



20/02/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.  
कल्याण 3

दस्त क्रमांक : 742/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) चोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3725000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3554614
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, ब्लॉक नं: --, इतर माहिती: मौजे चोळे , नवीन स . न . 127/4, 126/1, 134/6, 7 (जुना स . n. 25/4 पैकी , 21/1 पैकी , 26/6 पैकी व 7 पैकी येथे असलेली राज वैभव एनएक्स मधील सदनिका न . 502, पाचवा मजला, बिल्डिंग न . 1/अ विंग , क्षेत्र 745 चौ . फुट कारपेट 69.२३ चौ . फुट बांधीव( ( Survey Number : New S. N. 127/4, 126/1, 134/6,7 ; ) )
(5) क्षेत्रफळ	1) 745 चौ.फूट
(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:-वसंत शंकर काठे वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मनीष निवास, ब्लॉक नं: -, रोड नं: गणेश नगर शिवाजी पथ एन. 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:- 2): नाव:-मे. श्री. गणेश कंस्ट्रक्शन कंपनी तर्फे भागीदार श्री . सुधीर कांतीलाल रावल यांचे कु . मु . म्हणून जीवराज अखाई वेरात वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अनुराधा सोसायटी, ब्लॉक नं: वी/22, रोड नं: घनश्याम गुप्ते रोड, विष्णू नगर, डोंबिवली प , महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद पांडुरंग मोळके वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विहंग व्हलि, ब्लॉक नं: स्मिता आर गाला ए 3/402, रोड नं: पाश्र्वनाथ इंजिनिअरिंग कॉलेजच्या बाजूला , हायपर सीट माल , कासार वडवली , घोडबंदर रोड , ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:- AHUPM3195P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2014
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2014

ORIGINAL

VINOD MOLAKE

72/742

पावती

Original/Duplicate

Thursday, February 20, 2014

नोंदणी क्र. :39म

6:06 PM

Regn.:39M

पावती क्र.: 768

दिनांक: 20/02/2014

गावाचे नाव: चोळे

दस्तऐवजाचा अनुक्रमांक: कलन3-742-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनोद पांडुरंग मोळके

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 6:19 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह दुय्यम निबंधक कल्याण-3

मोबदला: रु.3725000/-

बाजार मूल्य: रु.3554614 /-

भरलेले मुद्रांक शुल्क :

रु. 223500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001538578201314E दिनांक: 08/02/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1320/-

पक्षासमोरील

सह दुय्यम निबंधक कल्याण-3

ORIGINAL





CHALLAN  
MTR Form Number-6

प. म. न.-३	
वस्त क्र. ६०२	२०१४
✓	✓

GRN	MH001538540201314E	BARCODE	[Barcode]		Date	08/02/2014-14:54:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)				
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			Full Name		Vinod P Molake		
Location	THANE			Flat/Block No.		Flat No. 502 Raj Vaibhav NX		
Year	2013-2014 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		745 sq.ft		
0030046401 Sale of NonJudicial Stamp		223500.00		Area/Locality		Chole		
				Town/City/District				
				PIN		4 2 1 2 0 2		
				Remarks (If Any)				
				PAN2--PN=Vasant S Kathe-CA=3725000				
				Amount In Words		Two Lakh Twenty Three Thousand Five Hundred Rupees Only		
Total		223500.00						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank C/N	REF No.	00003002014080202996		IK42546895
Cheque/DD No				Date		08/02/2014-14:55:35		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9322260792

Agreement for sale

Dated:- 10/2/2014

Place:- Dombivli

~~राज्य मंत्र~~


*[Signature]*  
वसंत शि. काठे

*[Signature]*



दस्त क्र. ७४२	२०१४
४	वे

## AGREEMENT FOR SALE

ARTICLE OF THIS AGREEMENT FOR SALE is made and entered into at Dombivli, Dist. Thane this 20 day of February, 2014. 

