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Monday, July 22, 2019

12:18 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn.:39M

गावाचे नाव: शिवाजीनगर

दस्तऐवजाचा अनुक्रमांक: कलन4-10140-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्वानंदी सुधीर तातावडे

पावती क्र.: 11256

दिनांक: 22/07/2019

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 29400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:38 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2373900 /-

नोंददला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 1680000/-

Joint Sub Registrar, Kalan 4

४ मह-दुरगम निबंधक कल्याण ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.28000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004154801201920R दिनांक: 22/07/2019

बँकेचे नाव व यत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

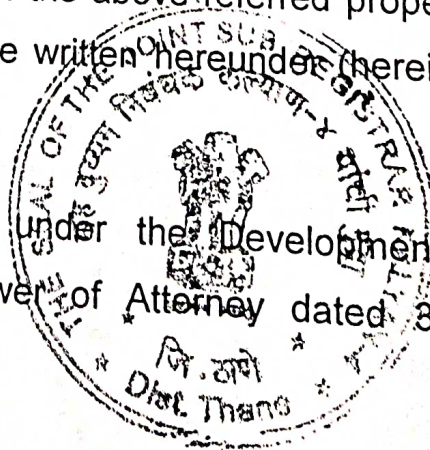
Patrawale

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 22nd day of July, 2019 BETWEEN M/S.GIRIDHAR CONSTRUCTION PROPRIETARY CONCERN, through proprietor SHRI.DAYANAND TULSHIRAM KIRATKAR having its Office at 9, Atrinandan Co-operative Housing Society Ltd., Maharashtra Nagar, M.Phule Road, Dombivli (West), Dist-Thane, hereinafter referred to as "THE PROMOTORS" (which expression shall mean and include all its partners, their heirs, executors, Administrators and assigns unless repugnant & Contrary to the context in which used) of the ONE PART AND MRS. SWANANDI SUDHIR TATAWADE Aged 27 years & SHRI. SUDHIR SUDAN TATAWADE, Aged 31 Years, both Indian Inhabitants, residing at C/o. Room No.6, Tukaram Darshan Chawl, Sarovar Nagar, Garibacha Wada, M. Phule Road, Dombivali (West), Dist-Thane, hereinafter referred to as the "THE PURCHASERS" (which expression shall mean and include all their heirs, attorneys, executors and unless repugnant and contrary to the context in which used) of the OTHER PART.

WHEREAS Smt. Shevantabai Rajaram Mhatre and 21 others are the owners of the property admeasuring 700 Sq. Mtrs. bearing Old Survey No. 344, New Survey No. 99, Hissa No. 8 at Village – Shivaji Nagar, Taluka-Kalyan, Dist-Thane. The above referred property is ancestral property which has been received to the present owners after death of original owner of the above referred property more particularly described in the schedule written hereunder (hereinafter referred to as the SAID PROPERTY).

AND WHEREAS under the Development Agreement & an Irrevocable General Power of Attorney dated 31/12/2009, the said



(Handwritten signature)

(Handwritten signature: M. S. Tatawade)

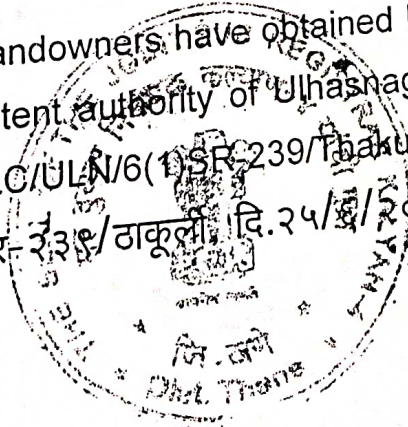
8
दस्तावेज नं. 90980 / 99
६/७०

Owners have entrusted the necessary powers to the Promoters to develop the said property and sell the Flats/Shops to be constructed thereon on the terms and conditions contained therein. The said Development Agreement & an Irrevocable General Power of Attorney dated 31/12/2009 are duly registered with Sub Registrar Kalyan-4 under Sr. No. 458 & 459 on 22/01/2010 respectively.

WHEREAS Shri. Babu Shankar Mhatre and Shri. Pandurang Anant Patil are the owners of the property admeasuring 300 Sq. Mtrs. bearing Old Survey No. 344, New Survey No. 99, Hissa No. 7 at Village - Shivaji Nagar, Taluka-Kalyan, Dist-Thane. The above referred property is ancestral property which has been received to the present owners after death of original owner of the above referred property more particularly described in the schedule written hereunder (hereinafter referred to as the SAID PROPERTY).

AND WHEREAS under the Development Agreement & an Irrevocable General Power of Attorney dated 03/08/2010, the said Owners have entrusted the necessary powers to the Promoters to develop the said property and sell the Flats / Shops to be constructed thereon on the terms and conditions contained therein. The said Development Agreement & an Irrevocable General Power of Attorney dated 03/08/2010 are duly registered with Sub Registrar Kalyan-4 under Sr. No. 4505 and 4506 on 03/08/2010.

AND WHEREAS landowners have obtained ULC permission from Dy. Collector and competent authority of Ulhasnagar Nagari Sankulan, Thane vide order no. ULC/ULN/6(1)SR/239/Pakurli dated 25/06/2003. युएलसी/युएलएन/६(१)एसआर-३३९/ठाकूली दि. २५/६/२००३. A copy of which is annexed hereto.



