

74/17232

Friday, November 15, 2019
9:42 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20261 दिनांक: 15/11/2019

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन2-17232-2019
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रतिभा भूषण दहिवाळ -

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 760.00
पृष्ठांची संख्या: 38

एकूण: ₹. 30760.00

आपणास भूळ-दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
10:01 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मुल्य: ₹. 4629500 /-
मोबदला ₹. 7500000 /-
भरलेले मुद्रांक शुल्क : ₹. 525000 /-

सह दुय्यम निबंधक, ठाणे क्र. २

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008306493201920S दिनांक: 14/11/2019
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 760/-

P. Dahival

Uday Shetty / Prabhakar
1-4-18 to 11

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8055000 100

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80282/2098

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 15th day of November, 2019

BETWEEN

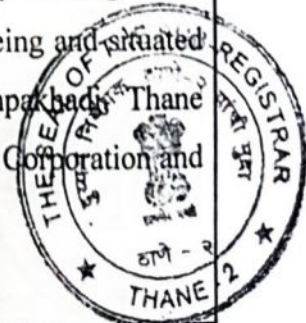
MR. DILIP KESHAV NIMKAR, age 67 years, PAN : **ABSPN4821H**, Indian Inhabitant, having address at Ground Floor, Neelam Building, Pipe Line Road, Near Uday Nagar Society, Panchpakhadi, Thane (West) - 400602, hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MRS. PRATIBHA BHUSHAN DAHIWAL**, age 34 years, PAN : **BEMPD5865F**, 2) **MR. BHUSHAN DILIP DAHIWAL**, age 37 years, PAN : **AJUPD5681M**, and 3) **MRS. SUSHILA DILIP DAHIWAL**, age 56 years, PAN : **AESPD8682D**, all Indian Inhabitants, having address at Flat No. 14, Swarna Society, Gurukul Road, Panchpakhadi, Thane (West) - 400602, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS the VENDOR herein is owner of Residential Premises admeasuring 375 Sq. Ft. (Carpet) area on Ground Floor, in the "NEELAM BUILDING", standing on the property bearing Final Plot (F. P.) No. 242, Village - Panchpakhadi, lying, being and situated at Pipe Line Road, Near Uday Nagar Society, Panchpakhadi, Thane (West) - 400602, within the limit of the Thane Municipal Corporation and

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P. Dahisar

B. Dahisar

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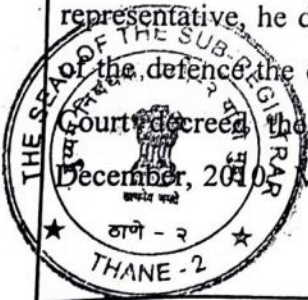
दस्त क्रमांक १०२८२/२०१९

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within the Registration District and Sub-District of Thane, which Flat hereinafter referred to as the "SAID PREMISES" and more particularly described in the schedule hereunder written.

AND WHEREAS the said Property viz. NEELAM BUILDING, comprising Ground Floor plus one upper floor, is absolutely owned, occupied & possessed by the VENDOR and there is no claim over the said property by any other individual / Association / Trust etc. or otherwise. Late Smt. Vijaya Keshav Nimkar, the then owner of the said property, vide her last Will dated 18th February, 1997 had bequeathed the said property to her son viz. MR. DILIP KESHAV NIMKAR, the VENDOR, in the present Articles of Agreement. SMT. ANJALI DATTATRAY JUVEKAR (Bhanumati alias Rekha), a Daughter of the said Late Smt. Vijaya Keshav Nimkar and the sister of the said VENDOR, has executed the necessary Document dated 20th June, 2003, giving -up her all rights, share, claims title or interest in the said property and she has declared her 'No Objection' on a solemn affirmation, in favour of her Brother MR. DILIP KESHAV NIMKAR, the VENDOR, on being transferring the said property in his (VENDOR) name.

