

**AGREEMENT FOR SALE**  
**(PART PAYMENT)**

This Agreement for Sale made and executed at Panvel this \_\_\_\_ day of the month of **FEBRUARY** in the Year **2024**.

**BETWEEN**

**MR. JITENDRA GOVIND SOMASE**, PAN No. **BNOPS1942R**, Aadhaar No. **9271 3116 3118**, Aged 47 Years, Indian Inhabitant, Residing at - **House No. 123, At. Post. Ulwe, Tal. Panvel, Dist. Raigad 410206**, hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

1) **MRS. GEETA GIRAYYA KUMBHAR**, PAN No. **DBMPM5351N**, Aadhaar No. **4925 8493 5725**, Age 42 Years, 2) **MRS. KALAVATI GIRIYA KUMBHAR**, PAN No. **AWXPK6680M**, Aadhaar No. **6310 3890 6324**, Age 57 Years, Both Indian Inhabitants, Residing at **D-27/3, Sector 48, Room No. 15, 3<sup>rd</sup> Floor, Ashtagandha Society, Nerul, Navi Mumbai 400708**, hereinafter called and 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) of the **SECOND PART**.

**DESCRIPTION OF PROPERTY**

FLAT NO.	FLOOR	PLOT NO.	SECTOR
"302"	"THIRD"	459	24
BUILDING	:	'KESHAR PARK'	
NODE	:	PUSHPAK NODE, VAHAL, TAL. PANVEL, DIST. RAIGAD	
BUILDING CONSISTS	:	GROUND + FOUR FLOORS WITH LIFT	
<b>SALE PRICE : Rs.22,00,000/- (Rs. TWENTY TWO LAKH Only)</b>			
hereinafter referred to as 'THE SAID FLAT'			

**WHEREAS :-**

- 1) The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.
- 2) By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.
- 3) By an Agreement to Lease dated 04/09/2017, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and **1)SHRI. JITENDRA GOVIND SOMASE, 2)SHRI. VASANT GAJANAN SOMASE**, therein referred to as the LESSEES and herein after referred to as the ORIGINAL ALLOTTEES, and CIDCO leased Plot of land in lieu of compensation being **Plot No. 459, in Sector No. 24, admeasuring 200 Sq.Mtrs.** under the Punarvasan Expansion Scheme at **PUSHPAK NODE, VAHAL, Taluka - Panvel, Dist. Raigad**, (hereinafter referred to as 'THE SAID PLOT'). The same Agreement to Lease is been registered in the office of Sub-Registrar of Assurances, Panvel, under Document No. PVL-3-5595-2017 dated 04/09/2017.
- 4) By Development Agreement dated 14/11/2019 made BETWEEN **1)SHRI. JITENDRA GOVIND SOMASE, 2)SHRI. VASANT GAJANAN SOMASE**, the 'Original Allottee' of the FIRST PART & **M/S. SHREE KESHAR GROUP**, a Partnership Firm, through its Partner **MR. MITHUN NAGESH SHERKHANE**, Adult, Indian Inhabitant, having its Office at Flat No. 40, Bhoomi Heights, Plot No. 5/6, Sector 8, Kharghar, Navi Mumbai 410210, the 'Developers' of the SECOND PART (hereinafter referred to as "**the Developers**"). The said Original Licensees

have transferred and assigned all their Development rights and interests in and upon the said Plot No. 459 in favour of the Developers herein and also Development Agreement on the terms and conditions more particularly set out in the said Agreement.

5) The said Development Agreement dated 14/11/2019, has been Registered at the Office of Sub Registrar of Assurances Panvel vide Receipt No. 17213, Document No. PVL-2-14820-2019, Dated 14/11/2019 and the Developers have paid Stamp Duty of Rs.183500/- and Registration Fee of Rs.30000/-. In the Development Agreement in Page No. 27/48 i.e. Annexure "A" the Developers have declared and confirmed the list of Flats and Shops allotted in the share of the Original Allottees herein.

6) The Developers thus absolutely seized and possessed of pieces of the said land being Plot No. 459, admeasuring 200 Sq.Mtrs., situated at Pushpak Node, Vahal (Punarvasan Scheme Plot), Taluka Panvel, District Raigad.

