

गावाचे नाव : 1) मरोळ

लेखाचा प्रकार
जवदला
जखरभाव(भाडेपट्ट्याच्या
नेतपट्टाकार आकारणी देतो की
तर ते नमुद करावे)

पुरवणी करारनामा
879750
2049000

मापन,पोटाहिस्मा व घरक्रमांक
(याम)

- 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: इतर माहिती: मूळ दस्त करारनामा नोंदणी क्र. वदर-4/8355/2013,नोंदणी दिनांक-02/12/2013 सेजी नोंदविलेल्या दस्त्याचा पुरवणी करारनामा - मिककनीचे वर्णन- सदनिका क्र 1304.13 वा मजना,विंग नं 4,बेरोनिका,वसंत ओपमीम,बोरोमील प्लॉट,मरोळ मरोणी रोड,ऑफ,अंधेरी कुर्ना रोड,अंधेरी पूर्व,मुंबई-400059. मूळ दस्त्याप्रमाणे 2 पोटिअम(1 स्टेक)कार पार्किंग सहित, मीने मरोळ,मि टी एम नं-345 ए/1, मूळ दस्त्यातील सदतिकेचे क्षेत्रफळ 719 चौ फूट म्हणजेच 66.79 चौ मी कारपेट,वाढीव क्षेत्रफळ 121 चौ फूट म्हणजेच 11.24 चौ मी कारपेट,सदतिकेचे एकूण क्षेत्रफळ 840 चौ फूट म्हणजेच 78.03 चौ मी कारपेट. मूळ दस्त्यात नोंदविलेला मोबदला रु 1,31,61,250/-,वाढीव मोबदला रु 8,79,750/-,पुरवणी करारनाम्याप्रमाणे एकूण मोबदला रु 1,40,41,000/-((C.T.S. Number : 345 ए/1 :))
- 1) 11.24 चौ.मीटर

मफळ
नारणी किंवा जुडी देण्यात असेल

नोदवज करून देणा-या/लिहून
या पत्रकाराचे नाव किंवा
न्यायालयाचा हुकुमनामा किंवा
धसल्याम,प्रतिवादिचे नाव व

पेवज करून देणा-या पत्रकाराचे
दियाणी न्यायालयाचा
मा किंवा आदेश
म,प्रतिवादिचे नाव व पत्ता

- 1): नाव:-नियम रियल इस्टेट्स प्रा लि तर्फे संचालक तर्फे प्राथीकृत व्यक्ती मुकेश एन शाह तर्फे कबुली जवाबसाठी कु मु म्हणून गौरव जे नागरा वय:-24; पत्ता:-मुनिट नं 1201,1203,1204, 12वा मजला, हॉलमार्क विधानस प्याशा, गुठानक हॉस्पिटलच्या जवळ,कलानगर,वांद्रा पूर्व,मुंबई, संत ज्ञानेश्वर मार्ग, व्.ए. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400051 पॅन नं:-AAAACN1884C
- 2): नाव:-मोनिका मुनिल राऊत वय:-39; पत्ता:-प्लॉट नं: ए-304, माळा नं: -, इमारतीचे नाव: जगदिश अपार्टमेंट, ब्लॉक नं: मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: मिलिटरी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AHFPR3486B

पेवज करून दिल्याचा दिनांक
नोंदणी केल्याचा दिनांक
क्रमांक,खंड व पृष्ठ
रभावाप्रमाणे मुद्रांक शुल्क
रभावाप्रमाणे नोंदणी शुल्क

