

390/19682

Tuesday, October 03, 2023
6:17 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 21183

दिनांक: 03/10/2023

गावाचे नाव: आणिक

दस्तऐवजाचा अनुक्रमांक: करल3-19682-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धनन्जय सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

रु. 30700.00

DELIVERED

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:37 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक कुर्ला - 3

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

बाजार मूल्य: रु. 2230852.26 /-

मोवदला रु. 4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023035806210 दिनांक: 03/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008887603202324P दिनांक: 03/10/2023

बँकेचे नाव व पत्ता:

धनन्जय सिंह

करल - ३		
१९९८२	६	३५
२०२३		

:- AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 3rd day of ~~October~~ October, 2023, BETWEEN **MR. RANACHHOD POLA KATANIYA @ RICHOD POLA KATANIYA**, aged about 66 years adult Indian Inhabitant of Mumbai, residing at Flat No. 617, 6th Floor, Sai Niketan Co-operative Housing Society Ltd., Building No. 16, M.M.R.D.A. Colony, Rock Lane, R.C. Road, Vashinaka, Chembur (East), Mumbai-400074, holder of Aadhar Card No. 9553 2589 1668, PAN No. NYOPK3278M, hereinafter called as **"THE VENDOR"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**;

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धनराज सिंह



: AND :

MR. DHANANJAY SINGH, aged 34 years, an Indian Inhabitant of Mumbai, residing at Room No. 8A, Motiram Mishra Chawl, Adarsh Seva Mandal, M.G. Road No. 9, Near S. T. Stand, Sukarwadi, Borivali (East), Mumbai - 400066, having Aadhar Card No. 3366 0330 7986, PAN No. NDLP3977M, hereinafter called as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS Vendor is lawful owner / allottee in respect of flat premises i.e. **Flat No. 617, 6th Floor, Sai Niketan Co-operative Housing Society Ltd., Building No. 16, M.M.R.D.A. Colony, Rock Lane, R.C. Road, Vashinaka, Chembur (East), Mumbai - 400074**, admeasuring area

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225 Sq. Ft. (Carpet) i.e. 270 Square feet (built up) area,
constructed on the land bearing C.T.S. No. 252-B, 261C,

313A, 314A & 316A, of Village : Anik, Taluka : Kurla, Mumbai Suburban District, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as "THE SAID FLAT" (more particularly described in the SCHEDULE hereunder written).

AND WHEREAS the said Flat was allotted by MMRDA to the Vendor MR. RANACHHOD POLA KATANIYA @ RICHOD POLA KATANIYA and handed over the vacant



possession of above said flat premises together with all rights, title, interest, benefits, etc. to the Vendor Allotment Letter / possession Letter dated 17-03-2005, MAP No. 8, I. D. No. 96, and since then the absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to above said Flat Premises.

AND WHEREAS Vendor MR. RANACHHOD POLA KATANIYA @ RICHOD POLA KATANIYA is the Member of the Sai Niketan Co-operative Housing Society Ltd., registered under Registration No. M.U.M./ M.M.R.D.A / H.S.G./(T.C.)/267/2012-13, and holding 5 share of Rs.50/- each under Share Certificate No. _____, Member's Register No. 037, under Distinctive Nos. 466 to 470 (both inclusive) hereinafter referred to as the 'SAID SHARES'.

AND WHEREAS the Vendor herein is paying the Society Maintenance charges to the said Society, and Vendor herein is holding the said Flat and member of the said Society and paid all maintenance dues till date.

