

02/07/2019

सुची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 5292/2019

नोदंणी : Regn:63m

### गावाचे नाव: कोन

(1)विलेखाचा प्रकार

विक्री करारनामा

(2)मोबदला

1900000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) 1374932

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 310, माळा नं: तिसरा मजला, इमारतीचे नाव: श्री कृष्णा अपार्टमेंट,बी विंग, ब्लॉक नं: कोन क्षेत्र 540 चौ फूट बांधीव, रोड : ता. भिवंडी,जि. ठाणे( ( Survey Number : 19/1 ; ) )

(5) क्षेत्रफळ

1) 540 चौ.फूट

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-दीपा दिनकर पाटील वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. 1, , माळा नं: तळ मजला, , इमारतीचे नाव: देवी दर्शन अपार्टमेंट,, ब्लॉक नं: गावदेवी मंदिरा जवळ, कोन, ता. भिवंडी, जि. ठाणे, रोड नं: गावदेवी रोड,, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-BAVPP4078D

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व र्किवा दिवाणी न्यायालयाचा हुकुमनामा र्किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-विद्याधर शंकर सावंत वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, तलाव लाईन, ठाणे सेंट्रल जेल स्टाफ क्वाटर , सेंट्रल जेल, ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BWKPS1794L

2): नाव:-विशाखा विद्याघर सावंत वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, तलाव लाईन, ठाणे सेंट्रल जेल स्टाफ क्वाटर , सेंट्रल जेल, ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-DGYPS8685G

(9) दस्तऐवज करुन दिल्याचा दिनांक

02/07/2019

(10)दस्त नोंदणी केल्याचा दिनांक

02/07/2019

(11)अनुक्रमांक,खंड व पृष्ठ

5292/2019

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(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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(13)बाजारभावाप्रमाणे नोंदणी शुल्क

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(14)शेरा



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.

### **DBI** BANK

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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made, executed and entered into at Village Kon, Tal. Bhiwandi. Dist. Thane on this 15th day of July 2019.

#### BETWEEN

SAU.DEEPA DINKAR PATIL Age – 39 years, Occup. - Housewife, (PAN NO. BAVPP4078D) Residing at - Flat no. 1, Ground Floor, Devi Darshan Apartment, Gaondevi road, Near Gaondevi temple, Village Kon, Tal. Bhiwandi, Dist. Thane hereinafter called the "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include her heirs, executors, administrators, nominees, and assigns) of THE FIRST PART;

### AND

1. SHRI. VIDHYADHAR SHANKAR SAWANT, Age- 49 years, Occupation- Service, (PAN NO. BWKPS1794L) & 2. SAU. VISHAKHA VIDYADHAR SAWANT, Age- 41 years, Occupation- Housewife, (PAN NO. DGYPS8685G) Both Residing at - Room no.1, Talav Line, Thane Central Jail Staff quarters, Central Jail, Thane 400601 hereinafter called "THE TRANSFEREE/ PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include her heirs, executors, administrators, nominees and assigns) of the OTHER PART;

WHEREAS Transferor is the owner of land bearing Survey No. 1884 No. 1 part, total area admeasuring 0-11-0, Situated at Village Kon, Bhiwandi, Dist-Thane;

AND WHEREAS by Development Agreement dated 27/03/2018 dully, registered with the office of Joint sub-registrar Bhiwandi-1 at Sr. No. 2524/2012, Transferor has granted development rights of land bearing Survey No. 19, Hissa No. 1 part, total area admeasuring 0-08-6 out of 0-11-

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0 (860 Sq. Mtr), Situated at Village Kon, Tal- Bhiwandi, Dist- Thane in favour of M/S. SAINATH CONSTRUCTION & paid entire stamp duty Rs. 3,14,000/- and Registration fees of Rs. 30,000/-;

AND WHEREAS M/S. SAINATH CONSTRUCTION has obtained the necessary permission from the competent authority, Grampanchayat, Kon bearing permission sr. no. 146 dated 09/11/2009 for development of the above said land;

AND WHEREAS Developers M/S. SAINATH CONSTRUCTION has obtained the N.A. Order from Collector Thane on 31.12.2013 wide Sr.no. KRA/MAHSUL/Kaksh-1/TE-8/NP/KON-BHIWANDI/SR-(120/2013) 171 / 2013;

AND WHEREAS on the strength of the said Development Agreement and permissions, M/S. SAINATH CONSTRUCTION has constructed a multistoried Building Known as SHREE KRISHNA APARTMENT;

AND WHEREAS as per the terms of development agreement dated 27/03/2012, Developer has agreed to allot 48% of the constructed premises on ownership basis along with the possession of the constructed premises with lock and key to the owner / The Transferee as constructed premises on development of the said land;

Transferee Flat No. 310 on the Third floor, 'B' Wing, admeasuring built-up area 540 sq.ft. in the building known as SHREE KRISHNA APARTMENT being constructed on the said property and more particularly described in the First Schedule written herein under as a consideration to develop the said land by way of Deed Of Allotment Dated 07.04.2015 said Deed Of Allotment is registered before Sub registrar Bhiwandi-2 vide Sr. No.2120/2015;

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AND WHEREAS since then the Transferor is absolutely seized and possessed of and otherwise is well and sufficiently entitled to the said Flat;

