

4-10-16

3

उत्पत्ति क्र. 100/16/16  
1-10-16

संख्या

Original/Original  
शुद्धी नं. 100  
दिनांक 10/10/16

संख्या 100/16/16  
संख्या 100/16/16  
संख्या 100/16/16

संख्या 100/16/16 दिनांक 10/10/16

संख्या 100/16/16 संख्या 100/16/16 संख्या 100/16/16

संख्या 100/16/16	₹ 164 10 00
संख्या 100/16/16	₹ 1520 00
संख्या 100/16/16	
<b>कुल</b>	<b>₹ 1,784 10 00</b>

संख्या 100/16/16 संख्या 100/16/16 संख्या 100/16/16

*[Signature]*  
Sub Registrar Vaidya

संख्या 100/16/16 संख्या 100/16/16

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- 1) संख्या 100/16/16 संख्या 100/16/16 संख्या 100/16/16
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*[Signature]*

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१६

वसई - ३  
दस्त क्र. १४७८/२०१६  
११७६

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक २५व
२. भादव कत्याचे नाव : शे. एज्जल हॉटे वील्स प्राइवट लिमिटेड
३. तालुका : वसई
४. गावाचे नाव : कुन्याले
५. नगरभुमापन क्रमांक सर्व्हे क्र. अंतिम भूखंड क्रमांक : ४१-५०
६. मुख्य दरविभाग झोन : ४ उपविभाग : अनिवार्या ७५१००
७. मिळकतीचा प्रकार : निवार्गी
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : २१.४५ चौ. मीटर वि. चि. सीट
९. कारपाकिंग : गच्ची : पोटाभाळा
१०. मजला क्रमांक : १० उदवाहन मुद्रांक घमाग
११. बांधकाम वर्ष :
१२. बांधकामाचा प्रकार : आर आर मी
१३. वाजारमुल्य तक्तायातील मार्गदर्शक मुचना क्र. : ज्या अन्वये दिलेली घट वाढ
१४. लिट्ट लायमन्सचा दस्त :
१५. निर्धारित केलेले वाजारमुल्य : रु. १६४१००००
१६. दस्तात दर्शविलेला मोवदला : रु. १६४१००००-
१७. देय मुद्रांक शुल्क : रु. १९८५०००- भरलेले मुद्रांक शुल्क : रु. १९८५०००-
१८. नोंदणी फी : रु. १६४१०१-



लिपीक

सह दुय्यम निबंधक

प्रतिज्ञापत्र घोषणापत्र

मी / आम्ही १. शे. एज्जल हॉटे वील्स प्राइवट लिमिटेड

२. \_\_\_\_\_

सत्य प्रतिज्ञेवर कथन करितो की दस्तऐवजाची विषयवस्तु असलेली मिळकत ही यापुर्वी खरेदी देणाऱ्याने कोठेही विकी, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजाखिमांमधे गुंतविलेली नाही. याची नोंदणी कायदा, १९०८ मधील असणाऱ्या शोध तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुद्धा अभिलेख पाहुन खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमचीच राहिल याची मी / आम्ही हमी देतो.

१. \_\_\_\_\_ २. \_\_\_\_\_

दिनांक :

खरेदी देणार

Payment Successful Your Payment Confirmation Number is 81470172

**IDBI BANK**

वसई - ३  
 वस्त क्र ४०८/२०१६  
 ३/०६  
 Date: 27-01-2016

CHALLAN  
 MTR Form Number - 6

GRN NUMBER	MH006797442201516R	BARCODE	Form ID:	Date: 27-01-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR133-VSH VASAI NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AAMCA5787D
Year	Period: From : 27/01/2016 To : 31/03/2099		Full Name	ANGEL WHEELS AUTO PRIVATE LIMITED
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	SHOP NO 3 ANGEL LANDMARK	
0030046401-75	98500.00	Road/Street, Area /Locality	YASHWANT VIVA TO NSP LINK ROAD	
0030063301-70	16410.00	Town/ City/ District	ACHOLE NALASOPARA PALGHAR Maharashtra	
	0.00	PIN	9	
	0.00	Remarks (If any)		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	114910.00	Amount in words	Rupees One Lakh Fourteen Thousand One Hundred Ten Only	
Payment Details: IDBI NetBanking Payment ID : 81470172			FOR USE IN RECEIVING BANK	
Cheque- DD Details:			Bank CIN No : 69103332016012751694	
Cheque- DD No.		Date	27-01-2016	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

