

सूची क्र.2

दुयम निबंधक मंडळ दि. ठाणे 12

दस्तावेज क्रमांक 9928/2023

नोंदणी

Regn 63m

गावाचे नाव : ढोकाळी

करारनामा
11000000
8720439

(भाडेपट्ट्याच्या
आकारणी देतो की पट्टेदार ने

दहा हिस्सा व घरक्रमांक(अमल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 802, माळा नं: 8 वा मजला,विल्डिंग टाइटल डी.प विंग,
इमारतीचे नाव: हार्मोनी टॉवर को ऑप ह्री मो लि , रोड : सिद्धेश्वर गार्डन,कोलथेत रोड,ठाणे प, इतर माहिती:
मदनिकेचे क्षेत्रफळ 674 चौ फुट कार्गट आणि इतर क्षेत्रफळ 75.16 चौ मीटर ((Survey Number : Survey
No.135/1(1) Part, 135/2(Part) & 135/3(Part) ;))

1) 674 चौ.फुट

किंवा जुडी देण्यात असेल तेव्हा.

करून देणा-या/मिहून ठेवणा-या
किंवा दिवाणी न्यायालयाचा
आदेश अमल्यास,प्रतिवादिचे

1): नाव:-अनूप मुरलीधर कटारे वय:-48; पत्ता:-प्लॉट नं: ए - 802 , माळा नं: - , इमारतीचे नाव: हार्मोनी टॉवर,
ब्लॉक नं: सिद्धेश्वर गार्डन , रोड नं: ढोकाळी कोलथेत रोड, ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-
AKGPK7301N

करून घेणा-या पक्षकाराचे व किंवा
लयाचा हुकुमनामा किंवा आदेश
वादिचे नाव व पत्ता

1): नाव:-मृण्मयी नागेश बांदेकर लग्नानंतरचे नाव मृण्मयी श्रेयस गोखले - - वय:-31; पत्ता:-प्लॉट नं: बी - 803,
माळा नं: - , इमारतीचे नाव: हार्मोनी टॉवर , ब्लॉक नं: सिद्धेश्वर गार्डन , रोड नं: ढोकाळी, कोलथेत रोड, ठाणे प ,
महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-BCSPB6144B
2): नाव:-श्रेया श्रीनिवास गोखले वय:-24; पत्ता:-प्लॉट नं: बी - 803, माळा नं: - , इमारतीचे नाव: हार्मोनी टॉवर
ब्लॉक नं: सिद्धेश्वर गार्डन , रोड नं: ढोकाळी, कोलथेत रोड, ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-
CEXPG5951B

करून दिल्याचा दिनांक

11/07/2023

णी केल्याचा दिनांक

11/07/2023

फ,खंड व पृष्ठ

9928/2023

वाप्रमाणे मुद्रांक शुल्क

660000

वाप्रमाणे नोंदणी शुल्क

30000



सह दुयम निबंधक वर्ग-
ठाणे क्र. 92

री विचारान घेतलेला तपशील:-

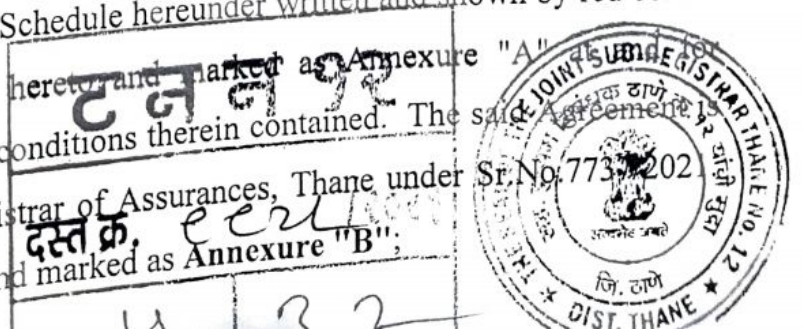
आकारनामा निवडलेला अनुच्छेद :-

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

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is hereby made and entered into at Thane on 11.07.23 day of July, 2023 BETWEEN **MR. ANOOP MURLIDHAR KATARE, PAN : AKGPK7301N**, adult, Indian Inhabitant, residing at A-802, Harmony Tower, Siddeshwar Garden, Dhokali, Kolshet Road, Thane (W), hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) OF THE ONE PART AND **(1) MS. MRUNMAYI NAGESH BANDEKAR (now MRS. MRUNMAYI SHREYAS GOKHALE), PAN : BCSPB6144B** & **(2) MS. SHREYA SHRINIVAS GOKHALE, PAN : CEXPG5951B**, both adults, Indian Inhabitants, presently residing at A-501, Takshila Nalanda CHS., Siddeshwar Garden, Dhokali, Kolshet Road, Thane (W), hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) OF THE OTHER PART;

