

541/3251

पावती

Original/Duplicate

Thursday, March 07, 2024

नोंदणी क्र.: 39M

3:51 PM

Regn.: 39M

पावती क्र.: 3450 दिनांक: 07/03/2024

गावाचे नाव: मांजली

दस्तऐवजाचा अनुक्रमांक: उहन4-3251-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किरण काशिनाथ राठोड - -

नोंदणी फी

रु. 23500.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 24180.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

4:11 PM ह्या वेळेस मिळेल.


J. S. R. Uthasagar 4

वाजार मुल्य: रु. 2232000/-

मोवदला रु. 2350000/-

भरलेले मुद्रांक शुल्क : रु. 141000/-

सह दुय्यम निबंधक वर्ग-2

उल्हासनगर क्र. 4

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324078207754 दिनांक: 07/03/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 23500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016898512202324E दिनांक: 07/03/2024

वॅकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

07/03/2024

दस्ता क्रमांक : 3251/2024

नोंदणी :

Regn:63m

गावाचे नाव : मांजली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2350000
(3) वाजारभाव (भाडेपट्ट्याच्या दायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2232000
(4) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-वदलापूर इतर वर्णन : , इतर माहिती: विभाग नं. 3 /10, गांजे मांजली, तालुका अंबरनाथ जिल्हा ठाणे, येथील गट नं. 47, प्लॉट नं. 1, यावरील गायत्री आवास म्हणजेच गायत्री आवास ए. व्ही. सी विंग को. ऑ. हौसिंग सोसायटी मधील सदनिका नं. 302, तिसरा मजला, ए विंग, क्षेत्रफळ 44.25 चौ.मी कार्पेट. ((GAT NUMBER : 47 ;))
(5) क्षेत्रफळ	1) 44.25 चौ.मीटर
(6) आकारणी किंवा नुकी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गणेश वसंत मोरे -- वय:-43; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमागतीचे नाव:-, ब्लॉक नं: सदनिका नं. 302, तिसरा मजला, ए विंग, गायत्री आवास, मांजली रोड, मोहनानंद नगर, वदलापूर (प), तालुका अंबरनाथ जिल्हा ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421503 फॅन नं:-ALEPM8651L
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण काशिनाथ राठोड -- वय:-28; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमागतीचे नाव:-, ब्लॉक नं: सदनिका नं. 304, तिसरा मजला, ए विंग, गायत्री आवास, मांजली रोड, मोहनानंद नगर, वदलापूर (प), तालुका अंबरनाथ जिल्हा ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421503 फॅन नं:-BVRPR7907L
(9) दस्तावेज करून दिल्याचा दिनांक	07/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3251/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	141000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	23500
(14) वेग	



सह दुय्यम निबंधक वर्ग-2
उल्हासनगर क्र. 4

मुल्यांकनासाठी विभागात 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.

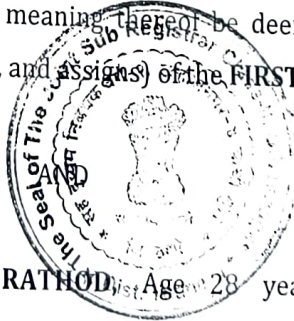
WARD NO. : 3/10
VILLAGE : MANJARLI
GUT NO. : 47
PLOT NO. : 1
FLAT NO./FLOOR : 302, THIRD FLOOR
WING : A
BUILDING : GAYATRI AAWAS
SOCIETY : GAYATRI AAWAS A,B,C
WING CHSL,
AREA OF FLAT : 44.25SQ.MTRS CARPET
ACTUAL VALUE : 23,50,000/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE, IS MADE, ENTERED AND EXECUTED INTO AT BADLAPUR, TALUKA AMBARNATH, DIST THANE, ON THIS 07th DAY OF MARCH 2024.

BETWEEN

MR. GANESH VASANT MORE, Age 43 years, PAN NO. **ALEPM8651L**, Hindu Indian Inhabitant, residing at Room No. 302, Third Floor, A-Wing, Gayatri Aawas, Manjarli Road, Mohananad Nagar, Badlapur (W), Taluka Ambarnath, District Thane, Pincode - 421503, hereinafter called as the "**VENDOR/TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, and assigns) of the **FIRST PART**.



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MR. KIRAN KASHINATH RATHOD, Age 28 years, PAN NO. **BVRPR7907L**, Indian Inhabitant, are residing at Room No. 304, Third Floor, A wing, Gayatri Aawas, Manjarli Road, Mohananad Nagar, Badlapur (W), Taluka Ambarnath, District Thane, Pincode - 421503,

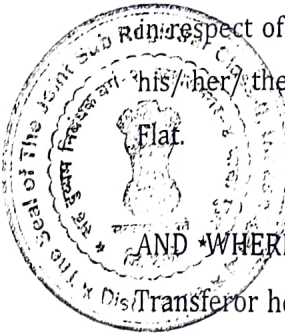
hereinafter called and referred to as the "PURCHASER/TRANSFEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators, assignees) of the **SECOND PART**.

