



Tuesday, December 29, 2015

1:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15173 दिनांक: 29/12/2015

गावाचे नाव: कात्रप

दस्तऐवजाचा अनुक्रमांक: उहन2-11584-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चेतन संभाजी पाटील

नोंदणी फी

रु. 20270.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 21190.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:35 PM ह्या वेळेस मिळेल.

Sub Registrar, Ulhasnagar 2

सह दुय्यम निबंधक वर्ग-२

बाजार मुल्य: रु. 1954000/-

भरलेले मुद्रांक शुल्क : रु. 101400/-

मोबदला: रु. 2027000/-

उल्हासनगर - २

1) देयकाचा प्रकार: eChallan रक्कम: रु. 20270/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005944110201516E दिनांक: 29/12/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005944110201516E	BARCODE	Form ID : 25.2	Date	26/12/2015 11:16:26
Department	Inspector General Of Registration		Payee Details		
Receipt Type	Stamp Duty & Registration Fee together/Registration Fee		Dept. ID (If Any)		
Office Name	ULH2 ULHASNAGAR 2 JT SUB REGISTRAR	Location	PAN No. (If Applicable)		
Year	Period: From : 01/10/2014 To : 31/03/2099		Full Name CHETAN S PATIL		
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	KATRAP		
Amount of Tax	101400.00	Road/Street, Area/ Locality	PANVELKAR MONTANA, FLAT NO. 602 BADLAPUR		
Amount Of TDS	20270.00	Town/ City/ District			
Interest Amount	0.00	PIN	4	2	1 5 0 3
Penalty Amount	0.00	Remarks (If Any) : SecondPartyName=MS VARAD VINAYAK DEVELOPERS~			
Composition Money	0.00				
Fine	0.00				
Fees	0.00				
Advance Payment/Deposits	0.00				
Amount Forfeited	0.00				
Total	121670.00	Amount in words	Rupees One Lakhs Twenty One Thousand Six Hundred Seventy Only		
Payment Details:IDBI NetBanking Payment ID : 79091562		FOR USE IN RECEIVING BANK			
Cheque- DD Details:		Bank CIN No.	69103332015122610199		
Cheque- DD No.		Date	26/12/2015 11:16:26		
Name of Bank	IDBI BANK	Bank-Branch			
Name of Branch		Scroll No.			

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through its Authorised Partner/Representative, **MR. PRIYESH SOPANDEV CHOUDHARY** herein after called and referred to as 'THE DEVELOPERS / BUILDERS' (which expression shall unless repugnant to the context or meaning thereof means and includes the directors and all its members, executors, administrators and assigns) OF THE FIRST PART.

AND

1) **MR. CHETAN SAMBHAJI PATIL** Age 29 Years, Indian, Inhabitant, Occupation SERVICE, PAN NO. BCBPP8337B. and residing at B.K. NO-1635, ROOM NO-08, SECTION NO- 28, NEAR SATRAMDAS HOSPITAL, ULHASNAGAR, THANE-421004 . hereinafter called as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof means and includes his/ her heirs, executors, administrators and assigns) of the SECOND PART.

A N D W H E R E A S 1) Mr. Sanjay G Jadhav 2) Mr. Anil B Velani 3) Mr. Yogesh K Kulkarni 4) Mr. Rajesh k Khambayat (herein after called and referred as the land owners), owns and/or otherwise is well and sufficiently entitled to all that piece and parcel of land bearing Survey No 65, Hissa No 3 area admeasuring at about 5560 Sq. Mtr., lying and situated in the revenue village Katrap, Taluka Ambernath District Thane within the limits of the Registration District Thane ,Sub Registration District Ambernath and also within the limits of Kulgaoon Badlapur Municipal Council and more particularly described in the scheduled herein under written and the said plot herein after for the sake of brevity called and referred to as 'THE SAID PROPERTY'.

AND WHEREAS by and under Agreement For Sale Cum Development dated 3-6-2014 and registered in the office of the Sub Registrar of Assurance at Ulhasnagar 2 Thane at Serial No 5707/2014 dated 03-6-2014, 1) Mr. Sanjay G Jadhav 2) Mr. Anil B Velani 3) Mr. Yogesh K Kulkarni 4) Mr. Rajesh k Khambayat have assigned and granted the development rights of the said property bearing to M/s Varad Vinayak Developers a partnership firm duly represented through its partners 1) Mr. Vijay Ramchandra Panvelkar 2) Mr. Priyesh Sopandev Chaudhary for the consideration and upon the terms and conditions mentioned therein, herein after called as THE SAID AGREEMENT FOR SALE CUM DEVELOPMENT.

AND WHEREAS upon the execution of the said agreement the owners have put the builders and developers in possession of the said land and in pursu-



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ance of the said agreement for development dated the owners have granted irrevocable power of attorney in favour of the builders and developers to enable the developers to carry out all the development work together with the sale of the proposed constructed flats and tenements thereon in the said building to be constructed on the said land which is registered at the sub registrar of assurance office at Ulhasnagar-2 at Serial No 5708/2014.

AND WHEREAS as per the above recited deed, agreement M/s Varadvinayak Developers i.e. the developers/builders herein have been put in possession of the said land as on date of the execution of the said Agreement For Sale cum Development.

AND WHEREAS in pursuance of the above said deed, agreement, M/s Varadvinayak Developers, through its Partners decided to develop the above said property more particularly described in the schedule herein under written and to construct thereon a building in accordance with the requisite permissions and conditions from the local authority at their own cost and expenses and to dispose of the residential flats/units in the building to be constructed on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof.