AND WHEREAS the Transferor is now desirous of transferring his right, title and interest in the Flat No. 310 on the Third floor, 'B' Wing, admeasuring built-up area 540 sq.ft. in the building known as SHREE KRISHNA APARTMENT being constructed on the said property and more particularly described in the First Schedule written herein under to the Transferees on certain terms and conditions mutually agreed by and between the parties;

# NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor shall transfer their right, title and interest in the Flat No. 310 on the Third floor, 'B' Wing, admeasuring built-up area 540 sq. ft. in the building known as SHREE KRISHNA APARTMENT and her interest of the said office, at the total price of Rs.19,00,000/- Rapels Nineteen Lakh only) and on the terms and conditions hereinafter.

appearing;

2. PRIOR to execution of these presents agreement the Transferechas paid to the Transferor a sum of Rs.3,50,000/- (Rupees Three Lakh Transferor a sum of Rs.3,50,000/- (Rupees Three Lakh Transferor to the Transferor of the premises agreed to be sold by the Transferor to the Transferee as part payment (Payment and receipt whereof the Promoter do hereby admit and acknowledged) to be paid in the manner hereinafter appearing i.e. to say:

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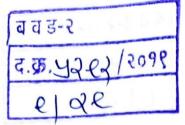
4. The amount of Stamp Duty and Registration Fees payable in respect of this Agreement shall be borne and paid by the Transferee alone.

- 5. The Advocate's Fees in respect of this Agreement shall be borne and paid by the Transferee alone.
- 6. The Transferor shall give to the Transferee vacant and peaceful possession of the said flat after received the full payment of consideration amount.
- 7. The Transferor shall transfer her interest in the said flat to the name of the Transferee and shall execute necessary documents and do or cause to be done all such other acts, matters and things, deemed necessary for effectively transferring the said flat and the concerned Electricity Meter in the name of the Transferee without charging any extra price thereof.
- 8. The Transferor hereby covenant with the Transferee that after transfer of the said flat, the Transferee shall be entitled to quietly and peacefully possess, occupy and enjoy the said flat without any hindrance, denial, demand, interruption or eviction by the Transferor or by any other person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

9. The Transferee shall, after the payment of full consideration as agreed upon hereinabove to the Transferor and on transfer of the said flat to his enjoyment of the said flat and the Transferee shall hold the same unto are to the use and benefit of the Transferee, his heirs, successors and lien of the Transferor or any person or persons claiming through or under them, or in trust for them, subject to payment of all taxes, Revenue and/or Local Authorities in respect of the said flat by the Transferee.

- 10. The Transferee hereby covenants with the Transferor that, she will use the said flat only for residence purpose and not for any other purpose which is expressly prohibited by the law for the time being in force.
- 11. The Transferor has disclosed and given inspection of all the documents in his possession relating to the title of the said flat and Transferee has not raise objection with respect to the title thereof.
- 12. The Transferor is aware that relying on the said representations the Transferee has agreed to purchase the said flat.
- 13. All the dues including Municipal/Grampanchyat taxes and Electricity Bill in respect of the said flat up to the date of delivery of possession will be paid by the Transferor and thereafter the Transferee will be liable to pay the same.
- 14. The Transferor will be bound to execute any other document as may be required by the Transferee to complete her title in respect of the said flat.
- 15. The Transferor declare that, the said flat is not subject to any lispendens or any insolvency proceedings and there are no prohibitory orders passed by the Income Tax Department or by any other competents.

  Authority against the Transferor thereby restricting the Transferor from selling, disposing of or otherwise parting with the possession of the flat.
- 16. If the Transferor commits any default in completing the transfer as aforesaid, the Transferee will be entitled to cancel this agreement by giving fifteen days prior notice and in that event the Transferor will be liable to refund the part consideration amount paid by the Transferee without interest.



17. If the Transferee commits to default to pay balance consideration amount within 60 days from the execution of said agreement than, the Transferor will be entitled to cancel this agreement by giving fifteen days prior notice and in that event the Transferee will be liable to not refund the any amount to the Transferee.

18. If the Transferee commits any default in the payment of the consideration as stipulated hereinabove, the Transferor will be entitled to cancel this agreement by giving fifteen days prior notice.

### THE SCHEDULE - 'A' ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Flat No. 310 on the Third floor, 'B' Wing, admeasuring built-up area 540 sq. ft. in the building known as SHREE KRISHNA APARTMENT standing on a plot of land bearing Survey no. 19/1 part Area admeasuring 0-08-6 out of 0-11-0 (860 Sq. Mtr.)., situated at Village Kon, Taluka Bhiwandi, District Thane.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS, THE DAY AND YEAR HEREINABOVE WRITTEN;

SAU. DEEPA DINKAR PATIL

1.SHRI. VIDHYADHAR SHANKAR SAWANT)

V.V. Sawant

2. SAU. VISHAKHA VIDYADHAR SAWANT)

IN THE PRESENCE OF:

1. Order Panel con yiedor. 2. Ezaún L Úrzán a rengaza



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# **RECEIPT**

I SAU.DEEPA DINKAR PATIL Age - 39 years, Occup. - Housewife, Residing at - Flat no. 1, Ground Floor, Devi Darshan Apartment, Gaondevi road, Near Gaondevi temple, Village Kon, Tal. Bhiwandi, Dist. Thane herby declared that, I have agreed to sale my owned Flat No. 310 on the Third floor, 'B' Wing, admeasuring built-up area 540 sq. ft. in the building known as SHREE KRISHNA APARTMENT standing on a plot of land bearing Survey no. 19/1 part Area admeasuring 0-08-6 out of 0-11-0 (860 Sq. Mtr.)., situated at Village Kon, Taluka Bhiwandi, District Thane to 1.SHRI. VIDHYADHAR SHANKAR SAWANT & 2. SAU. VISHAKHA VIDYADHAR SAWANT and I have received Part consideration of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand only) in Following manner

Sr.No.	Name Of Bank	Date/Cheque No.	Amount
1.	HDFC Bank, Makhmali	Dt. 24.06.2019	Rs.1,50,000/-
	Talav Thane branch	No.000017	h.
2.	Cash	Dt.02.07.2019	Rs.2,00,000/-
. 3.	Total		Rs.3,50,000/-

Hence this receipt.