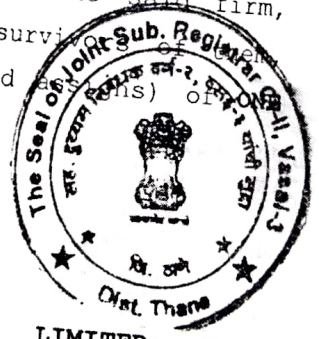
27/01/2016

वसई - ३  
दस्त क्र. १४०८/२०१६  
५/०६

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at VASAI on this 30<sup>th</sup> day of January 2016 between M/S. SHREE VIMALNATH INFRA, a partnership firm, registered under the provision of Indian Partnership Act, 1932, having its office at Shop No.1, Building No.4, Sector 6, Yashwant Viva Township, Tal. Vasai, Dist. Palghar hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the partners for the time being of the said firm, their survivors or the last surviving partner and their respective successors and assigns) of **PART.**

AND



M/S. ANGEL AUTO WHEELS PRIVATE LIMITED (Pan No. AAMCA5787D) Through its Director MR. RAKESH S. SHETH aged 41 years, adult Indian inhabitant Office at Shop No.3-4, Angel Chevrolet, Grishma Garden, Next to Balaji Hotel, Gokhiware, 'Vasai-East, Taluka Vasai, Dist-Palghar-40120 hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, mean and include its heirs, executors, administrator and permitted assigns) of **OTHER PART.**

*[Handwritten signatures]*

जसई - ३  
 दस्त क्र. १२०८/२०१४  
 ए/१०६

WHEREAS one M/S SHARP REALTORS are owners and in possession of all that piece and parcel of NON-AGRICULTURAL land bearing out of S. No. 49,50,51,52,53,54,55 & 56, situate, lying and being at revenue village Achole, Tal. Vasai, Dist. Thane. (more particularly described in the first schedule hereunder & hereafter referred to as the "SAID LAND" for brevity's sake).

AND WHEREAS owner had applied to the collector Thane and collector Thane by its order No. REV.D.I.NAP.VIII SR-1795, dated 30/11/1984 has converted the said land for Non-agricultural residential/ commercial purpose and subsequently office of collector of Thane granted the revised layout order bearing No.REV/D-1/T/9/NAP/SR-72, dated 08/03/1989.

AND WHEREAS owner had applied to the planning authority of Vasai-Virar Sub-Region i.e. CIDCO for grant of building permission of respect of said land and CIDCO by its order No. VVSR/CC/BP-687/E/3138 dated 12/09/2008 had granted building permission and issued commencement Certificate in respect of the said land and owner had applied for revision of layout to CIDCO and CIDCO by its order No. VVSR/RDP/BP-687/E/1036 dated 07/07/2010 had sanction revises layout.



AND WHEREAS owner had applied authority of Vasai Virar City Municipal Corporation for grant the revised development permission/commencement certificate for the proposed layout of residential-cum-commercial Building on land bearing survey No.49,50,51,52,53,54,55 & 56 in respect of the wing F of building No. 4 in Sector VI vide its order No. VVCMC/TP/RDP/VP-0127/010 /2013-14, dated 06/04/2013.

कसई - ३  
वत नं. १३०८/२०२५  
२००९

AND WHEREAS the Builder has sole and exclusive right to develop the said building and to sell the residential flats/Shops in the said buildings to be constructed by the Builder on the said land and to enter into agreement with purchaser of flats/Shops and to receive sale price in respect thereof AND WHEREAS on demand of Flat purchaser the Builder has given inspection to the Flat purchaser, of all the documents of title relating to the said property, N.A. permission, Building Permission, Plans, Specification and agreements AND WHEREAS the Flat purchaser has verified the said documents and is satisfied about the same AND WHEREAS copies of the certificate of title issued by M/S K.A.SANGHAVI & CO. advocate of the Builder, copies of 7/12 extract and copies of plans and specification of the flat agreed to be purchased by the flat purchaser have been annexed hereto and marked as Exhibit A,B,C & D respectively AND WHEREAS necessary plans, Specification, elevation, section and details of the said building are approved by local authority on certain terms & conditions AND WHEREAS the Builder has commenced the construction of the Flat/Shop as per sanctioned plans AND WHEREAS the Flat/Shop purchaser agreed to purchase residential Shop No.03, on Ground Floor in the building known as "ANGEL LANDMARK" (more particularly described in the Third schedule hereunder written and hereinafter referred to as "SAID FLAT" for brevity's sake).



AND WHEREAS prior to the execution of this agreement, the Flat/shop Purchaser has paid to the Builder a sum of **Rs.16,41,000/- (Rs. Sixteen Lac Forty One Thousand only)** Being earnest money/deposit as part payment of the sale price of the Flat/shop agreed to be sold to the Flat/shop purchaser and the Flat/shop purchaser has agreed to pay balance amount in the manner set out hereunder:

*[Handwritten signature]*

*[Handwritten signature]*

FIRST SCHEDULE ABOVE REFERRED TO

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दस्त क्र. १४०८/२०१६  
२३/१०/१६

ALL THAT piece and parcel of NON-AGRICULTURAL land bearing S.No.49, 50, 51, 52, 53, 54, 55 & 56 situate, lying and being at village Achole, Tal. Vasai, Dist. Thane within the registration Sub-Dist of Vasai and within the registration Dist. Thane:

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT F.S.I. admeasuring 47612 sq. ft. built-up area or thereabout of wing F building No.4 in Sector VI in the group Housing scheme known as "YASHWANT VIVA TOWNSHIP" out of land more particularly described in the First schedule hereinabove written.

THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT Shop No.03, admeasuring 355 sq. ft. built-up area on Ground Floor in Building known as "ANGEL LANDMARK" with proportionate share of common area and facilities appurtenant to the said property.



FOURTH SCHEDULE ABOVE REFERRED TO

Amenities

वसई - ३  
दस्त क्र. १४०८/२०१६  
२३/१०/१६

IN WITNESS WHEREOF  
THEIR RESPECTIVE  
YEAR FIRST HAND

SIGNED, SEALED

The within

M/S. SHREE V

Through its

SHRI. HEM

In the pre

1. [Signature]

2. [Signature]

SIGNED,

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M/S. A



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क्र. 970/12096  
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET  
THEIR RESPECTIVE HAND AND SEALS ON THE DAY AND  
YEAR FIRST HEREIN ABOVE WRITTEN.

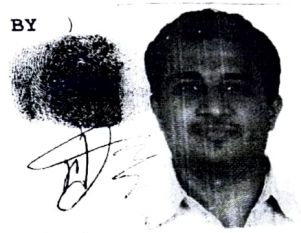
SIGNED, SEALED AND DELIVERED BY )

The withinnamed "BUILDERS"

M/S. SHREE VIMALNATH INFRA

Through its partner

SHRI. HEMANT JAGDISH DAVE )



In the presence of \_\_\_\_\_ )

1.

2.

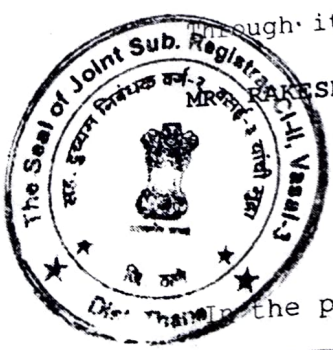
SIGNED, SEALED AND DELIVERED BY )

The withinnamed "PURCHASERS" )

M/S. ANGEL AUTO WHEELS PRIVATE LIMITED

Through its Director

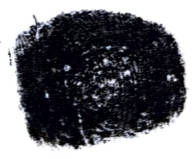
MR. RAKESH S. SHETH



In the presence of \_\_\_\_\_ )

1.

2.







04/02/2016

सूची क्र.2

प्रथम निबंधक मह दु नि वसई 3

दस्त क्रमांक : 1478/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) आचोळे

(1)बिलेखाचा प्रकार	करारनामा
(2)मोवदला	1641000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	1641000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्याम)	
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2016
(11)अनुक्रमांक,खंड व पृष्ठ	1478/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	98500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	16410
(14)शेरा	

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग क्र-8,मौज-आचोळे,मर्वे नं-49,50,51,52,53,54,55&56,शॉप नं-03,तळ मजला,एफ-विंग,विल्डिंग नं-4,"एन्जल नेटमार्क विल्डिंग",,मेक्टर-6,यशवंत विवा टाऊनशिप,गाव-आचोळे,तालुका-वसई,जिल्हा-पालघर.21.84 चौ.मी(विल्ड अप).(( Survey Number : 49, 50, 51, 52, 53, 54, 55 & 56 ; ))

1) 21.84 चौ.मीटर

1): नाव:-मे. श्री विमलनाथ ईन्फ्रा तर्फे भागीदार हेमंत जगदीश दवे तर्फे कु मु सुखजीत रथपाल परमार -- वय:-30; पत्ता:-प्लॉट नं: शॉप नं.1, माळा नं: -, इमारतीचे नाव: विल्डिंग नं.4 मेक्टर-6, यशवंत विवा टाऊनशिप, ब्लॉक नं: -, रोड नं: 401209, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ACDFS3690M

1): नाव:-में.एन्जल ऑटो वील्ड प्राईवेट लिमिटेड तर्फे संचालक राकेश एम.शेट -- वय:-41; पत्ता:-प्लॉट नं: शॉप नं-3-5, माळा नं: -, इमारतीचे नाव: एन्जल चेंब्रोलेट,ग्रीष्मा गार्डन, ब्लॉक नं: दु बालाजी हॉटेलच्या पुढचा, रोड नं: गोखिले वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAMCA5787D

प्रथम निबंधक, को-1  
वसई क्र. 3



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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