7) The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its Development Permission Cum Commencement Certificate under Reference No. CIDCO/BP-16852/TPO(NM&K)/2019 /5021, date 23/07/2019 granted its permission to develop the said plot and to construct building/s consisting Ground plus Four Upper floors on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

8) By virtue of said Agreement to Lease and Development Agreement 1)SHRI. JITENDRA GOVIND SOMASE, 2)SHRI. VASANT GAJANAN SOMASE & M/S. SHREE KESHAR GROUP are in the lawful possession of the said Plot and entitle to develop and construct the residential building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell residential flats of the building to be constructed on the said Plot on ownership basis to any Purchasers/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

9) The Developer has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the **REAL ESTATE REGULATORY AUTHORITY at MUMBAI** under Reg. No. of RERA/P52000022062, authenticated copy is attached herewith.

10) M/S. SHREE KESHAR GROUP, a Partnership Firm, consisting of Partners MR. MITHUN NAGESH SHERKHANE, Ad. No. 12, Chhatrapati Shivaji Maharaj Office at Flat No. 40, Bhamburda House No. 104, Sector No. 23, Vahal, Navi Mumbai - 410210, has allotted and transferred a Residential Flat bearing Flat No. 302, on Third Floor, measuring area 16.27% Sq.Mtrs. Carpet Area 2.73% Sq.Mtrs. Usable Enclosed Balcony Area, at the locality known as "KESHAR PARK" constructed on Plot No. 459, at Sector No. 23, Vahal, Navi Mumbai, Tal. Parvel, Dist. Raigad, under the control of CIDCO Ltd., in the Jurisdiction of Registrar of Assurances, Parvel, Tal. Raigad (hereinafter referred to as "the said Flat", at the cost of MR. JEEVENDRA GOVIND SOMASE, (being the Original Allottee of the said Flat as per the Deed herein), vide a DEED OF ALLOTMENT ON OWNERSHIP BASIS registered at the Office of Sub-Registrar of Assurances, Parvel, under Document No. \_\_\_\_\_, dated \_\_\_\_\_.

AND WHEREAS the Seller is now fully seized and possessed of and is otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof

AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS the Seller has offered to the Purchasers the sale transfer assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of Rs.22,00,000/- (Rupees TWENTY TWO LAKH Only) being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement in consideration of Rs.22,00,000/- (Rupees TWENTY TWO LAKH Only) which

9) The Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the **REAL ESTATE REGULATORY AUTHORITY** at **MUMBAI** under Registration No. **P52000022062**; authenticated copy is attached herewith;

10) **M/S. SHREE KESHAR GROUP**, a Partnership Firm, through its Partner **MR. MITHUN NAGESH SHERKHANE**, Adult, Indian Inhabitant, having its Office at Flat No. 40, Bhoomi Heights, Plot No. 5/6, Sector 8, Kharghar, Navi Mumbai 410210, has allotted and transferred a Residential Premises bearing **Flat No. 302, on Third Floor**, admeasuring about **16.278 Sq.Mtrs. Carpet Area + 2.783 Sq.Mtrs. Usable Enclosed Balcony Area**, in the Building known as "**KESHAR PARK**" constructed on **Plot No. 459, in Sector No. 24**, being situated and lying at **Pushpak Node, Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat") in favour of **MR. JITENDRA GOVIND SOMASE**, (being the Original Allottee of the said Plot and the Seller herein), vide a **DEED OF ALLOTMENT ON OWNERSHIP BASIS** registered in the Office of Sub-Registrar of Assurances, Panvel under **Document No. \_\_\_\_\_, dated \_\_\_\_\_**.