Witness:-

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SAU.DEEPA DINKAR PATIL

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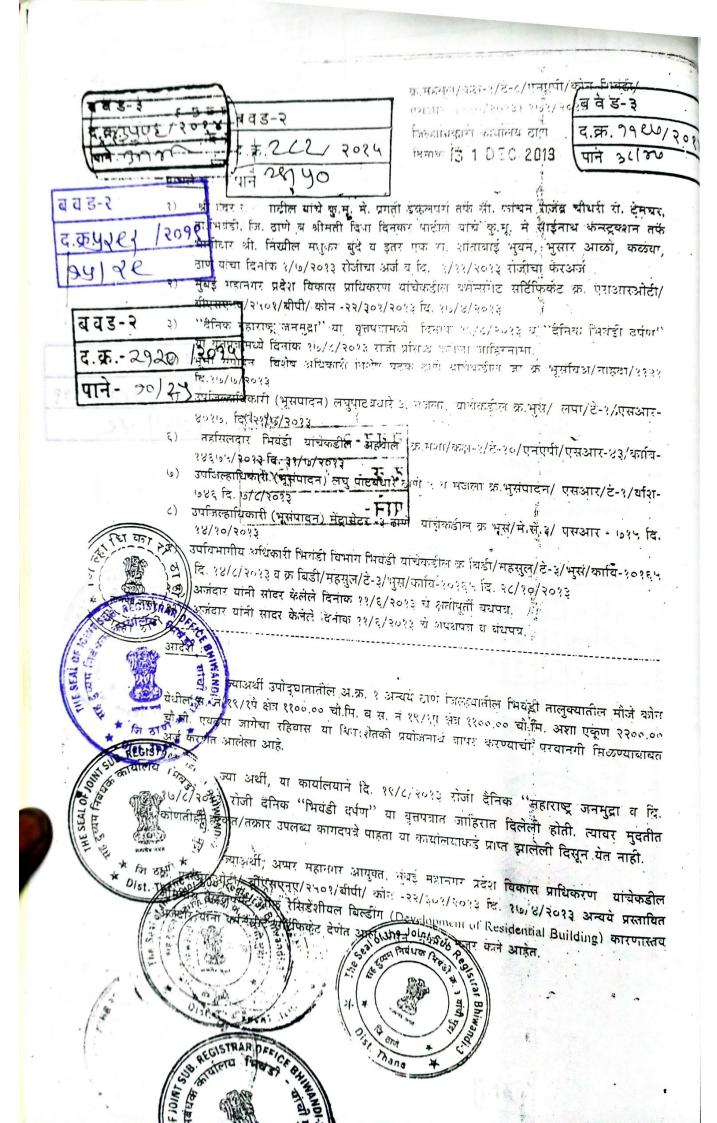
