

गावाचे नाव : पिंगळस

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	26523650
(4) भू-मापन, पोट्टिहिसा व परक्रमांक(अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग 3 मीजे पिंगळस, ता. कर्जत, जि. रायगड येथील सर्वे नं. 82/1 ते 82/35, प्लॉट नं. 82/40, क्षेत्र 2545 चौ.मी. आकार 254.50 व या मिळकतीवर वाघणेंद आलेली तत्व विला नं. 40, क्षेत्र 5000 चौ.फूट विल्लअप म्हणजेच 464 चौ.मी. ((Plot Number : 82/40 ; Block Number : villa no. 40 ;))
(5) क्षेत्रफळ	1) 464 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-झानिरा प्रांपटी प्रा. लि. तर्फे चेअरमन श्री. रविशंकर पासुपुनेटी - - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस पत्ता - ४०१, ए विंग, मोलारीस १, माकी बिहार रोड, एल.अँड टी गेट नं. ६, पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 फॅन नं:-AAACZ3346H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. माहेव लालबिहारी सहानी - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस पत्ता - २३१, दुसरा मजला, निओ कॉर्पोरेट प्लाझा, काचपाडा, मालाड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 फॅन नं:-DBDPS8221N
(9) दस्तऐवज करून दिल्याचा दिनांक	04/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	04/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1287/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1326200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

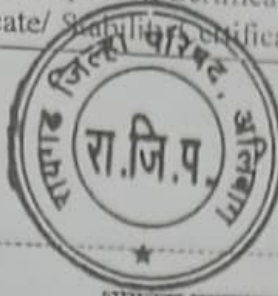
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

वाचले:-१) मा. जिल्हाधिकारी रायगड अलिबाग यांचेकडील जा.क्र. मशा/एल.एन.ए.१(ब)/प्र.क्र.११६/२००९ दि. १०/०९/२००९

२) Structural Architect Completion Certificate Date: २३/०२/२०२१

४) Completion Certificate/ Stability Certificate Date: २३/०२/२०२१



जा.क्र./राजिप/बांधकाम/नेसंख्या/१५२/२०२१
कर्जत संकुल विकास प्राधिकरण कक्ष
रायगड जिल्हा परिषद, अलिबाग
दिनांक:- १/६/२०२१

भोगवटा प्रमाणपत्र

कर्जत संकुल विकास प्राधिकरणातील मौजे पिंगळस ता. कर्जत जि. रायगड येथे स.नं. १ हिस्सा नंबर १सी, (स.नं. १/१+२+३सी) पैकी बंगला क्रमांक ४० एकूण क्षेत्रफळ २७३८४ स्के.फूट क्षेत्रावर निवासी कारणासाठी मा. जिल्हाधिकारी रायगड अलिबाग यांचेकडील जा.क्र. मशा/एल.एन.ए.१(ब)/प्र.क्र.११६/२००९ दि.१०/०९/२००९ अन्वये बांधकाम परवानगी देण्यात आली आहे. या भूखंडाचे विकासक व मालक मे. झनिरा प्रॉपर्टी प्रा.लिमिटेड हे आहेत.

सदरचे भोगवटा प्रमाणपत्र स.नं.८२ पैकी प्लॉट क्र. ४० एकूण क्षेत्रफळ २७३८४ स्के. फूट भूखंडावरील इमारतीचे बांधकाम पूर्ण केलेने देणेत येत आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद श्री. दिपक मेहता व संरचना अभियंता श्री. दिपक मेहता यांनी दि. २३/०२/२०२१ व दि. २३/०२/२०२१ रोजी दिलेला आहे.

मा. जिल्हाधिकारी रायगड अलिबाग यांनी दिनांक १०/०९/२००९ अन्वये दिलेल्या बांधकाम परवानगी मंजूरी आदेशाच्या सर्व अटी व शर्तीची पूर्तता करणेत आलेल्या असल्याचे वास्तुविशारद, संरचना अभियंता व तांत्रिक अधिकारी कर्जत संकुल विकास प्राधिकरण यांनी नमुद केले आहे. तसेच सदरचे भोगवटा प्रमाणपत्र हे स.नं. १ हिस्सा नंबर १सी, (स.नं. १/१+२+३सी) पैकी प्लॉट क्रमांक ४० एकूण क्षेत्रफळ २७३८४ स्के. फूट करीता (इमारत क्षेत्र ५००० स्के.फूट) मर्यादित असून सदर क्षेत्रावरील बांधकाम वापरणेस या आदेशान्वये परवानगी देणेत येत आहे.

