



22/03/2022

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्ता क्रमांक : 4721/2022

नोंदणी :

Regn:63m

## गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4522598.304
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग.3/15/11, दर-67700, सदनिका क्रं. 704, सारावा मजला, सी. विंग, लाभ अवेन्स्यु स. ग. सं. मर्या, प्लॉट क्रं. 20ए, सेक्टर. 11, कळंबोली, ता. पनवेल, जि. रायगड. 410218, क्षेत्रफळ- 64.23 चौ. मी. बिल्टअप + 6.13 चौ. मी. टॅरेस ( Plot Number : 20A ; SECTOR NUMBER : 11 ; )
(5) क्षेत्रफळ	1) 64.23 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:-अनिक के गुप्ता वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रं-704, सी-विंग, लाभ अवेन्स्यु स. ग. सं. मर्या, प्लॉट क्रं-20ए, सेक्टर-11, कळंबोली, ता. पनवेल, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-AGXPG0196N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेशकुमार आर. शर्मा वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रं-203, डॉ-विंग, लाभ अवेन्स्यु स. ग. सं. मर्या, प्लॉट क्रं-20ए, सेक्टर-11, कळंबोली, ता. पनवेल, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410218 पॅन नं:-BJXPS6528Q
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4721/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

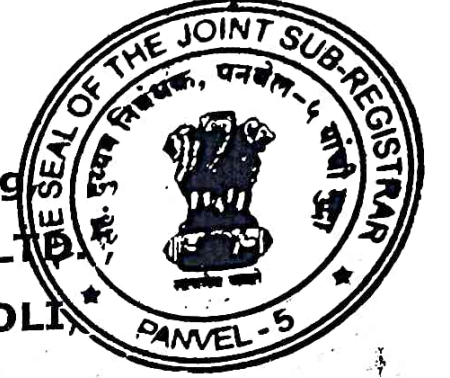
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-६)

पवल - ५	
१६/०३/२०२२	२०२२
११	५०

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

**FLAT NO. 704, 7<sup>th</sup> FLOOR, C-Wing**  
**BUILDING KNOWN AS 'LABH AVENUE CHS LTD**  
**PLOT NO: 20A, SECTOR-11, KALAMBOLI,**  
**TAL-PANVEL, DIST-RAIGAD.410218**



**BUILDING CONSISTS : GROUND + 7 FLOOR**  
**AREA IN SQ. MTRS : 64.23 Sq. Mtrs. Built Up**  
**+ 6.13 Sq. Mtrs Terrace**  
**MARKET VALUE : Rs. 4522598.304/-**  
**SALE PRICE : Rs. 49,50,000/-**

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**TOTAL STAMP DUTY : Rs.2,97,000/-**  
**REGISTRATION FEES : Rs. 30,000/-**

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**THIS AGREEMENT FOR SALE is made at (Kalamboli)**  
**Panvel, on this 16<sup>TH</sup> March 2022.**

*Anik.*

*Suresh kar*

## BETWEEN

**MR. ANIK K. GUPTA**, aged about 37 years, (PAN NO. AGXPG 0196 N) An adult, Indian Inhabitant of Navi Mumbai residing at Flat No.704, 7<sup>th</sup> Floor, C-Wing, Labh Avenue Chsl., Plot No.20A, Sector.11, Tal. Panvel, Dist. Raigad.410218, hereinafter for brevity's sake 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, legal representatives and assigns) of the FIRST PART.

AND

**MR. SURESHKUMAR R. SHARMA**, an adult, aged about 36 years, (PAN NO. BJXPS 6528 Q) Indian Inhabitants residing at Flat No. D-203, Labh Avenue CHS, Plot No-20A, Sector-11, Kalamboli, Tal-Panvel, Dist-Raigad- 410218. hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND

पवल - ५	
०७२५	२०२२
९२ / ४०	

DESCRIPTION OF PROPERTY

FLAT NO: 704 FLOOR 7<sup>TH</sup> WING C PLOT NO: 20A SECTOR 11

SOCIETY KNOWN AS : "LABH AVENUE CHS. LTD."

: KALAMBOLI

: 64.23 Sq. Mtr Built Up+ 6.13 Sq. Mtr. Terrace.

