

27/01/2020

गावाचे नाव : मोरीवली

(1) विलेखाचा प्रकार	नगरनामा
(2) मोबदला	3750000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3012000

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: अंबरनाथ नगरपालिकेच्या हद्दीमधील मोजे मोरीवली ता. अंबरनाथ, जिल्हा ठाणे येथील सि.स.नं. 9278, गट नं. 51 पैकी, यावरील "हिमालय को. ऑप. हौसिंग सोसायटी लि." मधील नवरे नगर, बिल्डिंग नं. 44, सहावा मजला, निवारी सदनिका नं. 602, कार्पेट क्षेत्र - 655.98 चौ.फूट. ( ( C.T.S. Number : 9278 ; ) )

(5) क्षेत्रफळ

1) 655.98 चौ.फूट

(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: - करसनभाई वालजीभाई पारसिया वय: -63; पत्ता: - प्लॉट नं: 602, माळा नं: 6, इमारतीचे नाव: हिमालय को. ऑप. हौसिंग सोसायटी, नवरे नगर, अंबरनाथ पूर्व ता, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421501 पॅन नं: -ATAPP4738R  
2): नाव: - दिनेश करसनभाई पटेल वय: -35; पत्ता: - प्लॉट नं: 602, माळा नं: 6, इमारतीचे नाव: हिमालय को. ऑप. हौसिंग सोसायटी, नवरे नगर, अंबरनाथ पूर्व ता. अंबरनाथ जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421501 पॅन नं: -ASEPP0286F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: - रोहित आनंद साळवे वय: -32; पत्ता: - प्लॉट नं: 101, माळा नं: 1, इमारतीचे नाव: हिमालय को. ऑप. हौसिंग सोसायटी, नवरे नगर, अंबरनाथ पूर्व ता. अंबरनाथ जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421501 पॅन नं: -CMRPS2147F  
2): नाव: - वैशाली हरिचंद्र घोडके लग्नानंतर सौ. वैशाली रोहित साळवे वय: -30; पत्ता: - प्लॉट नं: 101, माळा नं: 1, इमारतीचे नाव: हिमालय को. ऑप. हौसिंग सोसायटी, नवरे नगर, अंबरनाथ पूर्व ता. अंबरनाथ जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421501 पॅन नं: -ARMPG9778J

(9) दस्तऐवज करून दिल्याचा दिनांक 27/01/2020

(10) दस्त नोंदणी केल्याचा दिनांक 27/01/2020

(11) अनुक्रमांक, खंड व पृष्ठ 721/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 225000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह दुय्यम निबंधक वर्ग-3  
उल्हासनगर 3

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Aluation ID 202001274217

27 January 2020,03:38:58 PM  
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मूल्यांकनाचे वर्ष 2019  
जिल्हा ठाणे  
मुल्य विभाग तालुका : अंबरनाथ मौजे (गांव) मोरीवली (अंबरनाथ नगरपालिका)  
उप मुल्य विभाग 2/9-सी.6/1) मौजे मोरीवली गावातील मध्ये रेल्वेच्या पुर्वेकडील नवरे नगरातील सर्व मिळकती  
क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#9278

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
8440	39200	46500	60000	46500		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा -	73.1304चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे तय - मजला -	निवासी सदनिका 0 TO 2वर्षे 5th to 10th Floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.39200/- 60.942चौ. मीटर

Sale Type - Resale First Sale Date - 01/01/2010  
Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी ) \* मजला निहाय घट/वाढ  
= (39200 \* (100 / 100 ) ) \* 105 / 100  
= Rs.41160/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 41160 \* 73.1304  
= Rs.3010047.264/-