१.	भूखंडाचे क्षेत्रफळ	२५५५ m ^२
२.	रस्त्याखालील क्षेत्रफळ	
३.	भूखंडाचे निव्वळ क्षेत्रफळ	१५४६ m ^२
४.	अनुज्ञेय चटईनिर्देशांक	१२.००
५.	प्रिमियमपेड चटई क्षेत्र निर्देशांक	०.२०
६.	बांधकामाचे अनुज्ञेय चटई क्षेत्रफळ	४६४ m ^२
७.	प्रस्तावित बांधकामाचे एकूण क्षेत्रफळ	४६४ m ^२
८.	पूर्ण झालेल्या बांधकामाचे क्षेत्रफळ	४६४ m ^२
९.	शिल्लक बांधकामाचे क्षेत्रफळ	४६४ m ^२



कार्यकारी अभियंता (बांध)
रायगड जिल्हा परिषद अलिबाग

Dr. R. B. S. S. S.

Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad, are more particularly described in the **FIRST Schedule** written hereunder.

M. The Owners propose to develop the said Plots by constructing the Bungalows in the name and style of "TATTVA", as per the Plans and specifications got sanctioned by the Owners and to sell the Bungalows in the "TATTVA", on Ownership basis.

N. The Purchaser has agreed to purchase one Bungalow in the "TATTVA", being **Bungalow No. 40**, admeasuring **5,000 Sq. Ft. i.e., 464 Sq. Mtrs**, constructed on **Plot No. 40**, admeasuring **27,384 Sq. Ft. i.e., 2545 Sq. Mtrs**. And more Particularly described in the **Second Schedule** hereunder written at the lump sum price of **Rs. 2,47,00,000/- (Rupees Two Crore Fourty Seven Lacs only)**. Herein after referred to as "**The Plot and Bungalow**".

O. The Purchaser have examined the title of the Owners to the said plot and have seen the documents of title in the Owners and are satisfied with the Owners title to the said Plot. The Purchases have also taken inspection of the said orders of the Government/ Semi-government /Competent Authority.

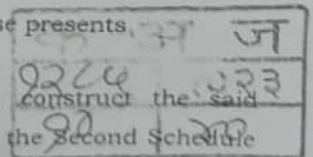
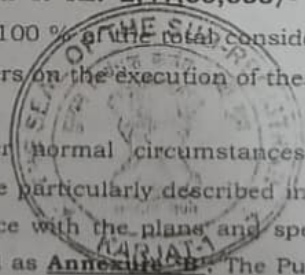
P. The Purchasers declares that they have taken inspection of the plans and specifications of the proposed said Bungalow and the Purchasers are satisfied about the same.

Q. The Owners have agreed to sell and the Purchaser has agreed to purchase on ownership basis the said Bungalow in the "TATTVA", on the following terms and conditions.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. The Owners will sell and the Purchaser/s will purchase/s the said Bungalow bearing **No. 40** having a Carpet area of approximately **5,000 Sq. Ft., i.e. 464 Sq. Mtrs**, more particularly described in the **Second Schedule** and delineated on the plan thereof hereto annexed as **Annexure 'A'** and thereon shown surrounded by red colour boundary line, the specifications of the said Bungalow are more particularly described in **Annexure 'B'**, at or for a lump sum price of **Rs. 2,47,00,000/- (Rupees Two Crore Fourty Seven Lacs only)**. Out of the said amount a sum of **Rs. 2,47,00,000/- (Rupees Two Crore Fourty Seven Lacs only)** (i.e. 100 % of the total consideration) has been paid by the Purchaser/s to the Owners on the execution of these presents.

2. The Owners will, under normal circumstances, construct the said Bungalow on the said Plot more particularly described in the **Second Schedule** hereunder written in accordance with the plans and specifications. A copy of the said plan is hereto annexed as **Annexure 'B'**. The Purchaser/s agrees that the Owners will be entitled to make such variations therein as shall be required to be carried out by the Government or other local body or authority and as may be necessary by the exigencies of the circumstances from time to time.



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F. By Conveyance dated 21/5/1997, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/1308/1997, dated 21/5/1997 Pradeep Laxmikant Diwadkar the Constituted Attorney of Lila Laxmikant Diwadkar absolutely sold the said Lands No. 1 and 2 to Lalit Maganmal Ragoowanshi, on the terms and conditions, at or for the price mentioned therein.

G. By Public Notice dated 21/03/2008 given in "Raigad Times", the public at large were informed that negotiations were going on with Lalit Maganmal Ragoowanshi for sale of said Land No. 1 and Land No.2 and further person having any claim, interest of whatsoever nature in the said Land No.1 and Land No.2 were invited, to come forward and put up their claims, if any in respect of the said Land No.1 and Land No.2 within the stipulated time in the said notice. However no claims from any person in respect of said Lands No. 1 and 2 have been received.