BUILDING CONSISTS : GROUND + 7 FLOORS

SALE PRICE: Rs. 49,50,000/- (RUPEES FORTY NINE LAKHS FIFTY THOUSAND ONLY/-)

Hereinafter referred to as 'THE SAID FLAT'.



Anik

Suresh Kumar



**AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

WE MAKE CITIES

AL, 2nd Floor, Nariman Point,  
 Cal - 400 021.  
 TE : (Reception) 00-91-22-6650 0900  
 00-91-22-6650 0928  
 : 00-91-22-2202 2509 / 6650 0933

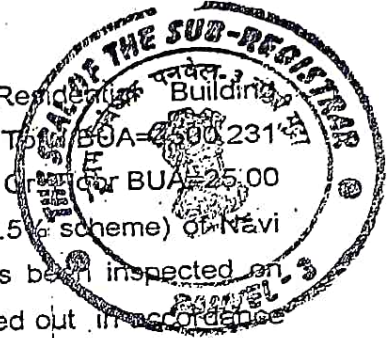
CIDCO Bhavan, CBD-Belapur,  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

Vo. REF NO: CIDCO/BP/ATPO/ 8 19

Date: 6/5/2008

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building  
 [(Res.BUA= 3931.657 Sq. mtrs. Comm. BUA=568.574 Sq.mtrs. Total BUA=4500.231  
 Sq.mtrs. (No. of Units R-112 Nos. C-26 Nos. ), Society Office at Ground Floor for BUA=25.00  
 Sq.mtrs (Free of FSI) on Plot No.20, Sector-11, Kalamboli (12.5% scheme) of Navi  
 Mumbai completed under the supervision of M/s. Vistaar has been inspected on  
 09/10/2007 and I declare that the development has been carried out in accordance  
 with the General Development Control Regulations and the conditions stipulated in  
 the commencement certificate dated 31/08/2005 and that the development is fit for  
 the use for which it has been carried out.



TRUE COPY  
 Arvind N. Chamle  
 Notary, Govt. of India

ANAGER (TOWN SERVICES)  
 Navin (S)  
 Navin (S)  
 Navin (S)



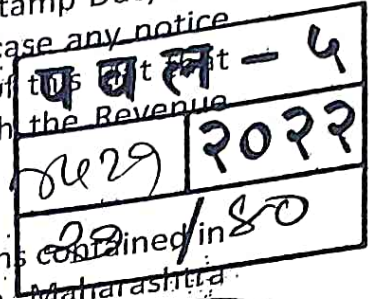
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 29 / 26

LABH CONSTRUCTION  
 PARTNER PARTNER

For Labh Avenue Co - op. Hsg. Soc. Ltd.  
 Treasurer Secretary Chairman

10) All costs charges and expenses in connection with the cost of the prejudices, engrossing, stamping and registering this Agreement / Conveyance Deed and any other document required to be executed by the PURCHASER, shall be borne by the PURCHASER's only.

11) The SELLER do hereby declare that he has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASER's in respect of this Deed shall be paid by the SELLER and or settle the same with the Revenue Authorities on his own cost.



12) This Agreement shall always be subjected to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.

13) The SELLER do hereby covenant and perform the following:  
 i) To pay the maintenance charges to the society till Possession of Flat.  
 ii) To pay the Electricity bill till the date of physical possession.  
 iii) To pay the Panvel Municipal Corporation Property Tax.



14) The Purchasers do hereby covenant and perform the following:  
 i) To pay the Stamp Duty and Registration Charges payable to the Revenue authorities CIDCO Transfer Charges.  
 ii) Pay Society NOC Charges.

### SCHEDULE ABOVE PLOT

All That piece and parcel of a Plot of land bearing known as Plot No. 20A, Sector-11, total admeasuring area 3001.612 Sq. mtrs. Allotted under 12.5% Scheme (GES) lying at village Kalamboli, Tal-Panvel, Dist- Raigad, Navi Mumbai - 410 218.

