

3869579356

ल्हासनगर 3



Thursday, February 17, 2011
11:23:27 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 823

दिनांक 17/02/2011

गावाचे नाव मोरीवली

दस्तऐवजाचा अनुक्रमांक उहन3 - 00823 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: मे. ए. आर. सल्फोनेट्स प्रा.लि. तर्फे संजय बॅनर्जी - -

नोंदणी फी	: -	15730.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)	: -	1140.00
एकूण	रु.	16870.00

आपणास हा दस्त अंदाजे 11:37AM ह्या वेळेस मिळेल

दुय्यम निबंधक
उल्हासनगर 3

बाजार मुल्य: 1573000 रु. मोबदला: 1349649रु.
भरलेले मुद्रांक शुल्क: 77000 रु.



हे.न पैकी, सि.
दैनिका न. -60

बेचर राघव
< - -; घर/
न. 30, ज
; पॅन नम्बर

बॅनर्जी - -;
न. एन-4
; पॅन नम्बर





दस्तावेजांक व वर्ष: 823/2011

Thursday, February 17, 2011

11:25:39 AM

पुस्तक निबंधक: उल्हासनगर 3

पृष्ठ सं. 1

Page: 53 of 5

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोरीवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,349,649.00
बा.भा. रु. 1,573,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे मोरीवली ता.अंबरनाथ गट न. 39, हि.न पैकी, सि.स.न. 9575अ, हार्मोनी, बिल्डींग न. 01, विंग -बी, सहाया मजला, निवासी सदनिका न. -603, चटई क्षेत्र- 670 चौ. फूट + 47 चौ.फूट ओपन टेरेस.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.श्री स्वामीनारायण एंटरप्रायजेस तर्फे भागिदार बेचर राघवजी पटेल तर्फे कबुलीजबाबाकरिता कु.मु.धा.म्हणून संजीव निवा चव्हाण- ABOFS3402K - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: प्लॉट न. 30, जीवन दीप बिल्डींग, सूर्योदय सोसा. अंबरनाथ ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे. ए. आर. सल्फोनेटस प्रा.लि. तर्फे संजय बॅनर्जी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: प्लॉट न. एन-41 अॅडीशनल अंबरनाथ; शहर/गाव: आनंद नगर; तालुका: अंबरनाथ;पिन: -; पॅन नम्बर: AAECA8617P.
- (7) दिनांक करून दिल्याचा 15/02/2011
- (8) नोंदणीचा 17/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 823 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 76980.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 15730.00
- (12) शेरा

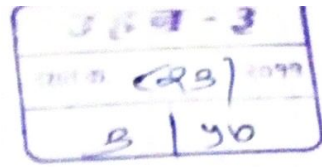


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पुस्तक निबंधक, उल्हासनगर-3



1. M/s. A. R. SULPHONATES PVT. LTD., MR. SANJAY BANERJEE, the signatory for M/s. A. R. SULPHONATES PVT. LTD, aged about 47 years, Occupation SERVICE, R/o Plot No. N - 41, Additional Ambarnath MIDC, Anand Nagar, Dist. Thane - 421501, Maharashtra, hereinafter called and referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their respective heirs, executors, administrators and assign) the PARTY OF THE SECOND PART.

WHEREAS one Shri. Dattatray Bhiva Sorkhade and others R/o Village - Bhal, Taluka - Ambarnath, Dist - Thane, is seized and possessed of and well and sufficiently entitled to all that piece and parcel of land converted to Non Agriculture use lying and situated at Gut No. 39, Hissa No. Part, Corresponding C.T.S No. 9575- A, Area admeasuring about 10,000 Sq. Meters, situated at Revenue Village - Morivali, Ambarnath (E), Taluka-Ambarnath, Dist-Thane, within the Municipal Precincts of the Ambarnath Municipal Council, hereinafter for the sake of brevity called and referred to as "THE ENTIRE SAID PROPERTY".