H. By the Deed of Conveyance dated 5/9/2008, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/6359/2008, dated 5/9/2008, Lalit Maganmal Ragoowanshi, absolutely sold the said Lands No.1 and 2 along with other Lands mentioned therein to Ravishankar Pasupuleti, on the terms and conditions, at or for the price mentioned therein.

I. Ravishankar Pasupuleti had applied for the N.A. permission in respect of said Lands No.1 and 2, which were sub divided into Seventy Plots. The Collector of Raigad (Alibaug), vide his order dated 10/09/2009 bearing No.MSH/L.N.A.1(B)/ Pr.No.116/2009 had granted the N.A. permission in respect of said Lands No.1 and Land No.2, sub divided into Seventy different Plots and shown on Plan annexed to said order. Thereafter the concerned revenue authority gave effect of said sub-division in the record of right of said Lands No.1 and Land No.2 and issue Seventy 7/12 extracts. The particulars of the said seventy plots i.e. their Survey Numbers, Hissa Numbers, Plot Numbers and areas, Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad., are more particularly described in the **First Schedule** written hereunder. Herein after referred to as "the said Plots".

J. By the Deed of Conveyance dated 29/2/2010, duly registered at Sub Registrar of Assurances at Karjat, at Serial No. KJR/648/2010, dated 29/2/2010, Ravishankar Pasupuleti, absolutely sold the said Plots to M/S. Zanira Property Private Limited on the terms and conditions, at or for the price mentioned therein.

K. By virtue of the said Deed of Conveyance dated 29/2/2010 M/S. Zanira Property Private Limited become the absolute Owner of the said Plots and are/is seized and possessed of and/or otherwise well and sufficiently entitled to the said Plots.

L. The name of M/S. Zanira Property Private Limited has been recorded in the 7/12 extracts in respect of the said Plots as Owner and holder of the said Plots. The particulars of the said seventy plots i.e. their New Survey Numbers, Old Survey Numbers Hissa Numbers, Plot Numbers and areas,

Pradeep

Sabit Sabu

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AGREEMENT FOR SALE OF BUNGALOW

AGREEMENT is made at Karjat this 13TH day of **MAY 2023** BETWEEN **M/S ZANIRA PROPERTY PRIVATE LIMITED**, a Company registered under the Indian Companies Act, 1956, having their Office at, 401, A Wing, Solaris 1, Saki Vihar Road, Opp L&T Gate No.6, Powai, Mumbai-400072. Hereinafter referred to as **"THE OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present directors and their successors) of The One Part;

AND

Mr. Saheb Sahani S/O Lalbihari Sahani, having their office at, 231, 2nd Floor, Neo Corporate Plaza, Kachpada, Malad West Mumbai-400064 Maharashtra India. **Pan Card No. DBDPS8221N** And **Aadhar Card No. 4696 1076 3194**.

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 assign/s) of The Other Part.

WHEREAS:

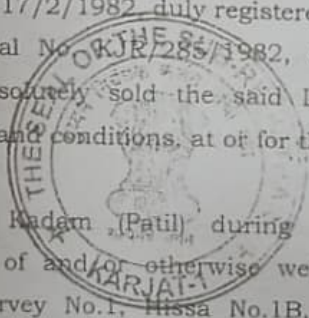
A. Shantaram Kashinath Kadam, during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Land bearing Survey No.1, Hissa No.1C, (Old Survey No. 1/1+2+3C), admeasuring 3 Hectors and 95 Gunthas, situate at Village: Pinglas, Taluka: Karjat, Dist.: Raigad. Herein after referred to as "the said Land No. 1".

B. By Conveyance dated 3/11/1981, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/1372/1981, dated 13/11/1981, Shantaram Kashinath Kadam, absolutely sold the said Land No.1 to Snehalata Shivaprasad Dalvi on the terms and conditions, at or for the price mentioned therein.

C. By Conveyance dated 17/2/1982, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/285/1982, dated 18/2/1982, Snehalata Shivaprasad Dalvi, absolutely sold the said Land No.1 to Lila Laxmikant Diwadkar on the terms and conditions, at or for the price mentioned therein.

D. Shivram Kashinath Kadam (Patil) during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Land bearing Survey No.1, Hissa No.1B, (Old Survey No. 1/1+2+3B), admeasuring 5 Hectors and 26 Gunthas, situate at Village: Pinglas, Taluka: Karjat, Dist.: Raigad. Herein after referred to as "the said Land No. 2".

E. By Conveyance dated 28/04/1982, Shivram Kashinath Kadam (Patil) absolutely sold the said Land No.2, to Lila Laxmikant Diwadkar.



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Sa. B. Sahani