

76/9296

पावती

Original/Duplicate

Tuesday, May 14, 2024

नोंदणी क्र.: 39म

10:49 AM

Regn.: 39M

पावती क्र.: 10435 दिनांक: 14/05/2024

गावाचे नाव: भाईदर

दस्तऐवजाचा अनुक्रमांक: टनत4-9296-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: पारस रमेशचंद्र विरवाडीया.

नोंदणी फी

रु. 30000.00

दस्त दानाळणी फी

रु. 740.00

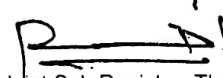
पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-० अंदाजे

11:08 AM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२

ठाणे. क्र. ४

बाजार मूल्य: रु. 3152072/-

मोबदला रु. 3700000/-

भरलेले मुद्रांक शुल्क : रु. 259000/-

1) देयकाचा प्रकार: DHC रकम: रु. 740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524136806016 दिनांक: 14/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001936889202425R दिनांक: 14/05/2024

बँकेचे नाव व पत्ता: Panjab National Bank

Paras Virwadiya



CHALLAN
MTR Form Number-6



GRN	MH001936889202425R	BARCODE	[Barcode]		Date	13/05/2024-13:32:16	Form ID	B25	
Department				Inspector General Of Registration					
Type of Payment				Bank Portal - Simple Receipt					
Office Name				THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name			PARAS R VIRWADIYA
Location				THANE					
Year				2024-2025 One Time		Flat/Block No.		FLAT NO 109,B WING,KAMAL PALACE,CHS LTD	
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty(Bank Portal)			259000.00		Road/Street			GEETA NAGAR	
0030063301 Registration Fee			30000.00		Area/Locality			BHAYANDAR WEST,THANE,Maharashtra	
					Town/City/District				
					PIN			4 0 1 1 0 1	
					Remarks (If Any)				
					Prop mvbilty=Immdvble-Prop Amt=3700000.00-Prop area=35.93-Prop area UOM=Sq.Meter-oth Prop ID=DLN--oth Prop Name=KULDEEP K				
					BALU-				
					Amount In		Two Lakh Eighty Nine Thousand Rupees Only		
Total			2,89,000.00		Words				
Payment Details				PUNJAB NATIONAL BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		03006172024051250008 130524M393281	
Cheque/DD No.				Bank Date		RBI Date		13/05/2024-12:00:13 Not Verified with RBI	
Name of Bank				Bank-Branch					PUNJAB NATIONAL BANK
Name of Branch				Scroll No.		Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9820578772

Paras Virwadiya

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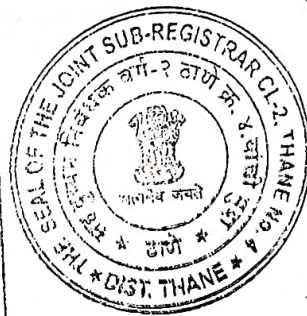
Page 1/1

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AGREEMENT FOR SALE

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE is made and entered into at BHAYANDAR, Taluka and Dist. Thane, this 14th day of MAY in the Christian Year TWO THOUSAND TWENTY FOUR.

पुस्तक वाचक

Handwritten signature in Marathi script, likely of the seller.

Handwritten signature in Marathi script, likely of the buyer.

BETWEEN

MR. KULDEEP KIRTILAL BALU, aged about 40 years, PAN : AFHPB9040F, Indian inhabitant, having address at Flat No. 109, on the FIRST Floor, in "B" wing, KAMAL PALACE CO-OP. HSG. SOC. LTD., situated and lying at Geeta Nagar, Phatak Road, Bhayandar (West), Tal & Dist-Thane-401101, hereinafter referred to as the "THE TRANSFEROR" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, successor-in-interest, till the last survivors and permitted assigns) of the

