

सूची क्र.2

दुयम निबंधक : दु.नि. वमई 1

दम्न क्रमांक : 7196/2023

नोंदणी :

Regn 63m

26/05/2023

गावाचे नाव : बिलातपाडा

(1) वित्तेशाचा पत्ता	करारनामा
(2) मोबदला	2000000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देणे की पट्टेदार ते नसूद कराचे)	1629200
(4) भू-मापन, पोटहिसमा व घरकमांक(असल्यास)	1) पानिकेचे नाव: वमई विरार महानगरपालिका डनर वर्धन ; डनर माडिनी; डनर माडिनी: गाव मीने बिलातपाडा, ता. वमई, जि. पालघर येथील स.नं. 46, डि. नं. 2/1, 2/2, 2/4, 2/11 आणि स.नं. 47, डि. नं. 4/5 या जमीन मिल्कनी वगील इंडस्ट्रीयल गाळा नं. 208, दुयम मजला, श्री नारायण इंडस्ट्री, विल्डिंग नं. 2, वमई पूर्व, क्षेत्र 38.71 चौ.मीटर कारपोट(40.83 चौ.मीटर विल्ड अप) ही मिल्कनी (Survey Number : 46/2/1, 2/2, 2/4, 2/11 and 47/4/5. ;)
(5) क्षेत्रफळ	1) 40.83 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवोणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव:-मे. श्री. नारायण इंडस्ट्रीयल डेव्हलपमेंट तर्फे भारीदार 1) श्री. चंद्रशेखर शांताराम धुनी 2) श्री. सुधीर काशिनाथ धुनी या दोघा तर्फे कु.मु. म्हणून संजय गंगाराम जाधव वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- धुनी हाउस, नवघर, वमई पश्चिम, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ACDFS9075Q 2): नाव:-मान्यता देणार - श्री. चंद्रशेखर शांताराम धुनी आणि सुधीर काशिनाथ धुनी या दोघातर्फे संजय गंगाराम जाधव वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- धुनी हाउस, नवघर, वमई पश्चिम, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवोणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजकुमार राधेश्याम वर्मा - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 1, वेलकनी अपार्टमेंट, सेंट जोसेफ शाळे समोर, फादरवाडी, गोखीवरे, वमई पूर्व, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AESPV3416R 2): नाव:-शिवकुमार राधेश्याम वर्मा - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 1, वेलकनी अपार्टमेंट, सेंट जोसेफ शाळे समोर, फादरवाडी, गोखीवरे, वमई पूर्व, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ALGPV0459F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/05/2023
(10) दम्न नोंदणी केल्याचा दिनांक	26/05/2023
(11) अनुक्रमीक खंड व पृष्ठ	7196/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	140000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

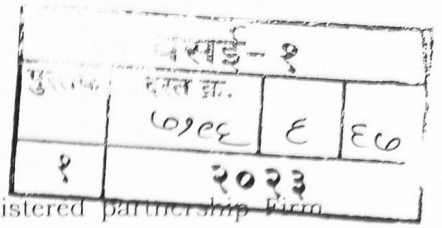
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

AGREEMENT FOR SALE

Agreement for Sale made at Vasai, this 26TH day of MAY, in the year
Two Thousand and Twenty Three,

BETWEEN



M/s. Shree Narayan Industrial Developers, a registered partnership firm
having it's address at Dhuri House, Near Railway Station, Vasai Road (W.),
Taluka Vasai, District Palghar through its Partners (1) Mr. Chandrashekhar
Shantaram Dhuri & (2) Mr. Sudhir Kashinath Dhuri, hereinafter referred to
and called as "**the Promoter**" (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 **FIRST PART**;

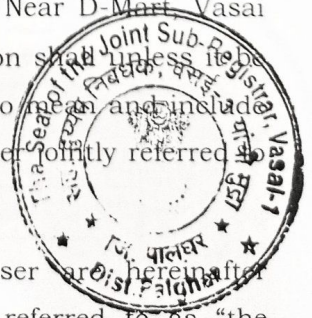
AND

Mr. / Ms. / M/s. Rajkumar Radheshyam Varma &
Mr. Shivkumar Radheshyam Varma of _____



Indian Inhabitant/s having his / her / their address at Flat No. 1
Velankanne Apartment, Opp. St. Joseph High School, Gokhiware
hereinafter referred to as the "**Allottee/s**" (a) in case of an individual, such
individual's heirs, executors and administrators and assigns; (b) in case a
partnership firm, for the time being survivors or the last survivors of them and
legal heirs, executors administrators or the permitted assigns of such last
survivor or them; and (c) in case of company, or a body corporate or juristic
entity, it's the director or directors for the time being constituting the said
company/survivor or survivors of them of the **SECOND PART**.

