393/7648 पावती Original/Duplicate

Saturday,September 07 ,2013 2:09 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9663 दिनांक: 07/09/2013

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन10-7648-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रमोद राजाराम शिवलकर - -

नोंदणी फी	रु. 25000.00
दस्त हाताळणी फी	रु. 1020.00
पृष्ठांची संख्या: 51	
एकूण:	रु. 26020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 2:10 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 10

सह दुय्यम निबंधक ठाणे-१०

बाजार मुल्य: रु.2293000 /- मोबदला: रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

"समाशोधनाचे अधिन राहुन"

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.25000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 001374 दिनांक: 06/09/2013
बँकेचे नाव व पत्ता: Other Than the List
2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-

"मुळ दस्त व स्कॅन्ड प्रिंट मिळाली"

7648393
07/09/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10
दस्त क्रमांक : 7648/2013
नोंदणी :
Regn.63m

गावाचे नाव : 1) नवघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2293000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे नवघर,बॉई-व्ही,विभाग क्रमांक:-11/40,मध्ये सदनिका क्रमांक:-जी-4,तळ मजला,विंग-सी,शिव शक्ती कॉम्पलेक्स शिव अमृत को.ऑप.हौ.सोसा.लि.नवघर रोड,भाईदर पूर्व,ठाणे,जुना सर्वे नं.385/7.नवीन सर्वे नं.160/7.क्षेत्रफळ;-38.66 चौ.मि.बिल्टअप.((Survey Number : 160/7 ;))
(5) क्षेत्रफळ	1) 38.66 चौ.मीटर
(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:-माधव शिवनाथ पुळे - - वय:-67; पत्ता:-प्लॉट नं: जी-4-सी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईदर पूर्व , महाराष्ट्र, ठाणे. Pin कोड:-401105 पॅन नं:-ACVPM2813N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद राजाराम शिवलकर - - वय:-46; पत्ता:-प्लॉट नं: जी-3-बी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईदर पूर्व , , . Pin कोड:-401105 पॅन नं:-BGAPS0897Q 2): नाव:-स्वप्ना प्रमोद शिवलकर - - वय:-35; पत्ता:-प्लॉट नं: जी-3-बी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईदर पूर्व , महाराष्ट्र, ठाणे. Pin कोड:-401105 पॅन नं:-BHKPS6778P
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/09/2013
(10)दस्त नोंदणी केल्याचा दिनांक	07/09/2013
(11)अनुक्रमांक,खंड व पृष्ठ	7648/2013

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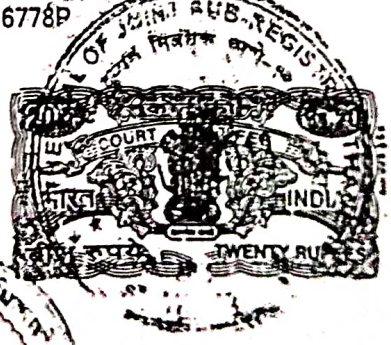

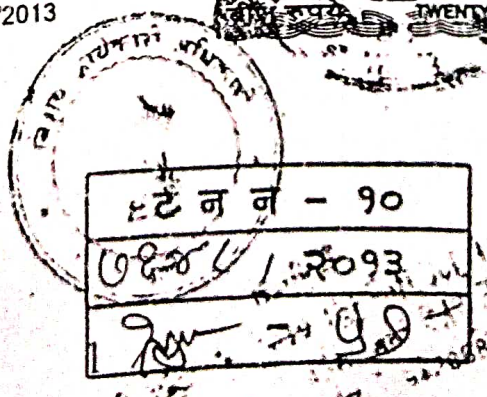

दस्तऐवजाचा प्रकार (Nature of Document)	Agreement For sale
दस्त नोंदणीचा प्रकार (Registration Type)	(Registrable / Non Registrable) Thane-10
	G-4, C-wing, Shiv shakti complex
	25,00,000
	Pramod R. Shivalkar
	madhav s mulay- Rahul
	150,000/-
मुद्रांक शुल्काची रक्कम (Stamp Duty Amount) अक्षरी (In Words)	
प्राधिकृत सक्षम व्यक्तीची सही (Authorised Person's Signature)	