AND WHEREAS the Seller is now fully seized and owned of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS the Seller has offered to the Purchasers the sale/transfer/assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.22,00,000/- (Rupees TWENTY TWO LAKH Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs.22,00,000/- (Rupees TWENTY TWO LAKH Only)** which

amount of consideration shall be paid by the Purchasers to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. The Seller hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 302, on Third Floor**, admeasuring about **16.278 Sq.Mtrs. Carpet Area + 2.783 Sq.Mtrs. Usable Enclosed Balcony Area**, in the Building known as "**KESHAR PARK**" constructed on **Plot No. 459, in Sector No. 24**, being situated and lying at **Pushpak Node, Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

2. The area of the Flat hereby agreed to be sold is admeasuring **16.278 Sq.Mtrs. Carpet Area + 2.783 Sq.Mtrs. Usable Enclosed Balcony Area** and it is shown by red boundary line on the plan attached herewith.

3. THE CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.22,00,000/- (Rupees TWENTY TWO LAKH Only)**, and the said amount of consideration is agreed to be paid by the Purchasers to the Seller in the following manner.

- a) The Purchasers have paid to the Seller the sum of **Rs.5,00,000/- (Rupees FIVE LAKH Only)** being the Part Amount of the said Flat, on or before the execution of this Agreement (the receipt and payment whereof the Seller do hereby admit and acknowledge).
- b) The Purchasers shall pay the Balance amount of **Rs.17,00,000/- (Rupees SEVENTEEN LAKH Only)** after availing the Loan from any Financial Institution or Bank within **45 Working Days** from the date of Registration of this Agreement.
- c) Time for payment of balance amount is the essence of this Agreement. The Seller shall provide to the Purchasers, a good, clear and marketable title of the said Flat at his own cost and expenses, and shall handover to the

Purchasers the original title documents of the said Flat on execution of Full & Final Payment.

- d) In case the Purchasers failed to make the balance payment within stipulated time period, this Agreement shall be cancelled between the parties and the Seller shall refund the entire part amount to the Purchasers.
  - e) The Seller also agree and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during which the Seller or their predecessors held the said Flat.
4. The Seller and the Purchasers declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.
5. The Seller shall handover vacant and peaceful possession of the said Flat premises to the Purchasers after Full and Final Payment.
6. The Seller do hereby covenant with the Purchasers as under:-
- (a) The Seller is the sole and absolute, legal and beneficial owner of the said Flat and no other person have any right, title and interest therein;
  - (b) The Seller has paid all rates, taxes, assessments, Society maintenance charges and outgoings payable in respect of the said Flat upto date. Thereafter, the same shall be payable by the Purchasers. The Seller shall indemnify and keep indemnified the Purchasers against non-payment thereof;
  - (c) The Seller has complied with all the bye-laws, rules and regulations of the Proposed Society/Builders;
  - (d) The said Flat is free from any charges, liens, encumbrances of any nature whatsoever and the same are not attached either before or after judgment or at the instance of any court or other forum or taxation authorities or any other statutory authorities and government authorities and the Seller has not given any undertaking to any statutory authority not to deal with or dispose the said Flat;

- (e) The Seller has not obtained loans and/or advances from any person or persons, banks, financial institutions or any other third party by pledging or mortgaging the said Flat or any part thereof or offering the same as collateral security;
- (f) No person have any claim, share, right, title or interest past or subsisting of whatsoever nature including by way of sale, exchange, lease, sub-lease, license, mortgage, (equitable or otherwise), gift, trust, inheritance, tenancy, license, will, lien minority or otherwise howsoever in the said Flat and the Seller is competent and entitled to sell and transfer the same in the manner provided in these presents;
- (g) The Purchasers shall be entitled to hold and own the said Flat without any hindrances, obstruction, denial, interruption or eviction by or from the Seller or from any person or persons lawfully or equitably claiming through under or in trust for the Seller;
- (h) There are no proceedings instituted or pending in any Court judicial, quasi judicial or statutory body or arbitral forum as on date concerning, touching, affecting or related to the said Flat either directly or indirectly. There is no attachment or prohibitory order issued prohibiting the sale or transfer of the said Flat as contemplated under these presents;
- (i) The Seller has not alienated nor agreed to alienate in favour of any third party nor have the Seller entered into any agreement or arrangement with any other person/s save and except the Purchasers, their right, title and interest in the said Flat or any part thereof in any manner whatsoever and have not taken or accepted any token deposit or earnest money from any third party in respect of the said Flat;
- (j) The Seller is not restrained either under Income Tax Act 1961 or any other statute from selling or transferring the said Flat;
- (k) No notice have been issued for acquisition or requisition of the said Flat or any part thereof and further that there are no outstanding notices received from any other public authority;