WHEREAS, The Vendor/Transferor is the well, absolute and exclusive owners of **Flat No. 302, Third Floor, area admeasuring 44.25sq.mtrs Carpet, A wing, building known as GAYATRI AAWAS and Society known as GAYATRI AAWAS A,B,C WING CHSL, Manjarli, Badlapur (W), Taluka Ambarnath, District Thane, lying and situated on N.A. Plot of land bearing Gut No. 47, Village Manjarli, Badlapur (W), Taluka Ambarnath, Dist Thane,** hereinafter for the sake of brevity referred to as the "SAID FLAT" more particularly described in SCHEDULE hereunder.

AND WHEREAS, The Society is a Registered Society under the name of **GAYATRI AAWAS A,B,C WING CO.OPERATIVE HOUSING SOCIETY LTD,** under the Maharashtra Co-operative Societies Act, 1960, duly registered under **Sr. No. TNA/AMB/HSG/(TC)/25916/2013-2014,** dated **13.12.2013,** hereinafter for the sake of brevity referred to as the "**SAID SOCIETY**" and the Vendor /Transferor are the legal member of the said Building Society.

AND WHEREAS, The Vendor/Transferor is the registered holder of Ten shares **Distinctive No. 151 to 160, bearing Share Certificate No. 16,**

and in respect of the said Flat, desires to sale, assign, transfer and convey his/her/their rights, title and interest in the said shares and the said Flat.



उद्देश - ४	
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AND WHEREAS, the **MR. GANESH VASANT MORE,** the Vendor/Transferor herein has purchased the said **Flat No. 302, Third Floor, area admeasuring 44.25sq.mtrs Carpet, A wing, building known as GAYATRI AAWAS and Society known as GAYATRI AAWAS A,B,C**

(Signature)

(Signature)

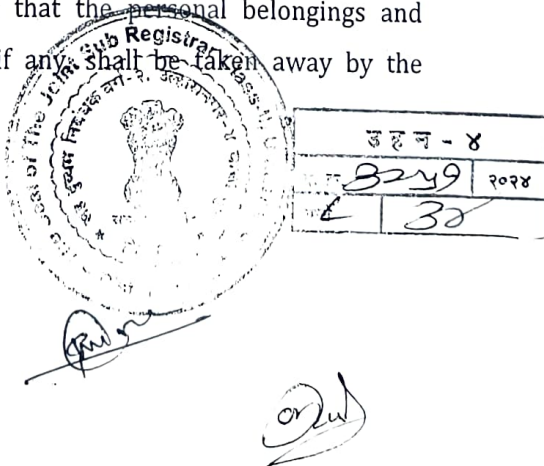
WING CHSL, Manjarli, Badlapur (W), Taluka Ambarnath, District Thane, lying and situated on N.A. Plot of land bearing Gut No. 47, Village Manjarli, Badlapur (W), Taluka Ambarnath, Dist Thane, from M/S. SHREE KRISHNA ENTERPRISES, by an Agreement for Sale, dated 14.07.2010, the said agreement is duly registered with the Sub-Registrar office Ulhasnagar - 2, on 14.07.2010, under serial No. UHN - 2- 6395/2010.

AND WHEREAS, in view of the aforesaid agreement, the Vendor /Transferor came into absolute possession and ownership of the aforesaid Flat.

AND WHEREAS, The Vendor/Transferor has hereby agreed to sale and the Purchaser/Transferee has agreed to purchase and acquire the said shares and the said total Flat in possession of the Vendor/ Transferor as incidental to the sale thereof right to use, occupy and enjoy the said Flat, as any other member of the building society in which the Flat is situated from the Vendor/Transferor on what is known as "Ownership Basis" for the price of **Rs. 23,50,000/- (Rupees Twenty Three Lakhs Fifty Thousand Only)** and on terms and Conditions hereinafter appearing.

AND WHEREAS, The entire cost and expenses for Transfer of ownership of the said Flat including transfer charges of the said society, cost and expenses of Stamp duty, Brokerage, Registration charges, etc. shall be borne by said Purchaser/Transferee .

AND WHEREAS, The Purchaser/Transferee is purchasing the said Flat on as where as is basis except that the personal belongings and movable furniture and fixtures if any shall be taken away by the Vendor /Transferor.



demands, interest, or eviction by the Vendor /Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor /Transferor.