(Handwritten signature)

(Handwritten signature)
(Handwritten signature)

कल न - ४
दस्ता क्र. ९०९४०/९९
३२/००

42 This Agreement shall always be subject to the provision of the Maharashtra Flat Ownership Act, 1963 and the rules framed there under.

SCHEDULE OF THE PROPERTY

A Flat Premises being No.206, admeasuring 410 Sq. Ft. Built up area i.e. 38.10 Sq. Mtrs. on 2nd Floor of "**SHREE PRABHU HEIGHTS**" (with lift) situated at Garibacha Vada, Maharashtra Nagar, M. Phule Road, Dombivli(West), Dist-Thane and standing on land totally admeasuring 1000 Sq. Mtrs bearing Old Survey No. 344, New Survey No. 99, Hissa No. 7, 8 of Village- Shivaji Nagar in the Registration Dist. Thane, Sub-District at Kalyan, within the limit of Kalyan Dombivli Municipal Corporation Taluka : Kalyan, Dist. Thane bounded as under :-

ON OR TOWARDS EAST : S. No. 96
ON OR TOWARDS WEST : Road
ON OR TOWARDS SOUTH : S. No. 99, H. No. 9
ON OR TOWARDS NORTH : S. No. 99, H. No. 6

IN WITNESSETH WHEREOF WE HAVE SET AND
SUBSCRIBED OUR HAND AND SEAL TO THIS WRITING ON THE
DAY AND THE YEAR HEREINABOVE MENTIONED.



Satwade
C. E. Satwade

दस्तावेज क्र. 90980
33 60

SIGNED, SEALED & DELIVERED.)
By the within named " PROMOTORS ")
M/S.GIRIDHAR CONSTRUCTION)
PROPRITARY CONCERN)
Through Proprietor)
SHRI. DAYANAND TULSHIRAM KIRATKAR))
in the presence of)



1) )

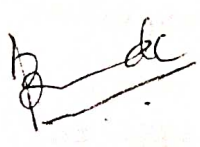
2) श्री. मंगला दी कान्ह)

SIGNED, SEALED & DELIVERED)
By the within named "PURCHASERS")
MRS. SWANANDI SUDHIR TATAWADE)



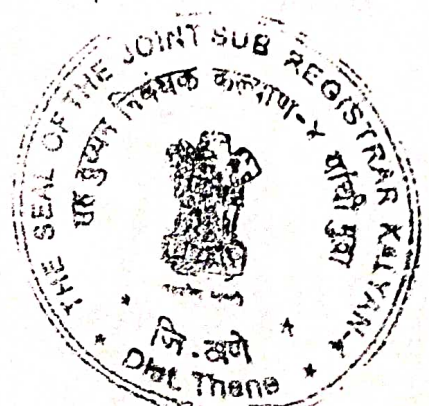


SHRI. SUDHIR SUDAN TATAWADE)
in the presence of)

1) )



2) श्री मंगला दी कान्ह)





22/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण

दस्त क्रमांक : 10140/2019

नोंदणी :

Regn:631r

गावाचे नाव : शिवाजीनगर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2373900
(4) भू-मापन, पोडहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : सदनिका नं: 206, माळा नं: सुसर मजला इमारतीचे नाव: श्री प्रभू हाइट्स, ब्लॉक नं: गरीबाचा वाडा, रोड नं: महात्मा फुले रोड, डोंबिवली (पश्चिम), इतर माहिती: विभाग 6/26, दर 62300 क्षेत्रफळ 410 चौ फुट क्षेत्रफळ ((Survey Number : जुना ३४४, नविन ९९, हिस्ता क्र. ७ आणि ८ ;))
(5) क्षेत्रफळ	1) 410 चौ.फुट
(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:- मेसर्स गिरीधर कन्स्ट्रक्शन प्रोप्रायटरी कन्सर्न तर्फे श्री. अय्यानंद तुलशीराम किरतकर वय:-57; पत्ता:- प्लॉट नं: दुकान क्र. 9, माळा नं: -, इमारतीचे नाव: अत्रिनंदन सोसायटी, ब्लॉक नं: महाराष्ट्र नगर, रोड नं: महात्मा फुले रोड, डोंबिवली (पश्चिम) महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AFKPK7683L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- स्वानंदी सुधीर तातावडे वय:-27; पत्ता:- प्लॉट नं: 6 माळा नं: -, इमारतीचे नाव: तुकाराम दर्शन चाळ, ब्लॉक नं: सरोवर नगर, गरीबाचा वाडा, रोड नं: महात्मा फुले रोड, डोंबिवली (पश्चिम), महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-BEQPT2959J 2): नाव:- सुधीर सुदन तातावडे वय:-31; पत्ता:- प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: तुकाराम दर्शन चाळ, ब्लॉक नं: सरोवर नगर, गरीबाचा वाडा, रोड नं: महात्मा फुले रोड, डोंबिवली (पश्चिम), महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AGOPT4610M
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	22/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	10140/2019
(12) बाजारभाव प्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभाव प्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

