

338/12359

Thursday, August 31, 2023

10:50 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13442 दिनांक: 31/08/2023

गावाचे नाव: डोंबिवली (जुनी)

दस्तऐवजाचा अनुक्रमांक: कलन4-12359-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अक्षय वामन धुरी - -

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 640.00

पुष्पाची संख्या: 32

एकूण

रु. 27640.00

Joint Sub Registrar, Jun 4

सह मुख्यम निबंधक वर्ग-२

कल्याण क्र.-४

बाजार मूल्य: रु. 2605000/-

मोबदला रु. 2700000/-

भरलेले मुद्रांक शुल्क: रु. 189000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823297018532 दिनांक: 31/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007364778202324E दिनांक: 31/08/2023

बँकेचे नाव व पत्ता:

मुख्य निबंधक मुरत मिलाळा

पत्रकाराची सही

लिपिक

सहमुख्यम निबंधक कल्याण

Valuation ID		20230831438		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		31 August 2023 10:14:40 AM	
मूल्यांकनाचे वर्ष	2023	जिल्हा	ठाणे	मूल्यांकन विभाग	तालुका : कल्याण	उप मूल्यांकन विभाग	3/19-विभाग 20ब (2) डोंबिवली : 20अ, आणि 20ब, 1 मधील भाग सोडून मोजे डोंबिवली मधील उर्वरित भाग
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर/ज. भू. क्रमांक :	सर्व्हे नंबर#115			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मिवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
23400	65200	75400	87600	75400	ची. मीटर		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र Built Up)	बांधकामाचे वर्गीकरण- उद्यवाहन सुविधा.	मिळकतीचा वापर- मिळकतीचे घट्ट- मजला.	मिवासी सदनिका 0 10 2घर्ष 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर.	बांधीव Rs.26620/-	
Sale Type - Resale		First Sale Date -					
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
मजला मिहाय घट्ट/वाढ	= 100 / 100 Apply to Rate= Rs.65200/-						
घसा-धानुसार मिळकतीचा प्रति ची. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-धानुसार टक्केवारी) + खुल्या जमिनीचा दर = ( ( 65200-23400 ) * (100 / 100 ) ) + 23400 ) = Rs.65200/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 65200 * 39.948 = Rs.2604609.6/-						
Applicable Rules	= 3, 9, 18, 19						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + जेव्हाही न मजला क्षेत्र मूल्य + दगातच्या गाळीचे मूल्य (हल्ली बाळकनी) + वरील गाळीचे मूल्य + बंदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + एमार्सी भौवतीच्या खुल्या जागेचे मूल्य + बंदिल्ले बाळकनी + सेपरेटित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2604609.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2604610/- = २ सव्हीस लाख चार हजार सहा शें दहा /-						

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दस्त क्र. १२३५६/२०२३  
१/३२

Home Print





CHALLAN  
MTR Form Number-6

क ल न - ४  
दस्त क्र. १२३४५/२०२३  
२/३२



GRN	MH007364778202324E	BARCODE	Date 29/08/2023-18:21:21		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BLAPD3007J		
Location	THANE		Full Name	AKSHAY WAMAN DHURI		
Year	2023-2024 One Time		Flat/Block No.	FLAT NO.23,4TH FLOOR		
Account Head Details		Amount In Rs.	Premises/Building			
0030046401	Stamp Duty	189000.00	Road/Street	SHREE PUNDALIK CHS LTD., VILLAGE-DOMBIVALI		
0030063301	Registration Fee	27000.00	Area/Locality	DOMBIVALI EAST		
			Town/City/District			
			PIN	4	2	1 2 0 1
			Remarks (If Any)	PAN2=AGFPK7105H-SecondPartyName=MANDAR RAMESH KAMAT-		
			Amount In	Two Lakh Sixteen Thousand Rupees Only		
Total		2,16,000.00	Words			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202308292274	2825631710	
Cheque/DD No.		Bank Date	RBI Date	29/08/2023-18:22:40	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 7977125018  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

*Handwritten signature*  
SA. Dhuri

सौ. जयमंदार कामत  
*Handwritten signature*



Print Date 29-08-2023 06:22:51

क ल न - ४
दस्त क्र. १२३५६/२०२३
४/३२

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at dombivli on this... 31<sup>st</sup>... day of August, 2023.