- (l) That neither the Seller nor any one on his behalf have done committed or omitted to do or commit any act, deed, matter or thing whereby his rights and benefits in respect of the said Flat or any part thereof become or may be prejudicially affected in any manner whatsoever;
- (m) The Seller hereby confirm that there are no other circumstances or factors which prevent the Seller from dealing with, transferring or selling the said Flat to the Purchasers free of encumbrances or which prevents the Purchasers from acquiring the same or getting the same transferred to or vested in him free of encumbrances;
- (n) That the Seller shall honestly, bonafidely, truly and faithfully and in good faith discharge all the express and implied obligations hereunder and shall not do any act to the prejudice of the Purchasers;

7. The Seller shall pay the society/builder charges, maintenance charges, electricity charges, T.V. Cable charges, Telephone bills, Property Tax, Water Charges & all other dues and charges as may be claimed by any authority, CIDCO Ltd., State Government or any local authorities, Electricity Meter Deposit, Water Meter Deposit, development charges etc., in respect of the said Flat upto the date of Possession, and thereafter the same shall be borne and paid by the Purchasers and the Purchasers shall be liable to pay all such dues levied by the Proposed Society or any authority calculated from the date of getting possession.

8. The Seller hereby declare that till today he has not sold, gifted, mortgaged or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Seller hereby agrees to co-operate for transferring the above said property in the name of Purchasers in the office of CIDCO Ltd., M.S.E.D.Co. Ltd., and any other concerned Department at the cost of Purchasers.

9. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchasers this is an essence of the contract.

10. The Seller hereby declare that all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by him alone up to the

date of possession to CIDCO Ltd. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

11. The Seller also declared that he has not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.

12. The Seller hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

13. The Purchasers do hereby covenant with the Seller as under:-

- a) That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
- b) The Purchasers are aware that all those who have purchased Flat in the building situated on Plot may form and register a Co-operative Housing Society Ltd., under the provisions of the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the brevity's sake referred to as "the said Act");
- c) That the Purchasers shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the Proposed Society formed under the said Act;
- d) That the Purchasers shall abide by the Rules and Regulations and bye-laws of the Proposed Society and that she agrees and undertakes to pay and discharge all calls and dues which the Proposed Society may make in respect of the said Flat, after getting possession of the said Flat.
- e) That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Flat directly to the concerned authorities from the date of getting possession of the said Flat.

15. The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

16. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchasers alone.
17. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
18. All the terms and conditions of the builder's agreement will be applicable to this agreement.

### FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land known as Plot No. 459, in Sector No. 24, in Village/Site PUSHPAK NODE, VAHAL of Punarvasan Scheme, Tal. Panvel, District Raigad, containing by measurement 200 Sq.Mtrs. or thereabout and bounded as follows :-

- On or towards the North by :- Plot No. 460
- On or towards the South by :- Plot No. 458
- On or towards the East by :- Plot No. 476
- On or towards the West by:- 9.00 Mtrs. Wide Road

### SECOND SCHEDULE OF THE FLAT

Flat No. 302, on Third Floor, admeasuring about 16.278 Sq.Mtrs. Carpet Area + 2.783 Sq.Mtrs. Usable Enclosed Balcony Area, in the Building known as "KESHAR PARK" constructed on Plot No. 459, in Sector No. 24, being situated and lying at Pushpak Node, Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by the

Within named "SELLER"

**MR. JITENDRA GOVIND SOMASE** \_\_\_\_\_

In the presence of .....

1) Mr.

2) Mr.

SIGNED AND DELIVERED BY

Within named "PURCHASERS"

**1)MRS. GEETA GIRAYYA KUMBHAR** \_\_\_\_\_

**2)MRS. KALAVATI GIRIYA KUMBHAR** \_\_\_\_\_

In the presence of .....

1) Mr.

2) Mr.