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ONE PART

AND

1. MR. PARAS RAMESHCHANDRA VIRWADIYA, aged about 28 years, PAN : AVMPV5366R, 2. MR. RAMESHCHANDR KIRTILAL VIRVADIYA, aged about 68 years, PAN : AZMPV3267F, Indian inhabitants, having address at Flat No. A/301, KAMAL PALACE CHS. LTD., Geeta Nagar, Bhayandar (West), Tal & Dist-Thane-401101, hereinafter referred to as the "THE TRANSFEREES" (Which expression shall, unless it be as repugnant to context or contrary to the meaning thereof, be deemed to mean and include their legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivors) of the **SECOND PART.**

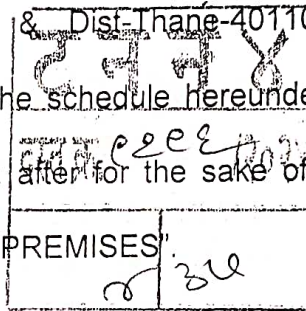
पारस रमेशचंद्रा विरवादीया

Kuldeep K. Balu

पारस रमेशचंद्रा विरवादीया

WHEREAS, the Transferor is the owner and has exclusive possession along with share capital and otherwise well and sufficiently entitled to the Flat premises bearing No. 109, on the FIRST Floor, in "B" wing, the Society known as "KAMAL PALACE CO-OP. HSG. SOC. LTD.", having Built up area 464 sq.ft. [Built up area 43.12 sq.mtrs.] Situated and lying at Geeta Nagar, Phatak Road, Bhayandar (West), Tal & Dist-Thane-401101, (more

particularly described in the schedule hereunder written) The said premises herein after for the sake of brevity is referred to the said "FLAT PREMISES"



The Transferor is legal bonafide member of the **KAMAL PALACE CO-OP. HSG. SOC. LTD.**, a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act, 1960 under No. TNA(TNA)/HSG/(TC)/5521/92-93 dated. 21.12.1992 its registered office at the same building and whereas such member is registered share holder of five fully paid up shares bearing Share Certificate No. 22 distinctive nos. from 106 to 110 (both inclusive) of the said society standing in his name and whereas such members and share holders the Transferor has full right, interest and ownership and possession of the said Flat in the said society's building situated at Geeta Nagar, Phatak Road, Bhayandar (West), Tal & Dist-Thane-401101.

प्राप्त विना

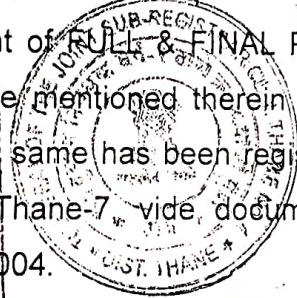
K. K. K.

अभिमान...

AND WHEREAS, by and under an agreement for sale dated 24.04.1993 entered into between M/S. RINKA DEVELOPERS hereinafter referred to as the One Part and MRS. SHABNAM HANIF REHMANI party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-Registrar office, Thane-4, vide document No. CHHA. 974/1993, dated 27.04.1993.

AND WHEREAS, by and under an agreement for sale dated 18.10.2010 entered into between MRS. SHABNAM HANIF REHMANI hereinafter referred to as the One Part and MR. KIRTILAL MANILAL BALU party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-Registrar office, Thane-7 vide document No. 06303/2004, dated 01.11.2004.

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AND WHEREAS, MR. KIRTILAL MANILAL BALU expired on 10.06.2023. After the death of the deceased, he has left behind following legal heirs :

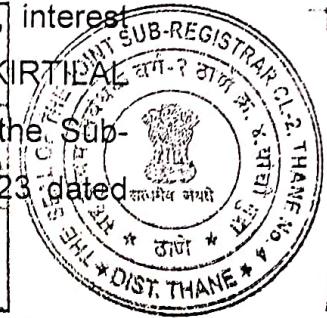
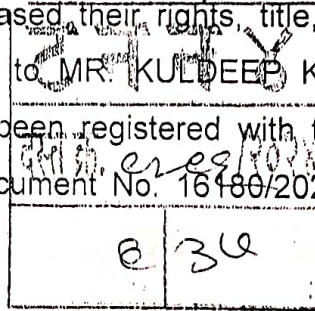
Kirtilal V. Balu

