

393 1245

Wednesday, February 13, 2019

11:18 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1367

दिनांक: 13/02/2019

गावाचे नाव: पेणकरपाडा
 दस्तऐवजाचा अनुक्रमांक: टनन10-1245-2019
 दस्तऐवजाचा प्रकार : करारनामा
 सादर करणाऱ्याचे नाव: नितेश दिपक घोरपडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
 11:38 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2991433.5 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

Joint Sub Registrar Thane 10

सह दुय्यम निबंधक वर्ग २ ठाणे - १०

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011679020201819R दिनांक: 08/02/2019
 बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

[Signature]

“मुळ दस्त व स्कॅन्ड प्रिंट मिळाली”



13/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 1245/2019

नोंदणी :

Regn:63m

गावाचे नाव : पेणकरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2991433.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे पेणकरपाडा,वॉर्ड-पी,विभाग क्रमांक:-4/21. मध्ये,सदनिका क्रमांक-002,तळ मजला,बिल्डिंग नं.सी-42 आशियाना शांतीनगर कॉ ओप हौ सोसा ली,सेक्टर-8,शांतीनगर,मिरारोड पूर्व.जुना सर्वे नं.212/पार्ट,नवीन सर्वे नं.44/पार्ट,क्षेत्रफळ-33.45 चौ.मी.बिल्टअप.((Survey Number : 44/P ;))
(5) क्षेत्रफळ	1) 33.45 चौ.मीटर
(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:-विरेन रमेश देधिया - - वय:-38; पत्ता:-प्लॉट नं: 002 , माळा नं: तळ मजला , इमारतीचे नाव: बिल्डिंग नं.सी-42 आशियाना शांतीनगर कॉ ओप हौ सोसा ली , ब्लॉक नं: सेक्टर-8,शांतीनगर , रोड नं: मिरारोड पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AESP3847E 2): नाव:-पूनम विरेन देधिया - - वय:-37; पत्ता:-प्लॉट नं: 002 , माळा नं: तळ मजला , इमारतीचे नाव: बिल्डिंग नं.सी-42 आशियाना शांतीनगर कॉ ओप हौ सोसा ली , ब्लॉक नं: सेक्टर-8,शांतीनगर , रोड नं: मिरारोड पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHSPD0391E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश दिपक घोरपडे - - वय:-29; पत्ता:-प्लॉट नं: 104 , माळा नं: 1 ला मजला , इमारतीचे नाव: बिल्डिंग नं.बी-12 , ब्लॉक नं: सेक्टर-10,शांतीनगर , रोड नं: मिरारोड पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQYPG3309E 2): नाव:-श्रद्धा नितेश घोरपडे उर्फ श्रद्धा सुनील जोहरी - - वय:-22; पत्ता:-प्लॉट नं: 104 , माळा नं: 1 ला मजला , इमारतीचे नाव: बिल्डिंग नं.बी-12 , ब्लॉक नं: सेक्टर-10,शांतीनगर , रोड नं: मिरारोड पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BAGPJ0641D
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1245/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग २ ठाणे - १०

मिरा - भाईंदर

नगरपालिका परिषद

MIRA-BHAYANDAR

MUNICIPAL COUNCIL

उद्योगी विद्याजी महागात्र मार्ग, भाईंदर [पं.], पिन कोड ४०१ १०१

20/1/2023

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- हाके :- १] मे. आर्च पुनिक, वास्तुविशादद यांचा दि. ७/७/२२ चा अर्ज:
- २] मे. तरपंच ग्रामपंचायत भाईंदर यांची जा.नं. ४०७ दि. १८.११.७८ ची बांधकाम मंजूरी.
- ३] मे. पिल्हाधिकारी ताणे., ठाणे पत्र क्र. आर ३ व्ही/डीइएतके/३/२ अेपी/आरव्ही/एतआर-७३ दि. ६/४/७८ ची अकूषिक मंजूरी.
- ४] मे. जनरल अॅडमिनीस्ट्रेशन डिपार्टमेंट मंत्रालय क्र. एच डब्ल्युएत/१०७७ एतएतव्ही दि. ११/१/७८ ची मंजूरी.