AND WHEREAS the Landlord MR. DILIP KESHAV NIMKAR filed Civil Suit No. 614 of 2004 for eviction against the original tenant. It was on the grounds of bonafide requirement, arrears of rent, waste and damage, nuisance and denial of the landlord's title. Pending trial, after filing the written statement the original tenant died. Though his son, Mr. Varadprasad Vidyadhar Parchure was brought on record as the legal representative, he did not seem to have prosecuted the case. But because of the defence the original tenant already placed on the record. The trial Court decreed the suit on merits, through its judgment, dated 15th December, 2010. Mr. Varadprasad Vidyadhar Parchure filed appeal No.



- 2 -

P. Bahadur B. Dahiwal सुशीला दिलीप दहियाल

380 of 2012 before the District Court, Thane, then the appellate Court set aside the judgment and remanded the matter to the trial Court, through its judgment dated 17/11/2014. Eventually on the merits, after allowing both the parties to lead evidences, the trial Court decreed the Suit on 05/04/2016. Once again applicant filed Appeal No. 169 of 2016 which stood dismissed on 17/04/2018 against the concurrent findings, the applicant filed Civil Revision Application No. 280 of 2018, under Section 115 of CPC and said Civil Revision Application No. 280 of 2018 has disposed and give order to vacate the suit property in one year and handover vacant possession of the said premises to the Vendor hence Mr. Varadprasad Vidyadhar Parchure have handover vacant possession of the said premises on dated 31st July, 2019. Based upon the said 'WILL' and the relevant Documents / NOC / Affidavits / Court Decree etc. the Thane Municipal Corporation (TMC), vide their communication dated _____ have registered name of the said VENDOR in their record as an "OCCUPIER" of the said property, for the purposed of TMC's Property Tax Assessment.

AND WHEREAS the VENDOR is enjoying the said premises as full and absolute owner thereof and he has decided to sell the said premises on **OWNERSHIP BASIS** together with undivided right, title and interest in the said premises and the PURCHASERS demanded from the VENDOR and the VENDOR has given inspection to the PURCHASERS and they are satisfied with all the documents of the title relating to the said premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS after negotiations, the VENDOR has agreed to sell and PURCHASERS have agreed to purchase aforesaid premises of



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P. Dahiwal B. Dahiwal

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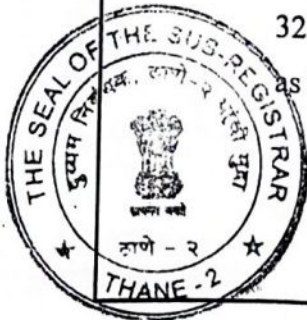
दस्तावेज नं. ९०२९२/२०१९

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OWNERSHIP BASIS for the consideration and upon the term and conditions hereinafter appearing.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The VENDOR hereby agrees to sell, assign and transfer and the PURCHASERS hereby agree to purchase and acquire from VENDOR, the said premises bearing **Residential Premises** admeasuring 375 Sq. Ft. (Carpet) area on **Ground Floor**, in the "NEELAM BUILDING", standing on the property bearing **Final Plot (F. P.) No. 242, Village - Panchpakhadi**, lying, being and situated at Pipe Line Road, Near Uday Nagar Society, Panchpakhadi, Thane (West) - 400602, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane and more particularly described in the schedule written hereunder TOGETHER WITH ALL the rights, titles and interests therein at and for a **Lump-sum Price / Consideration of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)**.
2. The PURCHASERS have agree to pay to VENDOR **Lump-sum Price / Consideration of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** in the following manner :-
 - A) **Rs. 1,00,000/- (Rupees One Lakh Only)** by Cheque No. 32377 Dated 27/09/2017 Drawn on SBI Bank, P. P. Branch as Token Money before execution of this Agreement.



- 4 -

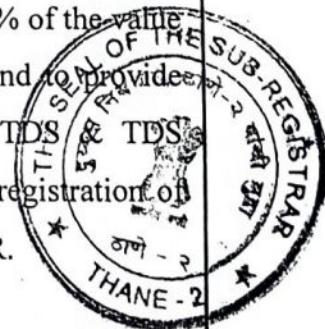
Handwritten signatures:
P. Dahiwad B. Dahiwad सुशीला दिलीप दहीवादा