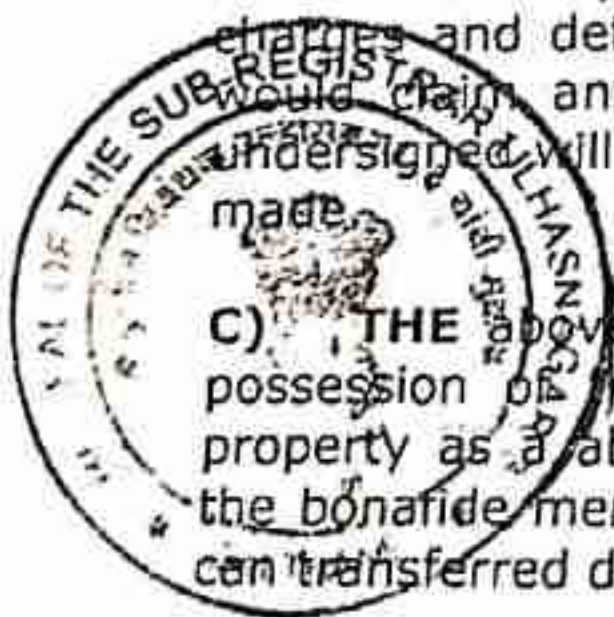
एकत्रित अंतिम मूल्य  
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेर्लनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस वाहन रकमेचे मूल्य + सुत्या जमिनीवरील वाहन रकमेचे मूल्य + इमारती भोवतीच्या सुत्या पत्राचे मूल्य + बंदिस बाल्कनी  
= A + B + C + D + E + F + G + H + I  
= 3010047.264 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.3010047.264/-

Home

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A) **THE TRANSFEROR** above named is well seized, possessed and absolute/legal lawful owner of/and/or otherwise well and sufficiently entitled to a Residential Premises known as **Flat No.602, 6<sup>th</sup> Floor, B.No.44**, having area admeasuring **Carpet Area 655.98 Sq.ft** in the building known as "**HIMALAY CO.OP.HSG.SOCIETY LTD.**" dully registered under the Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. TNA/ABN/HSG/(TC)/22778/2010-11, situated at Navare Nagar, B-Cabin Road, Ambarnath (East), Taluka-Ambarnath, Dist-Thane. 421 501, Situated at Mouje - Morivali, Ambarnath (East), Taluka-Ambarnath Dist- Thane, which is lying and Constructed On N.A. (Non Agricultural) Plot/Land bearing C.T.S. No.9278, Gut No.51(P), Assessed under Mun. Ward No.7, Mun. House No.9758, dully fitted with separate electric meter connection vide Consumer No -021524074769, P.C.7, along with holding Ten (05) fully paid up shares of Rs.50/- each, allotted by the society, vide Shares bearing Sr. No.251 to 260, Registered Certificate No.26, within the limits of the Ambarnath Municipal Council, Ambarnath Dist-Thane and within the limits of Taluka and Sub- Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, Dist-Thane, more particularly described in the Schedule hereunder written, (**AS IS WHERE IS BASIS**), hereinafter called as the '**SAID PROPERTY/FLAT**'.

B) **THE TRANSFEROR** has purchased/acquired the above said property from Previous Builders M/s. Raghunath Associates through Partner **MR. MANJIT A. PADTE** by way of **Registered Agreement** vide its **Regn. No.4/2010, Dated 01/01/2010** and the said property is free, from all encumbrances, liens, charges and defects etc. of any nature and if any other person would claim any rights over the same, that the **TRANSFEROR** undersigned will be help responsibility to answer the claim so any made.



C) **THE** above said **TRANSFEROR** has the actual and physical possession of the above said property and enjoying the said property as a absolute Owner thereof. And the **TRANSFEROR** is the bonafide member of the said society so the Share Certificate can transferred directly unto the name of the **TRANSFEREES**.

D) **THE TRANSFEREES** being in need of suitable premises came to know of the same, so they have approached to the **TRANSFEROR** and offered for the purchase of the said property and the **TRANSFEROR** has also agreed to sell the same unto the **TRANSFEREES** on the terms and conditions contained hereunder.