णाचा तपशील

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उमट मुद्रांक फ्रँकिंग आल्ट्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस./संगणित प्राधिकृत अधिकाऱ्याशी दुरध्वनी द्वारे संपर्क साधुन खरोखर आढळुन आला

सह/दुय्यम निबंधक, ठाणे ३

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10 सह दुय्यम निबंधक ठाणे-१० यांचे मुद्रा THANE

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 6 day of Sep. 2013

BETWEEN

MR. MADHAV SHIVNATH MULAY Adult, Indian Inhabitant having address at FLAT NO.G-4/C-WING ON THE GROUND FLOOR OF BUILDING SHIV SHAKTI COMPLEX KNOWN AS SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. situated at OLD SURVEY NO.385/7, NEW SURVEY NO.160/7, NAVGHAR ROAD, BHAYANDER (EAST), DIST:THANE called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, successors and assigns) of the FIRST PART

Citizencredit Co-op. Bank Ltd. Shop Nos.2 41,Geeta Arcade-1, Station Road,Mira Road (East), Thane-401107. D-5/STP(V)/C.R.1009/02/2005/200-203

INDIA STAMP DUTY MAHARASHTRA Rs.0150000/-PB5256 15:25 SEP 05 2013 भारत 58514 167886 महाराष्ट्र SPECIAL ADHESIVE

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AND

1) PRAMOD RAJARAM SHIVALKAR

2) SWAPNA PRAMOD SHIVALKAR Adults, Indian Inhabitant having address at Flat No.G-3/B-Wing, Shiv Amrut CHS Ltd. Shiv Shakti Complex Navghar Road, Bhayander(East), Dist:Thane called the "VENDEES/ PURCHASERS" and hereinafter for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

WHEREAS, the TRANSFEROR had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale dated 18-12-1998 entered between M/S.UTKARSH DEVELOPERS having office at 703, Salasar Tower, Phatak Road, Bhayandar(West), Dist:Thane here referred to as "the Builders" therein and the TRANSFEROR herein referred as "the Purchaser" therein and the said M/S.UTKARSH DEVELOPERS agreed to sell to the TRANSFEROR and the TRANSFEROR herein agreed to purchase from M/S.UTKARSH DEVELOPERS the SAID FLAT being **FLAT NO.G-4/C-WING admeasuring 416 SQ. FT. (BUILT UP) equivalent to 38.66 SQ. MTS. (BUILT UP) ON THE GROUND FLOOR OF BUILDING SHIV SHAKTI COMPLEX KNOWN AS SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. situated at OLD SURVEY NO.385/7, NEW SURVEY NO.168/7, NAVGHAR ROAD, BHAYANDER(EAST), DIST:THANE** at the price and on the terms and conditions mentions therein on the land more particularly described in ***SCHEDULE*** written hereunder.

AND, the said Original Agreement for Sale dated 18-12-1998 with M/S. UTKARSH DEVELOPERS lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.CHHA-3761/1998 on 18-12-1998

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AND, the TRANSFEROR herein paid entire purchase price of the SAID FLAT to the said M/S.UTKARSH DEVELOPERS as per the agreement recited herein before and the said M/S.UTKARSH DEVELOPERS admitted and confirmed that no amount is due and payable by the TRANSFEROR herein in respect of purchase of the SAID FLAT and the TRANSFEROR herein had taken actual possession of the SAID FLAT and until this day is in occupation of the SAID FLAT.