AND WHEREAS by an development agreement made on 16/03/1995 and consequent thereupon Power of Attorney dated 06/11/95, entered and executed by and between the said land owners namely Shri. Dattatray Bhiva Sorkhade and other, therein referred to as 'The Owner' of One Part and M/s B. B. Jagtap and Associates, a Partnership Firm, through its Partner Mrs. Manisha Sheelratna Jagtap, having its office at Shanti Bhavan, Near Jatale Hospital, Ambarnath (W), Dist - Thane, therein referred to as "The Developer/Builder" of the Other Part, the said owners has agreed to sell development rights of the SAID PROPERTY unto the Developers and the said Development Agreement dated 16/03/1995 and Power of Attorney Dated 06/11/95 were subsequently duly registered under deed of declaration executed by M/s B. B Jagtap and Associates Dated 01/07/08 at Serial No. 3258-2008 & 3259-2008 respectively, on 01/07/08, before Sub-Registrar Assurance, Ulhasnagar.

AND WHEREAS by said development agreement 16/03/95 and power of attorney dated 06/11/95, the owners has given authority and power to Developers to delegate the powers of development of the said land or any part thereof to any other person, firms etc on such terms and conditions, as the Developers may think fit, but without prejudice to the rights of the Owners under the development agreement dated 16/03/95 against the Developers.

Done 27/12/17

Banerjee

said building, upon due observance and performance of which only the completion and / or Occupation certificate in respect of The Said Building shall be granted by the concerned local authority.

AND WHEREAS the Purchaser applied to the DEVELOPERS / BUILDERS for allotment to the Purchaser Flat No. 603 on the 6th Floor, area admeasuring about 670 Sq. ft. Carpet + 47 Sq.ft. Terrace (Carpet) in the Bldg No. 01, "B" Wing, "HARMONY".

AND WHEREAS relying upon the said application, declaration and agreement, the DEVELOPERS / BUILDER agreed to sell the Purchaser the Flat at price / consideration of Rs. 13,49,649 /- (Rupees Thirteen Lacs Fortynine Thousand Six Hundred Fortynine Only) on the terms and conditions hereinafter appearing.

NOW THIS PRESENTS WITHNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THE DEVELOPERS / BUILDER Shall construct the building consisting of Ground and Seven upper Floor on the said property in accordance with the plans, design, specification by the concerned local authorities and which have been seen and approved by the Purchaser with only such Variation and modification as the DEVELOPERS / BUILDERS may consider necessary or may be required by the AMBERNATH MUNICIPAL COUNCIL to be made in them or any of them for which the Purchaser hereby gives consent.

a) THE Purchaser / s hereby agrees to purchase from the DEVELOPERS / BUILDERS and the DEVELOPERS / BUILDERS hereby agrees to sell to the Purchaser / s, Flat/ Garage No. 603 on 6th floor, Bldg No. 01, "B" Wing, area admeasuring about 670 Sq.ft, Plus 47 Sq. Feet Terrace (Carpet) in the building known as "HARMONY" and as shown on the Floor Plan thereof hereto annexed as Annexure "C" hereinafter referred to as "THE SAID PREMISES" at the price / consideration of Rs. 13,49,649 /- (Rupees Thirteen Lacs Fortynine Thousand Six Hundred Fortynine Only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises.

2. THE DEVELOPERS / BUILDER hereby agrees to observe perform and comply with all the terms, conditions, stipulations, if any which

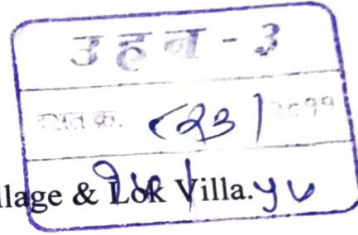
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SCHEDULE

ALL THAT PIECE AND PARCEL of land lying and situated at Gut No. 39, Hissa No. (Part), Corresponding C.T.S No. 9675- A, Area admeasuring about 4315 Sq. Meters, lying and situated at Village Morivali, Amb (E) Taluka - Ambernath, Dist - Thane, out of the said entire property, within the Municipal Precincts of the Ambernath Municipal Council and bounded as follows:

- On towards East : Plot No. 41 and Road.
- On towards West : Boundary of Ambernath Village & Lok Villa.
- On towards North : Balance Plot of Gut No. 39, Hissa no. Part.
- On towards South : Road and Plot No. 39.



