



24/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

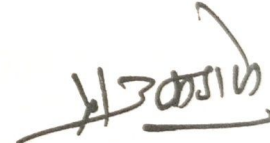
दस्त क्रमांक : 17026/2023

नोंदणी :

Regn 63m

गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1400000
(4) भू-मापन, पोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: गाव मौजे जुचंद्र, येथील सदनिका क्र 501 पाचवा मजला, ए विंग, बिल्डींग नं 4, श्री गणेश, क्षेत्र 23.95 चौ.मी. कार्पेट, पार्वती नगर जुचंद्र, नायगाव पूर्व ता. वसई, जिल्हा पालघर ((Survey Number : 353/1 ;))
(5) क्षेत्रफळ	1) 23.95 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:-श्री गणेश डेवलपर्स चे भागीदार सुरेश मोहनलाल मेहता तर्फे कु.मु. म्हणून सुखदेव सनासे वय:-; पत्ता:-प्लॉट नं: शॉप नं 3, माळा नं: तळ मजला , इमारतीचे नाव: लीला कुंज, ब्लॉक नं: बी पी रोड, , रोड नं: भाईदर पु, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABXFS2822A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय हरिदास जेठवा वय:-39; पत्ता:-प्लॉट नं: रूम नं 13 , माळा नं: तळ , इमारतीचे नाव: साई बाबा नगर, ब्लॉक नं: एम जी रोड, हनुमान मंदिर जवळ , रोड नं: कांदिवली प , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AFKJP2799C 2): नाव:-जयश्री विजय जेठवा वय:-39; पत्ता:-प्लॉट नं: रूम नं 13, माळा नं: तळ , इमारतीचे नाव: चाळ नं 3, साई बाबा नगर, , ब्लॉक नं: एम जी रोड, हनुमान मंदिर जवळ, रोड नं: कांदिवली प , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ANXPV9100G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17026/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14) शेर	

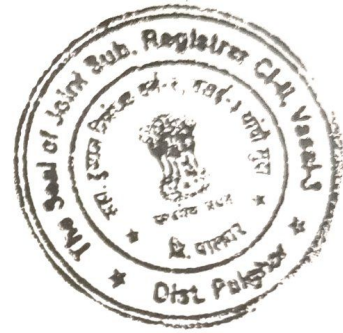

 सह. दुय्यम निबंधक वर्ग-३
 वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

वसई-३
दस्ता क्र. 9 (02/12/2023)
E100



AGREEMENT

THIS AGREEMENT made and entered into at Naigaon (East), Tal. Vasai, Dist. Palghar on this 24th day of August 2023, BETWEEN: M/s. **SHREE GANESH DEVELOPERS**, a partnership firm having office at 3, Leela Kunj, B.P. Road, Bhayandar (East), Thane 401105, hereinafter referred to as the "**PROMOTER**" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the **ONE PART**.

AND

MR. MR. VIJAY HARIDAS JETHWA & MRS. JAYSHREE VIJAY JETHWA having address at Room No. 13, Chawl No. 3, Sai Baba Nagar, M. G. Road, Near Hanuman Mandir, Kandiwali West, Mumbai 400067. hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the **OTHER PART**.

(Handwritten signature)

WHEREAS:

1. Shri Manik Kashinath Mhatre, Smt. Jaya Vishnu Gharat and Smt. Hausa Pandurang Kalmate were the joint owners of land bearing Old Survey No. 297 (Part), New Survey No. 353, Hissa No. 1 admeasuring 19750 sq. meters, situate, lying and being at Village Juichandra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation (hereinafter referred to as the "Said Larger Property" for the sake of brevity and convenience).

2. In the capacity of constituted attorney of Smt. Jaya Vishnu Gharat and Smt. Hausa Pandurang Kalmate, Shri Manik Kashinath Mhatre had got executed in his favour a Deed of Release, dated 9th October, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 10044 of 2007 in respect of undivided share of Smt. Jaya Vishnu Gharat and Smt. Hausa Pandurang Kalmate in the larger property.

3. On the basis of registered Deed of Release, dated 9th October, 2007, the names of Smt. Jaya Vishnu Gharat and Smt. Hausa Pandurang Kalmate came to be removed from the 7/12 extract of the larger property vide a Mutation Entry No. 6548, dated 2nd January, 2008.

4. By an Agreement for Sale cum Development, dated 31st December, 2012, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-2/700/2013, Shri Manik Kashinath Mhatre and his family members namely Smt. Kamlabai Manik Mhatre, Shri Haresh Manik Mhatre, Shri Bharat Manik Mhatre, Shri Nityanand Manik Mhatre and Vandana Manik Mhatre had agreed to sell, transfer and assign their right, title and interest in respect of an area admeasuring 5801 sq. meters, forming the portion of the larger property to the Promoter herein for the consideration mentioned therein.

5. In pursuance of an Agreement for Sale cum Development, dated 31st December, 2012, Shri Manik Kashinath Mhatre and his family members namely Smt. Kamlabai Manik Mhatre, Shri Haresh Manik Mhatre, Shri Bharat Manik Mhatre, Shri Nityanand Manik Mhatre and Vandana Manik Mhatre had executed an Irrevocable General Power of Attorney, dated 31st



[Signature]

Jayshree

[Signature]

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

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क्र. १०२१२०२३
३४१८०




Building No. 4 Wing "A & B" respectively, consisting of Stilt & Seven Upper Floors on an area admeasuring 3201.58 sq. meters forming the portion of Old Survey No. 297 (Part), New Survey No. 353, Hissa No. 1, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation.

SECOND SCHEDULE ABOVE REFERRED TO

Jayshree

Flat No. 501, admeasuring 23.95 Sq. Meter Carpet on the 5th floor, A-Wing, in Building No. 4, Known as "SHREE GANESH" ^{in Parvati Nagar} to be constructed in the layout of the property described in the First Schedule hereinabove written.

SIGNED, SEALED AND DELIVERED by the with named "ALLOTTEE/PROMOTER" (including joint buyers)

M/s. SHREE GANESH DEVELOPERS
It's Partner
Shri Syresh Mohanlal Mehta.
in the presence of WITNESSES:

1. *Nareesh*
2. *[Signature]*

SIGNED, SEALED AND DELIVERED by the with named "PURCHASER'S"
MR. MR. VIJAY HARIDAS JETHWA

Jayshree





MRS. JAYSHREE VIJAY JETHWA

Jayshree

in the presence of WITNESSES:

1. *Nareesh*
2. *[Signature]*