WHEREAS, the TRANSFEROR is, the legal, lawful and absolute owner of FLAT NO.G-4/C-WING ON THE GROUND FLOOR OF BUILDING SHIV SHAKTI COMPLEX KNOWN AS SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. situated at OLD SURVEY NO.385/7, NEW SURVEY NO.160/7, NAVGHAR ROAD, BHAYANDER (EAST), DIST:THANE the more particularly described in the ***SCHEDULE*** hereunder written AND hereafter referred to as the ***"SAID FLAT"***.

AND, the TRANSFEROR is legal and lawful member of the SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. of premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under No. TNA/(TNA)/HSG/(TC)/10818/1999-2000 with its registered office at the same building, and WHEREAS such member is registered shareholder, holding Shares, Certificate No.___of five fully paid up shares of Rs.50/=each, bearing distinctive no. from ___ to ___ (both inclusive) for the total face values of Rs.250/=of the SAID SOCIETY standing in his name AND whereas such member and share holder, the TRANSFEROR has full rights, title, share, interest and possession of the SAID FLAT in the said society's building.

SUB-REGISTRAR THANE THE SEAL OF JOINT DIST. THANE

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AND, the TRANSFEREES approached to the TRANSFEROR with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being FLAT NO.G-4/C-WING ON THE GROUND FLOOR CF BUILDING SHIV SHAKTI COMPLEX KNOWN AS SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. situated at OLD SURVEY NO.385/7, NEW SURVEY NO.160/7, NAVGHAR ROAD, BHAYANDER (EAST), DIST:THANE with the fixtures, fittings and amenities provided therein by the builders for the *Total Consideration* of ***RS.25,00,000/=*** ***(RUPEES TWENTY FIVE LAKHS ONLY)*** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND, the TRANSFEREES are desirous of acquiring the rights, title and interest of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Reliance Energy Ltd./Tata Power Company Ltd. for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREES all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREES at and for the *Agreed Consideration* of *RS.25,00,000/=(RUPEES TWENTY FIVE LAKHS ONLY)*with all deposits and contributions made by the TRANSFEROR either through the Builders or the Society with various local authorities including Reliance Energy Ltd./Tata Power Company Ltd. for the beneficial, enjoyment and occupation of the SAID FLAT.

JOINT SUB-REGISTRAR THANE-10

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THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:

Residential Premises being FLAT NO.G-4/C-WING admeasuring 416 SQ. FT. (BUILT UP) equivalent to 38.66 SQ. MTS. (BUILT UP) ON THE GROUND FLOOR OF BUILDING SHIV SHAKTI COMPLEX KNOWN AS SHIV AMRUT CO-OPERATIVE HOUSING SOCIETY LTD. situated at OLD SURVEY NO.385/7, NEW SURVEY NO.160/7, NAVGHAR ROAD, BHAYANDER(EAST), DIST:THANE ON ALL THAT PIECE OR PARCEL of land or ground situated at **Village Navghar** District and Taluka Thane, within the limit of Mira-Bhayandar Municipal Corporation and in the Registration District and Sub-District of Thane bearing **Old Survey No.385/7, New Survey No.160/7**

BUILDING COMPRISES GROUND + _____ UPPER FLOORS.

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10

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IN WITNESS WHEREOF THE TRANSFEROR AND THE TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named
THE VENDOR/SELLER/TRANSFEROR
MR. MADHAV SHIVNATH MULAY)____

In the presence of _____

SIGNED & DELIVERED by the within named
THE VENDEES/PURCHASERS/TRANSFEREES
1) PRAMOD RAJARAM SHIVALKAR)____

2) SWAPNA PRAMOD SHIVALKAR)____

In the presence of _____

Customer's Copy
CITIZENCREDIT CO-OPERATIVE BANK LTD.
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203
Br. Mira Road Date 06/09/13
Pay to : Acct Stamp Duty Thane
Franking Value Rs. 150000
Service Chgs (Rs. 10 per doc) Rs. 10
TOTAL Rs. 150010
Name of the stamp duty paying Party
Pramod Rajaram Shivalkar
Dd / Cheque No. Drawn on Bank
(For Banks Use Only)
Franking Sr. No.
Cashier Officer

दस्त - 90
06 सप्टें 2093
99 - 99

शिव अमृत सहकारी गृहनिर्माण संस्था (मर्यादित)

नोंद. नं. टी एन ओ/(टीएनए)/(एचएसजी)/(टीसी)/१०८५८/९९-२०००

प्लॉट नं. ३८५ हीरसा ए गोजे नगर, मिरा रोड, पूर्व.

