

78/5227

Friday August 07 2020
2:11 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: कावप

पावती क्र.: 5836 दिनांक: 07/08/2020

दस्तावेजाचा अनुक्रमांक: उहन2-5227-2020

दस्तावेजाचा प्रकार : करारनामा

मादर करण्याच्याचे नाव: संतोष जगन्नाथ माने - -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

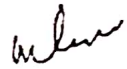
रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 25600 00

आपणाम मूळ दस्त ,यंत्रनेल प्रिंट,मूची-२ अंदाजे
2:31 PM ह्या वेळेस मिळेल.


Sub Registrar Uthasnagar 2

वाजार मूल्य: रु.2003400 /-

मोवदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

1) देयकाचा प्रकार: eChallan रकम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003055890202021E दिनांक: 07/08/2020

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0708202002115 दिनांक: 07/08/2020

विक्रेते नाव व पत्ता:

Index-2(सूची - २)



07/08/2020

सूची क्र.2

दुयम निबंधक : सह दु.नि. उन्हासनगर २

दस्ता क्रमांक : 5227/2020

नोंदणी :

Regn.63m

गावाचे नाव : कात्रप

(1)चिन्हेबाचा प्रकार	करारनामा
(2)नोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2003400
(4) भू-भाषण,पोटहिस्ता व घरक्रमांक(गरसत्यास)	1) पाकिस्तान नाव,कुळगांव-बदलापूर इतर वर्णन :- इतर माहिती: श्रीजे- कात्रप तालुका अंबरनाथ जिन्हा ठाणे. येथील स. नं. 42 हिस्सा नं.5 आणि स. नं. 57 हिस्सा नं 3 यावरील बांधलेल्या पाटील हिल व्ह्यु सी विंग मधील सदनिका नं. 201 दुसरा मजला क्षेत्र 427.76 चौ.फूट कारपेट .((Survey Number : 42/5,57/3 ;))
(5) क्षेत्रफळ	1) 427.76 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:-रमिता अरविंद गरमार -- वय:-53; पत्ता:-, -, -, न्यू मिल रोड 318, रूम नं 12, नंद किशोर वाजपेयी हाउस , कुर्ला वेस्ट , कुर्ला नॉर्थ, MAHARASHTRA MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-BLYP5898K 2): नाव:-वर्षा हर्षद मांडवीया -- वय:-45; पत्ता:-, -, -, 3, कुंज कुंज,आर एच बी रोड,सुलुंब मुंबई, सुलुंब ह रोड MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-AKXPM1289N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष जगन्नाथ माने -- वय:-47; पत्ता:-, -, -, रूम नं 38 हल्याचा पाडा शिव तेमपल रोड लक्ष्मी डेरी च्या मागे अंधरनाथ , अंबरनाथ साख, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-AZOPM9208R 2): नाव:-शरमा संतोष माने -- वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इगारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं 38 हल्याचा पाडा शिव तेमपल रोड लक्ष्मी डेरी च्या मागे अंधरनाथ, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ARSPM0134C
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2020
(10)दस्त नोंदणी केल्याचा दिनांक	07/08/2020
(11)अनुक्रमांक,खंड व पृष्ठ	5227/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	



सह दुयम निबंधक वर्ग
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडतेना 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.

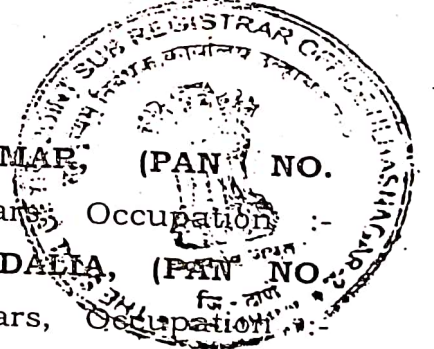
VILLAGE :- KATRAP
SURVEY NO. :- 42
AREA OF FLAT :- 427.76 Sq.fts (Carpet)
MARKET VALUE RS :- 2903,400/-
AGREEMENT VALUE RS :- 25,00,000/-
STAMP DUTY PAID RS :- 1,50,000/-

AGREEMENT FOR SALE

THIS INDENTURE OF FLAT SALE AGREEMENT, is made & entered into at Badlapur, Taluka Ambernath, Dist. Thane, Maharashtra State, India, on this 7 day of **AUGUST, 2020**.