### B E T W E E N

MR. MANDAR RAMESH KAMAT, aged 50 years, Occupation Service, PAN NO. AGFPK7105H, & MRS. PADMA MANDAR KAMAT aged 52 years, Occupation Housewife, PAN No. CBXPK2336P Both residing address at Flat No.23, Shree Pundalik Co-Op. Hsg Ltd., Shastri Nagar, Old Dombivli Road, Opp. RBI Colony Dombivli (West) 421202. hereinafter referred to as "THE TRANSFERORS. (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the FIRST PART.

### A N D

MR. AKSHAY WAMAN DHURI, aged 29 years, Occupation Service PAN No. BLAPD3007J, & MRS. SHRADDHA AKSHAY DHURI, aged 30 years, Occupation Housewife PAN No. EKHPS6495A residing at Sukhsagar Building, Room No.4, Near Girijamata Mandir, Old Dombivli Road, Dombivli (West) 421202. Dis there in after referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS The Transferors has purchased a flat vide agreement for sale dated from MRS. K.PANKJAM, dated 14/07/2006 and registered with Sub-registrar Kalyan-3 on 14/07/2006 under document No. KLN3-02707/2006 and as such is the owner of Flat No. 23, on Fourth Floor, admeasuring 430 Sq.ft built up area in the building known as "SHREE PUNDALIK" CO-OPERATIVE HOUSING SOCIETY LTD, situated at Shastri Nagar, Old Dombivli Road, Opp. RBI Colony Dombivli (west) Taluka Kalyan, Dist. Thane. (hereinafter referred to as the said flat).

AND WHEREAS Transferor is a member of the "SHREE PUNDALIK" CO-OPERATIVE HOUSING SOCIETY LTD., Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Housing Act 1960 vide Registration No. TNA/KLN/HSG/(TC)/3109/Year 88-89 (hereinafter referred to as the said society)



श्री पद्मा मंदार कामत

*M. P. Kamat*

*SA. Dhuri*

SA. Dhuri

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५/१२

AND WHEREAS by virtue of the Transferor being the holder of 5 shares of total value of Rs. 250/- bearing Nos. from 111 to 115 and Share Certificate No. 23 (hereinafter referred to as the said shares).

AND WHEREAS the Transferor desires to sell, transfer, assign and convey the flat along with the said shares of the Transferor.

AND WHEREAS the Transferees are expressed their desire to purchase, possess and acquire the flat along with the said shares of the Transferor.

AND WHEREAS both the parties hereto have arrived at certain terms and conditions which they desire to record in writing.

NOW THIS ARTICLES OF AGREEMENT WITNESSES AND IT MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Transferor hereby declares, records and confirms as under:

a) Flat No. 23, on Fourth Floor, admeasuring 430 Sq.ft built up area in the building known as "SHREE PUNDALIK" CO-OPERATIVE HOUSING SOCIETY LTD, situated at Shastri Nagar, Old Dombivli Road, Opp. RBI Colony Dombivli (West) Taluka Kalyan, Dist. Thane.

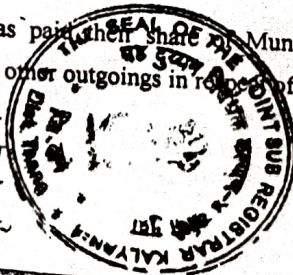
b) The Transferors has not entered into any agreement for sale, transfer or letting out the said flat and share with any other person and that they is in exclusive and absolute possession and occupation of the said flat and shares.

c) The Transferors is abided by and complied with all rules, regulations and bye-laws of the said society still subsisting.

d) The said flat along with the said shares is not affected by any lispensens or insolvency proceedings or any prohibitory orders from Income Tax Department or any other Authority, restraining the Transferors from dealing with disposing of or parting with possession of the said flat/shares or any part thereof.

e) The Transferors has paid the Municipal Taxes, Water Charges, Society maintenance charges and all other outgoings in respect of the said flat up to date and that no part thereof has remained unpaid.