03/07/2017
07/07/2017
5768/2017
103100
20650

माठी विचारान घेतलेला

क आकारनामा निवडलेला



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

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2010 ("said
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Real Estates
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Serial No.8985 of 2010, Borosil has (i) granted, sold, conveyed and assigned unto the Owner a large piece and parcel of Land and bearing CTS Nos. 246, 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/56A, 345/57A, 345/58A/1, 345/59, 345/61A to 65, 345/69 to 345/72, 348, 349, 350, 353, 355A, 357, 401 and S.No.32A Hissa No.6 admeasuring in the aggregate 68,789.54 (sixty eight thousand seven hundred and eighty nine point fifty four) square metres or thereabouts together with structures standing thereon; (ii) transferred, assigned and assured unto the Owner, all its leasehold right, title and interest acquired from the Owner Mr Khodabux Abdul Rehman to all that piece or parcel of Property or ground, bearing Survey No.21 Hissa No.1 admeasuring 756 (seven hundred and fifty six) square yards or thereabouts and Survey No.24 Hissa No.3 admeasuring 4930 (four thousand nine hundred and thirty) square yards or thereabouts aggregating to 5689 (five thousand six hundred and eighty six) square yards equivalent to 4753.46 (four thousand seven hundred and fifty three point forty six) square meters or thereabouts together with the structures standing thereon ("**the Leasehold Land**") for a unexpired balance period of 999 (nine ninety nine) years subject to the payment of rent reserved thereunder and the performance and observance of the covenants and the conditions contained therein; and (iii) granted, transferred and assured unto the Owner herein, all its right and interest it may have in law or in equity to all that piece and parcel of Property bearing CTS Nos.337-A/1(P), 337-A/2(P), 345/60 (part), 388 (part), 437 (part), 438 (part), 463-A (part), 466 (part), 469 (part), 657 (part) admeasuring in the aggregate 569.72 (five hundred and sixty nine point seventy two) square metres or thereabouts together with structures standing thereon for the consideration and in the manner therein specified. The lands described in (i) , (ii) and (iii) are collectively referred to as the said Larger Property ("**the said Larger Property**") and is more particularly described in the **First Schedule** hereunder written. Thus the Owner is well and sufficiently entitled to the said Larger Property:

e) By and under Indenture of Conveyance dated 1st April 2011 and bearing no BDK1/5313 of 2011 made by and Between Mr Abdul Rehman Khuda Baksh and 8 others being the heirs of Mr. Khodabux Abdul Rehman as Vendor of the One Part and Borosil Glass Works Limited as the Purchaser of the Other Part, Mr Abdul

0399	e
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(Signature of Owner)

(Signature of Purchaser)

6580801-

Agreement for sale

Amherst - II
92320
Fl. no. 1304, 13th Flr, 4 Wing,
Veronica, Vasant Oasis
1, 31, 61, 2501 -
Guni Raut & others.

Honesh Thakkar, S/N2,
Maj Rd, Mulund (W),
MUM-400080
658080

Stamp

Mr. Prashant P. Dhanraj
Jr. Clerk
Authorised Signatory
For Thane Bharat Sahakar Bank Ltd.

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 25th day of NOVEMBER

20 13 BETWEEN **NEPA REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Hallmark Business Plaza, 12th Floor, Unit 1201, 1203, 1204, Sant Dyaneshwar Marg, Opp. Guru Nanak Hospital, Kalanagar, Bandra (E), Mumbai - 400 051, hereinafter referred to as the "Owner" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the

Mr. Prashant P. Dhanraj
Jr. Clerk
Authorised Signatory
For Thane Bharat Sahakar Bank Ltd.

AND

Mr./Mrs./Miss/Messrs. SUNIL MADHUKAR RAUT
MRS. MONIKA SUNIL RAUT

Indian Inhabitant(s) residing at A-304, JAGDISH APARTMENT, MILITARY ROAD, MAROL, ANDHERI (E), MUMBAI-400059

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at

a Company registered under the Indian Companies Act 1913 / Companies Act 1956 having its registered office at



थाने बँक 92320
135789

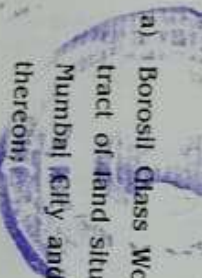
THANE BHARAT SAHAKARI BANK LTD.
SPECIAL PROMOTIONAL OFFER
NOV 25 2013
17:35
R.D. 580801-PS5246
STAMP MAHARASHTRA

(Signature of Owner)

(Signature of Purchaser)

hereinafter called "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PARTY;

WHEREAS



a) Borosil Glass Works Limited was the erstwhile owner of a large tract of land situated at Village Marol, Taluka Andheri District of Mumbai City and Mumbai Suburban; and was running a factory thereon;

b) By and under a letter dated 21st November 2009 bearing no Kda./Nat/Pra./Pra.Kra.222/2009/Karyasan -7 issued by the Labour office the Labour Commissioner has granted its no objection certificate for closure to the factory standing thereon;

c) By and under letter dated 29th May 2010 bearing no KRa.Na.Ja..Ka.Dha./Borosil Glassworks /2010/C-7186 issued by the Directorate of Industries, the Directorate of Industries has informed that 79561 sq mls of the large tract of land does not fall within the purview of Section 20 (i) of the Urban Land Ceiling and Regulation Act 1975;

