

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 3

दस्ता क्रमांक : 2345/2022

नोंदणी :

Regn:63m

10/02/2022

गावाचे नाव : आचोळे

(1) वित्तोखाचा प्रकार	करारनामा
(2) मोबदला	1650000
(3) बाजारभाव (भाडेपट्ट्याच्या वाढवित्तपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1451000
(4) भू-मापन, पोटहिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव: पातपर इतर वर्णन : , इतर माहिती: मदनिका क्र. 408, चौथा मजला, वी विंग, साई सिव्ही को-ऑप. हौ.सो.नि., साई विनायक नगर, गाव मीजे आचोळे, नालासोपारा पूर्व, ता. वमई, जिल्हा पालघर, विभाग क्र. 7. ((Survey Number : 113 (Old 60), & Survey No. 114 (Old 23) Hissa No. 7Pt ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अर्जुन शिवाजी नलावडे - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शिव साई चाळ नं 3, ब्लॉक नं: मुंबई, रोड नं: नेहरू नगर, एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:- AGNPN5048C 2): नाव:- सुयमा शिवाजी नलावडे - - वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शिव साई चाळ नं 3, ब्लॉक नं: मुंबई, रोड नं: नेहरू नगर, एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ज्ञानेश्वर वळीराम कदम - - वय:-41; पत्ता:- प्लॉट नं: 307, माळा नं: तिसरा मजला, इमारतीचे नाव: श्री राजानन कृपा अपार्टमेंट, ब्लॉक नं: नालासोपारा पूर्व, रोड नं: आचोळे रोड, आचोळे तलाव, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-CUJPK6962L 2): नाव:- वनिता ज्ञानेश्वर कदम - - वय:-41; पत्ता:- प्लॉट नं: 307, माळा नं: तिसरा मजला, इमारतीचे नाव: श्री राजानन कृपा अपार्टमेंट, ब्लॉक नं: नालासोपारा पूर्व, रोड नं: आचोळे रोड, आचोळे तलाव, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-CUOPK2336P
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2022
(10) दस्ता नोंदणी केल्याचा दिनांक	10/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2345/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	99000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	16500
(14) शेर	

सह. दुय्यम निबंधक : सह दु.नि.वमई 3
दस्ता क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क वाकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई - ३
दस्त क्र. २३४५ / २०२२
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai, on this 10th day of February, in the Christian year Two Thousand Twenty Two by and BETWEEN MR. ARJUN SHIVAJI NALAVADE, Age about 35 years, having PAN NO. AGNPN5048C, & MRS. SUSHMA SHIVAJI NALAVADE, Age about 55 years, having AADHAR NO. 957201789101 Indian inhabitant, residing at Shiv Sai Chawl No. 3, Nehru Nagar, S. V. Road, Mumbai 400 056, hereinafter called "THE TRANSFERORS" [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, their heirs, executors, successors, legal representative, administrators and assigns] of the FIRST PART: -

AND

MR. DNYANESHWAR BALIRAM KADAM, Age about 41 years, having PAN NO. CUJPK6962L & MRS. VANITA DNYANESHWAR KADAM, Age about 41 years, PAN NO. CUOPK2336P, Indian inhabitant, residing at Flat No. 307, Shree Gajanan Krupa Apartment, Achole Road, Achole Talav, Nallasopara (East), Dist. Palghar 401209, hereinafter called "THE TRANSFEREES" [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, their heirs, executors, successors, legal representative, administrators and assigns] of the SECOND PART:-

Pravin & Neelavale

सुषमा शिवाजी नलावडे



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A] The TRANSFERORS are the members of "SAI SIDDHI CO-OP. HSG. SOC. LTD.", registered under Maharashtra Co-operative Societies Act, 1960 bearing registration no. TNA / VSI / HSG / TC / 19693 / 2008-2009, Survey No. 113 (Old Survey No. 60), & Survey No. 114 (Old Survey No. 23) Hissa No. 7(Pt), Situated at Village Achole, Taluka: Vasai, District: Palghar, within the area of Sub Registrar at Vasai I/II/III/IV/V/VI and as such member of the said society, the TRANSFERORS is entitled to five (5) shares of the said society of the face value of Rs. 50/- each, share certificate No. 40, Distinctive Nos. from 196 to 200, hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat bearing No. 408, on the Fourth Floor of "B " Wing, admeasuring 25.09 Sq. Mt. [Built up area] in the building known as "SAI SIDDHI CO-OP. HSG. SOC. LTD." Constructed on land bearing Survey No. 113 (Old 60), & Survey No. 114 (Old 23) Hissa No. 7Pt, Situated at Sai Vinayak Nagar, Village Achole, Nallasopara (East), Taluka: Vasai, District: Palghar, [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"]

B] The TRANSFERORS had purchased the said Flat from M/S. SAI VINAYAK ENTERRPRISES, 1, Jay Apts., Mahesh Park, Tulinj, Nallasopara (E), Tal. Vasai, Dist. Palghar - 401 209, vide Agreement for sale dated 21/03/2006, duly registered with the Registrar of Assurances Vasai -III (Nallasopara) vide document No. 02323/2006, dated 21/03/2006.

C] The TRANSFERORS are ready and willing to sell, transfer rights, title and interest and five shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of Rs. 16,50,000/- (Rupees: Sixteen Lakh Fifty Thousand Only).

D) The TRANSFERORS herein have obtained permission from the society to sell the said Flat to the TRANSFEREES herein, and the society has agreed to transfer the said Flat in the name of the TRANSFEREES.

Arjun & Stella Tele

Arjun & Stella Tele

18] That the TRANSFEREES will be abide by the entire singular, Bye - Laws, Rules and Regulations in force of the society and which it may adopt from time to time.

19] It has been mutually agreed by and between the parties hereto that Transfer Charges payable to the Society shall be borne and paid by the both the parties equally.

20] In the event of non-performance of the obligation by any one of the parties, the other party shall have right to enforce this Agreement For Sale through a court of competent jurisdiction.



The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and transfer) Act, 1963 with rules made there under.

THE SCHEDULE OF THE PROPERTY

Flat bearing No. 408, on the Fourth Floor, in "B" Wing, admeasuring 25.09 Sq. Mt. [Built up area] in the building known as "SAI SIDDHI CO-OP. HSG. SOC. LTD." Constructed on land bearing Survey No. 113 (Old 60), & Survey No. 114 (Old 23) Hissa No. 7Pt, Situated at Sai Vinayak Nagar, Village Achole, Nallasopara (East), Taluka: Vasai, District: Palghar, within the area of Sub Registrar of Assurances at Vasai - I/II/III/IV/V/VI.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

Pravin S. Melkulkar

सुप्रसन्न शिवजी गलावट