WHEREAS by and under Agreement for Sale dated 22/11/2005 (hereinafter referred to as "the said Agreement"), made and entered into between M/s. Shree Tirupati Greenfield Construction, a registered partnership firm, (hereinafter referred to as "the said firm") therein referred to as the Builders of the one part and the Vendor therein referred to as the Allottee of the other part, the Builders therein agreed to allot and provide to the Allottee therein a Flat No.802, 8th Floor, building type "D" in Wing "A", admeasuring about 674 sq.ft. (Carpet) equivalent to 75.16 sq.mtrs. in building known as Harmony Tower, Siddeshwar Garden, Dhokali, Kolshet Road, Thane (W), within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane (hereinafter referred to as "the said building"), constructed on land bearing constructed on land admeasuring 6600 sq.yds., out of 9950 sq.yds. of Survey No.135/1(1) Part, 135/2(Part) & 135/3(Part), situate, lying and being at village Balkum, Taluka & District Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane (hereinafter referred to as "the said flat"), and more particularly described in the Schedule hereunder written and shown by red colour boundary line on the plan annexed hereto and marked as Annexure "A" and upon the terms and conditions therein contained. The said Agreement is registered with the office of Sub-Registrar of Assurances, Thane under Sr.No.773/202 and marked as Annexure "B".



16) The stamp duty and registration charges on this Agreement in respect of the said flat shall be borne and paid by the Purchaser alone, however, the service charges of the person carrying out the registration process shall be paid by both the parties in equal proportion.

SCHEDULE OF PROPERTY

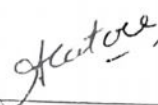
A Flat No.802, 8th Floor, building type "D" in Wing "A", admeasuring about 674 sq.ft. (Carpet) equivalent to 75.16 sq.mtrs. in building known as Harmony Tower, Siddeshwar Garden, Dhokali, Kolshet Road, Thane (W), within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first hereinabove written:

SIGNED SEALED AND DELIVERED
by the withinnamed "VENDOR"
MR. ANOOP MURLIDHAR KATARE
in presence of

1) 


2) 

]
]
] 



SIGNED SEALED AND DELIVERED
by the withinnamed "PURCHASERS"

(1) Ms. Mrunmayi Nagesh Bandekar
(now Mrs. Mrunmayi Shreyas Gokhale)

]
]
] 



Certificate No. 107

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 17)

Occupancy Certificate

इमारत क्र डी :- स्टिल्ट + चौदा + पंधरावा मजला (पार्ट) फक्त
इमारत क्र. सी :- रो हाऊस १ ते ८ :- तळ + एक मजला फक्त
क्लब हाऊस :- तळ + एक मजला व स्विमींग पुल

V.P.No. २००९/९० TMC/TDD/६३३ Date २५/०९

To,
मे. ठक्कर अँड असो. (वा.वि.)
१०४/अ, सत्यानंद, अल्मेडा रोड,
पांचपाखाडी, ठाणे. (प.) ४००६०२

करीता :- श्री. अमीरचंद हंसराज गुप्ता व इतर (जमिन मालक)

मे. श्री तिरुपती ग्रीन फिल्ड डेव्हलपर्स (कुलमुखत्यार पत्र धारक)

Sub:- इमारत क्र. डी इमारत क्र. सी (रो हाऊस), क्लब हाऊस व स्विमींग पुल
वापर परवाना मिळण्याबाबत.

Ref:-V.P.No. २००९/९०

Your Letter No. २७५३४ दि. २४/०९/२००७

Sir,
The part/ full development work/ erection/re-erection or alteration in / of building /part
building No. वरीलप्रमाणे situated at _____ Road / Street कोलशेत रोड
Ward No. _____ T.P.S. No. _____ S.No./C.T.S.No./F.P.No, जुना स.क्र. १३५ नविन स.क्र. ९
हि.क्र. १/१ अ, १/१ ब, १/१ क, १/१ ड, १/१ ई, १/१ एफ, १/१ जी, २/१, २/२ व हि.क्र. ३
पैकी व १/१ एच पैकी. Village ढोकाळी under the supervision of श्री. अ.ल.ठक्कर
Licensed Surveyor/ Engineer/ Structural Engineer / Supervisor / Architect /Licence
No. सी.ए./८०/५७२८ may be occupied on the following conditions.

१) ठाणे महानगरपालिका उपलब्धतेनुसार विण्यासाठी पाणी पुरवठा करील.

A set of certified copies of this certificate is furnished herewith.

Office No. _____



Yours faithfully