सी परमा मंदार कामत  
M. Komant



A. Chani  
SA. Dhuri.

कलन - ४
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११/१२

2. The Transferors further declares that they has obtained the necessary permission from the said society for sale and transfer of the said flat/shares unto the Transferees herein.

3. In consideration of the aforesaid representations of the Transferors, the Transferees herein agree to purchase, possess and acquire the said Flat/ shares of the Transferors and all their rights, title and interest therein for the lumpsum consideration of Rs. 27,00,000/- (RUPEES TWENTY SEVEN LAKHS ONLY )

4. The Transferees have agreed to pay the sum of Rs. 27,00,000/- (RUPEES TWENTY SEVEN LAKHS ONLY ) to the Transferor in the following manners:-

Rs. 2,00,000/- Paid before execution of this agreement.

Rs. 25,00,000/- Payable on sanction of loan i.e. within 45 working days From execution of this agreement.

Rs. 27,00,000/- Total

5. The Transferors shall deliver to the Transferees all receipts, documents, papers, vouchers and certificates relating to the said flat and last paid up bill in respect of the outgoing and service charges and electricity charges.

6. The Electric Meter bearing No. 07641409914 and Consumer No. 020011945717 is affixed to the said flat and the Transferors has agreed to transfer the said flat along with the said Electric Meter & Connection to the Transferees and further agrees to sign all the necessary papers for transfer of such electric meter.

7. The MALMATTA KRAMANK (Property No.) H12004150900 as per KDMC records is affixed to the said flat and the Transferors has agreed to transfer the said flat along with the said MALMATTA KRAMANK (Property No.) to the Transferees and further agrees to sign all the necessary papers for the transfer.

8. The Transferors shall put the Transferees in vacant and peaceful possession of the said flat. And the Transferors shall at all time hereafter at the request of the Transferees agree to do and execute or cause to be done or executed in such acts, deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said flat/shares unto the Transferees.



SA. Dhuri

सौ. पद्ममंदार कामत  
P. Komart

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- On and after completion of this agreement and its final payment the **Transferor** shall have no right, possession, title and /or interest of any nature whatsoever in the said Flat/shares and the **Transferees** shall be solely and exclusively entitled to use, occupy, possess and enjoy the same without any let, hindrance and/or interference of whatsoever nature by the **Transferor** or anyone claiming through or under their behalf in anyway whatsoever and the **Transferees** shall be entitled to deal with the same in such a manner as they may desire and think, fit and proper.
10. The **Transferees** shall become member of the said society and shall abide by rules, regulations and bye-law as amended from time to time and shall in the mean time promptly and punctually to pay all taxes, charges and other outgoings in respect of the said flat.
  11. All costs and expenses incidental expenses to this agreement will be borne by the **Transferee**.
  12. The **Transferees** shall bear and meet the expenses of the registration of the agreement if the same need registration with Sub-Registrar Kalyan.
  13. The **Transferors** agrees to co-operate and whenever required sign all papers pertaining to transfer of this flat.
  14. The necessary transfer charges/donation to the society will be borne by the **Transferors** and the **Transferees** equally.
  15. This agreement is subject to Maharashtra Ownership of Flats Act 1963.
  16. The possession of the flat will be handed over to the **Transferees** after full and final payment.