पुत्र वारिस

शुभम सुभाषकर

Sr. No.	Name of the Legal Holrs	Relation with the deceased
1	MRS. RASILABEN KIRTILAL BALU	Wife
2	MR. KULDEEP KIRTILAL BALU	Son
3	MRS. DIPTI NILESH ADANI D/O LATE KIRTILAL BALU	Married Daughter
4.	MRS. MONA ARVIND VOHERA D/O LATE KIRTILAL BALU	Married Daughter
5.	MRS. ASHA SACHIN ADANI D/O LATE KIRTILAL BALU	Married Daughter
6.	RAJVI KIRTILAL BALU	Daughter

AND WHEREAS, By way of Release Deed dated 25.08.2023, 1. MRS. RASILABEN KIRTILAL BALU 2. MRS. DIPTI NILESH ADANI 3. MRS. MONA ARVIND VOHERA 4. MRS. ASHA SACHIN ADANI 5. RAJVI KIRTILAL BALU have released their rights, title, interest and share in the said flat to MR. KULDEEP KIRTILAL BALU and the same has been registered with the Sub-registrar, Thane-7, vide document No. 16480/2023 dated 25.08.2023.



AND WHEREAS, The Transferor herein confirm that the above said agreement executed between the above said Parties and the Present Transferor herein is legally valid, existing, subsisting and has not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said flat premises since the date he purchased. The Transferor further declares that except him there is no one else who had or has any right, title, interest or claim in the said Flat Premises or the shares.

पुत्रास विवादिपुत्र

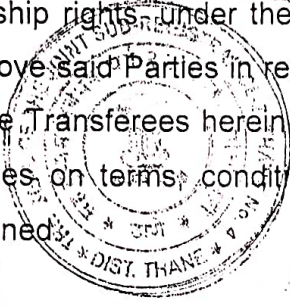
Kuldeep K. Balu

27/08/2023

AND WHEREAS, the Transferor herein confirm that the title of the said premises is clear, marketable and free from all types of encumbrances and has assured, declared and confirm that he has absolute right, title and interest of selling the above said Flat premises to whomsoever he wants without any types of hindrance, encumbrances from anybody.

AND WHEREAS, the Transferor herein has agreed to assign his right, title, interest and shares along with ownership rights under the said Agreement for Sale with the above said Parties in respect of the said Flat premises and the Transferees herein agreed to acquire the said flat premises on terms, conditions and obligation hereinafter mentioned

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ॐ श्री गणेशाय नमः	
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NOW THESE PRESENTS WITNESSETH
AS FOLLOWS:-

1. The Transferor is the single owner and in exclusively possession along with share capital of otherwise well and sufficiently entitled to the Flat premises bearing No. 109, on the FIRST Floor, in "B" wing, in the society known as "KAMAL PALACE CO-OP. HSG. SOC. LTD.", at Geeta Nagar, Phatak Road, Bhayandar (West), Tal & Dist-Thane-401101.

Kundoo K Beller

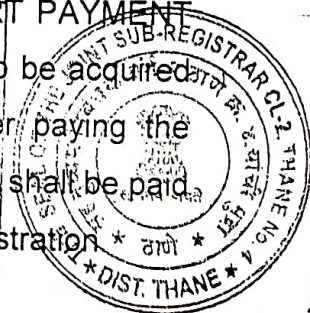
पारस विठ्ठलदास

अनिल सुभाषदास

2. The Transferees herein agreed to acquire from the Transferor and the Transferor has agreed to sell the above said flat premises on as it is where it is basis at lump-sum sale consideration of ₹. 37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY) being the Full & Final Payment for his claim for the said Flat premises and the Transferees shall take over the said premises on OWNERSHIP BASIS subject to terms, conditions and obligations contained in the said agreement with the above said Parties.