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**NOW THIS INDENTURE WITNESES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-**

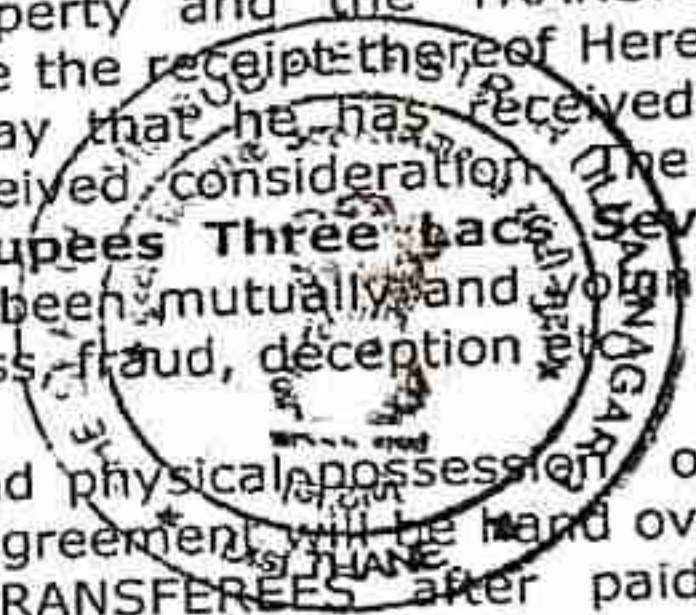
1. **THE TRANSFEROR** has agreed to sell and transfer the

purchase the said property for the aforesaid consideration along with all the rights, titles, interests, shares, grants, releases, assigns, over the said property.

2. THE TRANSFEREES will be paid **Rs.37,50,000/- ( Rs. Thirty Seven Lacs Fifty Thousand only )** in the following manners :

Date	Amount	Chq/RTGS Transfer	Bank Name
19/11/2019	50,000/-	Chq.No.249923	Corporation Bank
26/01/2020	3,25,000/-	Chq.No. 249924	Corporation Bank
Total	<b>3,75,000/-</b>	<b>(Rs.Three Lacs Thousand Only)</b>	<b>Seventy Five</b>

and Balance Amount **Rs.33,75,000/- ( Rs.Thirty Three Lacs Seventy Five Thousand only )** will be paid by availing loan facility from any financial institution, Up to Period of 90 working days, from the date of Execute/Registered the said agreement, therefore TRANSFEREES have paid **Rs.3,75,000/-(Rupees Three Lacs Seventy Five Thousand only )** by Cheques, to the TRANSFEROR, before following witnesses, being the Advance (part) sale-consideration toward and in respect of the purchase of above said property and the TRANSFEROR hereby admit and acknowledge the receipt thereof Hereafter the TRANSFEROR shall not say that he has received less consideration and/or not Received consideration. The said amount of **Rs.3,75,000/-(Rupees Three Lacs Seventy Five Thousand only )** have been mutually and voluntarily agreed upon without any duress, fraud, deception etc.



3. THAT the vacant peaceful and physical possession of the said property under this sale agreement will be hand over by the TRANSFEROR to the TRANSFEREES after paid the balance consideration amount of **Rs.33,75,000/- ( Rs.Thirty Three Lacs Seventy Five Thousand only )** and also hand over the all relevant papers and necessary documents of the said property to the TRANSFEREES

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It is agreed that in the event of any delay or default by the PURCHASERS in making payment of the balance consideration on the due time, the VENDOR shall be entitle to give 15 (Fifteen) days' notice in writing to the PURCHASERS making time the essence of the contract and if the PURCHASERS fail to make payment within such notice period, then in that event this agreement shall be terminated and the token money received from the PURCHASERS will be refunded and this agreement will be null and void.

It is agreed between both the parties that if there is any delay or default on the part of the VENDOR in performing his

to specific performance of this Agreement together with right to claim costs, charges, expenses and losses from the VENDOR. The VENDOR agrees to pay the same.

4. **THAT** the hereafter TRANSFEREES aforesaid are absolute and exclusive/legal owner (after paying balance amount) of the said property and purchase the said property for their Residential purpose only.