सौ. प्रदमा भंडार कामत  
A. P. Bhandarkar



A. Dhuri  
SA. Dhuri.

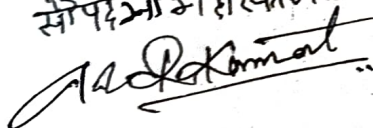
क ल न - ४
दस्ता क्र. ४२३५६/२०२३
८/३२

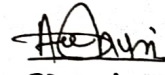
**FIRST SCHEDULE OF PROPERTY**

ALL that piece and parcel of the property being the land bearing Survey No. 115, Hissa No. 5 of Village Dombivli, within revenue Tehsil Kalyan and revenue District Thane situate within the Registration District Thane and Sub Registration District Kalyan and lying and being within the limits of Kalyan Dombivli Municipal Corporation having the boundaries thereof as under that is to say:-

**SECOND SCHEDULE OF PROPERTY**

Flat No. 23, on Fourth Floor, admeasuring 430 Sq.ft built up area in the building known as "SHREE PUNDALIK" CO-OPERATIVE HOUSING SOCIETY LTD, situated at Shastri Nagar, Old Dombivli Road, Opp. RBI Colony Dombivli (West) Taluka Kalyan, Dist. Thane. consisting of Ground + 4 Floors Without Lift

सोपदा माझे हारकामत  


  
 SA. Dhuri.






कलन - ४
दस्त क्र. १२४५६/२०२३
१०/३२

## RECEIPT

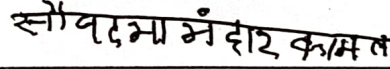
Received an amount of Rs.2,00,000/- (RUPEES TWO LAKH ONLY) from the Transferees MR. AKSHAY WAMAN DHURI & MRS. SHRADDHA AKSHAY DHURI, by following Cheque being consideration in payment for the said flat to be paid to me in terms of the above agreement.

CHEQUE NO.	DATE	BANK/BRANCH	AMOUNT
000002	25/07/2023	HDFC BANK	Rs,50,000/-
000003	24/08/2023	HDFC BANK	Rs,1,50,000/-
		TOTAL	Rs.2,00,000/-

I Say received (Rs. 2,00,000/-)



MR. MANDAR RAMESH KAMAT



MRS. PADMA MANDAR KAMAT  
(TRANSFEROR)

Witnesses-

1) 

2) 



# Shree Pundlik Co-operative Housing Society Ltd.

(REGD. NO. TNA / KLN / HSG / TC / 3109 / 88-89)

Old Dombivli Road, Opp. Reserve Bank Colony, Shastri Nagar, Dombivli (West) 421 202. Dist. Thane.

Ref. No. :

कलन - ४
दस्त क्र. १२३५६/२०२३
९९/३२

Date : 28-08-23

## NO OBJECTION CERTIFICATE FROM SOCIETY

With reference to the letter of the transferor Mr. Mandar R. Kamat to the transfer the flat No. 23 on 4<sup>th</sup> Floor, in the building known as Shree Pundlik Co-Op Housing Society Ltd, bearing Registration No. TNA/KLN/HSG/TC/3109/88-89 situated at old Dombivli, Dombivli (W)

We have no objection for transfer of the said flat to the Transferee Mr. Akshay W. Dhuri. We also certify that Mr. Mandar R. Kamat (Transferor) has cleared all his dues to the society upto Aug 23 and we have no Objection in transferring the said flat to Mr. Akshay W. Dhuri.

For Shree Pundlik Co-Op. Housing Society Ltd.  
ASChavan V. A. Raykar  
Hon. Secretary Treasurer Chairman

Secretary/Chairman



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 दस्त क्र. १२३५६/२०२३  
 १९/३२

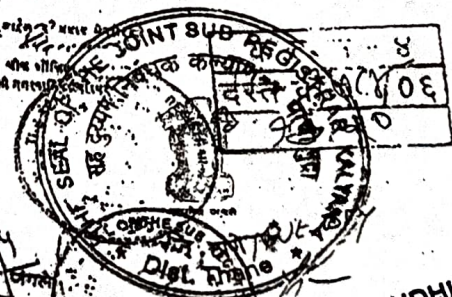
क. ल. न. - ३  
 दस्त क्र. १२३५६ २००९  
 १३ २०

क. ल. न. - ३  
 दस्त क्र. १२३५६ २००९  
 १३ २०

डॉ. विपरीत नगरपालिका परिषद  
 नगरपालिका कार्यालय  
 पोखरा-१

राज्यपालिका सचिवालय  
 काठमाडौं-१

१) ...  
 २) ...  
 ३) ...  
 ४) ...  
 ५) ...  
 ६) ...



