

11/04/2016



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दम्त क्रमांक : 4603/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3661000
(4) भू-मापन, पोटोहिस्ता व परक्रमांक (असल्यास)	

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 03, माळा नं: 1 वा मजला, इमारतीचे नाव: श्री प्रस्थ, ब्लॉक नं: सेक्टर नं 5, प्लॉट नं 28,, रोड : श्री नगर, वागळे इस्टेट, ठाणे व, इतर माहिती: मौजे पांचपाखाडी सर्वे नं 431 पार्ट, 432 पार्ट, (झोन नं 5/15 5व) ( Survey Number : 431 पार्ट ; )

1) 47.11 चौ.मीटर

(5) क्षेत्रफळ

(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:-मेघना आर मजेठीया - - वय:-34; पत्ता:-प्लॉट नं: 03, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री प्रस्थ, ब्लॉक नं: सेक्टर 5, श्री नगर, , रोड नं: वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BKKPM1467J  
2): नाव:-मान्यता देणार 1 - धर्मेंश एस ठक्कर - - वय:-36; पत्ता:-प्लॉट नं: 5562, माळा नं: - इमारतीचे नाव: ब्लॉक नं 5, ब्लॉक नं: जनप्रीया मेट्रोपॉलीस, सुलतान नगर, रोड नं: इररागडा, डॉन वॅक्सो स्कुल जवळ, हैद्राबाद, आंध्रा प्रदेश, HYDERABAD. पिन कोड:-500018 पॅन नं:-ACOPT3911H

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

1): नाव:-जितेंद्र डी काटे - - वय:-40; पत्ता:-प्लॉट नं: वी / 10, माळा नं: - , इमारतीचे नाव: मनोश्री, ब्लॉक नं: मन्हीस जीमखाना जवळ, रोड नं: श्री नगर, वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ANBPK2241F  
2): नाव:-साधी जितेंद्र काटे - - वय:-32; पत्ता:-प्लॉट नं: वी / 10, माळा नं: - , इमारतीचे नाव: मनोश्री, ब्लॉक नं: मन्हीस जीमखाना जवळ, रोड नं: श्री नगर, वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AXKPK5242R

(9) दस्तऐवज करून दिल्याचा दिनांक 31/03/2016

(10) दस्त नोंदणी केल्याचा दिनांक 11/04/2016

(11) अनुक्रमांक, खंड व पृष्ठ 4603/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 222000

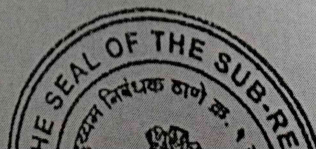
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) श्रेय

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना नियडलेला अनुच्छेद :-

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



27/03-4  
2016/2098  
8/89

**AGREEMENT FOR SALE**

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 31<sup>st</sup> day of March, 2016.

**BETWEEN**

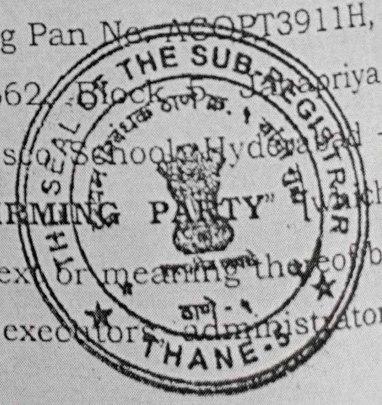
MRS. MEGHNA R. MAJETHIA, age 34 years, having Pan No. BKKPM1467J, Indian Inhabitant, having address at Flat No. 03, 1<sup>st</sup> Floor, Shree Prasth, Sector 5, Shree Nagar, Wagle Estate, Thane [w] - 400604, hereinafter referred to as "THE VENDOR" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include her heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