3. (a) Transferees herein have paid to the Transferor a sum of ₹. 7,40,000/- (RUPEES SEVEN LAKHS FORTY THOUSAND ONLY) as a PART PAYMENT of the total agreed sale consideration to be acquired on OWNERSHIP BASIS by them, after paying the balance amount of ₹. 29,60,000/-, which shall be paid within 45 days from the date of Registration

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29.60.000/-
30



(b) The Transferor hereby agrees and undertakes that immediately on receipt of Full & Final amount of agreed consideration as mentioned in clause (2) herein the Transferor will handover peaceful vacant possession of the said flat to the Transferees and shall clear all the dues prior to the possession of the said Premises by the Transferor along with all relevant documents including Maintenance bills, Property tax receipts etc. standing in his name and also agrees to handover all the original agreements, share certificate of the flat.

पंजीस विवादीय

Handwritten signature: *Kuldeep K. Salun*

Handwritten signature: *2021/11/16/2014/2014/1*

THE SCHEDULE REFERRED TO ABOVE

ALL THAT FLAT PREMISES bearing No. 109, on the FIRST Floor, in "B" wing, having Built up area 464 sq.ft. [Built up area 43.12 sq.mtrs.] thereabouts in the society known as "KAMAL PALACE CO-OP. HSG. SOC. LTD.", having Regn No. TNA/(TNA)/HSG/(TC)/5521/1992-93 dated 21.12.1992, situated at Geeta Nagar, Phatak Road, Bhayandar (West), Tal & Dist-Thane-401101, on the piece of land bearing Old Survey No. 44, 43, New Survey No. 22, 23, CTS No. 1930, 1931, 1978 (P), 1928, 1937, Situated, lying and being in the Revenue Village BHAYANDAR, Tal & Dist-Thane, in the Registration District and Sub-District of Thane, within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL CORPORATION.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year First hereinabove written.

प्राक्स विद्वदिग्य

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Handwritten signature: *अनिल कृष्ण...*

KAMAL	
109, 1st Flr, 1992	
98	20

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED "TRANSFEROR"

MR. KULDEEP KIRTILAL BALU

In the presence of....

1. Ketan D. Virwadiya

2. 



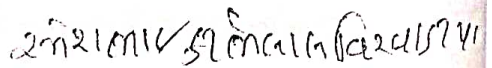
]
] Kulkarni V. S.

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED "TRANSFEREES"

1. MR. PARAS RAMESHCHANDRA VIRWADIYA]



] Paras Rameshchandra

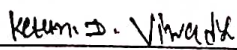
2. 

2. MR. RAMESHCHANDR KIRTILAL VIRVADIYA]

In the presence of...

1. Name : MR. KETAN VIRWADIYA

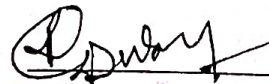
Address : Bhayandar (W)

Signature : 

2. Name : MR. RAJESH DUBEY

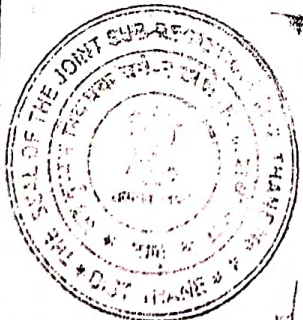
Address : Bhayandar (W)

Signature





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KAMAL PALACE CO-OP. HOUSING SOCIETY LTD.

12, GEETA NAGAR, FATAK ROAD, BHAYANDAR (WEST)-401 101.
 (Registered under M.C.S. (Registration No. T.N.A./H.S.G./T.C.)/5521/92-93 Dt. 21-12-92

NO. 22

Authorised Share Capital Rs. 11,500/- Divided into 230 Share each of Rs. 50/- only

Members Register No. _____

THIS IS TO CERTIFY that Smt / Smt. SHAEMAN HANIF REHAMANI

of Bhayandar is the Registered Holder of [5] Shares from No. 106

to 110 of Rs. 500 HUNDRED FIFTY ONLY

in THE KAMAL PALACE CO-OPERATIVE HOUSING SOCIETY LTD., Bhayandar (W.), Dist. Thane.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of

Rupees Fifty has been paid.