ON OR TOWARDS NORTH BY: PLOT NO.20C  
 ON OR TOWARDS SOUTH BY: 20 Mtrs Wide Road  
 ON OR TOWARDS EAST BY: 12 Mtrs Wide Road  
 ON OR TOWARDS WEST BY: PLOT Nos.21 C+R & 22

### SCHEDULE OF FLAT

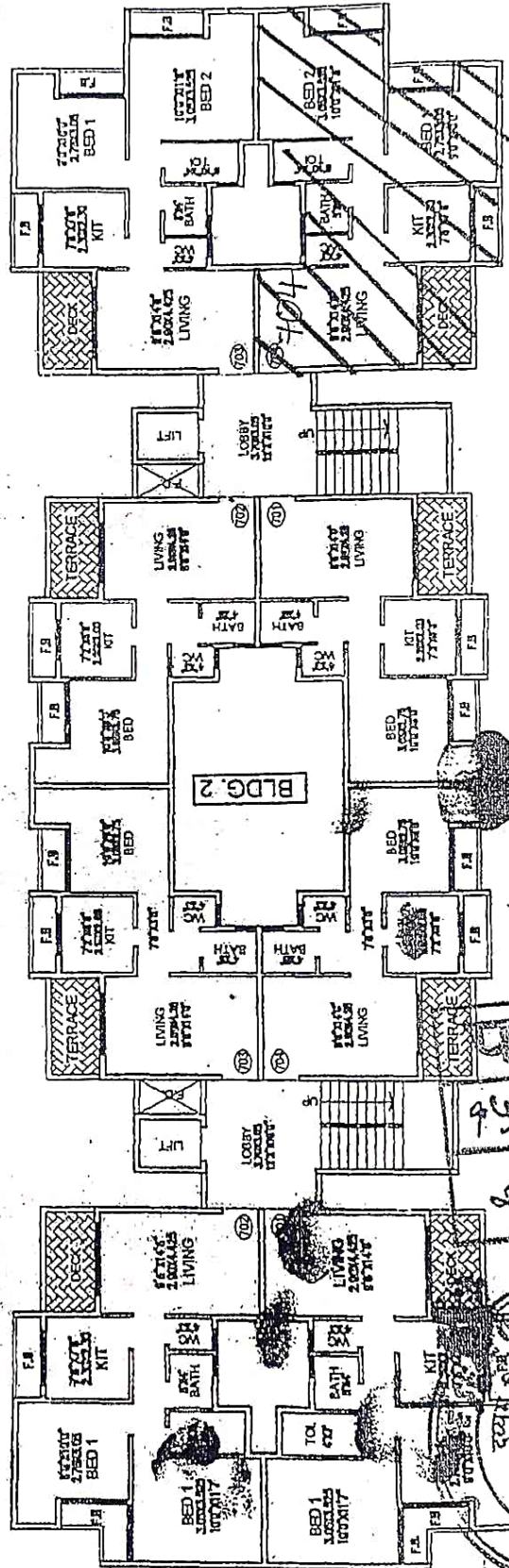
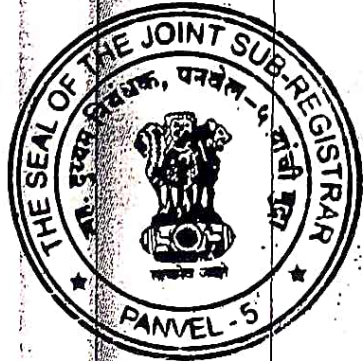
Flat No. 704, 7<sup>th</sup> Floor, C-Wing, in the building to be Known as "LABH AVENUE", Plot No. 20A, Sector-11, Carpet Area of 576 Sq. Fts., (62.23 Sq. Mtrs Built Up) + 66 Sq. Fts. Terrace (6.13 Sq. Mtrs), Roadpali- Kalamboli, Tal-Panvel, Dist- Raigad- 410 218.

*Amir*

*Suresh Kur*



पवल - ५  
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 ३४/८०



पवल  
 १५०२/२००९  
 २१



FLAT NO. \_\_\_\_\_ FLOOR \_\_\_\_\_  
 SEAL OF PURCHASER \_\_\_\_\_  
 SEAL OF DEVELOPER \_\_\_\_\_  
 PRODUCT "LABH AVENUE"  
 PLOT NO. 20/A, SECTOR-11, KALAMBOLI, NAVI MUMBAI.  
 PLOT NO. 20/A, SECTOR-11, KALAMBOLI, NAVI MUMBAI.