

338/15653
Monday, November 28, 2022
9:54 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 16738 दिनांक: 28/11/2022

मावाचे नाव: आसवे
दस्तऐवजाचा अनुक्रमांक: कलम 4-15653-2022
दस्तऐवजाचा प्रकार: सेल डीडी
मादर करणाऱ्याचे नाव: राकेश कुमार रंगसा - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 33

₹. 30000.00
₹. 660.00

एकूण:

₹. 30660.00

आपणाम भूल दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:11 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Kalyan 4

सह. दुय्यम निबंधक धरबाण - ४

बाजार मुल्य: ₹. 3302000/-
मोबदला ₹. 3551000/-
भरलेले मुद्रांक शुल्क : ₹. 248600/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 60/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2811202200345 दिनांक: 28/11/2022
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2611202200494 दिनांक: 28/11/2022
विक्रेते नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MHC11233849202223E दिनांक: 28/11/2022
विक्रेते नाव व पत्ता:



४/१

28/11/2022

सूची क्र.2

दुय्यम निबंधक : सह.द.नि.कल्याण 4

रग्न क्रमांक : 15653/2022

नोंदणी :

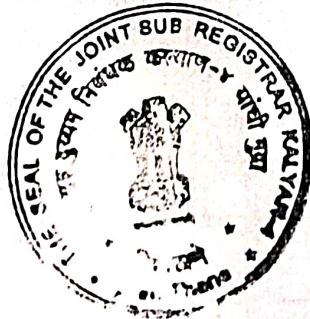
Regn:63m

गावाचे नाव : आसदे

(1)नितेखाचा प्रकार	गेम डीट
(2)मोबदला	3551000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3302000
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(असल्याम)	1) पानिकेचे नाव:कल्याण-डोंघिवासी इतर वर्णन : , इतर माहिती: विभाग न 37/106 दर 49000 ची मी मीने आजडे प्लॉट न आर -एच -114 स्वराज को ऑप ही मोगा मी मधील गदनिका न 7 पडिल्या मज्या क्षेत्र 725 ची फुट चिस्टअप((Plot Number : RH-114 ;))
(5) क्षेत्रफळ	1) 725 चौ.फूट
(6)आकारणी चिवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नितीन भास्कर खांडेकर - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5 ममर्थ पार्क न्यू इंडिया स्कूल लेन राईट भुमारी कॉलनी सर्वे न 95 प्लॉट न 104 कोथरूड पुणे सिटी पुणे , अर्वाक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-ACMPK2928B 2): नाव:-अनघा नितीन खांडेकर - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5 ममर्थ पार्क न्यू इंडिया स्कूल लेन राईट भुमारी कॉलनी सर्वे न 95 प्लॉट न 104 कोथरूड पुणे सिटी पुणे , अर्वाक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-ACAPK4905A
(8)दस्तऐवज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-राकेश कुमार रंथला - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी 06 ग्रीम सोमा ली प्लॉट न आर एच 115 एम एम इ वी पॉवर हाउस समोर एम आय डी सी रेसिडेन्सीयल एरिया डोंघिवासी पु , अर्वाक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421203 पॅन नं:-AHQPR5686J
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	28/11/2022
(11)अनुक्रमांक,खंड व पृष्ठ	15653/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	248600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह.दुय्यम निबंधक कल्याण - ४

① 7

SALE DEED

THIS SALE DEED made at Dombivli on this 28th day of
NOVEMBER, 2022,

BY AND BETWEEN

क ल न - ४
दस्त क्र. ७५६५३/२०२२
४/३३

(1) MR. NITIN BHASKAR KHANDEKAR aged 64 years having his PAN No. ACMPK2928B AND (2) MRS. ANAGHA NITIN KHANDEKAR aged 61 years having her PAN No. ACAPK4905A both of Indian Inhabitant, residing at Flat No.5, Samarth Park, New India School Lane Right, Bhusari Colony Survey No. 95, Plot No. 104, Kothrud, Pune City, Pune-411038 hereinafter called "the Transferors" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART;