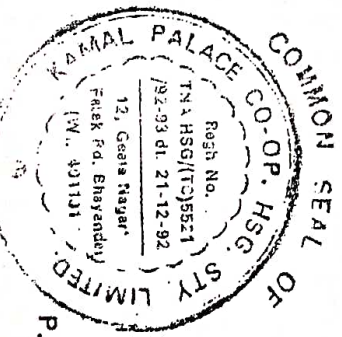
GIVEN under the Common Seal Of The Said Society at BHAYANDAR

this 17th day of JANUARY 1994

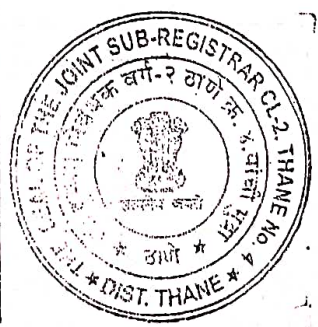
Shyam Chairman

Shri Anand Hon. Secretary

Pratik Member of the Committee



P. T. O.



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25/08/2023

सूची क्र. 2

दस्तावेज विवरण : सह दु.नि.ठाणे 7

दस्तावेज क्र. : 16180/2023

मोडेल :

Page 63m

गावाचे नाव : भाईदर

(1) निलेशाचा पंजर	रितीज डीड
(2) भोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मगूद करावे)	1
(4) भू.मापन,पोटहिस्सा व परकभाक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मन्या इतर वर्णन : इतर माहिती: मोजे भाईदर,वोर्ड क्र. जी,विभाग 1/8,सदनिका क्र. 109/बी विंग,पहिला मजला,कमल पॅलेस को. ऑप. हो. सोसा. लि., गिता नगर, फाटक रोड, भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101. एकूण क्षेत्रफळ 43.12 चौ. मी. बिल्टअप आहे, त्यापैकी 83.33% हिस्साचे म्हणजेच 35.93 चौ.मी. चे रितीज डीड. ((Survey Number : Old Survey No. 44, 43 New Survey No. 22, 23 CTS No. 1930, 1931, 1978/(P), 1928, 1937 ;))
(5) क्षेत्रफळ	1) 35.93 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:-रसीलाबेन किर्तिलाल बलु - - वय:-69; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 109/बी विंग, पहिला मजला, कमल पॅलेस को. ऑप. हो. सोसा. लि., गिता नगर, फाटक रोड, भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFEPB4915L 2): नाव:-दिप्ती निलेश अदाणी डॉटर ऑफ किर्तिलाल बलु - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 53, प्रेम मिलन को. ऑप. हो. सोसा. लि., 87/बी नैपियन सी रोड, देणा महाल जवळ, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AAZPA8960A 3): नाव:-मोना अरविंद कोहेरा डॉटर ऑफ किर्तिलाल बलु - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 2804, 28 वा मजला, ए विंग, लोढा एलोरा, सेनापती बापट लेन, लोढा पार्क, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-ACHPV5774F 4): नाव:-आशा सचिन अदाणी डॉटर ऑफ किर्तिलाल बलु - - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. बी-412, चौथा मजला, श्रीपाल नगर 1 को. ऑप. हो. सोसा. लि., देवचंद नगर रोड, जैन मंदिर जवळ, भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AJZPA8423H 5): नाव:-राजवी किर्तिलाल बलु - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 109/बी विंग, पहिला मजला, कमल पॅलेस को. ऑप. हो. सोसा. लि., गिता नगर, फाटक रोड, भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुलदीप किर्तिलाल बलु - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 109/बी विंग, पहिला मजला, कमल पॅलेस को. ऑप. हो. सोसा. लि., गिता नगर, फाटक रोड, भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFHPB9040F
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16180/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शोरा	