क्रमांक : /२००१ दिनांक १-४-२००१

ताबा प्रमाणपत्र

मी श्रीयुत/श्रीमती M. S. Mulay

संस्थेची/चा सभासद असून मला "C" विंग मधील फ्लॅट क्र. 4 (Ground) देण्यात आलेला आहे.

मी या फ्लॅट चा ताबा आज दिनांक 2/8/01 रोजी सोसायटीकडून खुला, निर्विवाद व समाधानकारक पणे घेत आहे.

माझ्या फ्लॅटमध्ये काहीही त्रुटी नाहीत

माझ्या फ्लॅटमधील त्रुटी सादरच्या स्वतंत्र कागदावर दोन प्रतिमध्ये देत आहे. या त्रुटी विकास यांकडून त्वरीत दूर करण्यात ही विनंती.

आपला/आपली नम्र

Mulay 2/8/2001

सभासदाचे नांव व सही

Key No. 62315

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 सह दुय्यम निबंधक ठाणे-१० जि. ठाणे DIST. THANE

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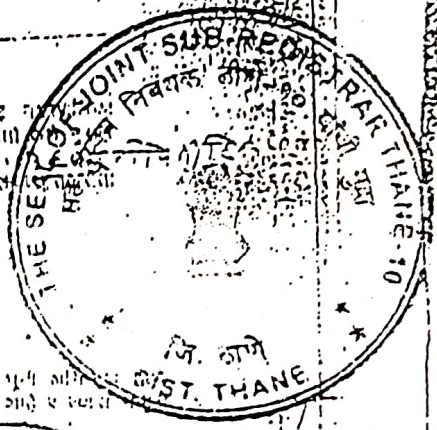
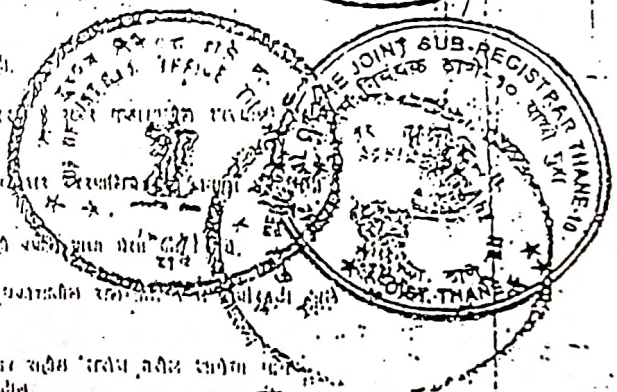
मिरा भाईंदर नगरपालिका परिषद

पूर्वीय पालिका भाईंदर (प.)