मोगवटा दाखला

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mira Road on the 12th Day of February, 2019 **B E T W E E N**

MR. VIREN RAMESH DEDHIA ,&

MRS. POONAM VIREN DEDHIA



Adults, Indian Inhabitants, residing at Flat No. "002/C-42"

ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY

LTD.," Sector-VIII, Shantinagar, Mira Road (East), Thane - 401

107, hereinafter called the "T R A N S F E R O R S" (which

expression shall unless it be repugnant to the context or meaning

thereof be deemed to mean and include their legal heirs, executor,

administrator and assigns) of the **PARTY OF THE FIRST PART.**

A N D

MR. NITESH DEEPAK GHORPADE &

MRS. SHRADDHA NITESH GHORPADE

(ALIAS SHRADDHA SUNIL JOHRI)

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Adults, Indian Inhabitants, r/o Flat 104/B-12/Sector-10,

Shantinagar, Mira Road (East), Thane-401 107, hereinafter

called the "T R A N S F E R E E S" (which expression shall unless

it be repugnant to the context or meaning thereof be deemed to

mean and include their legal heirs, executors, administrator and

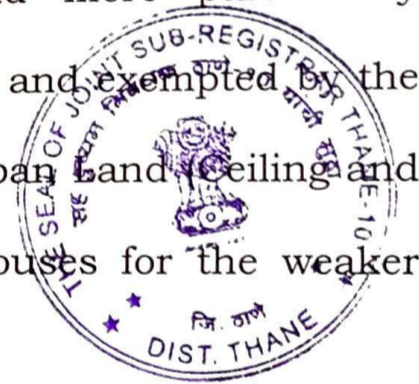
assigns) of the **PARTY OF THE SECOND PART.**

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Quin P. Dedhia
P. V. Dedhia

WHEREAS

By an Agreement for Sale Dated 31st October, 1990 entered between "M/S. SHANTISTAR BUILDERS" having office at Sector-7, Shantinagar, Mira Road (E), Thane, referred as the Builder therein and **MS. SHAHERABANU MOHMEDALI** referred as the Purchaser therein (hereinafter called the First Purchaser) and the said Builders had sold to the First Purchasers and the First Purchaser had purchased and acquired from them a FLAT being the FLAT No.'002 on the "Ground" floor in Building No. "C-42" known as "ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Sector-VIII, Shantinagar, Mira Road (East), Thane - 401 107, hereinafter referred to the "SAID FLAT" Admeasuring "360" Sqft. Built up area equivalent to "33.45" Sq. Mtrs. Built-up area, for the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder and exempted by the Govt. of Maharashtra under section 20 of Urban Land (Ceiling and Regulation) Act, 1976 for construction of houses for the weaker section of the society.



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The said original Agreement Dtd. 31st October, 1990 was duly registered at the office of the Sub-Registrar of Assurances Thane under No. "604/1991" on 12-1-1991.

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The said First Purchaser herein had paid entire purchase price of the said FLAT to the said "BUILDERS" and the said builders had confirmed that no amount is due and payable by the First Purchaser herein in respect of the said FLAT and the First Purchaser herein had taken quiet, vacant and peaceful possession of the said FLAT.

A N D

By an Agreement Dtd. 19th April, 2004 duly registered at the office of the Sub-Registrar of Assurances Thane under No. "3184/2004" on 22-4-2004 the said flat was sold and transferred by the First Purchaser **MS. SHAHERABANU MOHMEDALI** in favour of **SHAHNAZ SHAHZAD KHAN**.