BETWEEN

MR. VASANT SHANKAR KATHE, aged 72 years, residing at- Manish Niwas, Ganesh Nagar, Shivaji Path No. 1, Dombivli (West)-421 202, Taluka Kalyan, Dist. Thane hereinafter referred to as 'THE LAND OWNER / SELLER' (which term and expression shall unless it is repugnant to the meaning or context thereof shall mean and includes his heirs, executors, administrators and assignees unless it is repugnant to the meaning or context thereof) of the **FIRST PART.**


AND

MR. VINOD PANDURANG MOLAKE, aged 35 years, Holding PAN: AHUPM3195P, Permanent address at- 2/896, Tara Niwas, Tilak Road, Ichalkaranji - 416 115 Dist. Kolhapur and present Address: C/o Smita R.Gala, A3/402, Vihang Valley, Phase-I, Behind Parshwanath Engg. College, Near Hyper City Mall, Kasarvadavli, Ghodbander Road Thane (West) - 400 602, hereinafter referred to as 'THE PURCHASER' (which term and expression shall unless it is repugnant to the meaning or context thereof shall mean and includes his heirs, executors, administrators and assignees unless it is repugnant to the meaning or context thereof) of the **SECOND PART.**

AND

M/S. SHREE GANESH CONSTRUCTION CO., a registered partnership firm registered under the provisions of Indian Partnership Act 1932, having its office at B/22, Anuradha Society, Beside Vishnu Nagar Police Station, G. Gupte, Dombivli (West) - 421 202, Taluka Kalyan, Dist. Thane, hereinafter referred to as 'THE NECESSARY PARTY / DEVELOPERS' (which term and expression

**सत्य प्रल**

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shall unless it is repugnant to the meaning or context thereof shall mean and includes its present partners, their executors, administrators, heirs and assignees) of the **THIRD PART**.

**WHEREAS** Smt. Matubai Pundlik Joshi and others are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural land in aggregate admeasuring 3040 sq. mtrs. situate, lying and being at Village Chole, Taluka Kalyan, District Thane bearing New Survey No. 127 / 4 (Old Survey No. 25/4 Part) hereinafter referred to as the **said land 'A'**.

**AND WHEREAS** by a Deed of Development executed between First Part herein and above referred Landowners, the said landowners have transferred development rights of the said land 'A' to the said M/s. Shree Ganesh Construction Co., the First Part herein for the consideration and upon the covenants more particularly set out in the said Deed of Development dated 20.07.2007, which is registered at the office of Sub Registrar Kalyan 4 on even date under Document Sr. No. KLN4-04021-2007 as well as the landowners have also executed Power of Attorney in favour of the First Part herein and same is also registered at the office of Sub Registrar Kalyan 4 on even date under Document Sr. No. 8 / 07.

**AND WHEREAS** out of the aforesaid landowners Mrs. Pramila Gajanan Bhaware and four others have absent at the time of execution and registration of the above referred development agreement and power of attorney, hence Mrs. Pramila Gajanan Bhaware and four others have accorded their consent for development by the First Part vide Deed of Confirmation dated 24.07.2007, which is registered at the office of Sub Registrar Kalyan 4 on even date under Document Sr. No. KLN4-0058-2007.

**AND WHEREAS** thereafter one of the landowner Mr. Motiram Kalu Joshi expired and leaving behind him his legal heirs Smt. Venu Motiram Joshi and three others have also executed Deed of Confirmation in favour of the First part herein and the said Deed registered at the office of Sub Registrar Kalyan 3 on 11.07.2011 under Document Sr. No. KLN3 - 06170 - 2011.

सत्य प्रज्ञ

Prave



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व. नं. ७२२	१०१४
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31. The Purchaser shall pay the electrification and registration charges as and when demanded by the party of the First Part.
32. The Purchaser shall be registered with the Sub-Registrar of Documents and the expenses of Stamp Duty, Registration fee etc. this agreement shall be paid and borne by the Purchaser and he/she/they shall co-operate and come forward for the registration.
33. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963.

### SCHEDULE OF THE PROPERTY

One self-contained flat bearing Flat No. 502 on Fifth floor, in Building No.1/A, admeasuring 745 sq. ft. built-up area, in the complex named "RAJ VAIBHAV NX", situated on N.A. land land admeasuring 9637.59 sq. mtrs. out of aggregate admeasuring 11590 sq. mtrs. or thereabout (rest left to the Developer) situate lying and being at Revenue Village Chole, Taluka Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation and in the Registration District Thane and Sub. Registration District Kalyan bearing New Survey No. 127 / 4 (Old Survey No.25/4 Part), New Survey No. 126 / 1 Part (Old S. No. 21/1 Part), New Survey No. 134 / 7 (Old S. No. 26 / 7 Part) & New Survey No. 134/6 (Old S. Nos. 26/6 Part) and bounded as follows:

On or towards East by : Property of Sadashiv Joshi and others, S.No.134/5  
 On or towards West by : Compound of Raj Vaibhav Complex.  
 On or towards North by : 15 Mtrs. wide D.P. Road  
 On or towards South by : Compound of Raj Vaibhav Complex and property of Suresh Joshi and others.