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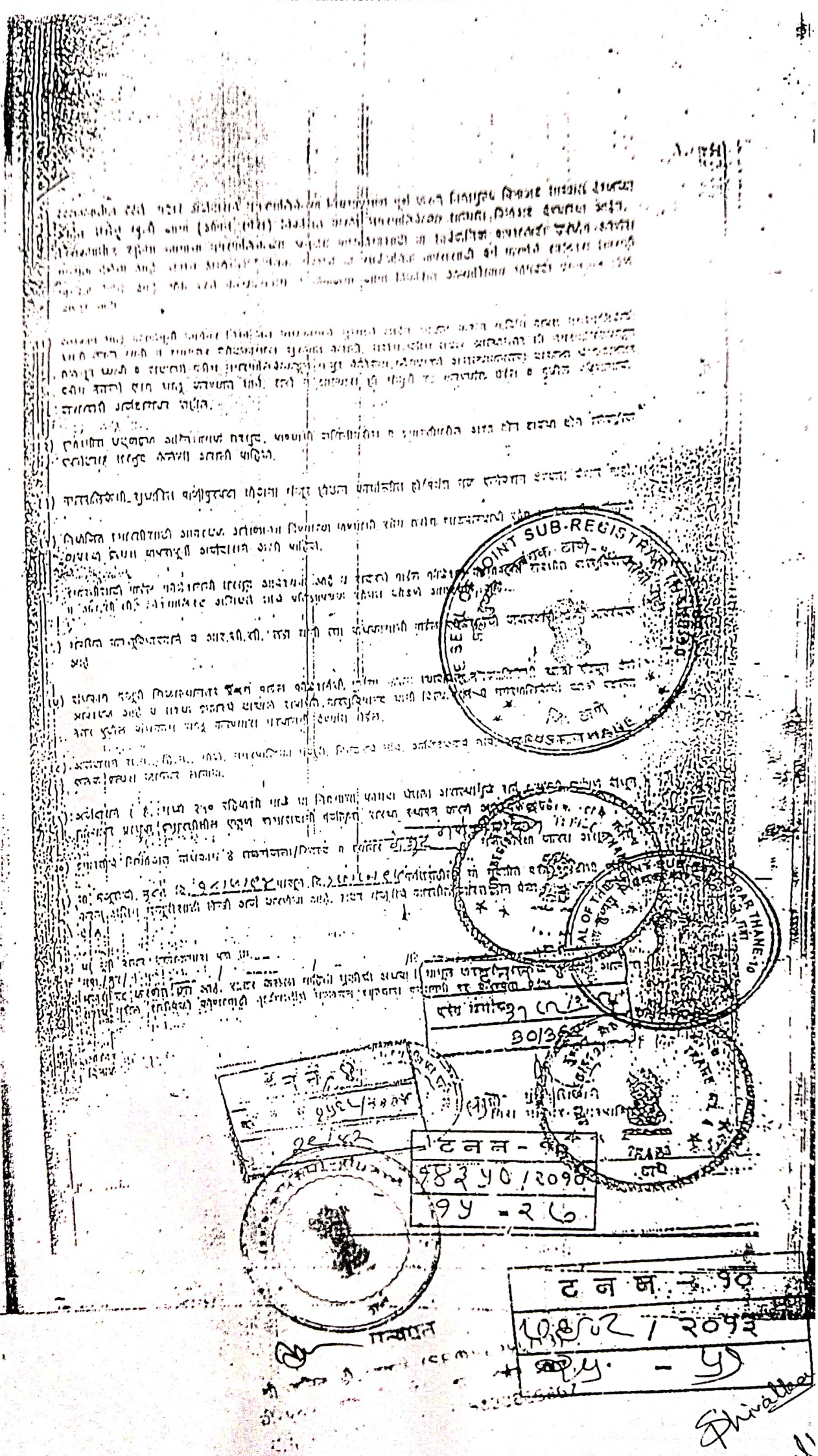