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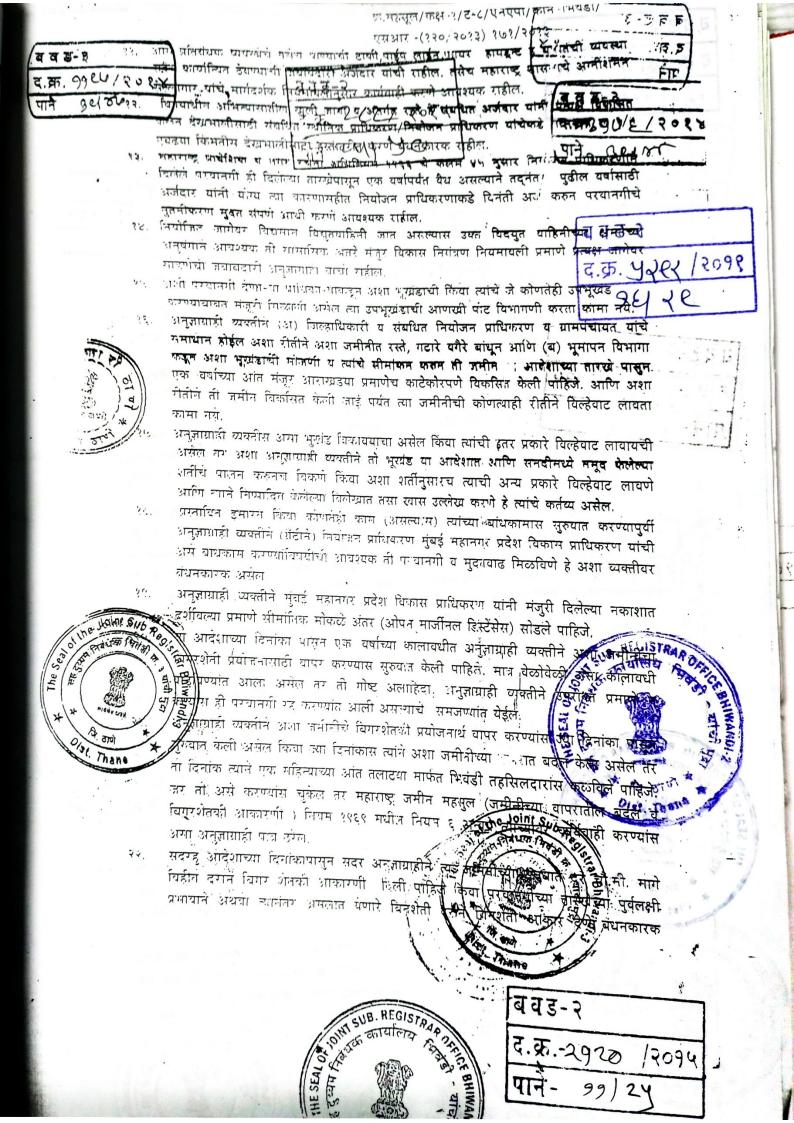
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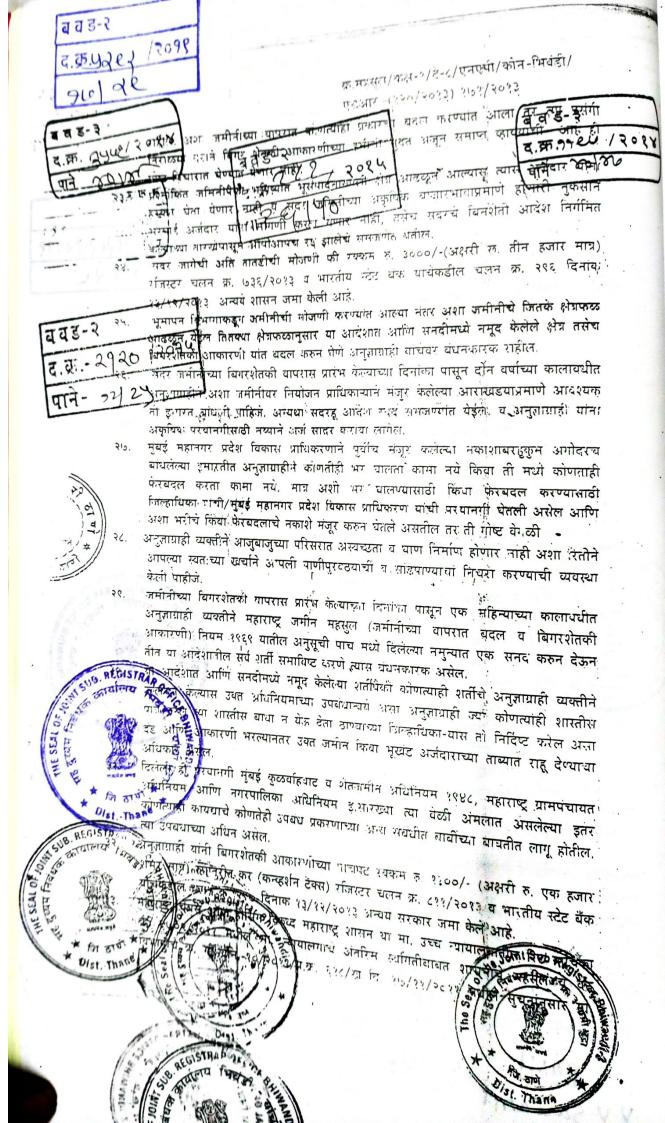
