

Shop (2)

(4)

350/1481

Thursday, February 04, 2016

1:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1914 दिनांक: 04/02/2016

गावांचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वमड3-1481-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: में. गेन्जल ऑटो वील्ज प्राईवट लिमिटेड तर्फे संचालक राकेश एस. शेठ --

नोंदणी फी

रु. 17310.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 76

एकूण:

रु. 18830.00

आपणाम मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे  
2:10 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

मोबदला: रु. 1731000/-

वाजार मुल्य: रु. 1731000/-

भरलेले मुद्रांक शुल्क: रु. 103900/-

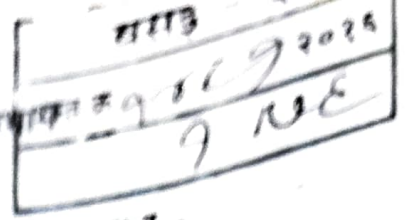
- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 17310/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008797599201516R दिनांक: 27/01/2016  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1520/-

बहुमुख्य मंत्रालय, का-  
पर्स क्र. ३

Ghanshi

पहाराण्ड शासन नोंदणी व मुद्रांक विभाग

मुद्रांकन अहवाल सन २०१९



१. दस्तावेजा प्रकार	कार्यालय	भवनसंख्ये क्रमांक	१५३
२. दस्तावेजा क्रमांके नाव	श्री ज्येष्ठ भॉटे वीण प्रॉटे		
३. लालवण			
४. दस्तावेजा नाव	ससई		
५. नगरपुसायन कर्यांक वरळें क.	अभिये भूखंड क्रमांक		११९-५६
६. मुख्य दरविभाग इयेन	८		
७. मिळकतीचा प्रकार	निवागी	उपविभाग	
		अनिवागी	७५१००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफल	२३.०५ चौ.मीटर	विल्ट अप	
९. कार्याकिंग	गची	पोटमाळा	
१०. मजला क्रमांक	१८	उदवाहन युविधा	
११. वांधकाम वर्ष		घसाग	

१२. वांधकामाचा प्रकार : आग आर सी  
 १३. वाजारमुल्य तक्तयातील मार्गदर्शक मुचना क. : — ज्याअन्वये दिलेली घट वाढ  
 १४. लिह लायसन्सचा दस्त : —  
 १५. निर्धारित केलेले वाजारमुल्य : रु. १७,३१,०००/-  
 १६. दस्तात दर्शविलेला मोवदला : रु. १७,३१,०००/-  
 १७. देय मुद्रांक शुल्क : रु. १,०३,९००/- भरलेले मुद्रांक शुल्क : रु. १,०३,९००/-  
 १८. नोंदणी फी : रु. १७,३१०/-

लिपीक

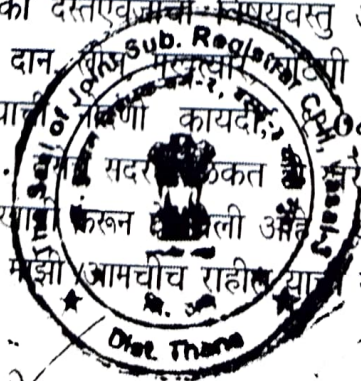
सह दुय्यम निबंधक

प्रतिज्ञापत्र घोषणापत्र

मी/आम्ही १. श्री ज्येष्ठ भॉटे वीण प्रॉटे

२. तर्फे खेचातक रकेश एस शेंडे

सत्य प्रतिज्ञेवर कथन करितो की दस्तऐवजाची विषयवस्तु असलेली मिळकत ही यापुर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, विसर्जन, देणगी, कायदी, विक्री, मर्ग, मजरा, मधील असणाऱ्या शोध जडजोखिमांमधे गुंतविलेली नाही. याची नोंदणी करून घेतलेली आहे. यावरून खरेदी देणार यांच्याच मालकीची तरतुदीनुसार खात्री करून घेतलेली आहे. यावरून खरेदी देणार या मिळकतीवावत काही वाद आहे. यावावत सुद्धा अभिलेख पाहून खात्री करून घेतली आहे. या मिळकतीवावत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जवाबदारी मंडी आमचीच राहील. यावर मी/आम्ही हमी देतो.