**राज वाव**

**AMENITIES AND SPECIFICATIONS OF THE FLAT**

NO. 20	DATE 14/07/10
Sgt	

- 1) Building will be R. C. G. framed structure with ground and upper floors with underground water storage tank with electric pump one R. C. C. overhead water storage tank.
- 2) Bedroom doors will be wooden doors with Solid core flush door, windows will be powder coated aluminum sliding or open able with glass.
- 3) Main door will be wooden doors with inside aldrop of steel metal with chain.
- 4) 2'x2' Vitrified flooring tiles in living, Bed and Kitchen.
- 5) Bathroom will be provided with ceramic flooring and dado of full height glazed tiles, one direct water connection from overhead water storage with shower also is provided.
- 6) One wash basin will be provided.
- 7) All W.Cs. will have glazed tiles flooring and dado of full height. Cooking platform in kitchen with granite stone on top, with steel sink. Glaze tiles on top of platform, one direct water connection from overhead water tank.
- 8) The lighting arrangements will be as follow:
 

LIVING ROOM :	One light point	One plug point
LIVING ROOM :	One bell point	One fan point
LIVING ROOM :	One T. V. point	
BEDROOM :	One light point	One fan point
BEDROOM :	One plug point	
KITCHEN :	One light point	One plug point
KITCHEN :	One fan point	One domestic point
BATH ROOM :	One light point	One domestic point
BATH ROOM :	One light point	
- 9) Building will be painted from outside with Acrylic paint



*[Handwritten signature]*  
**சுப்பிரமணியன்**

*சுப்பிரமணியன்*

*[Handwritten mark]*

फ. अ. नं.-३	
कत. नं. २४२	२०१४
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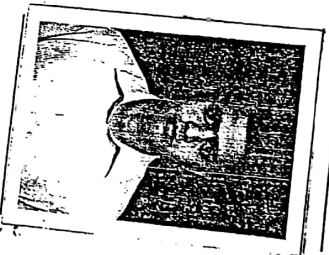
IN WITNESS WHEREOF the Parties hereto have signed and delivered these presents the day and year herein above mentioned.

Signed & delivered by the within named }  
 Land-Owner, party of the First Part }  
 MR. VASANT SHANKAR KATHE }



१४/१२/१४  
०५/१

Signed & delivered by the within named }  
 Purchaser, party of the Second Part }  
 MR. VINOD PANDURANG MOLAKE }



१०/१२

Signed & delivered by the within named }  
 Developer, party of the Third Part }  
 M/s. SHREE GANESH CONSTRUCTION CO. }  
 through its Partner-

SHRI. SUDHIR KANTILAL RAWAL }



१४/१२/१४



Sd/- V. G. Wade

Chandhinagar, Dombivli (East) 421 201

2) Nilesh R. More

Chandhinagar, Dombivli (East)  
 421 201



186082	2098
20	46

### RECEIPT

RECEIVED from the above named the Second Party Mr. Vinod Pandurang Molake the sum of Rs.5,42,200/- (Rupees Five Lacs Forty Two Thousand Two Hundred only) as and by the way of part sale consideration herein above mentioned by following details.

Cheque No.	Date	Bank / Branch	Amount
186082	06.01.2014	ICICI Bank Ltd.	Rs.1,00,000/-
186083	27.01.2014	ICICI Bank Ltd.	Rs.2,00,000/-
186084	10.02.2014	ICICI Bank Ltd.	Rs.2,42,200/-

WE SAY RECEIVED

श्री. शं. शंकर

Mr. Vasant Shankar Kathre

Witnesses:-

1)

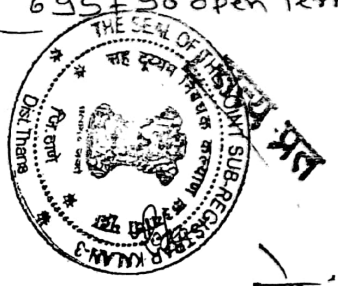
*[Signature]*

2)