Shaherabanu
Shahzad

Shahzad Khan
P. V. Redhia

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By an Agreement dtd. 4th February, 2013 duly registered at the office of the Sub-Registrar of Assurances Thane under No. "1335/2013" on 5-2-2013 the said flat was sold and transferred by **SHAHNAZ SHAHZAD KHAN** in favour of **MR. DHANYAKUMAR B. TAMADADDI & MRS. SHOBHA D. TAMADADDI.**

A N D

By an Agreement Dtd. 28th March, 2016 entered between **MR. DHANYAKUMAR B. TAMADADDI & MRS. SHOBHA D. TAMADADDI** referred as the Transferors therein and **MR.**

VIREN RAMESH DEDHIA & MRS. POONAM VIREN DEDHIA

referred as the Transferees therein, the Transferors herein have purchased and acquired all rights, title and interest in respect of the said FLAT being the **FLAT No. '002' on the "Ground" floor in the Building No. "C-42" known as "ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED"** situated at **Sector-VIII, Shantinagar, Mira Road (East), Thane - 401 107,** for the total consideration and on the terms and

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conditions mentioned therein and have paid entire consideration as per the Agreement duly registered at the office of the Sub-Registrar of Assurances Thane under No. **"4603/2016" on 28-3-2016** and completed all requisite formalities and have taken vacant and peaceful possession of the said FLAT and were and till this day are in occupation of the said FLAT.

A N D

The Transferors herein also executed **Deed of Rectification on 27th May, 2016** duly registered at the office of the Sub-Registrar of Assurances Thane under No. **"7337/2016" on 27-5-2016** with correction of name of the Transferor No. **"2"** herein.

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The Transferors herein represent that they have availed housing loan from **"HDFC LTD."** And as on date a sum of **Rs. 18,00,000/- (Rupees EIGHTEEN LAKHS only)** remains to be paid/refunded with interest, penal interest and/or any other charges to **"HDFC LTD."** And the said flat is mortgaged to **"HDFC LTD."**

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The Transferors have agreed to sell and assign the said FLAT to the Transferees and Transferees have agreed to purchase and acquire from the Transferors the said FLAT with shares and benefits thereof being the FLAT No. '002" on the "Ground" floor in Building No. "C-42" known as "ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Sector-VIII, Shantinagar, Mira Road (East), Thane - 401 107, with the fixtures, fittings and amenities for the total consideration of Rs. 30,00,000/- (Rupees THIRTY LAKHS Only) and the parties hereto are desirous of executing the Agreement for SALE in respect thereof.

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The construction of the said building was completed as per the approved plan and sanctions accorded by the local authorities and as per the Occupation Certificate issued by the MIRA BHAYANDAR MUNICIPAL CORPORATION in the year 1992, copy of the same is annexed herewith for availing depreciation allowable on payment of Stamp duty/Registration charges.



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The Agreement shall always be subject to the provisions of Maharashtra Ownership Flats Act, 1963 and also the M.C.S. Act, 1960 and the Rules made there under.

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The Transferors are sole and absolute legal and lawful members of the "ASHIYANA SHANTINAGAR Co-Operative Housing Society Ltd.", a society of the premises in the building referred to hereinabove duly registered under the provision of M.C.S. Act, 1960 under No. "TNA/(TNA)/ HSG/ TC/6540/1993-94 DTD. 16-2-1994" with its registered office in the same building.

AND WHEREAS the members are registered share holder of five fully paid-up shares of Rs. 50/- each bearing distinctive Nos. from "06" to "010" (both inclusive) issued under the Share Certificate No. "02" by the said society.

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The Transferees are desirous of acquiring the said shares along with rights, title and interest of the said FLAT with all deposits and contributions made by the Transferors and their predecessors with various local authorities for the peaceful beneficial, uninterrupted enjoyment and lawful occupation of the said FLAT.

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The Transferors have agreed to sell, assign and transfer to the Transferees all the said shares including rights, title and interest, liberty, privilege of the said FLAT to the Transferees for the total consideration of **Rs. 30,00,000/- (Rupees THIRTY LAKHS Only)** inclusive of all deposits and contributions made by the Transferors and their predecessors with various local authorities for the peaceful beneficial and un-interrupted enjoyment and lawful occupation of the said FLAT.