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- B) **Rs. 4,00,000/- (Rupees Four Lakhs Only)** by Cheque No. 37886 Dated 30/09/2017 Drawn on SBI Bank, P. P. Branch as the Part Payment.
- C) **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** by Cheque No. 987176 Dated 06/11/2019 Drawn on State Bank of India, Panchpakhadi, Thane as the further Part Payment.
- D) **Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)** by Cheque No. 442763 Dated 06/11/2019 Drawn on State Bank of Inida, Panchpakhadi, Thane as the further Part Payment.
- E) **Rs. 3,05,000/- (Rupees Three Lakhs Five Thousand Only)** by Cheque No. 987177 Dated 07/11/2019 Drawn on State Bank of India, Panchpakhadi, Thane as the further Part Payment.
- F) **Rs. 9,70,000/- (Rupees Nine Lakhs Seventy Thousand Only)** by Cheque No. 065211 Dated 07/11/2019 Drawn on State Bank of India, Panchpakhadi, Thane as the further Part Payment
- G) The PURCHASERS have agree to pay TDS of **Rs. 75,000/- (Rupees Seventy Five Thousand Only)** i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the VENDOR.
- H) **Balance Amount of Consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only)** by obtaining loan from any



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Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within **Thirty (30) days** from handing over all Original Documents and other related paper from the **VENDOR** to **PURCHASERS**.

However, if the **PURCHASERS** will be unable to pay full and final payment as stipulated period mentioned above then the **PURCHASERS** will be liable to pay to **VENDOR** interest @ 18% p.a. on the balance payment upto grace period **Thirty (30) days**, further the **PURCHASERS** will be unable to pay full and final payment upto grace period mentioned above then this Agreement shall terminated / cancelled with an amount of Rs. 1,00,000/- will be forfeited and the **VENDOR** shall retain ownership of the said premises as before.

3. After realization of receipt of full and final amount of the consideration in respect of said premises, the **VENDOR** shall hand over and put the **PURCHASERS** in vacant, peaceful, exclusive, physical and legal possession of the said premises without reservation on any rights or claim of whatsoever nature and thereafter the said premises shall be the absolute property of the **PURCHASERS**.
4. The **VENDOR** shall execute and hand over to the **PURCHASERS** all necessary applications, forms, declarations for getting the said premises transferred in **PURCHASERS** name.



The **VENDOR** hereby agrees, admits and declares that, the said premises and every part thereof is free from all encumbrances, claim and demands whatsoever and that the **VENDOR** has not

(Signature)

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mortgaged, charged, encumbered or otherwise disposed off the said premises or any part thereof in any manner whatsoever.

6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said premises, if found, due and payable the same shall be borne and paid by the VENDOR alone and that the VENDOR shall indemnify and keep indemnified the PURCHASERS at all times in respect thereof.
7. All the deposits and amounts, viz. electricity meter deposit and other deposits, charges, etc. paid by the VENDOR to the authorities concerned shall stand transferred to the account of the PURCHASERS. All the taxes, cess, charges, expenses and other outgoings in respect of the said premises due and payable from the date of handing over possession of the said premises shall be borne and paid by the PURCHASERS alone.
8. The PURCHASERS hereby agree and undertake to abide by all the rules and regulations of the Local Authority in respect of said premises from the date of handing over possession of the said premises, the PURCHASERS shall pay and shall keep on paying to the concerned authority all the taxes, electricity, water charges, maintenance charges and all other dues and outgoings and shall not withhold the same for any reason whatsoever and shall always keep the VENDOR indemnified in that behalf.
9. The VENDOR shall deliver and cause to be delivered to PURCHASERS all the documents, deeds, permissions, etc.



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P. Dahiwal B. Dahiwal इब्राहिम दिलाय दहिवल

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16. The PURCHASERS shall register this Agreement in the Office of the Sub-Registrar and intimate about the same to the VENDOR and the VENDOR shall attend the Office of the Sub-Registrar and admit the execution of these presents, without any hindrance and delay.
17. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by PURCHASERS ALONE.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT Residential Premises admeasuring 375 Sq. Ft. (Carpet) area on Ground Floor, in the "NEELAM BUILDING", standing on the property bearing Final Plot (F. P.) No. 242, Village - Panchpakhadi, lying, being and situated at Pipe Line Road, Near Uday Nagar Society, Panchpakhadi, Thane (West) - 400602, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



- 10 -

Signature

P. Dahiwal B. Dahiwal सुपरीवाहक

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED

by the withinnamed "VENDOR"

Dilip

MR. DILIP KESHAV NIMKAR



in the presence of....