**RECEIPT**

RECEIVED a sum of Rs.5,00,000/- (Rupees FIVE LAKH Only) in the following manner, from the withinnamed Purchasers 1)MRS. GEETA GIRAYYA KUMBHAR, 2)MRS. KALAVATI GIRIYA KUMBHAR, being the Part Payment price against the sale of Flat No. 302, on Third Floor, admeasuring about 16.278 Sq.Mtrs. Carpet Area + 2.783 Sq.Mtrs. Usable Enclosed Balcony Area, in the Building known as "KESHAR PARK" constructed on Plot No. 459, in Sector No. 24, being situated and lying at Pushpak Node, Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

Cheque No.	Date	Bank's Name	Amount in Rs.
000004	21/01/2024	Karur Vysya Bank	2,00,000/-
093942	31/01/2024	Nagpur Nagarik Sahakari Bank Ltd.	2,00,000/-
093941	03/02/2024	Nagpur Nagarik Sahakari Bank Ltd.	1,00,000/-
<b>TOTAL</b>			<b>5,00,000/-</b>

I SAY RECEIVED

MR. JITENDRA GOVIND SOMASE

-----  
SELLER

398 2456

पावती

Original/Duplicate

Wednesday, February 07, 2024

नोंदणी क्र. :39म

2:31 PM

Regn.:39M

पावती क्र.: 2720

दिनांक: 07/02/2024

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल3-2456-2024

दस्तऐवजाचा प्रकार : कशरनामा

सादर करणाऱ्याचे नाव: गीता गिरय्या कुंभार --

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 22600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:51 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.1265317.2/-

मोबदला रु.2200000/-

भरलेले मुद्रांक शुल्क : रु. 110000/-

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224065407731 दिनांक: 07/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.22000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015140922202324E दिनांक: 07/02/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Grampanchayat Area



07/02/2024

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.पनवेल 3

दस्त क्रमांक : 2456/2024

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विलेखाचा प्रकार	करारनामा
(2) भोवजला	2200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबते पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1265317.2
(4) भू-मपन, पोटहिस्सा व अन्वय (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: सदनिका क्रमांक. 302, तिसरा मजला, "केशर पार्क", भूखंड क्रमांक. 459, सेक्टर नं. 24, मौजे वहाळ, (पुष्पक नोड), तालुका. पनवेल, जिल्हा. रायगड (क्षेत्रफळ - 16.278 चौ.मी. कारपेट एरिया + 2.783 चौ.मी युजेबल एनक्लोज बाल्कनी एरिया) (( Plot Number : 459 ; SECTOR NUMBER : 24 ; ))
(5) क्षेत्रफळ	1) 16.278 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. जितेंद्र गोविंद सोमासे - - वय:- 47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर नं. 123, मु.पो. उलवा, तालुका. पनवेल, जिल्हा रायगड,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार: (०:). पिन कोड:- 410206 पॅन नं:- BNOPS1942R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- गीता गिरय्या कुंभार - - वय:- 42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-27 /3, सेक्टर नं. 48, रूम नं. 15, तिसरा मजला, अष्टगंध सोसायटी, नेरुळ नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- DBMPM5351N 2): नाव:- कलावती गिरिया कुंभार - - वय:- 57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-27 /3, सेक्टर नं. 48, रूम नं. 15, तिसरा मजला, अष्टगंध सोसायटी, नेरुळ नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- AWXPK6680M
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2456/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	110000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000
(14) शेग	

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

मुल्यांकनासाठी विचारान घेतलेला तपशील :-

द्राक 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.