IN WITNESS WHEREOF we have set and subscribed our hand and seal to this writing on the day the year first herein above mentioned.
SIGNED SEALED & DELIVERED

By the within named

PROMOTERS / DEVELOPERS

M/s. Shree Swaminarayan Enterprises

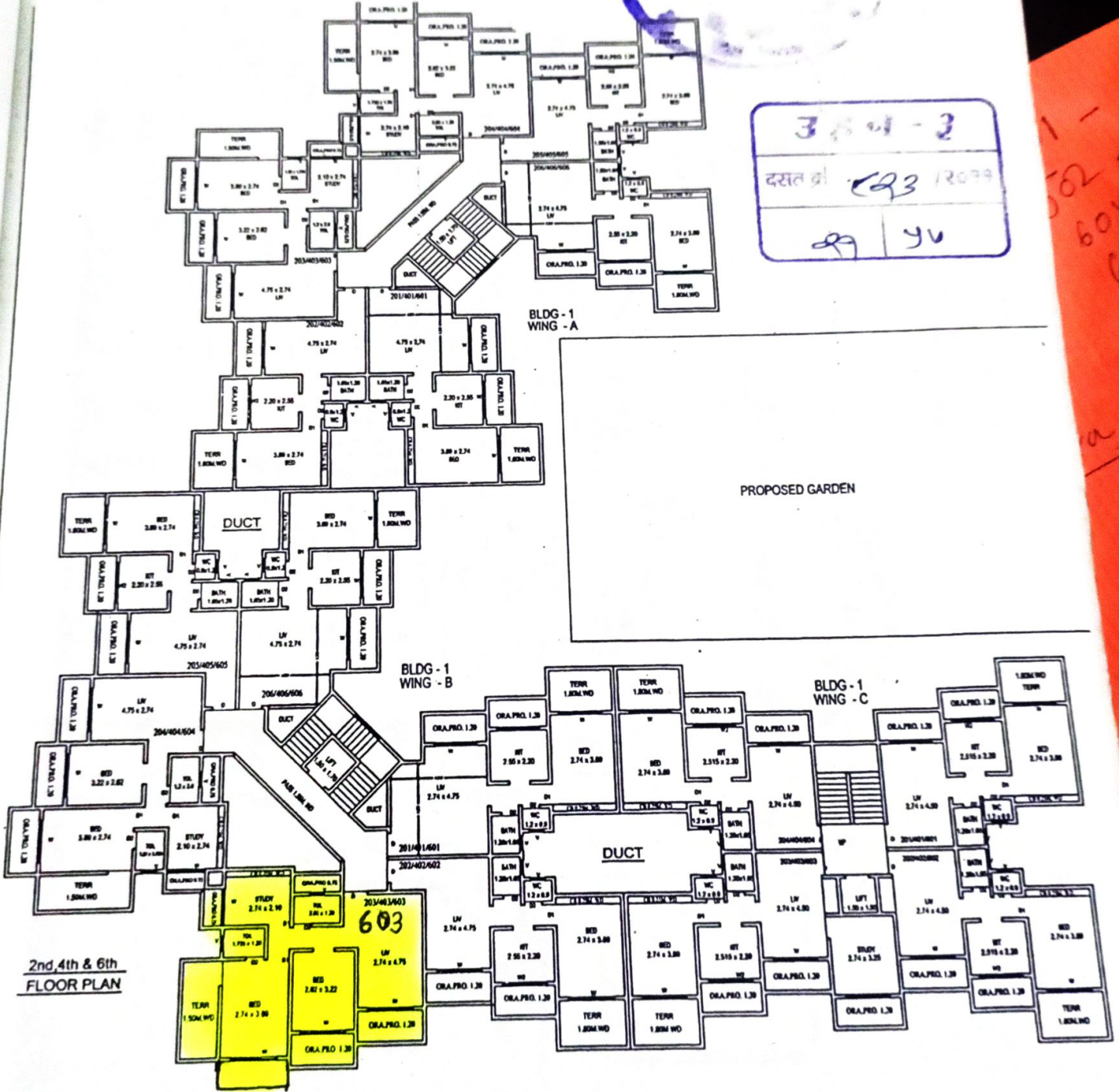
Through it's Partner

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दस्तावेज क्र. 693/2024
शु. यु



2nd, 4th & 6th FLOOR PLAN

Use 2 man

Banerjee