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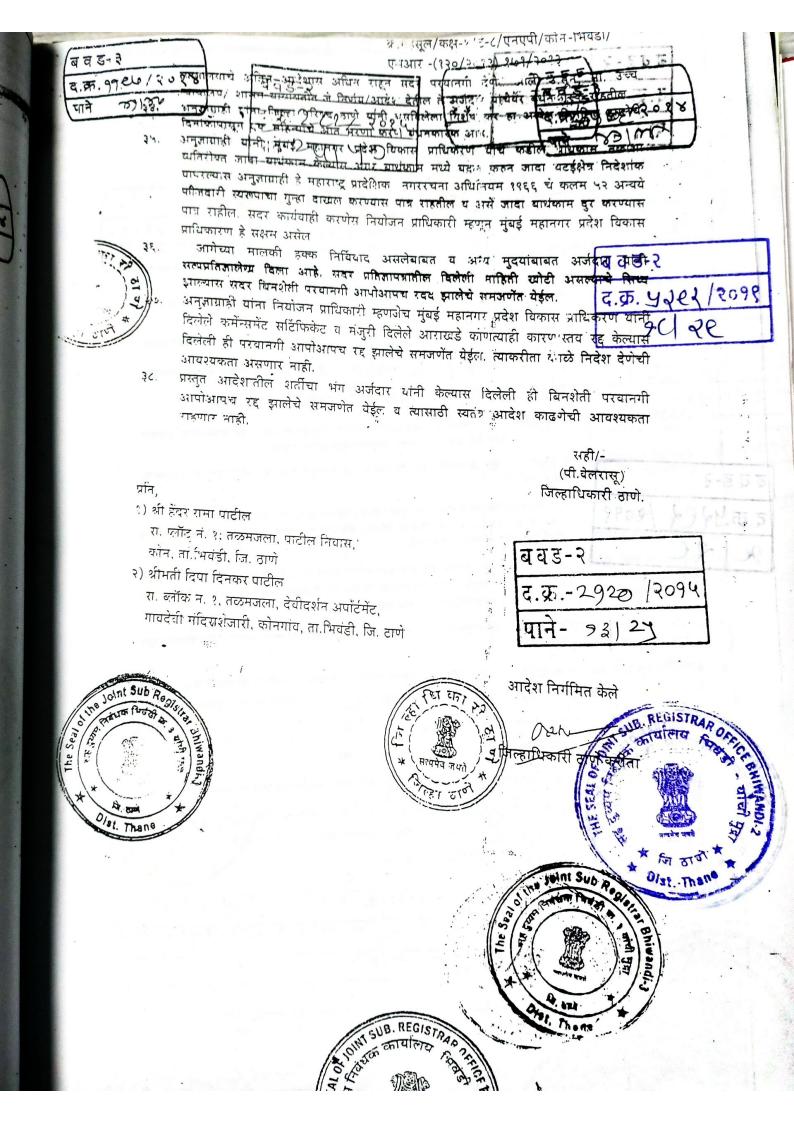
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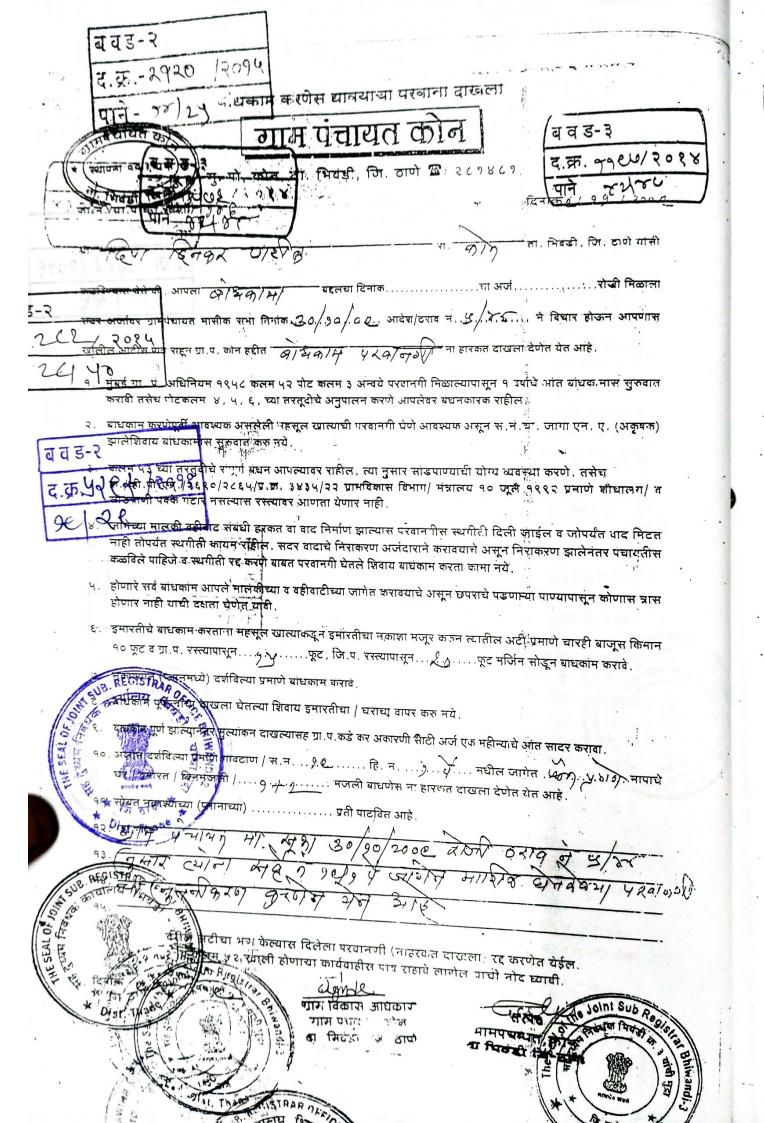