**AND**

1] MR. JITENDRA D. KATE, age 40 years, having Pan No. ANBPK2241F, &  
2] MRS. SAKSHI JITENDRA KATE, age 32 years, having Pan No. AXKPK5242R, both Indian Inhabitant, having address at Flat No. B/10, Manoshree, Near Mavis Gymnasium, Shree Nagar, Wagle Estate, Thane [w] - 400604, 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 heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**

**AND**

MR. DHARMESH S. THAKKER, age 35 years, having Pan No. ACOPT3911H, Indian Inhabitant, having address at Flat No. 5562, Block 5, Jagadriya Metropolis, Sultan Nagar, Erragadda, Near Don Bosco School, Hyderabad - 500018, hereinafter referred to as "THE CONFIRMING PARTY" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns] **THE PARTY OF THE THIRD PART.**

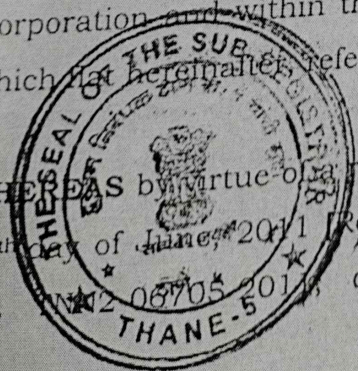


Meghna  
Jitendra  
Sakshi

तनल-५  
WHEREAS by virtue of registered article of AGREEMENT FOR SALE dated 22nd day of April 1989 [Registered with the Sub-Registrar of Thane at Doc. No. TNN1-4358-1989, on dated 26-05-1989] executed between SMT. SHAILAJA MADHUKAR JADHAV, therein referred to as "FIRST PARTY", of the ONE PART and MEENAKSHI NAVIN MEHTA, therein referred to as 'THE PURCHASER' of the OTHER PART, have purchased and acquired all rights, title and interest in Flat No. 03, admeasuring 507 Sq. Feet. [Built-up] area on 1st Floor, in the Building known as "SHREE PRASTH", of Sector No. 5, in the complex known as "SHREE NAGAR", standing on the plot of land bearing Survey No. 431 [PART], 432 [PART], Village - PANCHPAKHADI, lying, being and situated at Plot No. 28, Sector 5, Shree Nagar, Wagle Estate, Thane [w], within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

WHEREAS by virtue of registered article of DEED OF DECLARATION dated 13th day of August 2008 [Registered with the Sub-Registrar of Thane at Doc. No. TNN2-07057-2008, on dated 13-08-2008] for AGREEMENT FOR SALE dated 12th day of May, 1991 executed between MEENAKSHI NAVIN MEHTA, therein referred to as 'THE VENDOR', of the ONE PART and MR. VASANT RAMCHANDRA GARGATTE & MRS. MANGAL VASANT GARGATTE therein referred to as 'THE PURCHASERS', of the OTHER PART, have purchased and acquired all rights, title and interest in Flat No. 03, admeasuring 507 Sq. Feet. [Built-up] area on 1st Floor, in the Building known as "SHREE PRASTH", of Sector No. 5, in the complex known as "SHREE NAGAR", standing on the plot of land bearing Survey No. 431 [PART], 432 [PART], Village - PANCHPAKHADI, lying, being and situated at Plot No. 28, Sector 5, Shree Nagar, Wagle Estate, Thane [w], within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

WHEREAS by virtue of a registered article of AGREEMENT FOR SALE dated 17th day of June, 2011 [Registered with the Sub-Registrar of Thane at Doc. No. TNN2-06705-2011, on dated 17-06-2011] executed between MR.