AND

MR. RAKESH KUMAR RUNTHLA aged 52 years having his PAN No. AHQPR5686J residing at Flat no B-06, Gleam CHS Ltd, Plot No RH-115, Opp. MSEB Power House, MIDC Residential area, Dombivli (East) 421203, Taluka -Kalyan, Dist Thane hereinafter called "the Transferee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS:

- (i) The Transferors are registered members and shareholders of Swaraj Co-operative Housing Society Ltd registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration No. TNA(KLN)/HSG/(TC)/2216/87-88 having its registered office at MIDC, RH 114, Dombivli (East), Maharashtra 421 203 (hereinafter referred to as the "Society") and as such is a registered holders of 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.31 to 35 (both inclusive) and also holders of another 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.131 to 135 (both inclusive) (hereinafter both the distinctive Nos. 31 to 35 as well as 131 to 135 collectively referred to as the "Shares") comprised in the Share Certificate No.27

NKhandekar

RK

क ल न - ४	
दस्त क. १५६५३/२०२२	
५	३३ / and Member's

Register Folio No.7 both dated 9th August 2015 issued by the said Society (hereinafter referred to as the "Share Certificates");

- (ii) As such members and shareholders of the said Society, the Transferors are seized and absolutely possessed of or otherwise well and sufficiently entitled to residential Flat No. 7 admeasuring 725 sq.ft. or thereabouts carpet area (hereinafter referred to as the "Flat") on the first Floor in the building known as "Swaraj" (hereinafter referred to as the "Building"), belonging to the Society. The said Flat and the said Shares are hereinafter for the sake of convenience collectively referred to as "the Premises" are more particularly described in the Schedule hereunder written;
- (iii) The Transferors are the absolute owners of the said Premises and are in use, occupation, possession and enjoyment of the said Premises on what is commonly known as "Ownership basis" and are sufficiently entitled to sell and assign and transfer the said Premises along with all the rights, title and interest of whatsoever nature of the Transferors in respect of the said Premises. Electric Bill in respect of the said Flat stand in the name of the 1st Transferor, a copy whereof is annexed hereto and marked as 'Annexure - A' . ;
- (iv) The Transferors have agreed to sell, transfer and assign to the Transferee, their respective share, right, title and interest in the said Premises together with all incidental rights and benefits of the Transferors attached thereto and the Transferee has agreed to purchase and acquire all such right, title and interest of the Transferors in the said Premises together with the right of ownership and of use and occupation of the said Premises as also all the right, title and interest of Transferor in the said Society and the said Shares of the said Society at or for a total consideration of Rs.35,51,000/- (Rupees Thirty Five Lacs Fifty One Thousand only) ("Sale Consideration");
- (v) The said Society has issued a letter addressed to the Transferors granted its 'No Objection' for transfer of the said Premises in favour of the Transferees, a copy whereof is annexed hereto and marked as 'Annexure - B';
- (vi) Prior to the execution of the present agreement, the Transferee has paid full Sale Consideration amount to the Transferors in the following manner;

Sr. No.	Date	Transferors	Cheque No. / UTR No.	Amount
1	5/09/2022	Nitin	805701 - Indian Bank, Kalyan branch	25,500/-
2	5/09/2022	Anagha	805702 - Indian Bank,	25,500/-

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N² Handekar

क ल न - ४
दस्ताक्र. १५६५३/२०२२
५०/३३

9	25/11/2022	Anagha	IDIBR52022112531039187	2,50,000/-	
10	25/11/2022	Nitin	IDIBR52022112531039346	2,50,000/-	
TOTAL				35,51,000/-	