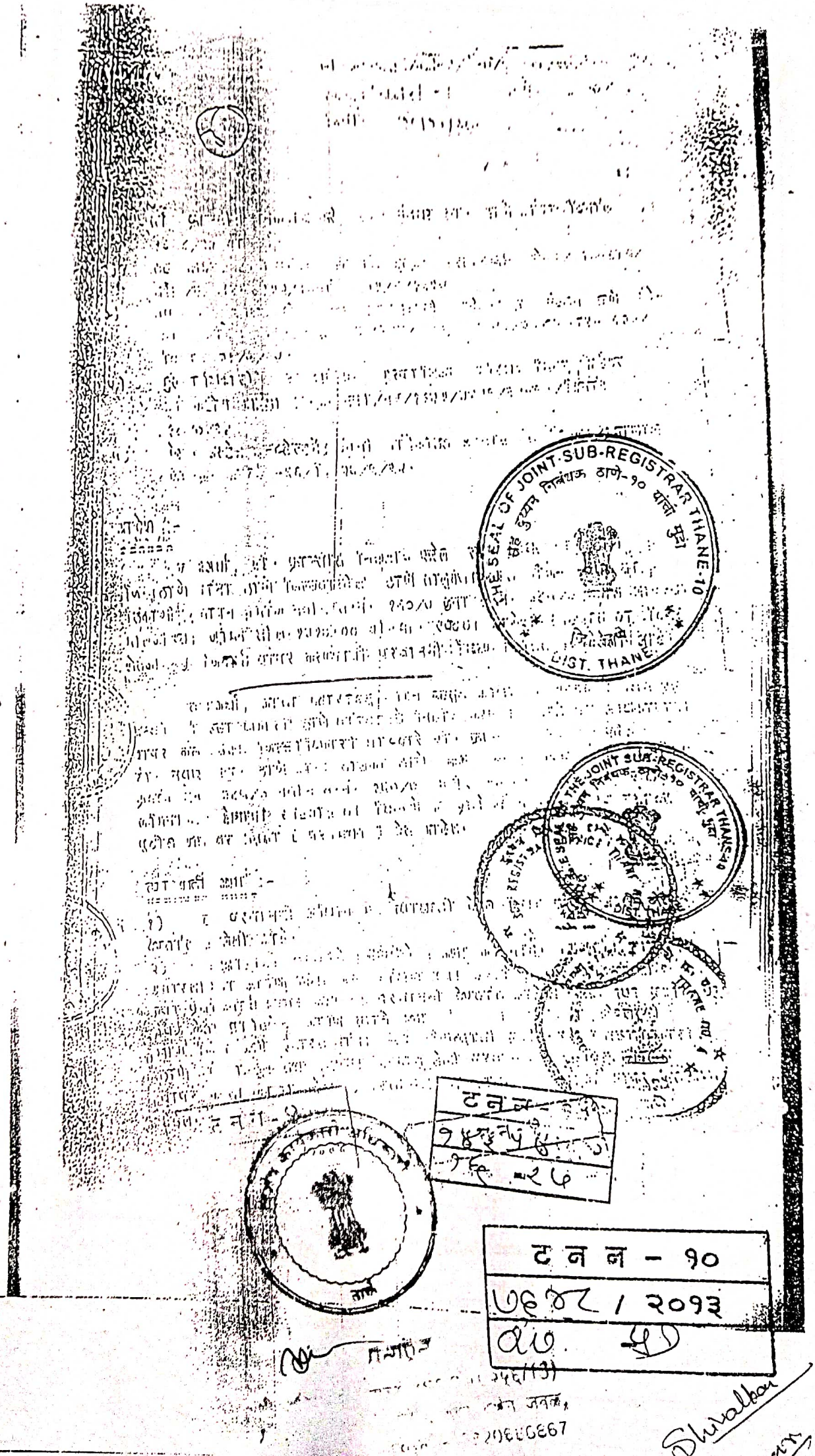
THE SEAL OF JOINT SUB-REGISTRAR THANE-10
सह दुय्यम निबंधक ठाणे-१० यांची मुद्रा
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THE JOINT SUB-REGISTRAR THANE-10
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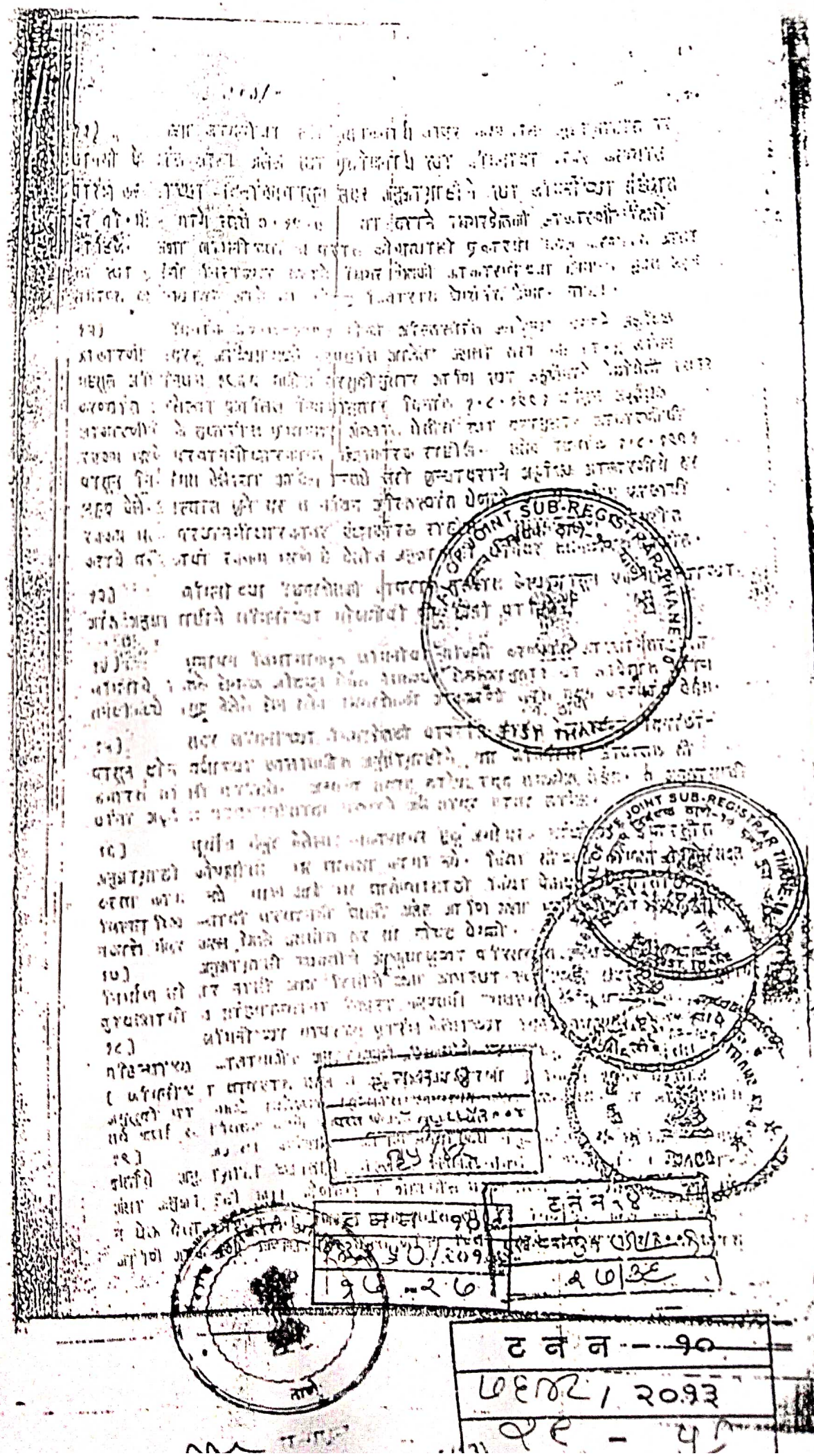
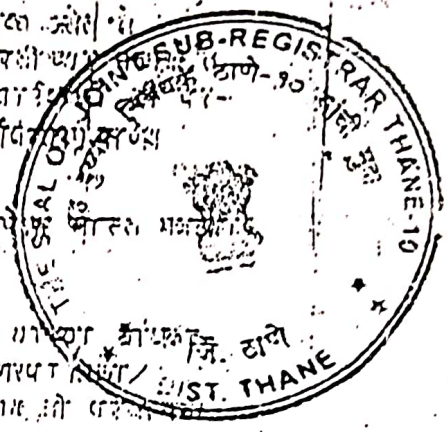
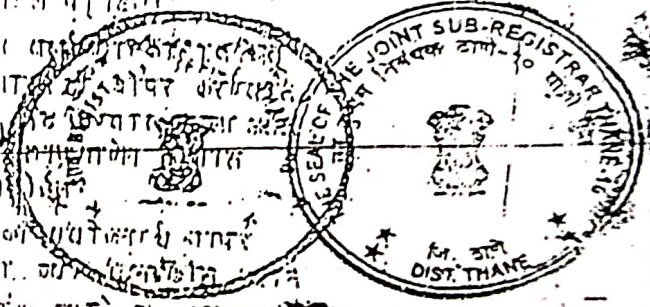