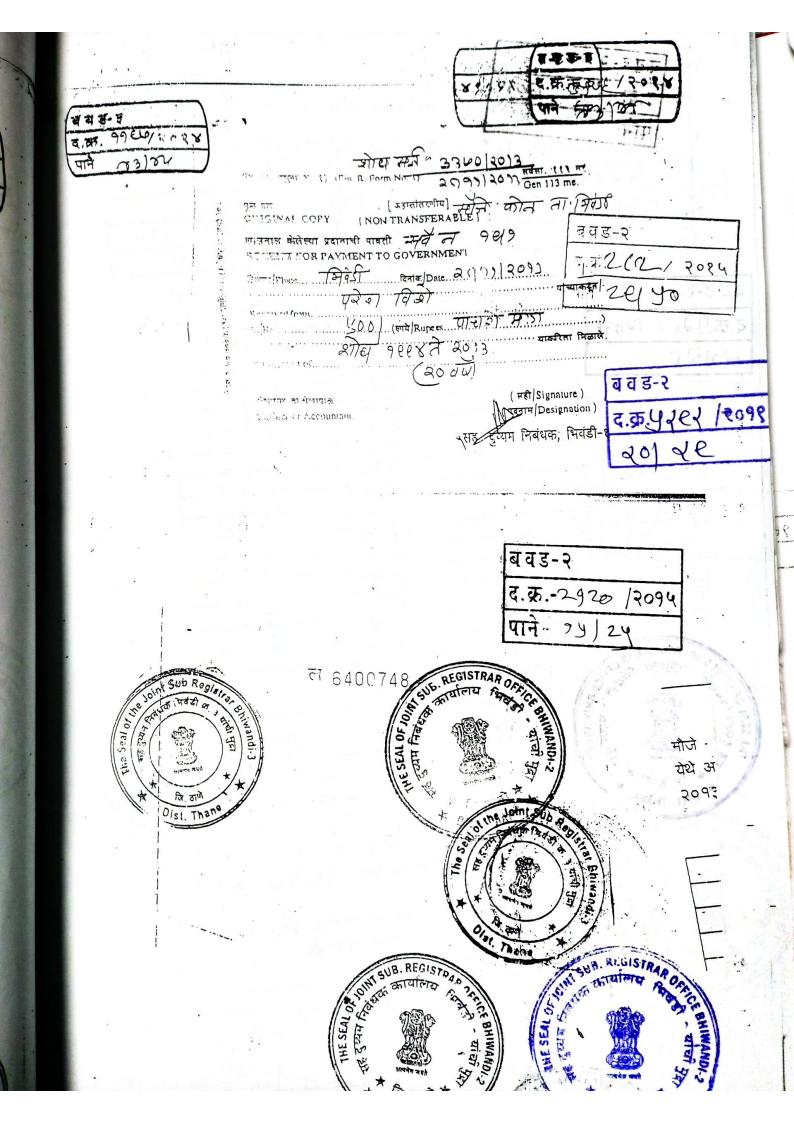


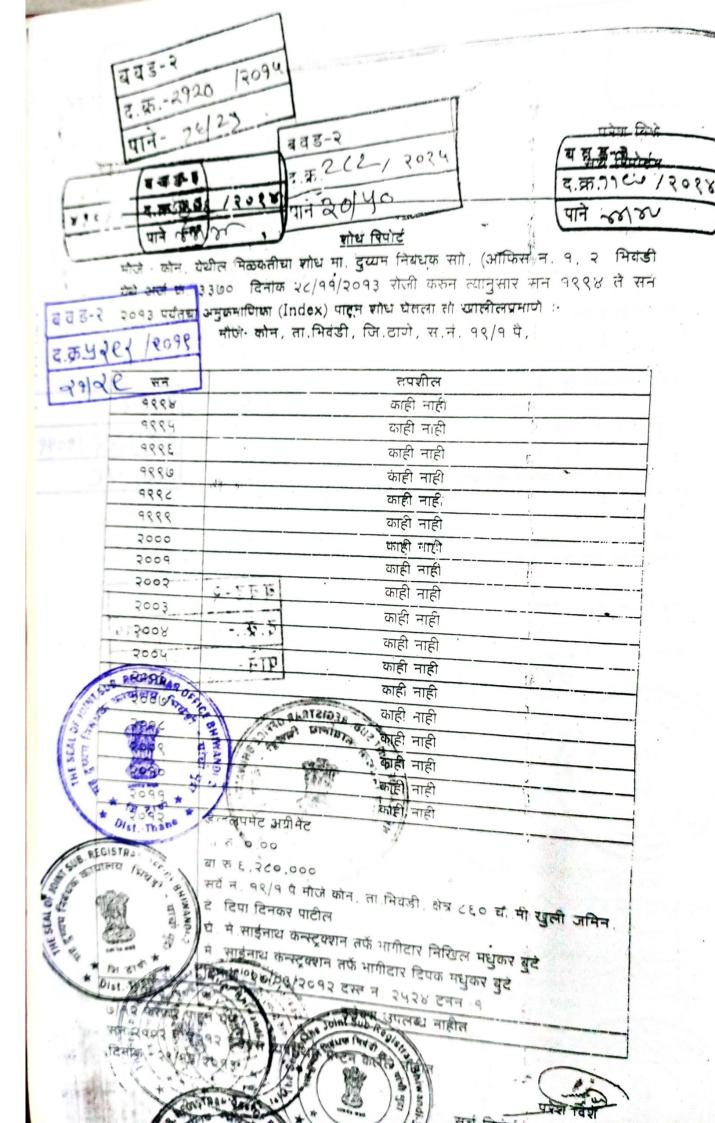


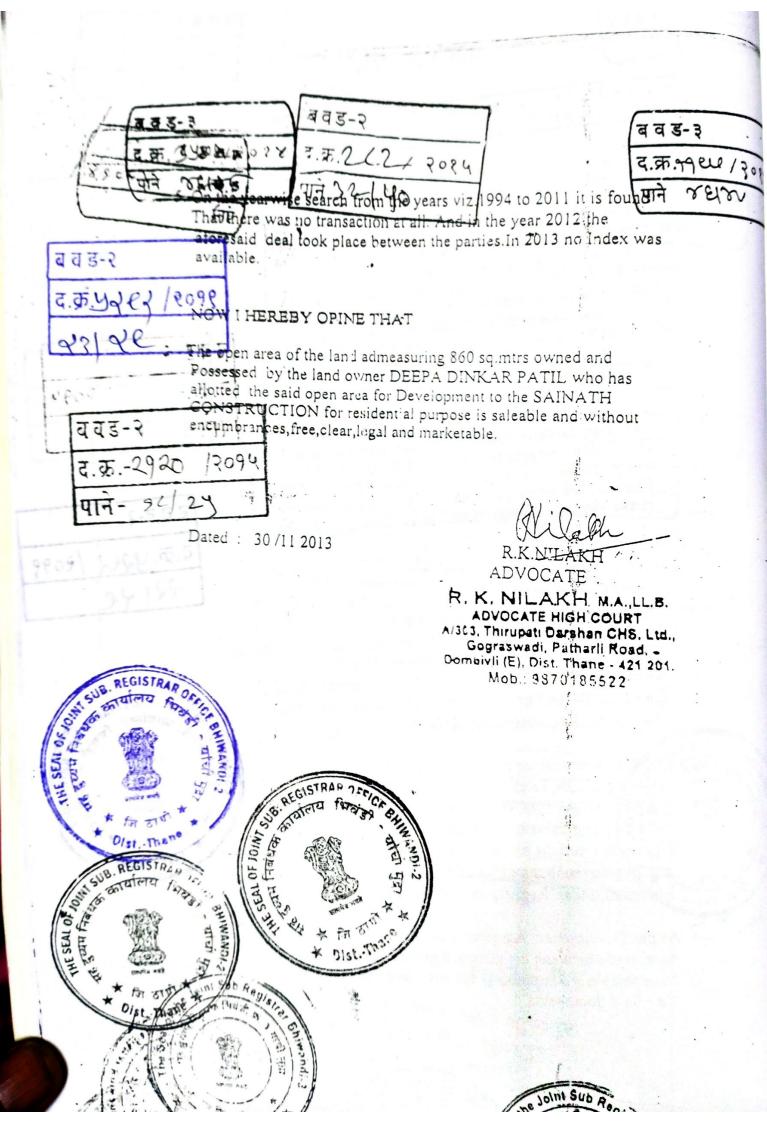
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# ः तोरवात्ते । इतिमत्ते :-

भी आरही वासील गही करणार भा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि \$ 30:1 W2013 रोजींचे जरिपमुक वापून आरो पोबीत करतो की नॉदणीसाठी सादर केलेल्या दस्तर्णवजामधील जिलकत है। करावणुकी ब्हारे अर्थवा दुबार विक्री होत नाही. दस्तातील लिहून देणार । कुलमखन्यारधारक है वर अवह मार्ग आहरी रगतः सामी करन या वस्तारावित दोन पत्यश ओळखणार इसम स्थाशरीसाठी पंजन आहे

शंदर बोटणीया दस्तपवेज निम्पादीत नीतिना नोंदणी प्रक्रियेवर आमच्या जवाबदारीने मी । आम्ही क्षणात मिळकतीचे मातक । यारम हक्कदार कितमंबंधीत व्यक्ती यांची मालकी (Thai) तसेच मिछकतीपे मालकाने नेम्न दिलेल्या कुलमुखल्यारधारक (P.A.Holder) लिहून देणार हयात आहे व फक्त कुतमुख्त्यार अदयापही अस्तित्वात आहे व ते आजपाबेनो रह झानेने नाही याची भी । आम्ही खात्री देत आहोत. तसेष सदयापी मिळकत शासन मालकीधी नाही व मिळकतीतीन इतर हक्क, कर्जे, वॅक बोजे, शासव योज व गुतमुखत्यार पारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमया आर्थिक व्यवहार पूर्ण करन दम्तरेवज साक्षीदारांसमक्ष निष्पादीत केनेना आहे.