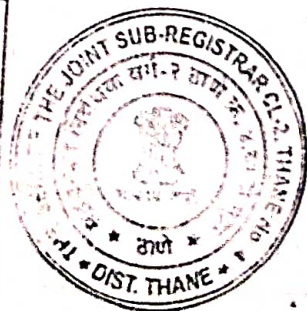
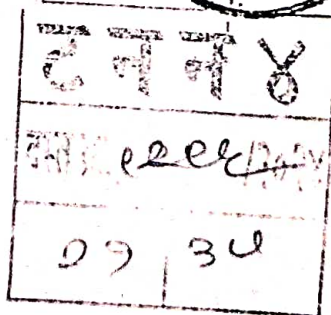
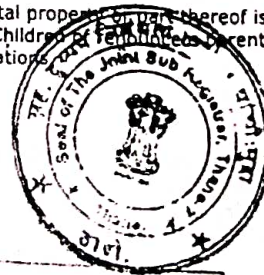
सह दुस्तऐवज विवरण वर्ग. २
ठाणे क्र ७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

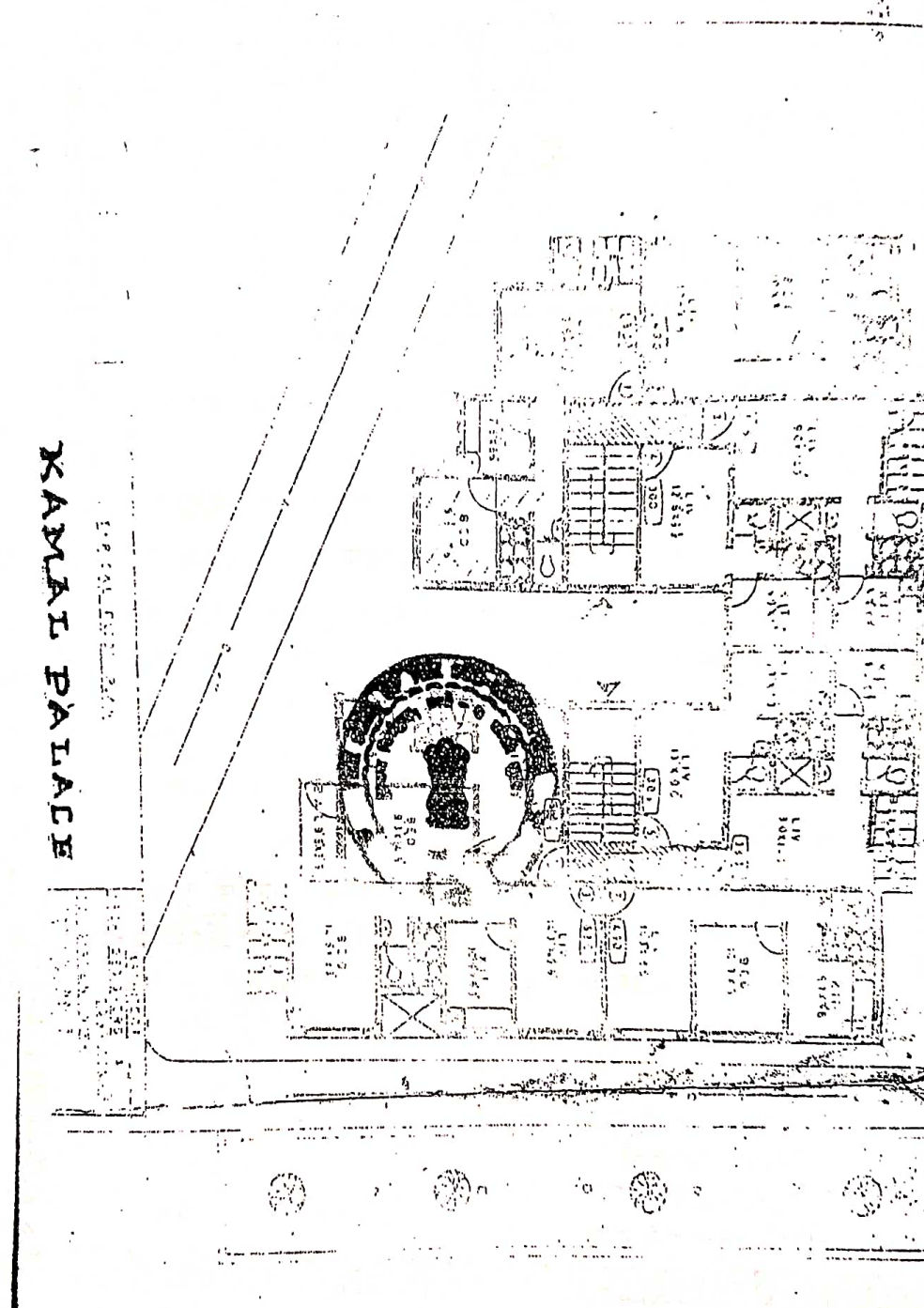
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