- 1) *P. Prabhakar*
- 2) *D.S. Utale*

SIGNED SEALED AND DELIVERED

by the withinnamed "PURCHASERS"

P. Dahiwal

1) MRS. PRATIBHA BHUSHAN DAHIWAL



B. Dahiwal

2) MR. BHUSHAN DILIP DAHIWAL



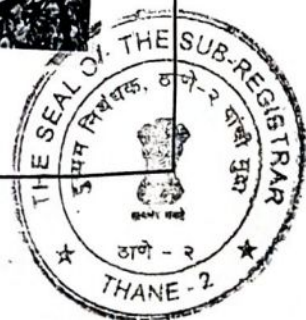
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3) MRS. SUSHILA DILIP DAHIWAL



in the presence of...

- 1) *P. Prabhakar*
- 2) *D.S. Utale*



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दस्ता क्रमांक ७७९२/२०१९

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:: RECEIPT ::

RECEIVED of and from 1) MRS. PRATIBHA BHUSHAN DAHIWAL, 2) MR. BHUSHAN DILIP DAHIWAL and 3) MRS. SUSHILA DILIP DAHIWAL (PURCHASERS), a sum of Rs. 34,25,000/- (Rupees Thirty Four Lakhs Twenty Five Thousand only) as the Earnest Money / Part Payment against the sale of Residential Premises admeasuring 525 Sq. Ft. (Built-up) area on Ground Floor, in the "NEELAM BUILDING", situated at Pipe Line Road, Near Uday Nagar Society, Panchpakhadi, Thane (West) - 400602 in the following manner :

Pratibha P. Dahiwale
B. Dahiwale
सुशीला दिनेशु दहीवाल

Sr. No.	Rupees	*Cheque No.	Dated	Bank
1)	Rs. 1,00,000/-	32377	27/09/2019	SBI Bank, P. P. Branch
2)	Rs. 4,00,000/-	37886	30/09/2019	--"--
3)	Rs. 8,00,000/-	987176	06/11/2019	State Bank of India, Panchpakhadi, Thane
4)	Rs. 8,50,000/-	442763	06/11/2019	--"--
5)	Rs. 3,05,000/-	987177	07/11/2019	--"--
6)	Rs. 9,70,000/-	065211	07/11/2019	--"--

*Subject to realization of Cheque.

Rs. 34,25,000/-

I SAY RECEIVED

Dilip Keshav Nimkar

MR. DILIP KESHAV NIMKAR

"VENDOR"

WITNESSES :

1) *[Signature]*



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THANA BOROUGH MUNICIPALITY COUNCIL

OCCUPATION CERTIFICATE NO 798/1363

Date 24-5-71

7S/10-9-71
No. 1387

Commencement Certificate No. 119 Date 7-7-71

- (1) Architects Name S HRI R. G. PATASKAR (Arch)
Address old Bombay Road, Thana
- (2) Owner's Name FOR SHRI. G. W. JOSHI & SMTI. V. K. NIMKAR
Address at Panchpakhedi Thana
- (3) Locality — Tika No — S. Nos. —
- C. T. S. — H. No. — F Plot No. 242
- Date of Certificate 20-9-71 And for which Floor Car. Floor only

DIMENSIONS

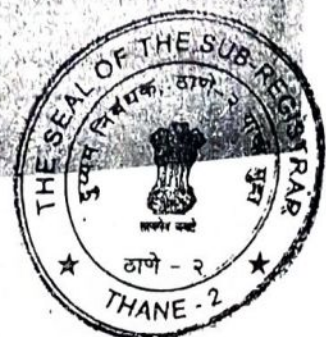
Ground Floor	<u>G-F</u> X 1) Two Liv. Rooms = 14'-0" x 10'-0"
First Floor	✓ 2) " Kitchens = 10'-0" x 10'-0" ✓ 3) " W.C. = 4'-0" x 3'-0"
Second Floor	✓ 4) " Bath = 6'-0" x 4'-0"
Third Floor	5) Verandah = 1/2" wide 6) Passage = 3'-6" wide
Fourth Floor	

One septic Tank only

Permission is hereby granted to occupy the above building as mentioned above. (Completion Certificate) to be issued when the Bldg. is completed in all respects. Applicant has to apply for it after the completion of the Bldg. Bldg. shall be taxed from the date of issue of occupation certificate.