या दस्तासोबत नोंदणी प्रक्रियमध्ये जोडण्यात आन्नेले पुरक "कागदपर्न हं खरे आहेत व निळकतीण इन्तातरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयांची मनाई नाही. तत्तेच महाराष्ट्र नांदणी नियम ं 36: दे नियम 44 हुसार बाधित होत नाही. याची मी / आम्ही खात्री देत आहात.

नोंदणो नियम 1961 चे नियम 44 व वेळावेळी न्यायालयान उच्चन्यायालयाने दिलेल्या निर्णयोनुसार दस्तरेवजामधील मिळकतींथे मासक कुतमुखत्यारधारक यांची मासकी व दस्तरेवजाची वैपता तपासणे हे तोंदणी अधिकारी यांची जबाबदारी नाही याची आस्तास पुर्णपणे जाणीव आहे.

स्यावर मिळकती विषयी सहया होत् असतेसी फसक्णूक । बनावटीकरण । संगनमत व त्या अनुपनाने पोलीस स्टेशन मध्ये दाखम होत असमेसे गुन्हें है. माझ्या दस्तरेवजातील निळकती विषयी होड नये म्हणून नोंदणी अधिनियम 1908 थे कतम 62 नुसार मी । आम्ही व्यवहारात ब्युद्धंक शुक्क किंवा नोंदणी पी कर्मा तावती, बुडवती असल्यास अयवा नोंदणी अधिनियम 1908 र्घ कलम 82 नुसार् कोणत्याही प्रकारण कामदशीय पश्त उद्भवन्यास त्यास भी । आम्ही व दस्तिपेवजातील सर्व निष्पादक व आळख देणारे जवावद्वा

त्यामुळं मां । आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारण गुन्हा घडणारे कृत्य केलेल नाही. ज आविश्वात कायद्यानुसार कोणतेही गुन्हे पडन्यास मी । जान्ही बोंदणी अधिनियम 1908 चे कतम 83 भारतीय दंउ संहिता 1860 मधींस जामुँद असनेत्या 7. वर्षाचा शिक्षेस आत्नी पात्र सहणार आहोत याची मत आम्हांमा पूर्णपणे जाणीव आहे. त्यामुळे हे पोलणापत्र / शपवपत्र दस्ताचा भाग न्हणून जोडत आहोत.