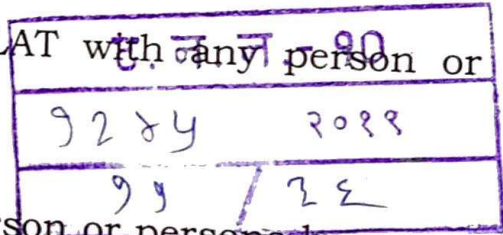
A N D

The Transferors have represented to the Transferees:



(a) That the Transferors have not entered into any Agreement with any person in respect of the said FLAT.

(b) That Transferors have not transferred, assigned their rights, title and interest in respect of the said FLAT with any person or persons.



(c) That except the Transferors no other person or persons have any rights in the said FLAT and the Transferors being the owner of the said FLAT have full and absolute right to assign and transfer all rights, title and interest in the said FLAT in favour of the Transferees.

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P. V. Dethia

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The Transferees acting on the faith of the representations and assurances as aforesaid made by the Transferors the Transferees have agreed to purchase the said shares and rights of the said FLAT with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said FLAT.

:: NOW THIS INDENTURE WITNESSETH AS UNDER ::

1. The Transferors shall sell, assign and transfer to the Transferees all their rights title and interest in respect of the said FLAT together with all deposits and benefits thereof to the Transferees for the total consideration of **Rs. 30,00,000/- (Rupees THIRTY LAKHS Only)** and the Transferees shall pay to the Transferors entire fixed amount of the agreed consideration of **Rs. 30,00,000/- (Rupees THIRTY LAKHS ONLY)** in the following manners:

Rs. 31,000/- The Transferees shall pay to the Transferors on/or

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before execution hereof being the part payment of agreed consideration.

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Rs. 9,69,000/- The Transferees shall pay to the Transferors on/or before execution hereof being the part payment of agreed consideration.

Rs.20,00,000/-The Transferees shall pay to the Transferors on/or before _____ being the balance amount of agreed consideration through housing loan scheme of any financial institution.

Rs.18,00,000/- PAYABLE DIRECT TO "HDFC LTD."

Rs.2,00,000/- PAYABLE TO THE TRANSFERORS



(TIME IS THE ESSENCE OF THE CONTRACT)

The Transferors both and each of them do hereby admit and acknowledged that they have received the said sum of **Rs. 31,000/- (Rupees THIRTY ONE THOUSAND Only)** being the part payment of agreed consideration and the Transferors shall acquit, release and discharge every part thereof to the Transferees forever only on receipt of the balance amount of agreed consideration as mentioned herein above.

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P.V. Dadhia

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P.V. Dadhia

:: THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE ::

FLAT No.'002" on the "Ground" floor in the Building No. "C-42" known as "ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Sector-VIII, Shantinagar, Mira Road (East), Thane - 401 107, Admeasuring "360" Sqft. Builtup area equivalent to "33.45" Sqmtrs.

Builtup area on all that piece and parcel of land being lying at Village **PENKARPADA** in Taluka and Dist. **Thane** within the limits of the **Mira Bhayandar Municipal Corporation** and in the registration district and sub-District Thane and bearing **PENKARPADA Survey No. 212 (p) New S No. 44(p)**

Year of Construction: O.C. 1992

DEPRECIATION ALLOWED : %

STRUCTURE: GROUND + 04 UPPER FLOORS WITHOUT LIFT.



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P. V. Dedia

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IN WITNESS WHEREOF THE PARTIES hereto and have hereunto set and subscribed their respective hands to these presents on the day and the year first hereinabove written.