AND

(i) Mr. Chandrashekhar Shantaram Dhuri, an adult, resident of Sumangalam,
Sai Nagar, Vasai Road (W), Taluka Vasai, District Palghar and (ii) Mr. Sudhir
Kashinath Dhuri all residing at Sunath Bhabhola Naka, Near D-Mart, Vasai
Road (W), Taluka Vasai, District Palghar (Which expression shall, unless it be
repugnant to the context or meaning thereof be deemed to mean and include
their respective legal heirs the successor in title) hereinafter jointly referred
as **the Confirming Party** of the **THIRD PART**;



The Promoter, the Confirming Party and the Purchaser are hereinafter
individually referred to as "the Party" and collectively referred to as "the
Parties".

  Rajkumar Shivkumar

पुस्तक क्र. १	पृष्ठ क्र.	७९८	७८०
WHEREAS	२०२३		

1. The aforesaid Confirming Parties No.1 and 2 owned, seized and possessed of larger land at village Bilalpada, Taluka Vasai, District Palghar. The mode and manner of acquiring rights, title and interest by the said Confirming Parties is as under.

a. The Confirming Party No.1 Mr. Chandrashekhar Shantaram Dhuri is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal corporation;

Sr No	Survey No	Hissa No	Area	Assesement
Sr. no.	Survey no.	Hissa No.	Area in HRP	Assessment Rs. - Paise
1	46	2/2	0-04-32	0-09
2	46	2/4	0-17-28	0-37
3	46	2/11	0-28-90	0-63
4	47	4/5	0-11-20	1-35
	Total	0-61-70		

b. Some of the above land came to share of the Confirming Party No.1 by registered deed of partition dated 29.12.2010 registered on 06.01.2011, vide Document No.190/2011. Some of the First land were purchased by the Confirming Party no.1 by (1) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.250/2011, (2) registered Deed of Conveyance dated 11.01.2011 vide Document No.450/2011, (3) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.1083/2011. On the basis of the said several registered Deeds of Conveyance, the Confirming Party No.1 is absolute owner of the First Land.

c. And, whereas the Confirming Party No.2 is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation, which is as under :

Survey no.	Hissa no.	Area in HRP	Assessment Rs. Paise
46	2/1	0-21-60	3240-00

Raj Kumar

Shiv Kumar

पुस्तक क्र.	वृत्त क्र.	प्लॉट क्र.	ए.सी.ओ. क्र.
१	१०९८८	८	८८०
सदर जमीन और अधिकार			

and more particularly described in the Schedule No.1 thereof mentioned hereinunder.

5. Earlier the Vasai Virar City Municipal Corporation (the VVCMC) had granted Commencement Certificate vide its letter no.VVCMC/TP/CC/VP/3132/1022/ 2013-14 & 1023/2013-14 dated 03/06-07/2013 in respect of the said Property. The VVCMC had also granted Development Permission vide its letter No.VVCMC/TP/CC/VP-5132/1020/2013-14 & 1021/2013-14 dated 03/07/2013 in respect of the said Entire Property. Vide its Occupation Certificate dated 20th February, 2019 bearing No.VP-5132-116-2018-2019 the VVCMC granted Occupation Certificate in respect of ground and first floor for Building No.1. Also, vide its Occupation Certificate dated 8th February, 2020 bearing No.VP-5132-158-2019-2020 the VVCMC granted Occupation Certificate in respect of ground and first floor for Building No.2.
6. As per the applicable rules and regulations the VVCMC has now issued a revised Development Permission for building no.1 and 2 above vide reference No.VVCMC/TP/RDP/VP-5132/80/2020-21 dated 25th November, 2020. Under the revised Development Permission, VVCMC has sanctioned and approved revised areas as follows:
 - (i) total Built Up Area 3375.89 sq. mtrs. for constructing 47 Gallas in Industrial Building No.1 out of 47 Gallas, 32 Gallas are already constructed and sold earlier in Phase I. And thus, the Promoter has to now construct 15 Gallas in the Building No.1 in Phase II.
 - (ii) total Built Up Area 3157.17 sq. mtrs. for constructing 44 Gallas in Industrial Building No.2 out of 44 Gallas, 30 Gallas are already constructed and sold earlier in Phase I. And thus, the Promoter has to now construct 14 Gallas in the Building No.2 in Phase II.
7. The Confirming Party are the absolute owner of the said Entire Property; and, since the said property is inducted in the Firm by way of capital contribution from the Confirming Party, the Firm i.e. above Promoter are well and sufficiently entitled to the Entire said property and therefore the said property is being developed in the name of the Promoter. The Confirming Party declares, agrees and confirms that they intend to develop the said Entire Property by the Promoter. The Confirming Party declares, agrees and confirms that the Promoter has every right and authority to develop the said Entire Property and this arrangement shall be legally valid and it shall be binding on the Confirming Party and the Promoter. The Confirming party declares, agrees and confirm that in future they shall not raise any objection to the development of the said Entire Property by the Promoter and further the Confirming party

