



16/03/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

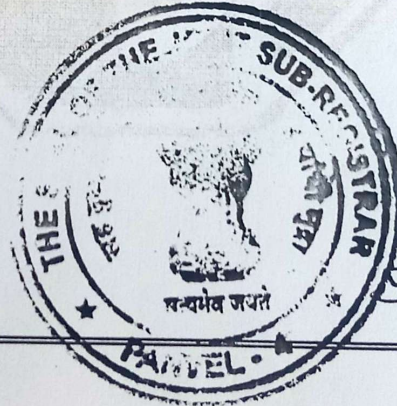
दस्त क्रमांक : 2872/2019

नोदणी :

Regn:63m

गावाचे नाव : पनवेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2361315
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र. 004,तळ मजला,एन 3 बिल्डींग," मोराज रिव्हर साईड पार्क " " पी एन टाईप को.ऑप.हौ.सो. ",सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/1,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/2,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/3,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/4,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/5,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/6,सर्व्हे नं. 419 हिस्सा नं. 1,2,3,4/7,आणि सर्व्हे नं. 420 (पार्ट),हिस्सा नं. 2 आणि 3,फायनल प्लॉट नं. 448,तक्का,ता. पनवेल,जि. रायगड,क्षेत्र. 350 चौ.फुट कारपेट एरिया या मिळकतीचे( ( Final Plot Number : 448 ; ) )
(5) क्षेत्रफळ	1) 350 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिग्गणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कामार्थी श्रीधर राव -- वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र. 5, ईनसाईड दत्त गुरू सोसायटी, मधुवन, देवनार बाग, देवनार, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AACPR4718E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश शिपरू दुर्गे -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु.पो. पोयंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-APZPD6245A 2): नाव:-रोहिणी दिनेश दुर्गे -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु.पो. पोयंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BSZPD6321D
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2019
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2019
(11)अनुक्रमांक,खंड व पृष्ठ	2872/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	204000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह. दुय्यम निबंधक वर्ग-२.  
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

20022099  
6/80



**AGREEMENT FOR SALE**  
(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 6  
day of the month of **March** in the Year **2019**

**BETWEEN**

**MR. KAMARTHI SREEDHAR RAO**, (PAN No. AACPR4718E)  
(Aadhaar No. : 8539 7330 4535), Age 56 years, Indian Inhabitant,  
Residing at- Flat No. 5, Madhuban, Inside Datt Guru Society, Deonar  
Baug, Deonar, Mumbai-400088; hereinafter called and referred to as  
“**THE SELLER/S**” (which expression shall unless it be repugnant to  
the context or meaning thereof be deemed to mean and include his  
heirs, executor's, administrators and assigns) of the **FIRST PART**

**AND**

**MR. DINESH ZIPRU DURGE** (PAN No. : APZPD6245A) (Aadhaar No. :  
4103 6110 6767), Age 36 years & **MRS. ROHINI DINESH DURGE**  
(PAN No. : BSZPD6321D) (Aadhaar No. : 3725 2146 0884), Age 29  
years, Indian Inhabitant, Residing at – House No. 50, Khalchi Ali, At  
& Post- Poyanje, Tal. Panvel, Dist. Raigad-410221; hereinafter called  
and referred to as “**THE PURCHASER/S**” (which expression shall  
unless it be repugnant to the context or meaning thereof be deemed  
to mean and include his / their heirs, executors, administrators and  
assigns) of the **SECOND PART**.

*R. D. Durgé*

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*Breehanu* *Am*

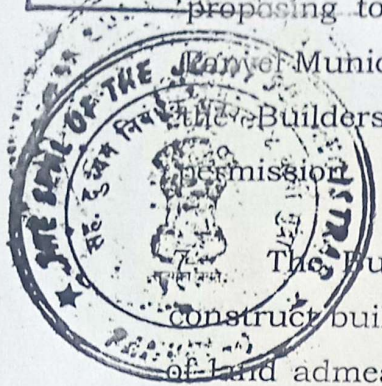
प व ल-४

२००२ २०१९

१०/१/२०

The BUILDER had originally submitted building plans by proposing to construct Row Houses & multistoried buildings. The

Panvel Municipal Council sanctioned the building plans submitted by the Builders on 17/11/95 and had also granted development



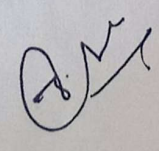
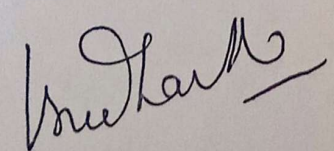
permission

