



338/12970

Monday, December 24, 2018

2:02 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14925 दिनांक: 24/12/2018

गावाचे नाव: दावडी

दस्तऐवजाचा अनुक्रमांक: कलन4-12970-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गणेश लालूरेड्डी जुन्नीकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:57 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3133000 /-

मोबदला रु.6650850/-

भरलेले मुद्रांक शुल्क : रु. 399100/-

Joint Sub Registrar Kalyan 4  
सह-मुख्य निबंधक कल्याण ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009757569201819R दिनांक: 24/12/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

*Chavikar*



Village	: Davdi
Flat Area (Carpet)	: 59.50Sq.Mt.
Market Value	: Rs. 81,33,000/-
Actual Value	: Rs.6650850/-
Stamp Duty Paid	: Rs.399100/-
Registration. Fee	: Rs. 30,000/-

*Ganikar*  
*Shubhangi*

## AGREEMENT FOR SALE

कलन - 8
दस्तावेज क्र. 92-एएए/96
48/100

This Agreement made and entered into at Davdi, on this 24 Dec day of 2018

### BETWEEN

M/s. Regency Nirman Limited, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

### AND

Mr. Ganesh Lalureddy Junnikar, aged about 35 years, Mrs. Shubhangi Ganesh Junnikar, aged about 27 years residing at Flat No.502/02, Mangeshi Paradise, Mohane Road, Nr. Matoshri College, Kalyan(W), Maharashtra - 421301 hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Dhondu Rama Bhoir was the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	2	0-06-8	0.94
50	2	0-14-4	1.31

hereinafter for the sake of brevity collectively called and referred to as the "Property No.1".

AND WHEREAS by and under an agreement dated 30.03.2008, the owner Dhondu Rama Bhoir and others granted the said property No. 1 to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3063/2008 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2008 and in furtherance thereto the said Dhondu Rama Bhoir and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. 1 stands mutated in the name of the Promoter herein under mutation entry No. 1080;

*Ganikar*

*Shubhangi*

*Bathija*

कलन - ४  
दस्त क्र. 92000/196  
E/00

AND WHEREAS Machhindra Sitaram Patil and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/A	2-54-5	4.88

hereinafter for the sake of brevity collectively called and referred to as the "Property No.II".

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Machhindra Sitaram Patil and others granted the said property No.II to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 and in furtherance thereto the said Machhindra Sitaram Patil and others executed the Deed of Conveyance in favour of the Promoter on 31.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 and the said property No. II stands mutated in the name of the Promoter herein under mutation entry No. 1118;

AND WHEREAS Anant Shriram Patil and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/B	2-50-5	4.89

hereinafter for the sake of brevity called and referred to as the "Property No.III".

AND WHEREAS by and under an agreement dated 21.03.2007, the owners Anant Shriram Patil and others granted the said property No.III to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1609/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Anant Shriram Patil and others executed the Deed of Conveyance in favour of the Promoter on 08.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. III stands mutated in the name of the Promoter herein under mutation entry No. 1094;

AND WHEREAS Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
51	2/A	0-59-1	5.30
52	2	0-23-8	3.75

Gaikar

Subhany

Rakshit



## THE FIRST SCHEDULE ABOVE REFERRED TO:

A. (Description of the Entire Property) All that portion of land 105822.72 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq.metres)
49	2	680
50	2	1440
101	3/A	25450
101	3/B	25050
51	2/A	4390
52	2	2380
49	1	840
101	3/D	25600
47	1	530
44	2	2830
101	3/C	20200
50	5	1590
97	—	1210
54	1	8170
50	4	3650
50	1	1420
51	4	820
48	—	3870
	Total à	130120

क ल न - ४  
दस्तावेज क्र १२२००/१८  
३५/००

and collectively bounded as follows :

- On or towards East : Village Golvali – Gurcharan Land  
On or towards West : 24 meter wide DP Road  
On or towards North : Village Golvali – Survey No. 52  
On or towards South : Survey No.55 and 57 of Village Davdi

B. Description of the Project Land – Phase – I All those buildings viz.

- i. Bldg. No.11, 16 & 17 – Lower Ground+Stilt+Podium+1st to 23rd Floors  
ii. Bldg. No.12, 13, 14 & 15 – Stilt+Podium+1st to 23rd Floors

forming the part of the entire property

## SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities.

- Club House and Recreational Facilities  
Garden  
Podium Garden  
Organic Waste Converter  
Sewerage Treatment Plant



*(Signature)*

*(Signature)*

*(Signature)*

पत्र सं. - ४  
पत्र सं. १२०००/१८  
३१/१०/१९

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named

Promoters

M/s. Regency Nirman Limited

through its Director/Authorised Signatory

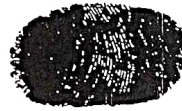
*Bathija*  




PREET A BATHIJA

SIGNED & DELIVERED

by the within named Purchaser/s



*Junnikar*



Mr. Ganesh Lalureddy Junnikar



*Shubhangi*



Mrs. Shubhangi Ganesh Junnikar .

WITNESS:



1. Name: *[Signature]* *[Signature]*

2. Name: *[Signature]* (निवेशक वसंत शिव नाई)



24/12/2018

सूची क्र.2

सुपम निबंधक : सत पु नि कल्याण न

पत्र क्रमांक : 12970/2018

नोंबणी :

Regn 63m

मानाचे मान : तावडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6650850
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3133000
(4) भू-मापन, पोटहिस्ता व पत्रक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर नोंबणी ; इतर माहिती: विभाग क्र. 54/172, गीजे दानवी म.नं. 101/3अ, 3ब, 3क, 3ड, 47/1, 44/2, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2अ, 51/4, 52/2, 54/1, 97 वरील रिजन्सी अनंतम प्रोजेक्ट मधील बिल्डिंग नं. 17, गॅरीगोल्ड बिल्डिंग, सत्तनिका नं. 806, आठवा मजला, क्षेत्रफळ 640.45 चौ.फू. (59.50 चौ.मी.) कार्पेट + बाल्कनी 142 चौ.फू. (13.20 चौ.मी.) कार्पेट + 1 पोडीअम पार्किंग स्पेस सहित ( Survey Number : 101/3अ, 3ब, 3क, 3ड, 47/1, 44/2, 48 व इतर ; )
(5) क्षेत्रफळ	1) 59.50 चौ.मीटर
(6) आकारणी किंवा जुडी देष्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा- यालिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विनी उ. रूपचंदानी व इतर यांच्यातर्फे कु.सु. पत्रधारक म्हणून प्रित ए.बठीजा यांनी निष्पादित केलेले आणि गेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विनी उ. रूपचंदानी व इतर यांच्या वतीने काबुलीजवाब करिता म्हणून कु.सु. पत्रधारक म्हणून अशाच अहिरे वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं:-, रोड नं: अमन सिनेमा रोड, विष्णू दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गणेश लालूरेड्डी जुष्नीकर वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गंगेशी पॅराडाईज, ब्लॉक नं: 502/02, रोड नं: मोहने रोड, मातोश्री कॉलेजजवळ, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ALBPJ9285C 2): नाव:- शुभांगी गणेश जुष्नीकर वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गंगेशी पॅराडाईज, ब्लॉक नं: 502/02, रोड नं: मोहने रोड, मातोश्री कॉलेजजवळ, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BORPJ0427G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	24/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	12970/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	399100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्यांकनासाठी विचारात घेतलेला  
नपथील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :-



(i) within the limits of any Municipal Corporation or any Cantonment area  
annexed to it.

Dist. Thana