Town Development Officer
Town Development Officer
Thana Borough Municipality
THANA.

Civil Officer
Civil Officer



21 | 2-10-73 **THANA BOROUGH MUNICIPALITY**
OCCUPATION CERTIFICATE 791/2064

No. 1781

Date 22-11-73

Commencement Certificate No. 109 Date 13-9-73

- (1) Architects Name Shri. R.G. Patankar (Arch) Thana
 Address Vaidya Building, Str. Road, Thana
- (2) Owner's Name Shri. G.W. Jashi & Smt. V.K. Nimkar
 Address Panch Palchadi Thana
- (3) Locality Panch Palchadi Thana Tika No. S. Nos. 341 H
 C. T. S. H. No. EPlot No. 242 TPS No.
 Date of Certificate 17-10-73 And for which Floor first only

DIMENSIONS

	F.FLS.	
1) Ground Floor	Living Rm.	2 x 14'-0" x 10'-0"
2) First Floor	Kitchen	2 x 10'-0" x 10'-0"
3) Second Floor	Bal.	2 x 10'-0" x 4'-0"
	Verandah	1 x 20'-9" x 4'-0"
4) Third Floor	w.c.	2 x 3'-0" x 4'-0"
5) Fourth Floor	Bath	2 x 6'-0" x 4'-0"
	lobby	2 x 3'-6" x 9'-6"

Privy :-

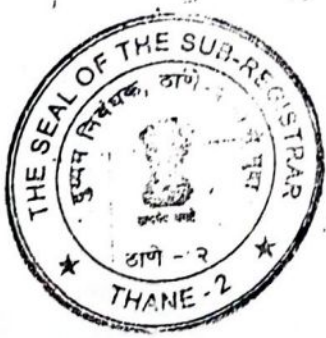
Water Tap :-

Permission is hereby granted to occupy the above building as mentioned above.

- 1) Completion certificate shall be obtained from the local authority in all respects.
- 2) Building shall be taxed from the date of issue of occupation certificate.

[Signature]
 Town Development Officer
 THANA
[Signature]
 Chief Officer
 Thana Borough Municipality,
 THANA.

