 28/3, VILLAGE BANGHE, TAL. KALYAN, DIST. THANE

SANCTION NO:-  
 KOMC/TP/BP/2012-13/183  
 DATED:-18/10/2012

कलन २  
 दस्त क्र. ५८८३ २०१३

क.ल.न.  
 दस्त क्र. ७२२५ २०१३

**MAHESH SAI BUILDERS & DEVELOPERS**

TRUE COPY  
 19/06/12

105, ...  
 Dist. Thane Pin Code ...

कल्याण डोंबिवली महानगरपालिका, कल्याण.

बांधकाम-पणेत्वाचा दाखला

(इमारत, विंग 'अ' व 'बी' करिता)

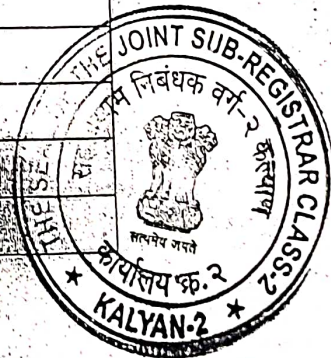
जा.क्र.कडोमपा/नरवि/सीसी/कवि/११९

दिनांक:- २४/०१/२०१४

प्रति,  
मे.महानराई बिल्डर्स अॅण्ड डेव्हलपर्स व इतर  
कुमुजधारक -- श्री.जयराम आर.निहलानी व इतर  
द्वारा-श्री.अनिल निरगुडे (वास्तु); कल्याण  
स्ट्रक्चरल इंजिनियर-- श्री.सी.एन.दुसेजा

वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे दि.०८/०५/२०१४ चे अर्जावरून दाखला देण्यात येतो की, द्यायाने कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.४/३, २५/५, मौजे-बारावे येथे महानगरपालिका याचकेडील सुधारीत व वाढाव बांधकाम परवानगी जावक क.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८६/३७, दि.०७/०५/२०१४ अन्वये मंजूर केलेल्या नकाशे प्रमाणे रचिवासी, वाणिज्य करिता बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र.	मजले	विंग 'अ' व 'बी' एकत्रित
१)	तळमजला(पि) स्टिल्ट(पि)	०२ रुकाने
२)	पहिला मजला	०९ सदनिका
३)	दुसरा मजला	०९ सदनिका
४)	तिसरा मजला	०९ सदनिका
५)	चौथा मजला	०९ सदनिका
६)	पाचवा मजला	०९ सदनिका
७)	सहावा मजला	०९ सदनिका
८)	सातवा मजला	०९ सदनिका



अटी

- १) भविष्यात दुरुस्ती सुटीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डा.म.पा.स विनाशिल्या हस्तांतरित करावी लागेल.
- २) मजरी लातियेवत जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणीपुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणी होईपर्यंत महानगरपालिकेची राहणार नाही.
- ४) जावक क.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८६/३७, दि.०७/०५/२०१४ या बांधकाम परवानगीमधील सर्व अटी जापणाने बांधकाम राहतील.

क.ल.न.

दस्त क्र. १८२५ २०११

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