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AND WHEREAS in consequent to holding of the above said shares, the Vendor has acquired interest in the said Flat of the said Society and Vendor competent to transfer the said Shares and his interest in the said Flat of the Society. The Vendor has agreed to transfer the said Shares and his occupancy right in respect of the said Flat to the Purchaser herein for the total consideration of **Rs.40,00,000 (Rupees Forty Lakhs Only)** on the terms and conditions mutually agreed between the parties as appearing herein below.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PATIES AS FOLLOWS:

1. The Vendor hereby sell, transfer, convey and assign all his rights, title and interest in the **Flat No. 617, 6th Floor, Sai Niketan Co-operative Housing Society Ltd., Building No. 16, M.M.R.D.A. Colony, Rock Lane, R.C. Road, Vashinaka, Chembur (East), Mumbai-400074**, admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 Square feet (built up) area, constructed on the land bearing **C.T.S. No. 252-B, 261C, 313A, 314A & 316A**, of Village : **Anik, Taluka : Kurla, Mumbai Suburban District**, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, for the total consideration of **Rs.40,00,000/- (Rupees Forty Lakhs Only)** which amount the Purchaser has agreed to pay to the Vendor and to purchase and acquire the said Flat on **OWNERSHIP BASIS**.
2. "THE PURCHASER" herein has on or before the execution of these presents, paid to the Vendor herein

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THE SCHEDULE REFERRED TO ABOVE

Flat No. 617, 6th Floor, Sai Niketan Co-operative Housing Society Ltd., Building No. 16, M.M.R.D.A. Colony, Rock Lane, R.C. Road, Vashinaka, Chembur (East), Mumbai-400074, admeasuring area 225 Sq. Ft., (Carpet) i.e. 270 Square feet (built up) area, constructed on the land bearing C.T.S. No. 252-B, 261 C, 313A, 314A & 316A, of Village : Anik, Taluka : Kurla, Mumbai Suburban District, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



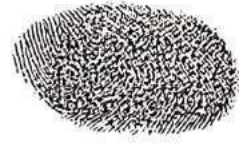
THE WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED BY the]
 Within named "THE VENDOR"]
MR. RANACHHOD POLA KATANIYA]
 @ **RICHOD POLA KATANIYA**]
 In the presence of]



R P K

SIGNED AND DELIVERED by the]
 Within named "THE PURCHASER"]
MR. DHANANJAY SINGH]
 In the presence of.....]



धनंजय सिंह

Witnesses:

1. Ved Prakash v Dubey Age 43
2. Jamuna Shrinivas Naidu

[Handwritten signature]

करल - ३		
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२०२३		

Sai Niketan Co-operative Housing Society Ltd.

Regd. No. MUM / M.M.R.D.A. / (K.S. T.C.) / 267/2012-13

Bldg. No. 16, Eock Line, C.T.S. Washinaka & 316A, M.M.R.D.A. Colony, Mumbai, Maharashtra 400 074.



Member Register No. 037

Certificate No. 67

Share Certificate

Authorised share caoital Rs. 50000 Divided into 1000 shares each of Rs. 50 each only

This is to certify that Shri/Smt./Dr./Ms. Kateniya Richod

is the Registered Holder of 50 shares of Rs. 250 (Rupees Two hundred Fifty only)

Each numbered from 466 to 470 both inclusive in Sai Niketan

Co-operative Housing Society Ltd. subject to bye laws of the said Society that upon such shares the sum of

Rs. 250/- (Rupees Two hundred fifty only) has been paid Give under the common seal

of the said society this 18/05/ day of 2023

₹ 250



No. 581A/DD/11/1.30 to 1.34/MC/PL/19

Date:

17 DEC 2004

करल =

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To,

M/s S.V.Thalcker & Associates,
335/337, Kallash Plaza,
Vallabh Baug Lane,
Chhatkopar (E),
Mumbai 400075

Sub: Proposed Rehab buildings no 1 to 16 under Slum
Rehabilitation Scheme on plot bearing CTS nos 251B,
261C, 313A & 314A of village Anik, Chembur, M/East ward
Occupation Certificate.

Ref.: Architect's letter date 25/08/2004.