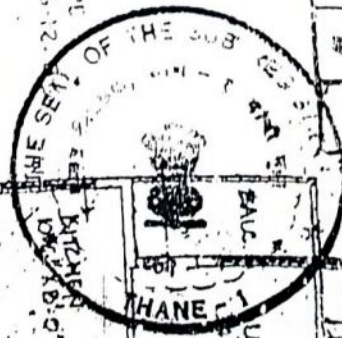
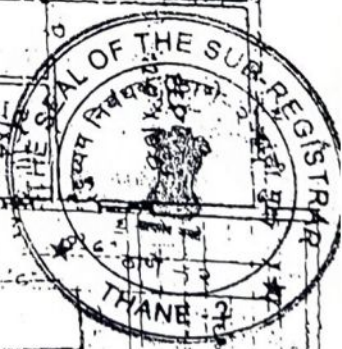
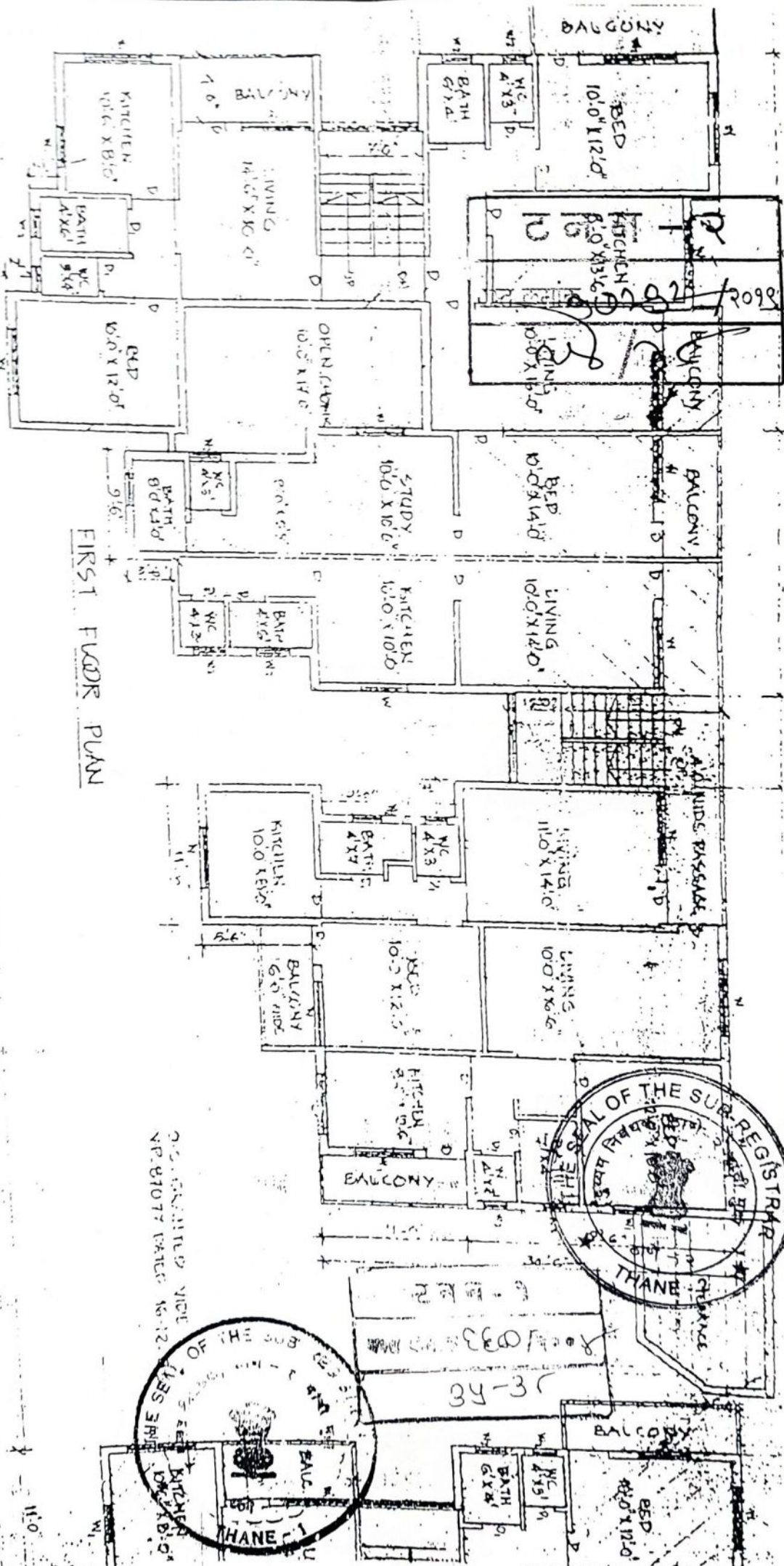
Seal