If the release deed of an ancestral property or any part thereof is executed by or in favour of brother or sister or (Child or grandchild or grand daughter or grand son or daughter or the legal heirs of the above relations

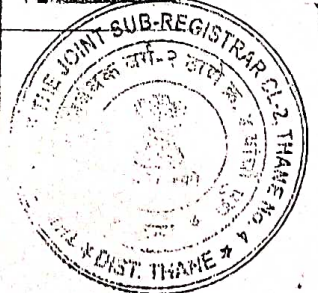


KAMAL PALACE



2.7.7. ...
 का. नं. ८६२/२००.
 पृ. २५.

८५५४
 ८६६६
 २० ३५



Handwritten text in Hindi, possibly a list or notes, located in the upper left quadrant of the page.

Handwritten text in Hindi, possibly a list or notes, located in the upper right quadrant of the page.



Handwritten text in Hindi, located below the large circular stamp.

Handwritten text in Hindi, located in the lower middle section of the page.

Rectangular stamp containing handwritten text: 'दस्तावेज क्रमांक 18/11/2000' and '10/12'.

Rectangular stamp containing the text 'टन नं 8' and '20/3/00'.



R. J. MISHRA

M.A., L.L.B

ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA

OFFICE : 108, Bhaidaya Nagar, B - Bldg., Near GopI Mahal Hotel, Navghar Rd, Bhayandar (E).
Dist. Thane - 401105.

Ref.

Date : - 10/05/2024

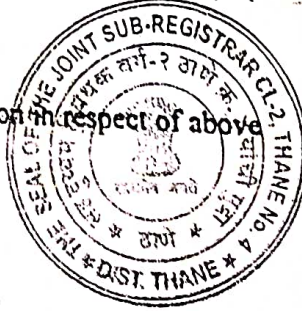
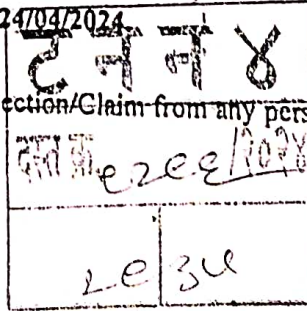
NO CLAIM CERTIFICATE

Notice is hereby given that the Late Mr. Kirtilal Manilal Balu was owner of Flat being Flat No. 109/B Wing On The First Floor Of Building Known As Kamal Palace Co-Op. Hsg. Soc. Ltd. Situated At Geeta Nagar, Phatak Road, Bhayandar (W) Dist Thane 401101, Late Mr. Kirtilal Manilal Balu is expired on 10-06-2023 Leaving behind six legal heirs And three Other 1) Mrs. Raslaben Kirtilal Balu 2) Mr. Kuldeep Kirtilal Balu 3) Mrs. Dipti Nilesh Adani D/O Late Kirtilal Balu 4) Mrs. Mona Arvind Vohera D/O. Late Kirtilal Balu 5) Mrs. Asha Sachin Adani D/O Late Kirtilal Balu 6) Rajvi Kirtilal Balu as only legal heirs.