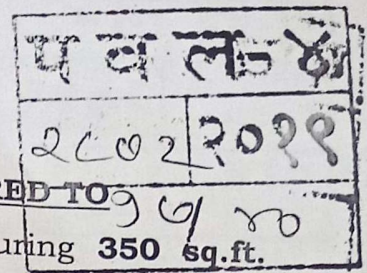
The Builders have submitted a revised plan by proposing to construct buildings of Ground + Four upper floors on the part portion of land admeasuring 44681 sq.mtr. owned by the Panvel Municipal Council, which scheme was approved by Chief Officer of Panvel Municipal TDS, LBS Council by his letter /order no. 53, dt. 22/10/2003.

8. The Builders further submitted a plan proposing to construct building of Ground + Four floors on the part portion of the land owned by the Builders to the Panvel Municipal Council, which scheme was approved by Chief Officer of the Panvel Municipal Council, which scheme was approved by Chief Officer of the Panvel Municipal Council.

9. The BUILDER has completed construction of some of the structures as per the original building plan sanctioned therein.

AND WHEREAS vide an Agreement for Sale dated **12/01/2007** registered with the Sub-Registrar Panvel, under Serial No. **PVL3-00456-2007**, the **MR. KAMARTHI SREEDHAR RAO** has purchased the **Flat No. 004, on Ground Floor**, admeasuring **350 sq.ft.** Carpet area in the Building 'N-3' in the project known as "**MORAJ RIVERSIDE PARK**" in the society known as "**MORAJ P-N TYPE CO-OPERATIVE HOUSING SOCIETY LTD.**", Constructed on Survey No. 419, Hissa No. 1, 2, 3, 4/1, Survey No. 419, Hissa No. 1, 2, 3, 4/2, Survey No. 419, Hissa No. 1, 2, 3, 4/3, Survey No. 419, Hissa No. 1, 2, 3, 4/4, Survey No. 419, Hissa No. 1, 2, 3, 4/5, Survey No. 419, Hissa No. 1, 2, 3, 4/6, Survey No. 419, Hissa No. 1, 2, 3, 4/7, Survey No. 420 (part), Hissa No. 2 & 3, corresponding bearing part of **Final Plot No. 448** in Town Planning Scheme No. 1 of Panvel, Tal. Panvel, Dist, Raigad, within the limits of Panvel Town Municipal Corporation,

R.D. Dudge  



**THE FIFTH SCHEDULE ABOVE REFERRED TO**

Flat No. 004, on Ground Floor, admeasuring Carpet area in the Building 'N-3' in the project known as "MORAJ RIVERSIDE PARK" in the society known as "MORAJ P.N. OPERATIVE HOUSING SOCIETY LTD.", Constructed on Survey No. 419, Hissa No. 1, 2, 3, 4/1, Survey No. 419, Hissa No. 1, 2, 3, 4/2, Survey No. 419, Hissa No. 1, 2, 3, 4/3, Survey No. 419, Hissa No. 2, 3, 4/4, Survey No. 419, Hissa No. 1, 2, 3, 4/5, Survey No. 419, Hissa No. 1, 2, 3, 4/6, Survey No. 419, Hissa No. 1, 2, 3, 4/7, Survey No. 420 (part), Hissa No. 2 & 3, corresponding bearing part of **Final Plot No. 448** in Town Planning Scheme No. 1 of Panvel, Tal. Panvel, Dist, Raigad, within the limits of Panvel Town Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "SELLER/S"

**MR. KAMARTHI SREEDHAR RAO**

*Kamathi Sreedhar Rao*



SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "PURCHASER/S"

**MR. DINESH ZIPRU DURGE**

*D. Durge*



**MRS. ROHINI DINESH DURGE**

IN THE PRESENCE OF.....

1.

*Rohini*

*रोहिणी ठाकूर*

2.