Sir,



The development work of Rehab building nos. 1
5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 in Slum Rehabilitation
Scheme sanctioned under clause no. 3.11 read with clause no. 3.19
and 3.19 (II) of Appendix IV of DCR 33(10) on plot bearing CTS
Nos. 251B, 261C, 313A & 314A of village Anik, Chembur, M/East
ward, completed under the supervision of Shri Hiren Thalcker of
M/s. S.V.Thalcker & Associates, Licensed Surveyor/ Architect
having license no. MCAT/107/LS, Shri S.C.Dupalia, Licensed
structural Engineer having license no. STR/4 and Shri S.K.Lahon,
Licensed Site Supervisor having license no. 1/11/SS-1 may be
occupied on following conditions:

करल - ३

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राज्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

साई निकेतन को-ऑपरेटिव्ह होस्टिंग

सोलायटी लिमिटेड, वि.नं. १६, रोकलाईन, सीटीएसन. २५२ वी, २६१ सी, ३१३ ए

आणि ३१४ ए, एमएमआरडीए कॉलनी, चाशीनाका, चेन्नूर, मुंबई - ०४

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्था नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' उपवर्गीकरण 'भाडेकरू सहभागीदारी गृहनिर्माण संस्था' आहे.



सही :

ज्ञानेश्वर खाडे

(ज्ञानेश्वर खाडे)

उप निबंधक,

सहकारी संस्था,

मुंबई महानगर प्रदेश विकास प्राधिकरण,

स्थळ : मुंबई

दिनांक : १०/०५/२०१२



सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 3

दस्त क्रमांक : 19682/2023

नोंदणी :

Regn:63m

03/10/2023

गावाचे नाव : आणिक

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	4000000
3) बाजारभाव (भाडेपट्ट्याच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	2230852.26

1) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं: 617, माळा नं: 6 वा मजला, इमारत क्रमांक 16, इमारतीचे नाव: साई निकेतन को. ऑप. ही. सोस. लि, ब्लॉक नं: एनएमआरडीए कॉलनी, रॉक लेन, रोड नं: आर.सी. रोड, वाशीनाका, चेंवूर (पूर्व), मुंबई-400074, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 225 चौ. फु. कार्पेट आहे. PUI: ME0200354810000 ((C.T.S. Number : 252-B, 261 C, 313A, 314A & 316A ;))

2) क्षेत्रफळ

1) 25.09 चौ.मीटर

3) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) दस्तऐवज करून देणा-या/निहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे व पत्ता.

1): नाव:-रणछोड पोला कातनिया उर्फ रिचोड पोला कातनिया वय:-66; पत्ता:-प्लॉट नं: 617, , माळा नं: 6 वा मजला इमारत क्रमांक 16, इमारतीचे नाव: साई निकेतन सहकारी को. ऑप. ही. सोस. लि, ब्लॉक नं: एनएमआरडीए कॉलनी, रॉक लेन,, रोड नं: आर.सी. रोड, वाशीनाका, चेंवूर (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-NYOPK3278M

2) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा शाणी न्यायालयाचा हुकुमनामा किंवा आदेश त्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-धनन्जय सिंह वय:-34; पत्ता:-प्लॉट नं: रुम नं 8 ए, माळा नं: -, इमारतीचे नाव: मोतीराम मिश्रा चाळ,, ब्लॉक नं: आदर्श सेवा मंडळ, एम.जी. रोड क्र. 9, रोड नं: एम. टी. स्टॅंड जवळ, नुकरवाडी वोरिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-NDLPS3977M

4) दस्तऐवज करून दिल्याचा दिनांक

03/10/2023

5) दस्त नोंदणी केल्याचा दिनांक

03/10/2023

6) अनुक्रमांक, बंड व पृष्ठ

19682/2023

7) बाजारभावाप्रमाणे मुद्रांक शुल्क

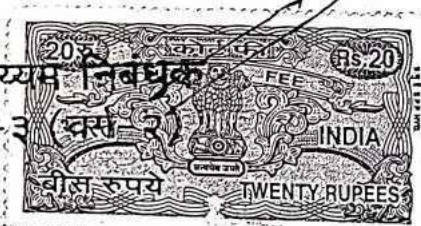
240000

8) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

9) शेरा

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



किनामाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३