5. **THE** TRANSFEROR hereby declare to the TRANSFEREES that on completion of the transaction and payment of balance consideration to the TRANSFEROR there after TRANSFEREES shall be eligible to become absolute legal owner of the said property and member of the "**HIMALAY CO-OPERATIVE HSG. SOCIETY LTD.**"

6. **THE** TRANSFEREES have inspected the conditions of the said property and also satisfied with the construction work of the said property and the related documents of said property.

7. **THE** TRANSFEREES have fully satisfied with the documents, papers and construction of said property. And also satisfied with TRANSFEROR and/or construction area of the said property.

8. **THE** TRANSFEROR has assured to TRANSFEREES that all dues/charges/taxes such as Municipal Tax/dues, Water Charges/bills, Electricity Charges, repair charges, Society maintenance Charges and any other dues, Charges and outgoings etc., up to date is cleared and if any amount is lying outstanding then same shall be cleared by the TRANSFEROR at own receipt /cost of possession. And after / on handing over the possession of the said property to the TRANSFEREES. Then the TRANSFEREES shall be liable and responsible to pay all such charges and outgoings to the concerned authorities.

9. **THE** TRANSFEROR assured to the TRANSFEREES that in future if any signature/statements, require for this property purpose for registration and/or name transfer, that the TRANSFEROR will give the same without any hesitation and/or demanding any amount.

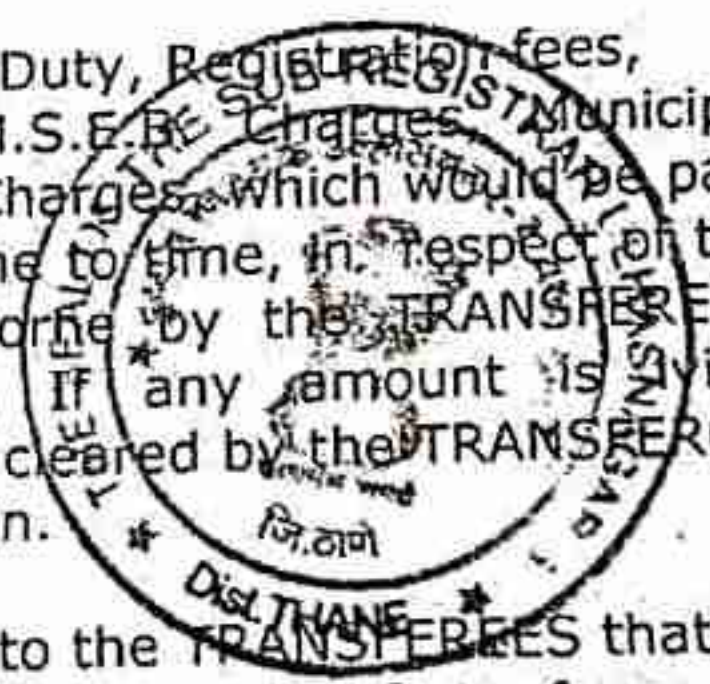
10. **THE** TRANSFEROR hereby agreed and also declare that there is no any suit or litigation pending in any court of law in respect of the said property.

11. **THAT** under resale property or any portion thereof is free from all lines, claims, doubts, demands, and defects, in the title or whatsoever.