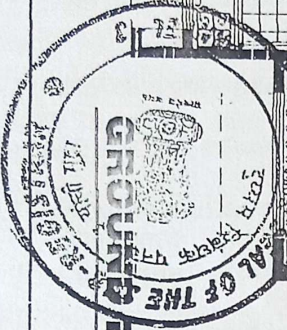
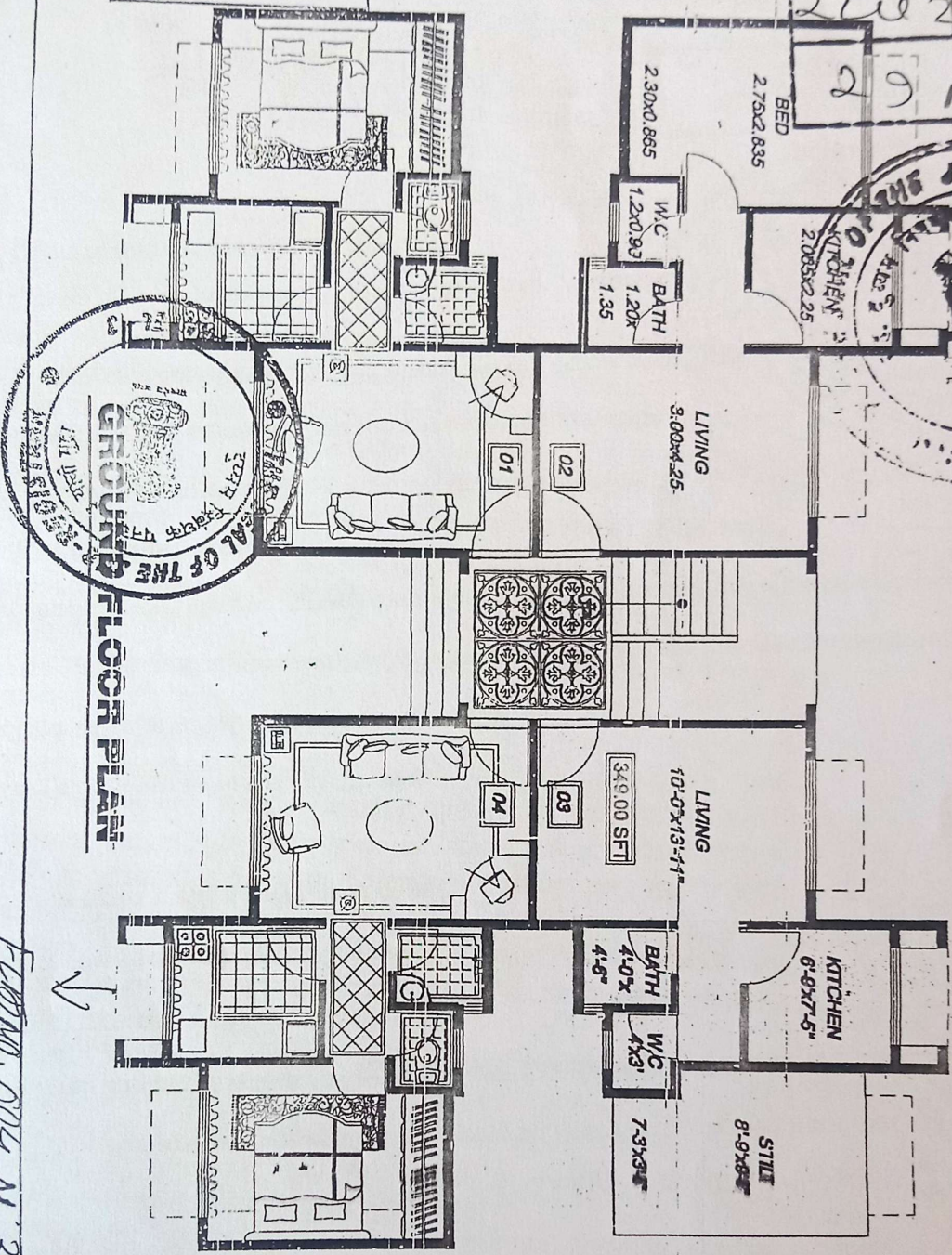
*M. Durge*

*महेश तु. धर्गे*



24/13  
 3rd  
 E-W 10 11

प्लॉट-४  
 24/2089  
 29/80



FLRNO. 004 N.3

**MORAJ BUILDING CONCEPTS PVT. LTD.**

C-7, BIG SPLASH, SECTOR -17, VASHI, NAVI MUMBAI.

**RIVER SIDE PARK**

FINAL PLOT NO : - 448  
 PANVEL

ARCHITECT  
**RAJESH R.C**  
 7/3 RAJAWAR CENTER,  
 SECTOR NO-47,  
 VASHI, NAVI MUMBAI.  
 TEL: 752 2225 / 709 2029

**N-3 TYPE**  
 GARRET = 550.00 SFT  
 SALEABLE = 600.00 SFT

*Handwritten signature and notes:*  
 R.O. Durg