

ट.न.न. - ७	
दस्ता क्रमांक १३६४०/२०२१	
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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 27 day of *September-2021*

BETWEEN

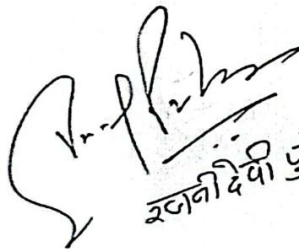
1) MR. VINODKUMAR A. PUROHIT

2) MRS. RAJNIDEVI A. PUROHIT Both Adults, Indian Inhabitants having address at Flat No.B/503, Sai Raj Garden, Irani Wadi Road No.3, Kandivali(West), Mumbai-400067 called the "VENDORS/SELLERS" and hereinafter for brevity sake referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, ^{executors,} legal representatives, successors and assigns) of the FIRST PART

AND

MR. NITIN VIPIN CHATURVEDI Adult, Indian Inhabitant having address at Flat No.602, Saroj Plaza, 150-Foot Road, Bhayander(West), Thane-401101 called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECCND PART.




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WHEREAS the TRANSFERORS had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 11-04-

3 2017 entered between M/S.SONAM BUILDERS, a Partnership Firm having

office at Shanti Niwas, First Floor, New Golden Nest Phase-XIII, 100 Ft. Road, Opp:Hanuman Mandir, Bhayander(East), Thane-401105 hereinafter referred to as "the Builders" therein and the TRANSFERORS herein referred to as "the Purchasers" therein and the said M/S.SONAM BUILDERS agreed to sell to the TRANSFERORS AND the TRANSFERORS herein agreed to purchase from M/S.SONAM BUILDERS the SAID FLAT being FLAT NO.1702/B2-WING admeasuring area 775 SQ. FT. (CARPET) ON THE SEVENTEENTH FLOOR OF BUILDING KNOWN AS GOLDEN NEST PHASE-XVI situated at VLLAGE: GODDEV, BHAYANDAR(EAST), THANE-401105 along with Parking in Lower Basement (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentions therein on the land more particularly described in SCHEDULE written hereunder.

AND, the said Original Agreement for Sale Dated 11-04-2017 with M/S.SONAM BUILDERS lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN7-4632-2017 on 11-04-2017 AND the TRANSFERORS had paid entire purchase price of the SAID FLAT to the said M/S.SONAM BUILDERS as per the agreement recited herein before and the said M/S.SONAM BUILDERS admitted and confirmed that amount is due and payable by the TRANSFERORS herein in respect of purchase of the SAID FLAT and the TRANSFERORS herein had taken actual possession of the SAID FLAT and till this day are in occupation of the SAID FLAT.

WHEREAS, the TRANSFERORS are the legal, lawful and absolute owners of FLAT NO.1702/B2-WING ON THE SEVENTEENTH FLOOR OF BUILDING KNOWN AS GOLDEN NEST PHASE-XVI situated at VILLAGE:GODDEV, BHAYANDAR(EAST), THANE-401105



[Handwritten signature]
Sona M. Builders

[Handwritten signature]

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9) All expenses incidental to this agreement including Stamp Duty, Registration Fees & Charges, Legal Expenses etc. if any payable on this agreement shall be borne and paid by the TRANSFEREE, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the Society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961

11) The Transfer Fees payable to the said Builders on this Agreement shall be born and paid equally by the TRANSFERORS AND the TRANSFEREE. In addition, the TRANSFERORS shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREE at the earliest.

:THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:

Residential Premises being FLAT NO.1702/B2-WING admeasuring area 775 SQ. FT. (CARPET) ON THE SEVENTEENTH FLOOR OF BUILDING KNOWN AS GOLDEN NEST PHASE-XVI situated at VILLAGE:GODDEV, BHAYANDAR(EAST), THANE-401105 along with Parking in Lower Basement ON ALL THAT PIECE OR PARCEL of land or ground lying being and situated at Village Goddev and within the limits of Mira Bhayander Municipal Corporation and in the registration district and sub-district of Thane and bearing Old Survey No.327/14, 21, New Survey No.30/14, 21, Old Survey No.339/2, New Survey No.23/2, Old Survey No.340/1, 2, 3, 9, New Survey No.22/1, 2, 3, 9, Old Survey No.341/6, New Survey No.20/6

BUILDING COMPRISES STILT + 20 UPPER FLOORS.