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12. **THE TRANSFEROR** shall hand over the title deeds relating to the said property to the **TRANSFEREES** for availing housing loan from the financial Institution/Bank as and when required by the financial institution for disbursement of housing loan.
13. **THE TRANSFEROR** shall obtain consent (N.O.C. Letter) from the Society for transfer of the said property and the shares in favour of the **TRANSFEREES** and also for admitting the **TRANSFEREES** as the member of the Co-Operative Housing Society.
14. **THE TRANSFEROR** hereby further assures to the **TRANSFEREES** that the said property under resale is free from all encumbrances, lines, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement, and on such assurances of the **TRANSFEROR** has the **TRANSFEREES** have agreed to purchase the same from the **TRANSFEROR** herein.
15. **THE TRANSFEREES** hereby assures, confirm to the **TRANSFEROR** that they will use the said property for their suitable residence and they will not conduct any illegal activities/business, which will be harmful to the said property and the said building and/or disturbing the other members of the said building.
16. **THAT** all expenses such Stamp Duty, Registration fees, Shares Certificate Charges, M.S.E.B. Charges, Municipal Charges, Brokerage and other Charges, which would be paid to the concerned authorities time to time, in respect of the said Shop, etc., all will be borne by the **TRANSFEREES** regularly and time to time. If any amount is lying outstanding then same shall be cleared by the **TRANSFEROR** at own receipt/cost of possession.
17. **THE TRANSFEROR** has assured to the **TRANSFEREES** that said property which is under sale is free from all encumbrances, its neither, gifted, lease, mortgaged and/or sold to any person /persons and if any time any person / persons shall claim over the said property then same shall be cleared by the **TRANSFEROR**.
18. **THAT** this Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 (Maharashtra Ownership shop Regulations of the Promotion of Construction, Sale, Management and Transfer).
19. **THE** party hereby agrees to abide by the provisions of the Maharashtra Co-Op. Society Act 1960 as also rules made

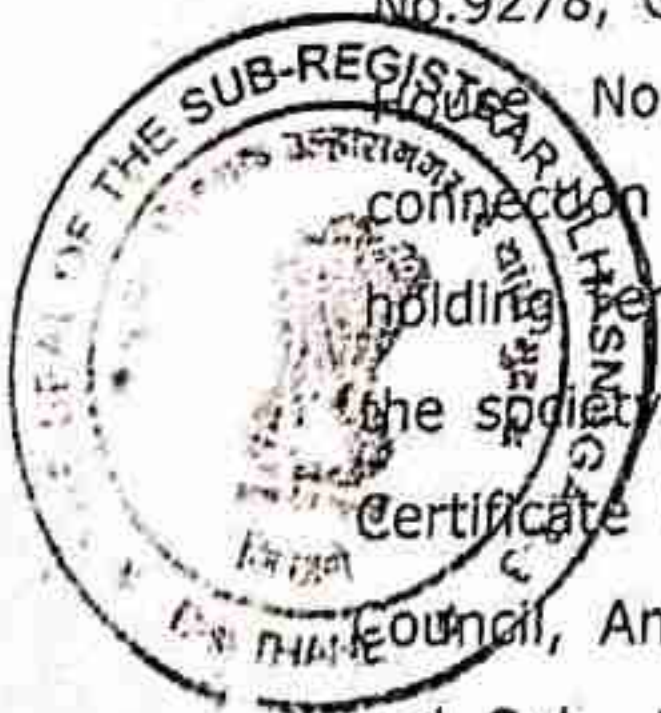


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20. THE TRANSFEREES hereby agrees that on becoming a member of the said Co-Operative Housing Society which is formed by the Flat/Shop owners of the said building abide by all and single byelaws rules and regulations adopted by the society.
21. THE above terms and conditions shall be binding on the both part of parties, their nominees, relatives and the concerned people any will be abide by the parties.

### \* SCHEDULE OF THE PROPERTY \*

ALL THAT PIECE & PARCEL of the Residential Premises known as Flat No.602, 6<sup>th</sup> Floor, B.No.44, having area admeasuring Carpet Area 655.98 Sq.ft in the building known as "HIMALAY CO.OP.HSG.SOCIETY LTD." dully registered under the Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. TNA/ABN/HSG/(TC)/22778/2010-11, situated at Navare Nagar, B-Cabin Road, Ambarnath (East), Taluka-Ambarnath, Dist-Thane. 421 501, Situated at Mouje - Morivali, Ambarnath (East), Taluka-Ambarnath Dist- Thane, which is lying and Constructed On N.A. (Non Agricultural) Plot/Land bearing C.T.S. No.9278, Gut No.51(P), Assessed under Mun. Ward No.7, Mun. No.9758, dully fitted with separate electric meter connection vide Consumer No -021524074769, P.C.7, along with holding ten (05) fully paid up shares of Rs.50/- each, allotted by the society, vide Shares bearing Sr. No.251 to 260, Registered Certificate No.26, within the limits of the Ambarnath Municipal Council, Ambarnath Dist-Thane and within the limits of Taluka and Sub- Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, Dist-Thane, more particularly described in the Schedule hereunder written, **(AS IS WHERE IS BASIS)**, hereinafter called as the '**SAID PROPERTY/FLAT**'.