लिह्न देणार

तिह्न प्रेगार

pert 2140099

आयद INCOME T

PANDURAN

बन्द की तारी**छ** 15/02/1981

RULI

Summary-2(

इस्त क्रमांक :बवड2/5292/2019 <sub>दस्ताचा</sub> प्रकार :-विक्री करारनामा दस्त गोषवारा भाग-2

दस्त क्रमांक:5292/2019

20/20

पक्षकाराचे नाव व पत्ता अन् क्र.

नाव:दीपा दिनकर पाटील 1 पत्ता:प्लॉट नं: फ्लॅट नं. 1, , माळा नं: तळ मजला, , इमारतीचे नाव: देवी दर्शन अपार्टमेंट,, ब्लॉक नं: गावदेवी मंदिरा जवळ, कोन, ता. भिवंडी, जि. ठाणे, रोड नं: गावदेवी रोड,, महाराष्ट्र, ठाणे. पॅन नंबर:BAVPP4078D

पक्षकाराचा प्रकार लिहन देणार वय:-39 स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठमा

नाव:विद्याधर शंकर सावंत 2 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-49 नं: रूम नं.1, तलाव लाईन, ठाणे सेंट्रल जेल स्टाफ क्वाटर , सेंट्रल जेल, ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BWKPS1794L

स्वाक्षरी:-

लिहन घेणार





नाव:विशाखा विद्याधर सावंत 3 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय:-41 नं: रूम नं.1, तलाव लाईन, ठाणे सेंट्रल जेल स्टाफ क्वाटर , सेंट्रल जेल, ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:DGYPS8685G

लिहून घेणार स्वाक्षरी:-V.V. Sautent





वरील दस्तऐवज करुन देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:02 / 07 / 2019 09 : 50 : 03 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु पक्षकाराचे नाव व पत्ता 豖.

नाव:दिनकर कृष्ण पाटील - -वय:45 पत्ता:फ्लॅट नं. 1, तळ मजला, देवी दर्शन अपार्टमेंट, गावदेवी रोड, स्वाक्ष गावदेवी मंदिरा जवळ, कोन, ता. भिवंडी, जि. ठाणे पिन कोड:421311

छायाचित्र



अंगठ्याचा ठसा

2 नाव:पांड्रंग हरिश्वंद्र गुरव -पत्ता:पिंपळास रोड कोन गाव ता भिवंडी पिन कोड:421302





शिक्का क्र.4 ची वेळ:02 / 07 / 2019 09 : 50 : 57 AM

शिक्का क्र.5 ची वेळ:02 / 07 / 2019 09 : 51 : 10 AM नोंदणी पुस्तक 1 मध्ये

दस्तऐवजासोबत जोडलेली कागदपत्रे कुळ मुख्त्यारपत्रे, व्यक्ती इत्यादी बनावट आढळुन आत्यास याची संपूर्ण जबाबदार. दस्त निष्पादकाची राहील

प्रमाणित करण्यात येते की या दस्तामध्ये

स्यष्र∨भिवंधक वर्ग-३ षिवंडी-२

EPayment Detailer of

एकुण १ ते ... २.८....पाने असून १ बुकाचे ... ५ ० ८२ ..... नंबरी नोंदला Defacement Number

Epayment Number Sr. 0107201909984 2

MH00349050\$201920F

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22 AUG 2016

### **OCCUPANCY CERTIFICATE**

I hereby certify that, the development of Residential Building Name "SHREE KRISHNA APARTMENT" at Sr. No. 19 Hissa No. 1pt/1pt Kon Tal-Bhiwandi, Dist- Thane (Res. BUA = 2200 Sq.Mtrs. Residential Nos- 41 Total Nos Units – 41 At Sr. No. 19 Hissa No= 1-pt/pt Kon Tal-Bhiwandi Dist-Thane (GES Scheme) Of M.M.R.D.A. Completed under the supervision of M/s "DECENT CONSULTANT" has been inspected on 23/10/2015 and I declare that the development has been carried out in accordance with the General Development control Regulations and the conditions stipulated in the commencement certificate Dated 17/04/2013 and that the development is fit the use for which it has been carried out.

(R.B Patil)

ADDL METROPOLITAN COMMISSIONER

(M.M.R.D.A)

Shri K	«ushna Co-l	Operative (Registered	e Housing	g Society Act. 1960)	Ltd.Kon	gaon
No	36		CERTIFI		Date : 23	3//0//6
<b>Au</b> thorised Sh	are Capital Rs		Divid		Si	hares each o
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to <u>360</u> in The <u>Sh</u> ri	of Rupee. Krushna	co-operation	<u>each</u> Ivehousing	SOCIETY LTD.	Kon go	ron
to <u>360</u> in The <u>Sh</u> yi Subject To Th	of Rupee Krushna e Bye - laws of	CO-OPERAT	veach  IVEHOUSING  ciety and tha	SOCIETY LTD.	Kon go of such share	con es the sum o
to <u>360</u> in The <u>Sh</u> yi Subject To Th	of Rupee. Krushna	CO-OPERAT	veach  IVEHOUSING  ciety and tha	SOCIETY LTD.	Kon go of such share	con es the sum o
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to <u>360</u> in The <u>Shri</u> Subject To Th	of Rupee krushna e Bye - laws of ive func he common sea	The Said South of the said s	each  IVE HOUSING  ciety and that  Oly  society at	SOCIETY LTD.	Ton go of such share	con es the sum o

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