श्री. राजिवरदत्त पौडेल  
 जसिन्धु नगरपालिका, काठमाडौं-१

TRUE COPY



SA Dhura

सौ. पद्मेश्वर मंडार  
 K. Panjajam  
 M. P. K. K. K.

क ल न - ४  
 दस्त क्र. १२३४६ / २०२३  
 १७/३२

क ल न - ३  
 १२०७ / १००६  
 १४ / २०

Pundlik Apartments  
**Dombivli Municipal Council**  
 BUILDING COMPLETION CERTIFICATE

Name of the Owner & Address: Pundlik, Shivajinagar, Dombivli (West)  
 Subject: Building on Plot No. 115 of Village Old Dombivli  
 S. No. 115 of Village Old Dombivli

1. Your letter No. 17487 dated 11-3-21 & 1520 dated 1-1-21  
 I do hereby certify that the following building work  
 (Give all details of works completed i.e. no. of floors, no. of rooms etc.)  
GROUND & FOUR UPPER FLOORS  
 has been supervised by me and has been completed to my satisfaction, that the  
 workmanship and the quality of the materials used are good, and that no provision  
 of the Act or the By-laws and no regulation made, condition prescribed  
 or order issued (hereunder) has been transgressed in the course of the work.

Owner Signature: [Signature] S.M. Contractor: [Signature] Architect: [Signature]



क ल न - ४  
 दस्त क्र. १२३४६ / १००६  
 १४/२०

TRUE COPY

**DILIP K. GANDHI**  
 B.Com. (Hons), LL.B.  
 ADVOCATE



सौ. पद्मा प्रदा कांत  
[Signature]  
 K. Parbhajam  
 SA. Dhuri

जी. परिचालक-२, जंगल  
 विशेष कार्यकारी अधिकारी ज.अ. ३३  
 ४/१०१, श्री विठ्ठल कॉम्प्लेक्स,  
 मुम्बई (पूर्व) ४११ २०१



31/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 12359/2023

नोंदणी :

Regn:63m

## गावाचे नाव : डोंबिवली (जुनी)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2605000
(4) भू-मापन, पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र.3/19 दर 65200/- चौ.मी. मोजे जुनी डोंबिवली येथील सर्वे नं. 115 हिस्सा नं. 5 या जागेवरील श्रीपुंडलिक को. ऑ. हौसिंग सोसायटी लि. मधील सदनिका क्र. 23, चौथा मजला, क्षेत्रफळ 430 चौ फूट बांधीव. (( Survey Number : सर्वे नं. 115 हिस्सा नं. 5 ; ))
(5) क्षेत्रफळ	1) 430 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंदार रमेश कामत - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं.23, श्री पुंडलिक को-ऑप.हौसिंग लि. शास्त्री नगर, जुनी डोंबिवली रोड, समोर. आरबीआय कॉलनी डोंबिवली (पश्चिम), ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AGFPK7105H 2): नाव:-पद्मा मंदार कामत - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं.23, श्री पुंडलिक को-ऑप.हौसिंग लि. शास्त्री नगर, जुनी डोंबिवली रोड, समोर. आरबीआय कॉलनी डोंबिवली (पश्चिम), ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CBXPK2336P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय वामन धुरी - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुखसागर विल्डिंग, रूम नंबर 4, गिरिजामाता मंदिराजवळ, जुनी डोंबिवली रोड, डोंबिवली (पश्चिम), ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BLAPD3007J 2): नाव:-श्रद्धा अक्षय धुरी - - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुखसागर विल्डिंग, रूम नंबर 4, गिरिजामाता मंदिराजवळ, जुनी डोंबिवली रोड, डोंबिवली (पश्चिम), ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-EKHPS6495A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12359/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14) शेर	

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 कल्याण - ४