AND WHEREAS the said land is being converted to non- agriculture use by the order of the Collector Thane Vide its office order No MAHAS-UL /K-1/T-14/NAP /SR-69/2014 dated 25-8-2014.

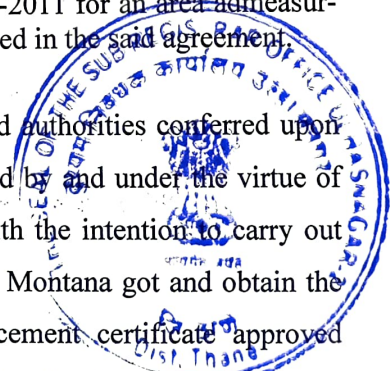
AND WHEREAS the builders/ developers herein above mentioned has acquired/purchased Transferable Development Rights from Kulgaon, Badlapur Municipal Council by and under Agreement for Sale of (TDR) dated 07th May 2011 and registered in the office of the Sub Registrar of assurance at Ulhasnagar -2 at Serial no 6508 /2011 dated 7-5-2011 for an area admeasuring 712 Sq. Mtr. for the consideration as mentioned in the said agreement.

AND WHEREAS in pursuance to the rights and authorities conferred upon the Builders/ Developers herein above mentioned by and under the virtue of the above referred agreements and deed and with the intention to carry out the scheme of construction known as Panvelkar Montana got and obtain the necessary building plans and works commencement certificate approved from the Kulgaon Badlapur Municipal Council vide their permission No. K-B-M-C/NRV/BP/1128/2014-2015 Unique Nos. 248 Dated 16-2-2015.

AND WHEREAS in pursuance to the sanctioned plans and permission and subject to the terms, conditions, stipulations and compliances laid down by the said local authority which is to be performed by the builders/Developers,

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the builders herein have become entitled to commence work of construction of the said project/buildings as shown on the plan annexed hereto.

AND WHEREAS the Developers/Builders have entered into a standard agreement with its Architect, who is being registered with the council of Architects and such agreement is as per the Agreement prescribed by the council of Architects and the Developers/builders has also appointed Structural Engineer for the preparation of the structural designs and drawings of the building and the Developers/builders have accepted the professional supervision of Architects and the R.C.C. Engineers, till the completion of the building.

AND WHEREAS the Developers are presently constructing on the said land the building consisting of flats in accordance with the aforesaid sanctioned plans, and the developers have the exclusive right to sell the said flats and units of the building under construction to the prospective purchasers.

AND WHEREAS the Developers have offered for sell the various flats and shops and other units in the said proposed building that is now under construction.

AND WHEREAS the purchaser on coming to know that various flats / shops/ garage/office are offered for sale expressed his/her desire to purchase and applied to the developers for allotment/or acquire on ownership basis, one flat, shop, garage, being Flat/Shop/Garage/office No **602** on the **SIXTH** Floor of the building which is to have a carpet area of **40.69 Sq. Mtr.** and all the amenities fittings as mentioned and more particularly described in the Second Schedule (Amenities and Specifications) herein under written .

AND WHEREAS by executing this agreement the purchaser has accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963, whereby the promoters/builders/developers are entitled to sell, mortgage or create charge on any flats/shops/units etc., which is not hereby agreed to be sold.

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29/12/2015

सूची क्र. 2

दुय्यम निबंधक : मह. दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 11584/2015

नोंदणी :

Regn 63m

गावाचे नाव : 1) कात्रप

(1) विलेवाचा प्रकार
(2) मोबदला
(3) बाजारभावा (भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे)

करारनामा
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(4) भू-मापन 'पोटहिस्ता व परक्रमांक (असल्यास)

1) पालिकेचे नाव: कुळाचं-बदलापुर इतर वर्णन : इतर माहिती: मीठे: कात्रप म. नं. 65, हि. नं. 3, यावरील पन्वेलकर मंडाना, सी. विंग, महाबा मजला, मदनिका क्र. 602, शेक 40.69 चौ. मी. (कारपेट) (Survey Number : 65 ; HISSA NUMBER : 3 ;)

(5) क्षेत्रफळ

1) 40.69 चौ. मीटर

(6) आकारणी किंवा जुडी देण्यात असेल नव्हा:

(7) दस्तऐवज करन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. वरद विनायक डेव्हलपर्स तर्फे प्रियेश सोपाजदेव चौधरी वय:-44; पत्ता:-व्हॉट नं. :- माळा नं.:- पहिला मजला, इमारतीचे नाव:- नंदी कमर्शियल कॉम्प्लेक्स, शिबधाम, ब्लॉक नं. :- रोड नं. :- अंबरनाथ पू. महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AAHFV5377N

(8) दस्तऐवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-चेतन संभाजी पाटील वय:-28; पत्ता:-व्हॉट नं. :- माळा नं. :- इमारतीचे नाव: वी. के. नं. 1635, रम नं 08, ब्लॉक नं. :- रोड नं. :-बेकस्थान-28 उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:- 421004 पॅन नं:-BCBPP8337B

(9) दस्तऐवज करन दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे सुद्वारक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) श्रेता

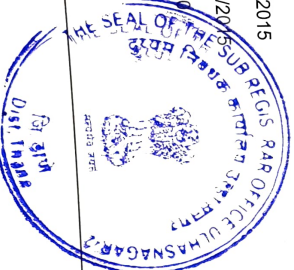
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सह दुय्यम निबंधक वर्ग-२
उल्हासनगर - २

मुल्यांकनासाठी विचारात घेतलेला तयारी:-

सुद्वारक शुल्क आकारनामा निवडलेला अनुन्देश :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination Statement of Rates Value of Property) Rules, 1995.