And Vide Release deed Dated 25th Day Of August 2023 1) Mrs. Raslaben Kirtilal Balu 2) Mrs. Dipti Nilesh Adani D/O Late Kirtilal Balu 3) Mrs. Mona Arvind Vohera D/O. Late Kirtilal Balu 4) Mrs. Asha Sachin Adani D/O Late Kirtilal Balu 5) Rajvi Kirtilal Balu renounce all their inheritance rights or any monetary shares, in favour of Mr. Kuldeep Kirtilal Balu who has applied for Transfer of Share certificate and admission of membership of Society, he also intend to sell his Flat

And also the same published in the Newspaper -NEWS HUB (English) & PRATHA KAAL (Marathi) on 24/04/2024

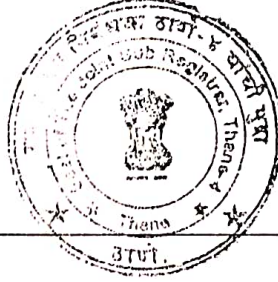
I have not received any objection/Claim from any person in respect of above flat premises.



R. J. MISHRA
Advocate High Court,
108 - 111A, Bhaidaya Nagar
Navghar Rd., Bhayandar (E)

गावाचे नाव : भाईदर

(1) विवेकाचा प्रसार	करारनामा
(2) मोबदला	3700000
(3) बाजारभाय (भाडेपट्ट्याच्या वाढवितपट्ट्याकार आकारणी देतो की गटद्वारा ने नमुद करावे)	3152072
(4) भू-मापन, पोट्टिंगमा व धरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: इतर माहिती: वाई क्र. जी. विभाग क्र. 1/8, मदनिका क्र. 109, पहिला मजला, बी विंग, कमल पॅलेस को-ऑप. डीमिंग सोसायटी लिमिटेड, गीता नगर, फाटक रोड, भाईदर (पश्चिम), तालुका व जिल्हा-ठाणे-401 101, क्षेत्रफळ चिन्टअप 464 चौ. फुट, (चिन्टअप 43.12 चौ. मीटर). ((Survey Number : जुना मळ क्र. 44, 43, नविन मळ क्र. 22, 23, गी.टी.एस क्र. 1930, 1931, 1978 (P), 1928, 1937 ;))
(5) क्षेत्रफळ	1) 43.12 चौ.मीटर
(6) आकारणी मिळा जुरी रेणयान असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षाकराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव:- कुमदीप कीर्तिलाल वनु ... वय:-40; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: मदनिका क्र. 109, पहिला मजला, बी विंग, कमल पॅलेस को-ऑप. डीमिंग सोसायटी लिमिटेड, गीता नगर, फाटक रोड, भाईदर (पश्चिम), तालुका व जिल्हा-ठाणे, प्लॉट नं: .. रोड नं: पॅन- AFHPB9040F, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षाकराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतियादिचे नाव व पत्ता	1): नाव:- पारम रमेशचंद्र विरवाडीया ... वय:-28; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: मदनिका क्र. ए/301, कमल पॅलेस को-ऑप. डीमिंग सोसायटी लिमिटेड, गीता नगर, भाईदर (पश्चिम), तालुका व जिल्हा-ठाणे-401 101, प्लॉट नं: .. रोड नं: पॅन- AVMPV5366R, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- 2): नाव:- रमेशचंद्र किर्तिलाल विरवाडीया ... वय:-68; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: मदनिका क्र. ए/301, कमल पॅलेस को-ऑप. डीमिंग सोसायटी लिमिटेड, गीता नगर, भाईदर (पश्चिम), तालुका व जिल्हा-ठाणे-401 101, प्लॉट नं: .. रोड नं: पॅन- AZMPV3267F, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	14/05/2024
(10) दम्न नोंदणी केल्याचा दिनांक	14/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9296/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	259000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

भूदांक शुल्क आकारनासा निबद्धलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.