(the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the Transferee);

thereby making aggregate consideration of Rs. 35,51,000/- (Rupees Thirty Five Lacs Fifty One Thousand only) paid by the Transferee to the Transferor and the Transferors do and each of them doth hereby sell, transfer and assign unto the Transferee and the Transferee doth hereby purchased and acquired all the share, right, title and interest of the Transferors in residential Flat bearing No.7 admeasuring about 725 sq.ft or thereabout carpet area (hereinafter referred to as the "Flat") on first Floor in the building known as "Swaraj" (hereinafter referred to as the "Building") belonging to Swaraj Co-operative Housing Society Ltd. (hereinafter referred to as the "Society") and 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.31 to 35 (both inclusive) and also holders of another 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.131 to 135 (both inclusive) (hereinafter both the distinctive Nos. 31 to 35 as well as 131 to 135 collectively referred to as the "Shares") comprised in the Share Certificate No.27 and Member's Register Folio No.7 both dated 9th August 2015 issued by the said Society (hereinafter referred to as the "Share Certificates") held by them in the said Society and all the Transferors undivided share, right, title and interest incidental thereto including all contributions, deposits etc. paid by the Transferors to the said Society and as standing credited or accrued in respect of the said Flat including the amount lying if any, in the Sinking Fund, Repairs etc. (all of which including the said Flat and the said Shares are hereinafter collectively referred to as the "said Premises") and more particularly described in the Schedule hereunder written together with the rights, privileges, advantages and appurtenances whatsoever to the said Premises belonging to or in any manner appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held used, enjoyed or occupied therewith or reputed or known as part or members thereof or to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all former and other deeds, documents, writing, bills, receipts, vouchers and other evidences of title relating to the said Premises including the relevant two Share Certificates in respect of the said Shares and all other evidences of title in respect of the

R. Chandekar
A. Chandekar



क ल न - ४
दस्त क्र. १५६५३/२०२२
११/१३३

Transferee AND the Transferee do hereby for himself and his heirs, legal representatives, nominees and assigns covenant with the Transferors that the Transferee shall become member of the said Society and shall abide by, observe and perform all the rules, regulations and bye/laws from time to time of the said Society and shall from the date hereof be liable to bear and pay its share of outgoings, taxes, water charges, electricity charges, gas charges, maintenance charges payable in respect of the said Premises in accordance with the bills that may be raised by the said Society and by the respective companies/ authorities AND THIS SALE DEED OF FURTHER WITNESSETH and it is hereby agreed that the transfer fee payable to the said Society for transfer of the said Premises to the name of the Transferee in the records of the said Society shall be borne by the said Transferee and the said Transferors equally and that the stamp duty and registration charges, and any present & future tax, if any applicable on this transaction and payable in respect of this Deed of Transfer and all other documents in pursuance hereof shall be borne and paid by the Transferee alone.

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

SCHEDULE

All that undivided share, right, title, interest and benefits incidental and attached to the residential Flat bearing No.7 admeasuring 725 sq. ft. or thereabouts carpet area on the first Floor in the building known as "Swaraj", belonging to Swaraj Co-operative Housing Society Ltd., standing on the Plot No.RH-114, MIDC Dombivali (East) 421203, together with 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.31 to 35 (both inclusive) and also holders of another 5 (five) equity shares of face value of Rs.50/- (Rupees Fifty only) each, bearing Distinctive Nos.131 to 135 (both inclusive) comprised in the Share Certificate No.27 and Member's Register Folio No.7 both dated 9th August 2015 issued by the said Society.