SIGNED & DELIVERED by the

Within named "TRANSFERORS"



Viren Dedhia

MR. VIREN RAMESH DEDHIA



MRS. POONAM VIREN DEDHIA

P.V. Dedhia



In the presence of

[Signature]

SIGNED & DELIVERED by the

Within named "TRANSFEREES"

MR. NITESH DEEPAK GHORPADE &

N Ghorpade



MRS. SHRADDHA NITESH GHORPADE

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(ALIAS SHRADDHA SUNIL JOHRI)



In the presence of

SK Joki

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27/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 7337/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पेणकरपाडा



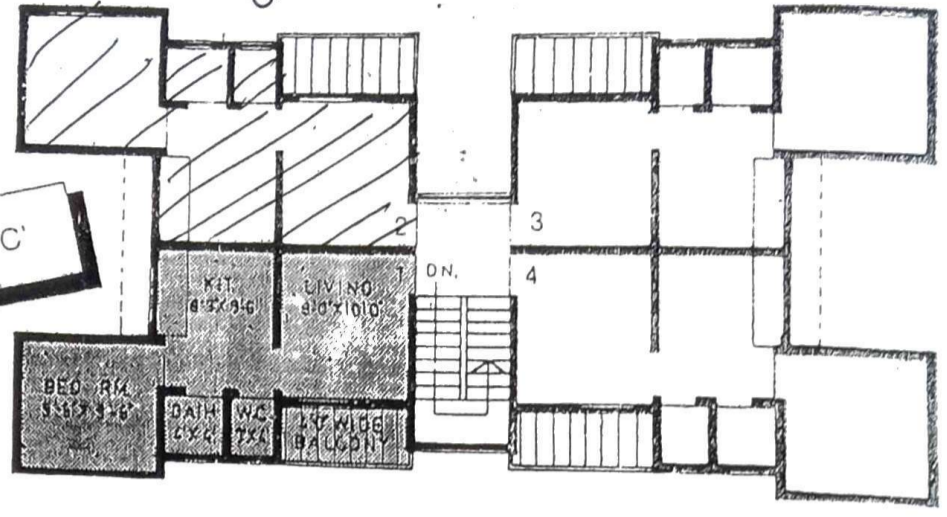
(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन ; इतर माहिती: मौजे पेणकरपाडा,वॉर्ड-पी,विभाग क्रमांक :-4/ 21, मध्ये सदनिका क्र 002,तळ मजला,बिल्डिंग नं सी- 42,आशियाना शांतीनगर को ऑप हाउसिंग सोसायटी लिमिटेड,सेक्टर 8,शांतीनगर,मिरा रोड पूर्व ठाणे 401107 क्षेत्रफळ 33.45 चौ. मि.बिल्ट अप((Survey Number : 742 (PART), 212 NEW SURVEY NO 134 (PART), 44 ;))
(2) मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) 33.45 चौ.मीटर
(5) क्षेत्रफळ		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		1): नाव:-धन्यकुमार बी. तमदडी -- वय:-49; पत्ता:-प्लॉट नं: 002, माळा नं: तळ मजला, इमारतीचे नाव: बिल्डिंग नं सी-42, आशियाना शांतीनगर को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर -8, शांतीनगर,, रोड नं: मिरा रोड, पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:-ABVPT5282D
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		2): नाव:-शोभा डी. तमदडी -- वय:-36; पत्ता:-प्लॉट नं: 002, माळा नं: तळ मजला, इमारतीचे नाव: बिल्डिंग नं सी-42, आशियाना शांतीनगर को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर -8, शांतीनगर,, रोड नं: मिरा रोड, पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:-ADKPT6000A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-विरेन रमेश देधिया -- वय:-36; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला, इमारतीचे नाव: सी-58, नम्र शांतीनगर को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर -5, शांतीनगर,, रोड नं: मिरा रोड, पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AESPD3847E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2016	2): नाव:-पूनम विरेन देधिया -- वय:-35; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला, इमारतीचे नाव: सी-58, नम्र शांतीनगर को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर -5, शांतीनगर,, रोड नं: मिरा रोड, पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AHSPD0391E
(10) दस्त नोंदणी केल्याचा दिनांक	27/05/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	7337/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		