20.0" WIDE ROAD

BOUNDARY OF THE PLOT

FIRST FLOOR PLAN



0.5. SQUARED VICE
 VP. 8707 WATER NO. 12.

3-73

Valuation ID		20191115215		15 November 2019,09:37:06 AM	
मूल्यांकनाचे वर्ष		2019			
जिल्हा		ठाणे			
मूल्य विभाग		तानुका : ठाणे गावाचे दाख - नोंदण्ड (ठाणे महानगरपालिका)			
ठाण मूल्य विभाग		3/12-6ब-2) मुंबई अशा दुसऱ्या महामार्गाच्या पूर्वकडील जील ब-1 स्थितिक इतर मिळकती दिशा नं.15			
क्षेत्राचे नाव		Thane Municipal Corporation सर्व्हे नंबर /न. पू. क्रमांक :			
वार्षिक मूल्य दर तक्रारानुसार मूल्यदर दर.					
सुट्टी क्रमीन	निवासी संदर्भक	कर्यालय	दुकाने	औद्योगिक	वेळमान्याचे एकक
54600	110700	144500	205600	144500	चौ. मीटर
बांधीच क्षेत्राची माहिती					
बांधकाम श्रेय(Built Up)-	41.82चौ मीटर	मिळकतीचा वाटा-	निवासी संदर्भक	मिळकतीचा प्रकार-	बांधीच
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2चौ	मूल्यदर/बांधकामाचा दर-	Rs.110700/-
उदाहरण सुविधा -	आहे	मरता -	Stilt floor O- Ground floor		
Sale Type - >					
पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		$= (\text{वार्षिक मूल्यदर} * \text{पसा-यानुसार टक्केवारी}) * \text{मरता निहाय पट/वाड}$ $= (110700) * (100 / 100) * 100 / 100$ $= \text{Rs.}110700/-$			
A) मुख्य मिळकतीचे मूल्य		$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 110700 * 41.82$ $= \text{Rs.}4629474/-$			
एकत्रित अतिथि मूल्य		$= \text{मुख्य मिळकतीचे मूल्य} + \text{तक्रारामे मूल्य} + \text{वेळमान्याचे मूल्य} + \text{सहायक मरताचे मूल्य} + \text{वरील मरताचे मूल्य} + \text{सहित वापर मरताचे मूल्य} + \text{सुट्टी अतिथिवाला मरताचे मूल्य}$ $= A + B + C + D + E + F + G + H + I$ $= 4629474 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.}4629474/-$			

Home Print

तल्ल - २
 १०/११/२०१९
 ३४/३८



भारत सरकार
GOVERNMENT OF INDIA



प्रतिभा भूषण दहिवाल
Pratibha Bhushan Dahiwal
DOB: 07-11-1985
Gender: Female



8907 2903 1158

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA




दिलीप केशव निमकर
Dilip Keshav Nimkar
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male




8183 1189 9739

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



सुशीला दिलीप दहिवाल
Sushila Dip Dahiwal
जन्म वर्ष / Year of Birth : 1903
स्त्री / Female



3559 0406 1256

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA




भारिशान दिलीप दहिवाल
Bharishan Dilip Dahiwal
DOB: 07-11-1985
Gender: Male




5968 8153 2236

भारत सरकार
GOVERNMENT OF INDIA



धनेश गिवाजी उताल
Dharesh Ghivaji Utal
जन्म तारीख / DOB: 22/09/1985
पुरुष / MALE



5001 1725 2358

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 15930002178 Valid Till: 04-12-2022 (HT) DOI: 02-02-1533

14-12-2017
AUTHORISATION TO DRIVE FOLLOWING CATEGORIES OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	02-02-1989
3W-MT	02-02-1989
MCWG	02-02-1989

DOB: 05-06-1987 BG

Name: PANKAJ MEHTA
S/O of GHANSHYAMLAL MEHTA
Add: FLT NO 6, SWARNA APT, PANGHPANMADI,
THANE (W).
THANE
PIN: 400602

Signature & ID of Issuing Authority: MH04

FORM 1 (REV. 14/01)

Signature & Thumb Impression of Holder

P. Dahiwal

टबल - २
वस्तु क्रमांक 90282
34 / 35

Dahiwal

सुशीला दिलीप दहिवाल

B. Dahiwal

D. Sutale

P. Mehta



74/17232

शुक्रवार, 15 नोव्हेंबर 2019 9:42 म.पू.

दस्त गोपवारा भाग-1

टनन2

3495

दस्त क्रमांक: 17232/2019

दस्त क्रमांक: टनन2 /17232/2019

बाजार मूल्य: रु. 46,29,500/- मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,25,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्रं. 17232 वर दि.15-11-2019

रोजी 9:37 म.पू. वा. हजर केला.