Payment Successful Your Payment Confirmation Number is 81470545

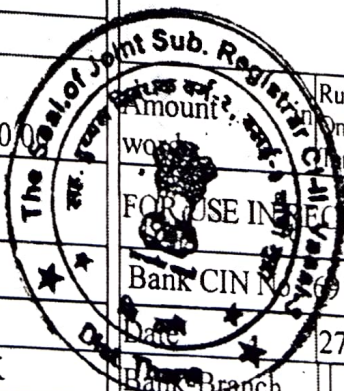
**IDBI BANK**

वसई -  
दस्तावेज  
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CHALLAN

MTR Form Number - 6

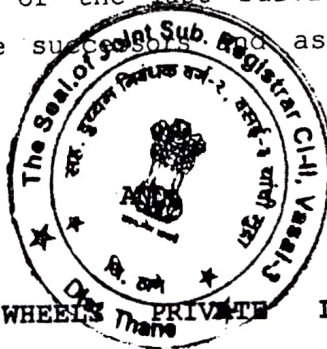
GRN NUMBER	MH006797599201516R	Form ID :	Date:
Department	IGR	Barcode	27-01-2016
Receipt Type	RE	Payee Details	
Office Name	IGR133-VSII_VASAI NO 1 REGISTRAR SUB REGISTRAR	Dept. ID (If Any)	
Year	Period: From : 27/01/2016 To : 31/03/2099	PAN No. (If Applicable)	PAN-AAMCA5787D
Object	Amount in Rs.	Full Name	ANGEL AUTO WHEELS PRIVATE LIMITED
0030046401-75	103900.00	Flat/Block No, Premises/ Bldg	SHOP NO 4 ANGEL LANDMARK
0030063301-70	17310.00	Road/Street, Area /Locality	YASHWANT VIVA TO NSP LINK ROAD
	0.00	Town/ City/ District	ACHOLE NALASOPARA EAST PALGHAR Maharashtra
	0.00	PIN	4 0 1 2 0 9
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	121210.00	Rupees One Lakhs Twenty One Thousand Two Hundred Only	
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 81470545		Bank CIN No. 69103332016012751709	
Cheque- DD Details:		Date 27-01-2016	
Cheque- DD No.		Bank Branch	
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			



वसई - ३  
दिनांक १०/१/२०१६  
५१०६

**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 survivors of them, their respective successors (as assigns) of **ONE PART.**



**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.3-5, Angel Chevrolet, Grishma Garden, Next to Balaji Hotel, Gokhiware, Vasai-East, Taluka Vasai, Dist-Palghar-401208. 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.**

वसई - ३  
दस्तावेज क्र. ११२१०१८  
६/१०६

WHEREAS 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 Thane granted the revised layout order bearing REV/D-1/T/9/NAP/SR-72, dated 08/03/89.

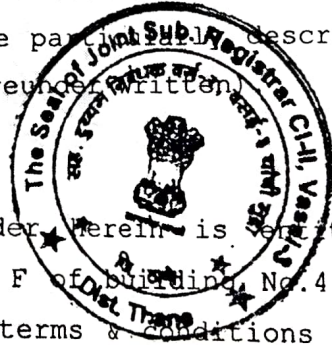
AND WHEREAS owner had applied to the planning authority of Vasai-Virar Sub-Region i.e. CIDCO for grant of building permission of respect of the said land and CIDCO by its order No. CIDCO/VVSR/CC/BP-687/E/3138 dated 12/09/2008 had granted building permission and issued commencement Certificate in respect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

वसई - ३  
१२/१२/२०१९  
७ १० ६

**AND WHEREAS** by Development Agreement dated 21st June 2014 duly registered with Sub-Registrar Vasai under document No. Vasai 5-3112-2014 dated 21/06/14 said **M/S SHARP REALTORS** (herein after referred to as "OWNER") has agreed to grant development right in respect of the wing F of building No. 4 in Sector VI out of the said land to builders herein on consideration and as per terms and condition contain therein.