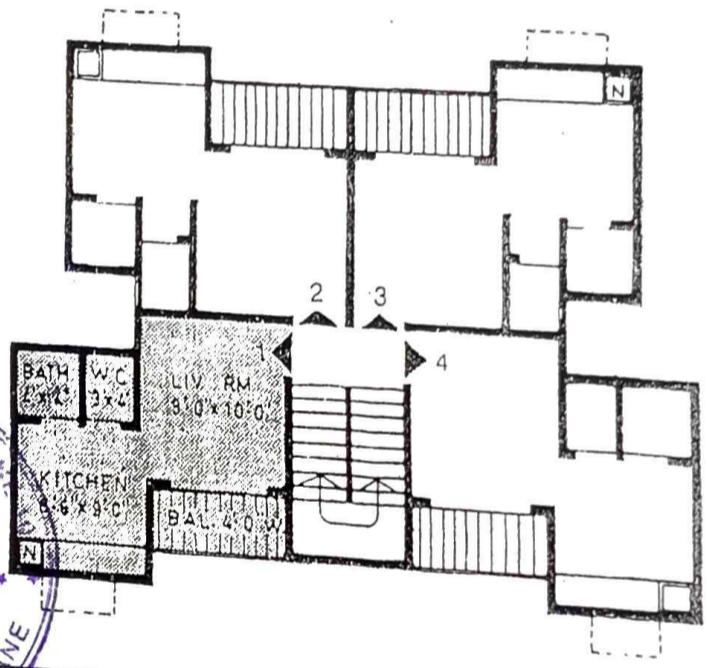
त. न. न. - १०
१२४५ २०१९
२२ / ३६

002

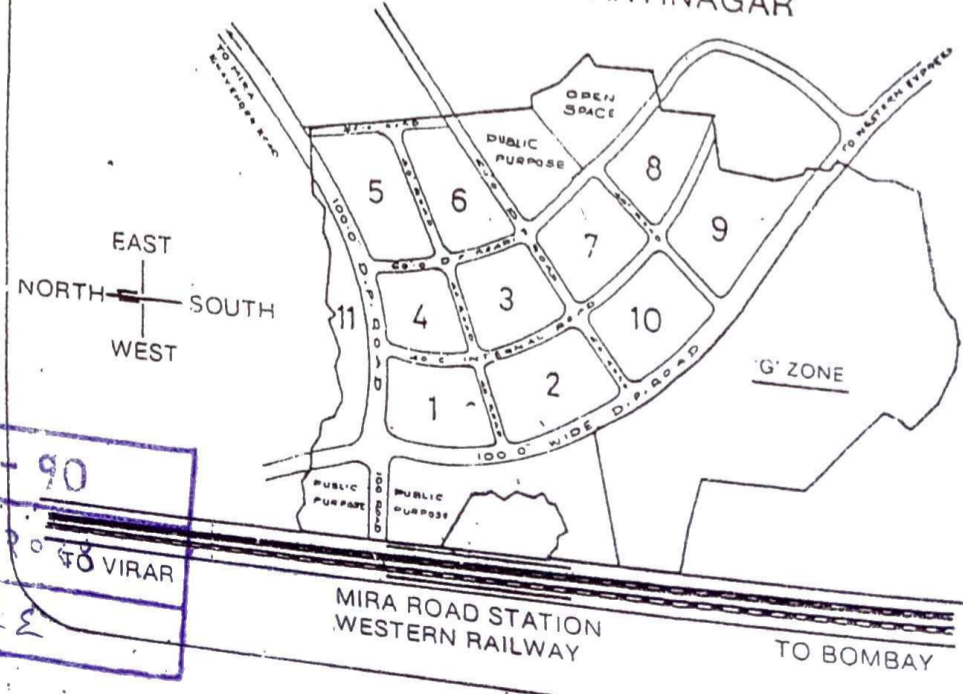
Type 'C'



Type 'D'



LOCATION PLAN — SHANTINAGAR



Type 'B'

ट. न. न. - १०	
१२	४५
३८	३६