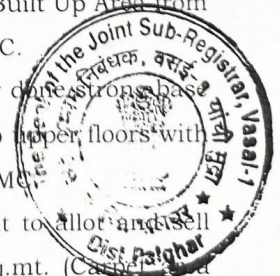




[Signature] *[Signature]* Raj Kumar Shiv Kumar

वसई-२			
पुस्तक	दस्तावेज	१०	६०
not raise any sale and			
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assures, declares and warrants that they shall not raise any sale and assignment of units by the Promoter in their name.

8. Pursuant to the said arrangement and permissions granted by VVCMC, the Promoter is developing the said property as "**Shree Narayan Industry**" by constructing two buildings thereon in two phases. The entire property, *inter-alia*, comprises of industrial buildings/premises, open spaces and any other or further proposed additional floors/buildings to be constructed or developed be approved from time to time by the Sanctioning Authorities.
9. The Confirming Party and the Promoter are in possession of the said Entire property. The Promoter is entitled to and enjoined upon to construct building/s on the said entire property in accordance with the recitals hereinabove.
10. The Promoter is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various industrial units at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the various units in the Project as per the Real Estate Regulation and Development Act, 2016 and the rules and regulation framed by Maharashtra Government in respect thereof.
11. The promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. Further, the Promoter has appointed a structural Engineer, the Consulting Structural Engineer for the preparation of the structural design and drawings of the Buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building/Buildings.
12. Now the Promoter has proposed to construct (i) 15 Galls in the Industrial Building No.1 by consuming the remaining Built Up Area from and out of 3375.89 sq. mtrs. as is sanctioned by VVCMC. (ii) 14 Galls in the Industrial Building No.2 by consuming the remaining Built Up Area from and out of 3151.17 sq. mtrs. as is sanctioned by VVCMC.
13. The Promoter represents that the Promoter has already done the piling work to withstand the load of ground plus two upper floors with such strength and stability as may be required by VVCMC.
14. The subject matter of this Agreement is an agreement to allot and sell Galla No. 208, Built up area 40.83 sq.mt. (Case No. 3871 Sq. mt.) on second floor in the Building No. 2 to the allottee / purchaser. The said Galla is shown/reflected on the plan thereof annexed hereto and more particularly described in **the Second**



  Rajkumar Shikumar

वसई-१			
पुस्तक	दस्त क्र.	२०९६	२०९०
१	२०-१		

SCHEDULE No. 'A'

(The Description of the said Property)

The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

SCHEDULE No. '2'

(The Description of the said Gallas)

Galla No. 208, RERA Carpet areas 38.71 sq meters, (Builtup area 40.83 sq.mtr.) in the Building No 2 Constructed on 6725.30 sq. mtrs. The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

Details of Amenities

1. **BUILDING:** The Building shall have RCCD frame structure with Brande Lift.
2. **DOORS AND WINDOWS :** _____
3. **MAIN DOORS :** _____
4. **FLOORING :** _____
5. **W.C.:** Glazed Tiles flooring with dado to be provided.
6. **ELECTRICITY:** _____



(Handwritten signature and initials)