SUB-REGISTRAR THANE-10
DIST. THANE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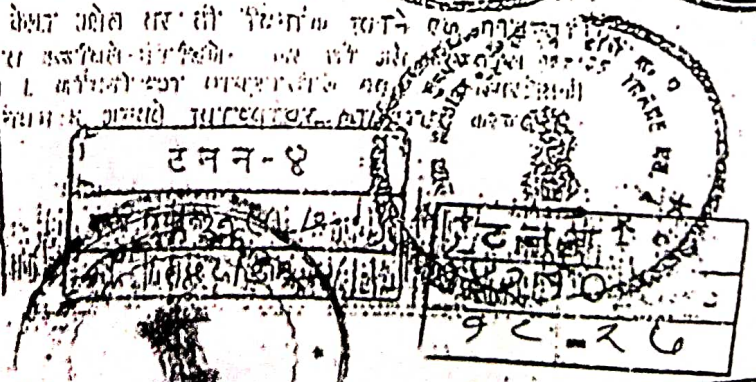
DIST. THANE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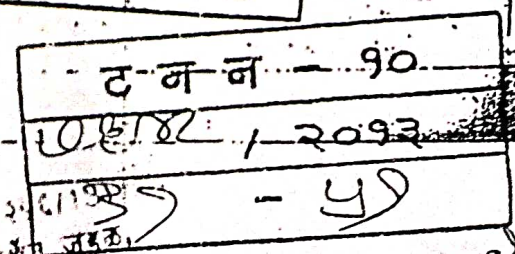
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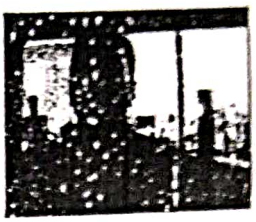
दस्त गोषवारा भाग-2