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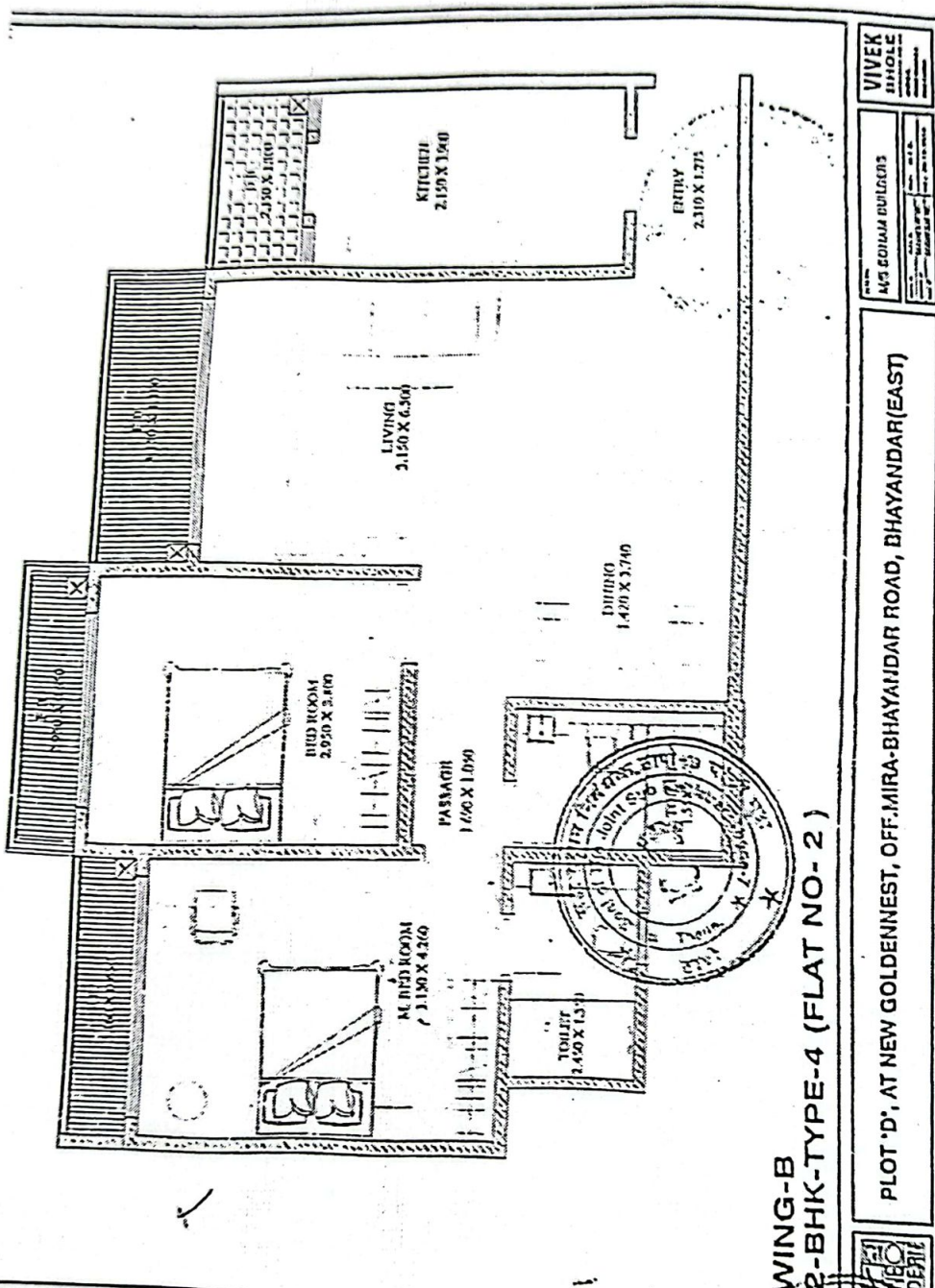


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दस्तावेज क्रमांक १३६४७/२०२१

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VIVEK
IMMOBILE
 M/S. SOHAM BUILDERS
 Plot No. 10, Sector 10, Gurgaon, Haryana

PLOT 'D', AT NEW GOLDENNEST, OFF. MIRA-BHAYANDAR ROAD, BHAYANDAR (EAST)

WING-B
 2-BHK-TYPE-4 (FLAT NO-2)

Shri P. P. ...
 स्वकी देवी प्रशिक्षक

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 दस्तावेज क्रमांक १३६४७/२०२१
 ७३ / १५५

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202109276620	27 September 2021, 08:00:32 PM			
टनन 7					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तातुका : ठाणे				
उप मूल्य विभाग	3/18-एम) भू. विभाग घोडदेव गावातील मिळकती रिके क्रमांक				
क्षेत्राचे नांव	Mira Bhandar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक	सर्व्हे नंबर#30		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनाचे एकक चो मीटर
31750	79400	92900	112100	92900	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	86.424 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 79400/-
उद्भवान सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	72.02 चौ. मीटर
Sale Type - Resale	First Sale Date - 02/01/2013				
Sale: Resale of built up Property constructed after circular dt.02/01/2013					
घसा-यानुसार मिळकतीचा प्रति चो मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (79400 * (100 / 100)) * 107.5 / 100				
	= Rs.85355/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 84958 * 86.424				
	= Rs.7342410.192/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (79400 * 25/100)				
	= Rs.276709/-				
Applicable Rules	= 3, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/सुती बात्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + रजपचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 7342410.192 + 0 + 0 + 0 + 276709 + 0 + 0 + 0 + 0 + 0				
	= Rs.7619119.192/-				
	= २ शहात्तर ताख एकोणवीस हजार एक शो एकोणवीस/-				

Home Print

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