BETWEEN :

(1) MRS. RAMILA ARVIND PARMAR, (PAN NO. BLYPP5898K), adult, aged about 53 years, Occupation _____, (2) VARSHA HARSHAD MANDALIA, (PAN NO. AKXPM1289N), adult, aged about 45 years, Occupation _____, both are Residing at :- NEW MILL ROAD 318, ROOM NO. 12, NAND KISHOR VAJPAL HOUSE, KURLA (WEST), MUMBAI - 400 070., Maharashtra State, India, hereinafter called as the "VENDORS/SELLERS" (Which expression shall unless it to be repugnant to the context or meaning thereof be deemed to include his heirs, executors, successors, administrators, assigns & representatives) Party of the FIRST PART.



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4	39

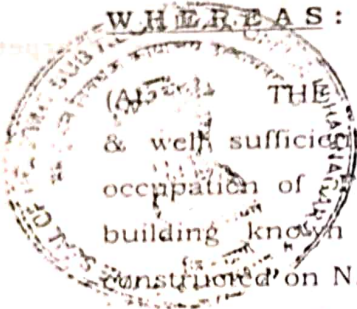
Ramila

AND

V. H. Mandalia

(1) MR. SANTOSH JAGNNATH MANE, (PAN NO. AZOPM9203P adult, aged about 47 years, Occupation : Salaried, (2) MR. RESHMA SANTOSH MAHE, (PAN NO. ARSPM0134C), adult, age about 42 years, both are Resident at :- ROOM NO. 38, HALYACH, PADA, SHIV TEMPLE ROAD, BEHIND LAXMI DAIRY AMBERNATH (EAST), TALUKA AMBERNATH, DIST. THANE 421501., Maharashtra State, India hereinafter called as the "VENDEES/PURCHASERS" (Which expression shall unless it to be repugnant to the context or meaning thereof be deemed to include his heirs, executors, successors, administrators, assigns & representatives) Party of the SECOND PART.

WHEREAS :



THE Vendors above named are seized, possessed & well sufficiently entitled to absolute owners and in occupation of Flat No. 201, on 2ND Floor, "C" Wing. in the building known as "PATIL HILL VIEW", which is lying & constructed on N.A. (Non Agricultural) Plot of Land bearing Survey No.42, Hissa No. 5, Survey No. 57, Hissa No. 3 (part), Having Flat area adm. is 427.76 Sq. mtrs (Carpet) situated at Village KATRAP, TALUKA AMBERNATH, DIST. THANE, bearing Municipal Ward No. __, Municipal House No. _____, Maharashtra State, India, and bounded within the limits of Kulgaon Badlapur Municipal Council, equipped with Separate Electric Connection and its Meter bearing Consumer No. _____, P.C. __, (AS IS WHERE IS BASIS), hereinafter called

THE SAID PROPERTY/FLAT".

2017	2020
38	32

THAT the Vendors above named has acquired the said property from the Original Builder M/s. EKDANT DEVELOPERS through it's Partner SHRI. HASMUKH S. PARMAR by way of Registered Agreement For Sale, which is duly registered at the Office of Sub-Registrar of Assurance of Ulhasnagar under Sr. No. 8076/2017 on 30/06/2017.

Ramila

N.H. Mandale,

S/S Mane

Deputy...

(C) AND WHEREAS the Vendor has taken over vacant & peaceful possession of the said property (Flat) as absolute owner thereof and enjoying the same without any distraction, objection or interference from anyone else. The Vendor further state/s and declare/s that there is no co-owner, co-sharer, or any other person interested in any way or concerned with the above said Property (Flat) and that he is only sole and absolute owner of the said property (Flat). The Vendor hereby undertake/s to indemnify and keep the Purchaser harmless with regard to any claim/s, demand/s, right/s from any other party/person/s on the same above said "Property (Flat)". And the said property is free from all doubts, demands, defects or encumbrances of any nature.

(D) AND WHEREAS due to some unavoidable reasons, the Vendor is unable to continue to stay in the above said property (Flat) and hence is desirous of transferring the same to any other person. And whereas the Purchaser having found the above said property (Flat) for Sale, and with that view, the above said Vendor has offered to the Purchaser. The Purchaser has inspected the conditions of the said Flat and of the Building and is satisfied with the construction work of the said Flat and the Building, and the Purchaser is fully satisfied with the documents, papers having to do with the Vendor and/or construction area of the said property (Flat). And the Purchaser has accepted his offer.