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11/29/2020

IN WITNESS WHEREOF, the parties have set their respective hands on the Day, Month & Year mentioned hereinabove.

52 21/04/2020

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHINAMED TRANSFEROR  
1) MR. KARSANBHAI VALJIBHAI PARSIA



i.e. "TRANSFEROR/VENDOR"

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHINAMED TRANSFEROR  
2) MR. DINESH KARSANBHAI PATEL



Patel



i.e. "TRANSFEROR/VENDOR"

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHINAMED TRANSFEREE  
1) MR. ROHIT ANAND SALVE



Salve



i.e. "TRANSFEREES/PURCHASER"

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHINAMED TRANSFEREE  
2) MISS. VAISHALI HARISHCHANDRA GHODKE after Marriage  
MRS. VAISHALI ROHIT SALVE



Ghodke



i.e. "TRANSFEREES/PURCHASER"

WITNESSES :-

1) S. B. Salve  
(S. B. Salve)

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Register No



# AGREEMENT FOR SALE

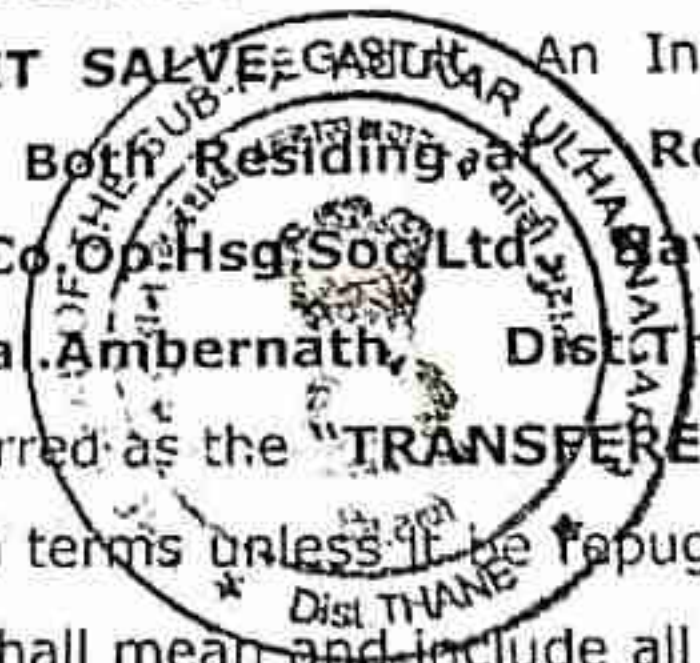
THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO AT AMBARNATH, DIST-THANE, ON THIS 27<sup>th</sup> DAY OF JANURAY, 2020.

## BETWEEN:-

- 1) MR. KARSANBHAI VALJIBHAI PARSIA, Hindu, Adult, An Indian Inhabitant, Aged about 63 years, Occupation : Business,
- 2) MR. DINESH KARSANBHAI PATEL, Hindu, Adult, An Indian Inhabitant, Aged about 35 years, Occupation : Business, Both Residing at - Room No.44/602, Himalay Co.Op.Hsg.Soc.Ltd., Navare Nagar, Ambernath (E), Tal.Ambernath, Dist.Thane hereinafter called as the "TRANFEROR/SELLER/ VENDOR" (Which terms unless it be repugnant to the context or meaning thereof shall mean and include all her heirs, representatives, successors, attorneys, executors, administrators and assigns) being **THE PARTY OF THE FIRST PART.**