टनन10 ५०५५
दस्त क्रमांक:7648/2013

दस्त क्रमांक :टनन10/7648/2013
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रमोद राजाराम शिवलकर - - पत्ता:प्लॉट नं: जी-3-बी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईंदर पूर्व , . पॅन नंबर:BGAPS0897Q	लिहून घेणार वय :-46 स्वाक्षरी:-		
2	नाव:स्वप्ना प्रमोद शिवलकर - - पत्ता:प्लॉट नं: जी-3-बी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईंदर पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:BHKPS6778P	लिहून घेणार वय :-35 स्वाक्षरी:-		
3	नाव:माधव शिवनाथ नुळे -.- पत्ता:प्लॉट नं: जी-4-सी , माळा नं: -, इमारतीचे नाव: शिव अमृत को.ऑप.हौ.सोसा.लि., ब्लॉक नं: शिव शक्ती कॉम्पलेक्स,नवघर रोड , रोड नं: भाईंदर पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:ACVPM2813N	लिहून देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 09 / 2013 01 : 51 : 00 PM

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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:केदार रस्से - - वय:38 पत्ता:ए-103,शिव अमृत सोसायटी,शिव शक्ती कॉम्पलेक्स,मिरारोड पूर्व,ठाणे	स्वाक्षरी	

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