



30/06/2023

सूची क्र.2

दुय्यम निबंधक : इ.नि. वसई 1

दस्त क्रमांक : 8787/2023

नोंदणी :

Regn:63m

## गावाचे नाव : बिलालपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोचदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1629500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मीत्रे बिलालपाडा, ता. वसई, जि. पालघर येथील स.नं. 46, त्रि. नं. 2/1, 2/2, 2/4, 2/11 आणि स.नं. 47, त्रि. नं. 4/5 या जमीन मिळकती वरील इंडस्ट्रीयल गाळा नं. 206, दुसरा मजला, श्री नारायण इंडस्ट्री, बिल्डिंग नं. 2, वसई पूर्व, क्षेत्र 38.71 चौ.मीटर कारपेट(40.83 चौ.मीटर बिल्ट अप) ही मिळकत ( ( 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/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री. नारायण इंडस्ट्रीयल डेव्हलपर्स तर्फे भागीदार 1) श्री. चंद्रशेखर शांताराम धुरी 2) श्री. मुधीर काशिनाथ धुरी या दोघा तर्फे कु.सु. म्हणून संजय गंगाराम जाधव वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धुरी हाउस, तवघर,, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ACDFS9075Q 2): नाव:-मान्यता देणार - श्री. चंद्रशेखर शांताराम धुरी आणि मुधीर काशिनाथ धुरी या दोघातर्फे संजय गंगाराम जाधव वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धुरी हाउस, तवघर, वसई पश्चिम, ता. वसई, जि. पालघर,, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिष हरिदास जेठवा - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 13, चाळ नं. 2, एम.जी. रोड, हिंदुस्तान नाका, साईबाबा नगर, कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AQYPJ2254M 2): नाव:-विजय हरिदास जेठवा - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 13, चाळ नं. 2, एम.जी. रोड, हिंदुस्तान नाका, साईबाबा नगर, कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AFKPJ2799C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8787/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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 30 day of Jun, in the year Two Thousand and Twenty Three,

BETWEEN

15-2			
15-2	2023	2	20
2	2023		

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

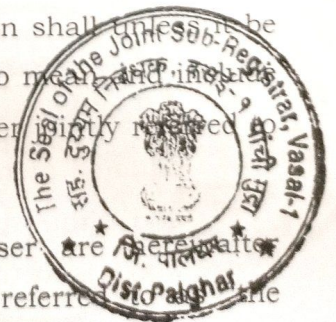
Mr. / Ms. / Mrs. Manish Haridas Jethwa &  
Mr. Vijay Haridas Jethwa of \_\_\_\_\_

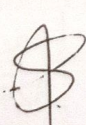

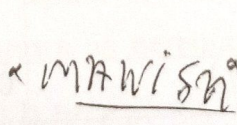

Indian Inhabitant/s having his / her / their address at Room No. 13, Chawl No. 2, M.G. Road, Hindustan Naka, Saibaba Nagar, Kondivli (W.) hereinafter referred to as the **"Allottee/s"** (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case a partnership 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 be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs the successor in title) hereinafter referred to 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".





पुस्तक	दस्तावेज	पृष्ठ	वॉल्यूम
	606	6	86
WHEREAS			
२०२३			

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.

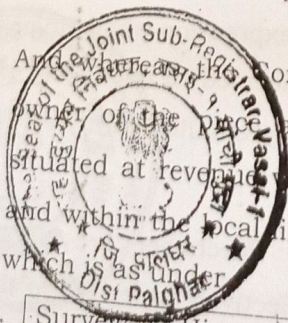
- a. The Confirming Party No.1 Mr. Chandrashekhar Shantaram Dhuri is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal corporation;

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. Another 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



Handwritten signature and initials.

Handwritten name: MANISH

Handwritten initials.



पुस्तक क्र. - १		
पुस्तक क्र.	२०१६	२०१६
१	२०२३	

**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 206, RERA Carpet areas 38.71 sq meters, (Builtup area 40.83 sq.mtr.) in the Building No 2 Constructed on 6725.30 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 Bra Lift.
2. **DOORS AND WINDOWS :** \_\_\_\_\_
3. **MAIN DOORS :** \_\_\_\_\_
4. **FLOORING :** \_\_\_\_\_
5. **W.C.:** Glazed Tiles flooring with dado to be provided.
6. **ELECTRICITY:** \_\_\_\_\_