पावती:20261

पावती दिनांक: 15/11/2019

सादरकरणाचाचे नाव: प्रतिभा भूषण दहिवाळ -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृटांची संख्या: 38

एकूण: 30760.00

P. Dahiwal

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 15 / 11 / 2019 09 : 37 : 12 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 11 / 2019 09 : 41 : 46 AM ची वेळ: (फी)



- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तत्समसुधार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण पत्तकर निष्पादक व्यक्ती, साक्षीवार व सोपत जोडलेले कागदपत्रे दस्त्याची सत्यता करणारी व सटी खात्रीत निष्पादक व्यक्ती संपुर्णपणे तक्रारदार आहेत. सर्वोच्च सदर हस्तंतरण दस्त्यामुळे दस्तामधील कोणत्याही संपत्ती कोणत्याही कायदा/नियम/परिपत्रक यांचे अस्तित्त्व होत नाही.

सदर देणार सही

P. Dahiwal

B. Dahiwal

सुशिला देवी दहिवाळ

सिंह देणार सही

Sinh



दस्त गोषवारा भाग-2

टनन2 २०१९
दस्त क्रमांक:17232/2019

15/11/2019 9:47:44 AM

दस्त क्रमांक :टनन2/17232/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्पा
1	नाव:दिलीप केशव निमकर - पत्ता:-, 1 ला मजला, निमकर मदन, -, फार्डप लार्डन रोड पांचपखाडी नौपाडा ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non- Government. पॅन नंबर:ABSPN4821H	लिहून घेणार वय :-67 स्वाक्षरी:-		
2	नाव:प्रतिभा भूपण दहिवाळ - पत्ता:प्लॉट नं: फ्लॉट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा मोमायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपखाडी ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BEMPD5865F	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:भूपण दिलीप दहिवाळ - पत्ता:प्लॉट नं: फ्लॉट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा मोमायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपखाडी ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AJUPD5681M	लिहून घेणार वय :-37 स्वाक्षरी:-		
4	नाव:सुशीला दिलीप दहिवाळ - पत्ता:प्लॉट नं: फ्लॉट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा मोमायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपखाडी ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AESPD8682D	लिहून घेणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त.ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:15/11/2019 09:45:57 AM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजवाव देणाऱ्या पक्षकारांची ओळख संमती अधीन - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार प्रतिभा भूपण दहिवाळ	15/11/2019 09:43:44 AM	प्रतिभा भूपण दहिवाळ F XXXX XXXX 1158
2	लिहून घेणार भूपण दिलीप दहिवाळ	15/11/2019 09:44:24 AM	भूपण दिलीप दहिवाळ M XXXX XXXX 2236
3	लिहून घेणार सुशीला दिलीप दहिवाळ -	15/11/2019 09:45:25 AM	सुशीला दिलीप दहिवाळ F XXXX XXXX 1256
4	लिहून घेणार दिलीप केशव निमकर	15/11/2019 09:46:18 AM	दिलीप केशव निमकर M XXXX XXXX 9739



15/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्त क्रमांक : 17232/2019

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4629500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका क्र, माळा नं: ग्राउंड फ्लोअर, इमारतीचे नाव: निलम बिल्डिंग, रोड नं: पार्डेप लार्डेन रोड पांचपाखाडी नौपाडा ठाणे, इतर माहिती: सदनिका चे क्षेत्रफळ 375 चौ फुट कार्पेट(जो नं 3/12 6व-2)((Final Plot Number : फायनल प्लॉट नं 242 टी पी एम नं 1 ;))
(5) क्षेत्रफळ	1) 375 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीप केशव निमकर - वय:-67; पत्ता:--, 1 ला मजला, निमकर सदन, -, पार्डेप लार्डेन रोड पांचपाखाडी नौपाडा ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-ABSPN4821H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिभा भूपण दहिवाळ - वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा सोसायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BEMPD5865F 2): नाव:-भूपण दिलीप दहिवाळ - वय:-37; पत्ता:-प्लॉट नं: फ्लॅट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा सोसायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AJUPD5681M 3): नाव:-मुथीला दिलीप दहिवाळ - वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं 14, माळा नं: -, इमारतीचे नाव: सुवर्णा सोसायटी, ब्लॉक नं: -, रोड नं: गुरुकुल रोड पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AESP8682D
(9) दस्तऐवज करून दिल्याचा दिनांक	15/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	15/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	17232/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक, ठाणे क्र. २