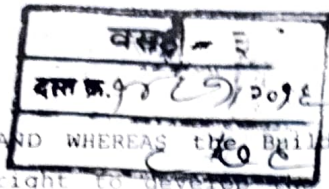
**AND WHEREAS** in pursuance of the said development Agreement executed between said owner and the builder/developer herein said owners has handed over peaceful and vacant possession of the portion of the said land in which wing F of building 4 is situated to the builders herein with a right to construct building as per sanction plan. (herein after referred to as "SAID BUILDING" which is more part described in the Second schedule hereunder written)



**AND WHEREAS** the Builder herein is entitled to develop the said wing F of Building No. 4 out of said land as per the terms & conditions of N.A. permission and building permission **AND WHEREAS** Builder has propose to construct building consisting of Stilt+ Ground and Twelve upper floors consisting of residential Flats/Shops.

**AND WHEREAS** Builder has appointed M/S. En- their architects & structural engineer for purpose of preparation of plans, supervision construction of building and looking after the structural designs, drawings of the building plans

Handwritten signatures and initials at the bottom of the page.



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 and conditions AND WHEREAS the Builder has commenced the construction of the building as per sanctioned plans AND WHEREAS the Flat/Shop purchaser agreed to purchase residential **Shop No.04, 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).

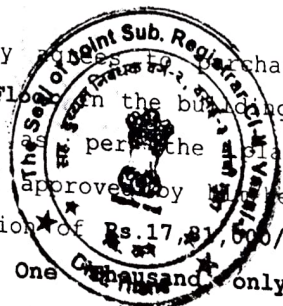
AND WHEREAS prior to the execution of this agreement, the Flat/shop Purchaser has paid to the Builder a sum of **Rs.17,31,000/- (Rs. Seventeen Lac Thirty One Thousand only)** Being earnest money/deposit as part payment of the sale price of the Flat/shop agreed to be sold to the Flat/shop purchaser and the Flat/shop purchaser has agreed to pay balance amount in the manner set out hereunder:

वसई - ३  
दस्ता. १२८९/२०१६  
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NOW THESE PRESENTS WITNESS AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO AS  
UNDER:

1. The purchaser hereby agreed to purchase Shop No.04, on Ground Floor, in building known as "ANGEL LANDMARK" admeasuring 248 sq. ft. built-up which is inclusive of the area of balconies (which shall hereinafter be called the said Flat/shop in the said building) as per the plans and specification seen and approved by him/her/them and also agreed that the Builders has full right and absolute authority to make such variations and modifications therein as Builders may deem fit or as may be necessary/required to be done at the instance of Government, CIDCO, Municipal Corporation or any other local authority.

2. The purchaser hereby purchase the Shop No.04, on Ground Floor in the building known as "ANGEL LANDMARK" per the plan and specification seen and approved by him/her/them for a total consideration of Rs.17,31,000/- (Rs. Seventeen Lac Thirty One Thousand only) the purchase price is inclusive of the proportionate price of common area and facilities of the said building. and the purchaser has paid Rs.17,31,000/- (Rs. Seventeen Lac Thirty One Thousand only) being the FULL & FINAL payment prior to the execution of said agreement for sale. and the receipt whereof the Vendor do hereby admit and acknowledge.



s. It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the essence of the contract. All the above respective payments shall be made within seven days of the builders sending a notice to the

*(Handwritten signature and initials)*



92/9/2025
23 10 E

FIRST SCHEDULE ABOVE REFERRED TO

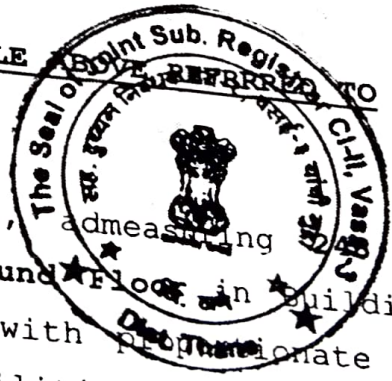
ALL THAT piece and parcel of NON-AGRICULTURAL land bearing S.No.49, 50, 51, 52, 53, 54, 55 & 56 situate, lying and being at village Achole, Tal. Vasai, Dist. Thane within the registration Sub-Dist of Vasai and within the registration Dist. Thane:

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.04, admeasuring sq. ft. built-up area on Ground Floor in building known as "ANGEL LANDMARK" with proportionate share of common area and facilities appurtenance to the said property.