Bokhandekar

Arkhanderkar

[Signature]

क ल न - ४
दस्त क्र. १५६५३/२०२२
१२/३३

15

SIGNED AND DELIVERED by the)
within named "Transferors",)



MR. NITIN BHASKAR KHANDEKAR)

Nitinkhandekar



AND

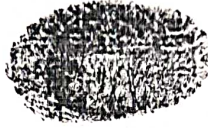
MRS. ANAGHA NITIN KHANDEKAR)
in the presence of:)

Ankhandekar

- 1)
- 2)

Rohul Shrikant Holchurnar

Rohul Shrikant Holchurnar



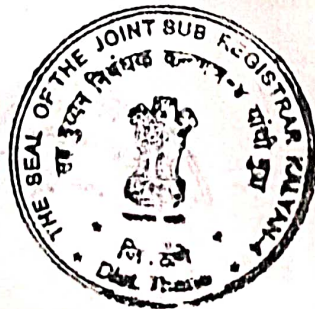
SIGNED AND DELIVERED by the)
withinnamed "Transferee",)

MR. RAKESH KUMAR RUNTHLA)

in the presence of:)

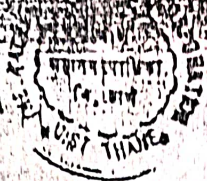
- 1)
- 2)

Rakesh Kumar Runthla



कल्याण नगरपालिका

23



दिनांक : १५-३-१०

बांधकाम पूर्णतेचा दाखला

मति.	क ल न - ४
पी. / श्रीमती. (अ) रजिंदर रविचंद्र सुभेदार	कलन क्र. ५६५३/२०२२
द्वारा जे. एम. सुभेदार (कार्यालय सहायक)	२५/३३
कल्याण	

पी / श्रीमती जे. एम. सुभेदार यांचे
 दिनांक २५/३/१० रोजी मजलाबाद देण्यात येतो की, यांनी प्रत्यक्ष
 महानगरपालिका हद्दीत, मध्ये म. दि. नं. _____
 सिटी. सह. नं. _____ प्लॉट नं. ११८
 मध्ये एम. एन. डी. सी. डी. डी. डी. डी.
 येथे महानगरपालिका यांचे कडीत बांधकाम परवानगी जाचक क्रमांक एम. एन. डी. डी. डी. डी.
१०५/२६१७-१३५ / दिनांक १९/११/०७ अन्वये मजूर केलेल्या
 नकाशा प्रमाणे बांधकामाची बांधकाम पूर्ण केले आहे. सध्या त्यांना सोपवण्या
 नकाशा मध्ये हिरव्या रंगाने दुबली बांधकामाच्या प्रमाणे तसेच साहील भटीवर बांधकामाची
 पापर परवानगी देण्यात येत आहे.

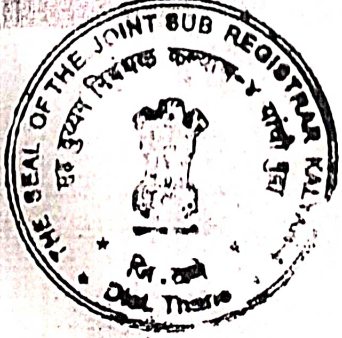
- १) तळ मजला : पान्य ठावे रजिस्ट्री वापरसाठी
- २) पहिला मजला : पान्य ठावे रजिस्ट्री वापरसाठी
- ३) दुसरा मजला : पान्य ठावे रजिस्ट्री वापरसाठी
- ४) तिसरा मजला : पान्य ठावे रजिस्ट्री वापरसाठी
- ५) चौथ्या मजला

अटी : (१) _____

२) _____

कार्यालय सहायक

(१) जय श्यामल जेजुरी / अदालत, कार्यालय सहायक कार्यालय सहायक कार्यालय सहायक



कलन - 8
 दस्तक्र 94 एचयु 2022
 24/188



Block Plan
 SCALE 1:500

PROPOSED RESIDENTIAL BUILDING ON PLOT
 NO. 114 AT DOMBIVLI INDUSTRIAL AREA.

TYPICAL FLOOR PLAN
 (GRT-3 PL.)
 SCALE: 1:100

Note:
 (DIMENSIONS GIVEN IN BRACKETS
 ARE APPROX. FEET UNITS DIMITS.)

VASTUKALP
 ARCHITECTS PVT. LTD.
 20, PANDURANG WADI,
 DOMBIVLI (E), MUMBAI - 401 014

Signature

Akhandekar