13. The Vendor /Transferor shall sign all applications for transfer of the said Shares, electric deposit and other deposits if any, and electric meter in respect of the said Flat in favour of the Purchaser /Transferee.

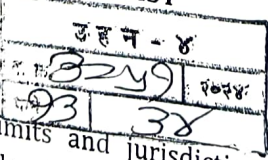
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

THE SCHEDULE OF THE SAID FLAT

- 1) FLAT NO/FLOOR : 302, THIRD FLOOR
2) WING : A
3) NAME OF BLDG : GAYATRI AAWAS
4) NAME OF SOC : GAYATRI AAWAS
5) AREA OF FLAT : A,B,C WING CHSL,
6) ADDRESS : 44.25SQ.MTRS CARPET
BADLAPUR (W)

THE SCHEDULE OF THE SAID PROPERTY



- 1) VILLAGE : MANJARLI
2) GUT NO. : 47
3) TAL & DIST : AMBARNATH & THANE



Within the limits and jurisdiction of Kulgaon Badlapur Municipal Council, in the Registration District of the Thane and the Sub-Registration District of Ulhasnagar - 2 and 4.

SIGNED, SEALED AND DELIVERED By
withinnamed **VENDOR/TRANSFEROR**
MR. GANESH VASANT MORE
as the Party of **FIRST PART**



)
)
)
)



AND

SIGNED, SEALED AND DELIVERED
By the withinnamed **PURCHASER/
TRANSFEE**
MR. KIRAN KASHINATH RATHOD
as the Party of the **SECOND PART**
in presence of

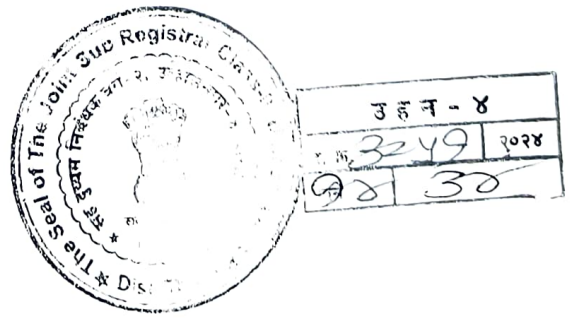
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WITNESSES:-

1. NAME : Rathod Mehtab J.
ADD : 105 D wing Heramb
sashul Apt. Shaninagar
Badliapur (W)

2. NAME : Y. P. Jandale
ADD : Mangari Bealpur (W)



कुळगांव-बदलापूर नगरपालिका नगरपरिषद

कुळगांव (पूर्व) ४२१५०३



जा.क्र.मु-पक/नरि/ १२
कुळगांव-बदलापूर नगरपरिषद, कुळगांव

दिनांक ०१/०१/२००२

प्रति,

उह न - ४	
०७०५	२०१०
२०	२२

श्री/श्रीमती भास्कर भारती कुल्कर व सवकास
बागे उद्योगा. व्ही. विमती मुल्की वेंदाळी

विषय :- बांधकाम पूर्णतेचा दाखला



श्री/श्रीमती भास्कर भारती कुल्कर व सवकास बागे उद्योगा. व्ही. विमती मुल्की वेंदाळी
दिनांक ०१/०१/२००२
सर्वे न २२ मोजे कुळगांव येथे नगरपालिकेचा यांचे कडोळ बांधकाम

परवानगी जावक कागाळ कुळगांव बागे उद्योगा. व्ही. विमती मुल्की वेंदाळी दिनांक ०१/०१/२००२
अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी/वापणे/ऑटोमॅटिक बांधकाम पूर्ण केले आहे.सर्व स्वतः
सोपतच्या नकाशेमध्ये दिल्या खाते दुर्लक्षी दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाचा वापर परवानगी
देण्यात येत आहे. विशेष - वी.न.सी.

उह न.२	
१७६	२०१२
१०	२१

- १) तळमजला : २००६ (२४ खोल्या)
- २) पहिला मजला : २००६ (२४ खोल्या)
- ३) दुसरा मजला : २००६ (२४ खोल्या)
- ४) तिसरा मजला : २००६ (२२ खोल्या)
- ५) चौथा मजला : —

अटी :- १) प्रविष्यात नगरपालिकेस सहाय्यीक अंतर्गतिल जागा. रस्ताबंदीकरणकारित
मासल्यात नगरपालिकेस हस्तांतरित करावी लागेल.

२) _____



- १) मार विभाग
- २) पाणी विभाग

वहाय्यत मया स्वभाषा
कळबाय-बदलापूर नगरपालिका, वडिप्रध



उह न - ४	
३२५१	२०१४
२०	३०