FOURTH SCHEDULE ABOVE REFERRED TO

Amenities

*Qhika*

*[Handwritten signature]*

Handwritten stamp with text: 25/10/8

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

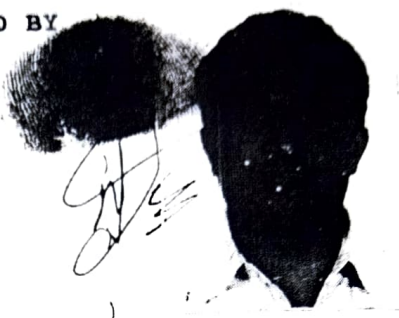
SIGNED, SEALED AND DELIVERED BY

The withinnamed "BUILDERS"

M/S. SHREE VIMALNATH INFRA

Through its partner

SHRI. \_\_\_\_\_



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

1. [Signature]



SIGNED, SEALED AND DELIVERED BY

The withinnamed "PURCHASERS"

M/S. ANGEL AUTO WHEELS PRIVATE LIMITED

Through its Director

MR. RAKESH S. SHETH

Handwritten signature: Rakesh S. Sheth

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

1. [Signature]

2. [Signature]





04/02/2016

सूची क्र.2

द्वयम निबंधक : मह दु नि वसई 3

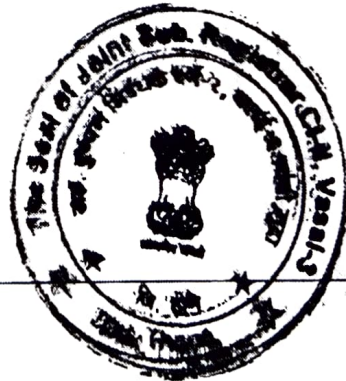
दस्त क्रमांक : 1481/2016

नोंदणी :

Regn.63m

## गावाचे नाव : 1) आचोळे

(1) विनेद्याचा प्रकार	करारनामा	
(2) भोवदना	1731000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1731000	
(4) भू-मापन,पोटोहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग क्र-8,मौज-आचोळे,सर्वे नं-49,50,51,52,53,54,55&56,शॉप नं-04,तळ मजला,एफ-विंग,बिल्डिंग नं-4,"एन्जल लॅंडमार्क बिल्डिंग", सेक्टर-6,यशवंत विवा टाऊनशिप,गाव-आचोळे,तालुका-वसई,जिल्हा-पालघर.23.04 चौ.मी(बिल्ट अप).(( Survey Number : 49, 50, 51, 52, 53, 54, 55 & 56 ; ) )
(5) क्षेत्रफळ		1) 23.04 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:-मे. श्री विमलनाथ ईन्फ्रा र्फे भागीदार हेमंत जगदीश दवे र्फे कु मु सुखजीत रशपाल परमार -- वय:-30; पत्ता:-प्लॉट नं: शॉप नं.1 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं.4 सेक्टर-6, यशवंत विवा टाऊनशिप , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ACDFS3690M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-में.एन्जल ऑटो वील्ज प्राईवेट लिमिटेड र्फे संचालक राकेश एस.शेठ -- वय:-41; पत्ता:-प्लॉट नं: शॉप नं-3-5, माळा नं: -, इमारतीचे नाव: एन्जल चेंब्रोलेट,ग्रीष्मा गार्डन, ब्लॉक नं: टु बालाजी हॉटेलच्या पुढचा, रोड नं: गोखिवरे वसई पूर्व, , महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAMCA5787D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2016	
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2016	
(11)अनुक्रमांक,खंड व पृष्ठ	1481/2016	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	103900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17310	तहदुय्यम निबंधक, का- वसई क्र. 3
(14)शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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