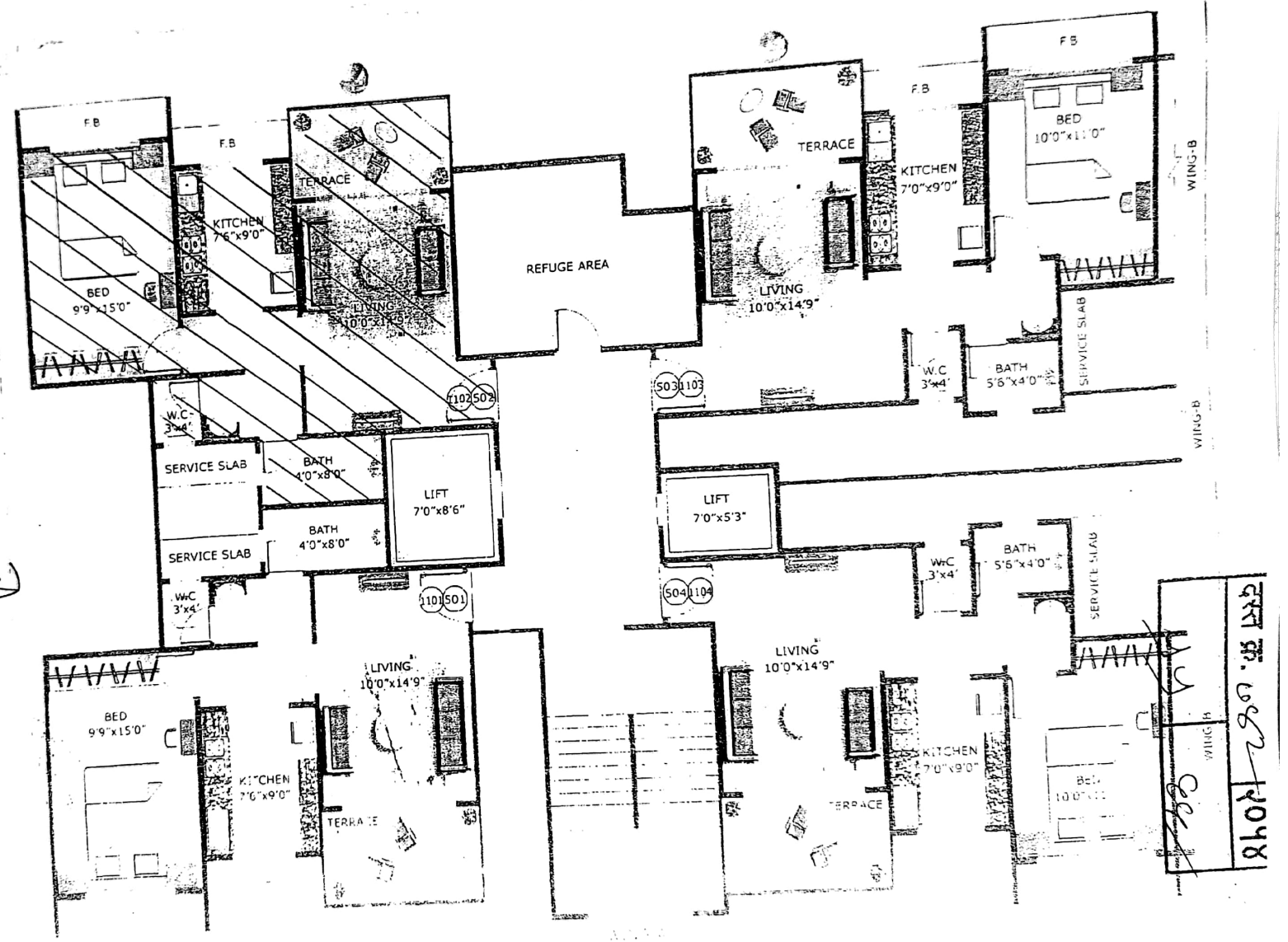
*[Signature]*



Raj-Vaibhav NX  
 Building No - 1  
 'A' wing  
 Flat No - 502  
 5th Floor  
 Area - 745 sq. Ft  
 (Built-up)  
 (695 + 50 open Terrace)



०३/११/२०१८  
 ०३/११/२०१८



०३/११/२०१८  
 ०३/११/२०१८