## AND

- 1) MR. ROHIT ANAND SALVE, Adult, An Indian Inhabitant, Aged about 32 years,
- 2) MISS. VAISHALI HARISHCHANDRA GHODKE after Marriage MRS. VAISHALI ROHIT SALVE, An Indian Inhabitant, Aged about 30 years, Both Residing at Room No.101, Bldg.No.44, Himalay Co.Op.Hsg.Soc.Ltd., Navare Nagar, Ambernath (E), Tal.Ambernath, Dist.Thane Maharashtra, India, hereinafter referred as the "TRANSPEREES / PURCHASERS / VENDEES" (Which terms unless it be repugnant to the context or meaning thereof shall mean and include all their legal heirs, representatives, successors, attorneys, executors, administrators and assigns) being **THE PARTY OF THE SECOND PART.**



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Monday, January 27, 2020

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पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 958

दिनांक: 27/01/2020

पावाचे नाव: मोरीवली

दस्तऐवजाचा अनुक्रमांक: उहून3-721-2020

दस्तऐवजाचा प्रकार: फरारनामा

सादर करणाऱ्याचे नाव: रोहित आनंद साळवे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, संबनेल प्रिंट, सूची-२ अंदाजे  
5:15 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 3

सह दुय्यम निबंधक खर्च-२

उल्हासनगर क.३

बाजार मुल्य: रु. 3012000/-

मोबदला रु. 3750000/-

भरलेले मुद्रांक शुल्क: रु. 225000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

टीडी/घनादेश/पि ऑर्डर क्रमांक: MH011247572201920E दिनांक: 26/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

टीडी/घनादेश/पि ऑर्डर क्रमांक: 2701202007297 दिनांक: 27/01/2020

बँकेचे नाव व पत्ता:

५२२/न२५० पा०१०५०

Pratel

मूळ दस्तऐवज मिळाले

स्वाक्षरी

RECEIVED of and from the withinnamed TRANSFEREES  
 1) MR. ROHIT ANAND SALVE 2) MISS. VAISHALI...  
 HARISHCHANDRA GHODKE after Marriage MRS. VAISHALI  
 ROHIT SALVE, have paid Rs.3,75,000/- (Rs. Three Lacs  
 Seventy Five Thousand only) following :

Date	Amount	Chq/RTGS Transfer	Bank Name
19/11/2019	50,000/-	Chq.No.249923	Corporation Bank,
26/01/2020	3,25,000/-	Chq.No. 249924	Corporation Bank,
Total	3,75,000/-	(Rs.Three Lacs Thousand Only)	Seventy Five

being the Advance/Part payment consideration amount  
 towards the sale of above said property (As stated  
 hereinabove)., under this sale agreement.



I SAY RECEIVED Rs.3,75,000/- only.



*Karsanbhai Valjibhai Parsia*

MR. KARSANBHAI VALJIBHAI PARSIA  
 i.e. "TRANSFEROR/SELLER/VENDOR"



*D. Patel*

MR. DINESH KARSANBHAI PATEL  
 i.e. "TRANSFEROR/SELLER/VENDOR"

उप-ज-३
दस्तावेज. ५२९ / २०२०
पृ. ३६

WITNESSES :-

1) *[Signature]*  
 (S. B. Sabar)

2) *[Signature]*

*श्री. मी. वि. वा. वा.*

## घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी तसेच मिळकतीचे मालकाने नमुद दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहे व कुलमुखत्यारपत्र अदयापही रद्द झालेले नाही आजही सदरचे मुखत्यारपत्र अस्तित्वात आहे याची आम्ही खात्री देत आहोत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेवून आलो पुर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत. तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकुम नाही. याचीही खात्री देत आहोत. या बाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्यानुसार आपल्या कर्तव्यात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

२३	
३६	
दस्ता क्र. ७२१ / २०२०	
भूमी अभिलेख	कार्यलय व मा

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्यारधारक खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सध्या होत असलेली फसवणुक होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणारे नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कार्यालयाद्वारे मुद्रांक कमी लावल्यास अथवा नोंदणी कायदयानुसार कोणताही कायदेशीर प्रश्न निर्दोषवल्यास मी स्वतः त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द.संहिता १८६९ मधील नमुन्यात असलेल्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्ण जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग

म्हणुन जोडत आहोत.



५२२/०१ (मिळकती) १२/१२/२०२०

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