सूचना पत्रक (ग्रामीण क्षेत्र - बांधीव)					
					07 February 2024 24 4: PM पवेल
सर्किल नंबर / प. भू. क्रमांक					
वर्षिक मूल्य दर नकदानुसार मूल्यदर म	कार्पाय	दुकान	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
बांधीव क्षेत्र ही मिळिकती				मिळिकतीचा प्रकार -	बांधीव
मिळिकतीचे क्षेत्र	22.18 चौ मीटर	मिळिकतीचा वापर -	निवासी सदर्जनिक	मूल्यदर/बांधकामाचा दर -	Rs 4750/-
दरमोद	दरमोदी	मिळिकतीचे वय -	5 TO 2 वर्ष		
मिळिकतीचे मूल्य -		मजला -	1st To 4th floor		
<p>अनुसंधान कर (अनुसंधान कर) = (वर्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी / खुल्या जमिनीचा दर</p> <p>= ((56700-4750) * (100 / 100)) - 4750</p> <p>= Rs 56700/-</p> <p>वाहतूक कर = 100% of 56700 = Rs 56700/-</p> <p>मिळिकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळिकतीचे क्षेत्र</p> <p>= 56700 * 22.18</p> <p>= Rs 1265317.2/-</p>					
एकत्रित अंतिम मूल्य	<p>3 18,19</p> <p>= मिळिकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील पलीक मूल्य + इमारती भावनीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बदिस्त बाल्कनी + स्वयंचालित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 1265317.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 1265317.2/-</p> <p>= २ बारा लाख पासठ हजार तीन शो सतरा /-</p>				

**प व ल - ३**  
**2848 2028**  
**9/30**





वाकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

Page 1 of 1

मूल्याकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )					
Registration ID	202402073151	07 February 2024, 12:41:43 PM			
मूल्याकनाचे वर्ष	2023				
जिल्हा	रायगड				
तालुक्याचे नाव	पनवेल				
गावचे नाव	वहाळ				
क्षेत्राचे नाव	Rural	सर्व्हे नंबर / न. भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
4750	56700	-	-	-	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	22 316 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर से सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर	Rs 4750/-
उद्भवणारे मुंबिध	आह	मजला	1st To 4th Floor		
Sale Type	First Sale	Sale/Resale of built up Property constructed after circular dt 02/0./2018			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		= ( ( 56700-4750 ) * ( 100 / 100 ) ) + 4750 )			
		= Rs 56700/-			
मजला निहाय घट/वाढ		= 100% of 56700 = Rs.56700/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 56700 * 22 316			
		= Rs.1265317.2/-			
Applicable Rules	3,18,19				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + बांधकामाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + बदिस्त वाल्कनाचे मूल्य + बांधकामाचे मूल्य			
		= A + B + C + D + E + F + G + H + I + J			
		= 1265317.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.1265317/-			
		= ₹ बारा लाख पासष्ट हजार तीन शे सतरा /-			

Home

Print



प व ल - ३  
2848 2024  
9/30

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )	
Valuation ID	202402073151
	07 February 2024, 12:41:43 PM
मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
तालुक्याचे नांव	पनवेल
गावाचे नांव	वहाळ
क्षेत्राचे नांव	Rural
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
4750	56700
कार्यालय	दुकाने
औद्योगिक	मोजमापनाचे एकक
	चौ मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	22.316 चौ मीटर
बांधकामाचे वर्गीकरण -	1-आर सी सी
उद्दवाहन सुविधा -	आहे
मिळकतीचा वापर -	निवासी सदनिका
मिळकतीचे वय -	0 TO 2वर्षे
मजला -	1st To 4th Floor
मिळकतीचा प्रकार -	बांधीव
मूल्यदर/बांधकामाचा दर -	Rs 4750/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt 02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= (((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर})$ $= (( (56700-4750) * (100 / 100) )) + 4750$ $= \text{Rs } 56700/-$
मजला निहाय घट/वाढ	= 100% of 56700 = Rs 56700/-
A) मुळा मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 56700 * 22.316$ $= \text{Rs } 1265317.2/-$
Applicable Rules	3, 18, 19
एकत्रित अंतिम मूल्य	$= \text{मुळा मिळकतीचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{बंदिस वाहन तळाचे मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{परीस पाणीचे मूल्य} + \text{इमारती भोंवतीच्या खुल्या जागेचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेढी/नाईन मजला वर मूल्य} + \text{बंदिस वाहनाचे मूल्य} + \text{एकत्रित वाहन तळ}$ $= A + B + C + D + E + F + G + H + I + J$ $= 1265317.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs } 1265317/-$ $= \text{२ बारा लाख पासह्र हजार तीन शें सतरा }/-$

Home Print

प व ल - ३  
28YE 2024  
9 / 30