d) By an Indenture of Conveyance dated 27th August 2010 ("said Indenture of Conveyance") made by and between Borosil Glass Works Limited (hereinafter referred to as Borosil) therein referred to as the "the Vendor" of the one part and Neepa Real Estates Private Limited, therein referred to as the "the Purchaser" of the other part (hereinafter referred to as "the Owner") and registered with the office of Sub-Registrar of Assurances at Bandra under

e) By and ... bearing ... Rehman Khodabu Glass Wo

02/12/2013



सूची क्र.2

दस्तावेज विवरण : मह दु.नि. अंशेरी 2
रत्न क्रमांक : 8355/2013
नोदणी :
Regn:63m

गावाचे नाव : 1) मरोळ

(1) विनयाचा प्रकार करारनामा

(2) मोददना 13161250

(3) बाजारभाव (बाहेरपट्याच्या बाबत) 9174530

(4) मु.मापन, पोट्टिहिसा व परक्रमांक (असल्यास)

1) पातिकाचे नाव: मुंबई मनापादन वर्णन : इतर माहिती: नोदणी क्र 1304, 13 वा मजला, विंग नं. 4, बेरोमिका, वयस ओपसीस, बेरोमिका जिल्हा, मरोळ मरोधी रोड, अंशेरी कुर्ली रोड, अंशेरी पूर्व मुंबई-400059. 2 कार पाकिंग सहिमाख्यानील 1 स्टॅक कार पाकिंग) सीके मरोळ, मरो नं 32ए, हिस्सा नं 6, सि डी एम नं-340(फैकी), 341ए, 343ए, 344ए, 345ए (फैकी), 345/1 ते 9, 345/10(फैकी), 345/11 ते 18, 345/19(फैकी), 345/20, 345/21 (फैकी), 345/22 ते 24, 345/26(फैकी), 345/27(फैकी), 345/28(फैकी), 345/29(फैकी), 345/30(फैकी), 345/31 व 345/32. (C.T.S. Number : 340(फैकी) :)

1) 80-19 चौ. मीटर

(5) बंधपत्र
(6) आकारणी किंवा चुडी देण्यात असलेले नका.

1). नाव: मे. गिगा शिवर इस्टेट्स प्रा लि तर्फे नवाबक तर्फे प्राधीकृत व्यक्ती मकेश एल ग्राह तर्फे मुबल्लार हिल्स जी टॉवर बय: -43, पत्ता:-लॉट नं: मुनिट नं 1201, 1203, 1204, माला नं: 12वा मजला, इमारतीचे नाव: होनमार्के विजयन व्यासा, ब्लॉक नं: गुणवानक डॉमिनयस-समीर, कलागार, बांद्रा पूर्व मुंबई, रोड नं: नंद जालियार मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400051 पं नं:-AAACN1884C

1). नाव: मुनिव मधुकर राजन बय:-39, पत्ता:-लॉट नं: ए-304, माला नं: - इमारतीचे नाव: जगदीश अपार्टमेंट, ब्लॉक नं: मरोळ, अंशेरी पूर्व, मुंबई, रोड नं: मिलिंदरी रोड, पिन कोड:-400059 पं नं:-ADDDR6446B
2). नाव: सोनिका मुनिव राजन बय:-35, पत्ता:-लॉट नं: ए-304, माला नं: - इमारतीचे नाव: जगदीश अपार्टमेंट, ब्लॉक नं: मरोळ, अंशेरी पूर्व, मुंबई, रोड नं: मिलिंदरी रोड, पिन कोड:-400059 पं नं:-AHFPR3486B

(7) रत्नपत्र करून देणाऱ्या/लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना ठुकुमनामा किंवा आदेश असल्यास, प्रतिबन्दिने नाव व पत्ता.
(8) रत्नपत्र करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाना ठुकुमनामा किंवा आदेश असल्यास, प्रतिबन्दिने नाव व पत्ता
(9) रत्नपत्र करून दिल्याचा दिनांक
(10) रत्न नोदणी केल्याचा दिनांक
(11) अनुक्रमांक, जड व पुंभ
(12) बाजारभावप्रमाणे मुद्रांक शुल्क
(13) बाजारभावप्रमाणे नोदणी शुल्क
(14) जेरा

25/11/2013
02/12/2013
8355/2013
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सह सूचना निवेदक, अंशेरी क. २,
अंशेरी उपनगर जिल्हा



मुद्रांकनामाची किंवा रत्नपत्रेनामा केल्याची:-
मुद्रांक शुल्क आकारनामा निवेदनेला अनुषंगाने:-
(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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