*Sulata*

*Manali Gargate*  
[PURCHASER]

*[Signature]*  
[CONFIRMING PARTY]

VASANT RAMCHANDRA GARGATTE & MRS. MANGAL VASANT  
GARGATTE therein referred to as 'THE VENDORS', of the ONE PART and  
MR. NIRMAL SINGH SAHOTA & MRS. SURINDER KAUR SAHOTA therein  
referred to as 'THE PURCHASERS', of the OTHER PART, have purchased  
and acquired all rights, title and interest in Flat No. 03, admeasuring 507  
Sq. Feet. [Built-up] area on 1<sup>st</sup> Floor, in the Building known as "SHREE  
PRASTH", of Sector No. 5, in the complex known as "SHREE NAGAR",  
standing on the plot of land bearing Survey No. 431 [PART], 432 [PART],  
Village - PANCHPAKHADI, lying, being and situated at Plot No. 28, Sector 5,  
Shree Nagar, Wagle Estate, Thane [w], within the limits of Thane Municipal  
Corporation and within the Registration District and Sub-District of Thane,  
which flat hereinafter, referred to as the "SAID PREMISES".

WHEREAS by virtue of registered article of SALE DEED dated 25<sup>th</sup> day of  
November, 2013 [Registered with the Sub-Registrar of Thane by Doc. No.  
TNN2-8983-2013, on dated 25-11-2013] executed between MR. NIRMAL  
SINGH SAHOTA & MRS. SURINDER KAUR SAHOTA, therein referred to as  
'THE VENDORS', of the ONE PART and SMT. RAKSHA S. THAKKER  
therein referred to as 'THE PURCHASER', of the OTHER PART, has  
purchased and acquired all rights, title and interest in Flat No. 03,  
admeasuring 507 Sq. Feet. [Built-up] area on 1<sup>st</sup> Floor, in the Building  
known as "SHREE PRASTH", of Sector No. 5, in the complex known as  
"SHREE NAGAR", standing on the plot of land bearing Survey No. 431  
[PART], 432 [PART], Village - PANCHPAKHADI, lying, being and situated at  
Plot No. 28, Sector 5, Shree Nagar, Wagle Estate, Thane [w], within the limits  
of Thane Municipal Corporation and within the Registration District and Sub-  
District of Thane, which flat hereinafter, referred to as the "SAID  
PREMISES".

AND WHEREAS SMT. RAKSHA S. THAKKER, the PURCHASER therein,  
had made the entire payment of consideration to the said to as NIRMAL  
SINGH SAHOTA & MRS. SURINDER KAUR SAHOTA, therein referred to as  
'THE VENDOR', therein of such being on and thereupon, SMT. RAKSHA S.  
THAKKER, the PURCHASER therein, had been put into the actual and



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...of the said premises as the absolute and lawful owner

AND WHEREAS SMT. RAKSHA S. THAKKER expired on 24-03-2014, and her husband MR. SURENDRA N. THAKKER expired earlier before her death on 19-08-2013, leaving behind MR. DHARMESH S. THAKKER [SON] & MRS. MEGHNA S. THAKKER [AFTER MARRIAGE NAME] MRS. MEGHNA R. MAJETHIA [DAUGHTER] [the VENDOR herein], as legal heirs, and whereas MR. DHARMESH S. THAKKER [SON] the CONFIRMING PARTY herein has no objection to sell & transfer the said premises and receive payment of Consideration in the name of MRS. MEGHNA R. MAJETHIA [the VENDOR herein] from MR. JITENDRA D. KATE & MRS. SAKSHI JITENDRA KATE [the PURCHASERS herein].

AND WHEREAS after negotiations, the VENDOR has agreed to sell and PURCHASERS have agreed to purchase aforesaid premises on OWNERSHIP BASIS for the consideration and upon the term and conditions hereinafter appearing.

AND WHEREAS the PURCHASERS being in need of permanently suitable accommodation, came to know of the same, approached the VENDOR whereupon the VENDOR represented to the PURCHASERS that :

- A) That she is the absolute and lawful owner of the said premises and no other person/s has/ has right, title or interest in the said premises and she is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the VENDOR personally affecting the said premises.



*[Handwritten signature]*

*[Handwritten signature]*  
[PURCHASER]

*[Handwritten signature]*  
[CONFIRMING PARTY]

E)  
F)  
G)  
H)  
I)