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५२२४	२०२०
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(E) The Vendor doth hereby grants, conveys, sell and transfer the Said Flat along with all rights, titles, interest, Co-Membership right, belonging connections, amenities, Shares to the Purchasers for a valuable agreed consideration of **Rs. 25,00,000/- (Rupees Twenty five Lakhs Only)** The Purchasers have accepted the Said Proposal.

Ramila

V.H. Mandaliye

SJ Manie

Reashma S. Manie

18. THE Purchaser hereby agree/s, assure/s and undertake/s to incur all the expenses of this Agreement as well as other Agreements, Applications, Deeds, Conveyances, Legal Charges, Stamp Duty, Registration Fees, whatsoever that may be necessary for legal transfer of right, title and interest of the charges and the same and to be fully borne and paid by the Purchaser only. However, all past outstanding Stamp Duty or Duties and Charges in respect of all previous transfers in respect of the said property (Flat) will be the responsibility of the Vendor.

19. THIS is the whole Agreement between the parties, and that parties are governed by the terms of this Agreement and no other documents/writing or any oral arrangement.

20. THAT Agreement has been executed under Section 7 of Maharashtra Flat Ownership Act, 1963.

*** SCHEDULE OF THE PROPERTY ***



ALL THAT PIECE & PARCEL OF Flat No. 201, on 2ND Floor, "C" Wing, in the building known as **PATIL HILL VIEW**", which is lying & constructed on N.A. (Non Agricultural) Plot of Land bearing Survey No.42, Hissa No. 5, Survey No. 57, Hissa No. 3 (part), Having Flat area adm. is 427.76 Sq. mtrs (Carpet) situated at Village **KATRAP, TALUKA AMBERNATH, DIST. THANE**, bearing Municipal Ward No. __, Municipal House No. ____, Maharashtra State, India, and bounded within the limits of Kulgaon Badlapur Municipal Council, equipped with Separate Electric Connection and its Meter bearing Consumer No. ____, P.C. __, (AS IS WHERE IS BASIS), State, India, Taluka & Sub-Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, Dist. Thane and bounded within the limits of Kulgaon Badlapur Municipal Council.

उ.ह.नं.२	
42217	2020
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Ramji ...

IN WITNESS WHEREOF the parties have to set and subscribe their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

UNDERSTOOD & DELIVERED BY

THE WITHINNAMED VENDORS

(1) MRS. RAMILA ARVIND PARMAR

Ramila

(2) VARSHA HARSHAD MANDALIA

V.H. Mandalia

IN THE PRESENCE OF.....

'VENDORS'

SIGNED, SEALED READ HEARD

UNDERSTOOD & DELIVERED BY

THE WITHINNAMED PURCHASERS

(1) MR. SANTOSH JAGNNATH MANE

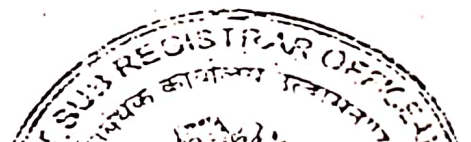
S. J. Mane

उ.ह.न.र	
५२२४	२०२०
१४	३३

(2) MRS. RESHMA SANTOSH MANE, *Reshma S. Mane*

IN THE PRESENCE OF.....

PURCHASERS





कुळगांव बदलापूर नगरपरिषद

www.kulgaonbadalapur.nahga.mh.gov.in http://kbmc.gov.in

क्रमांक/व.न.प./नसं. १५५३

२०१७-२०१८

दिनांक : ०३/१०/१७

बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र

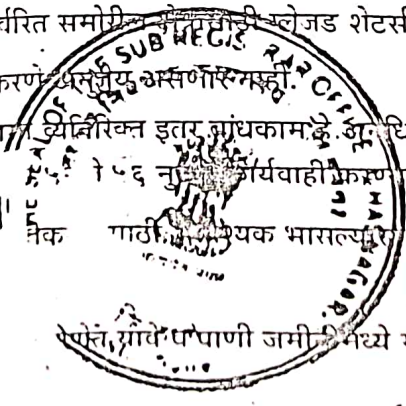
आविदास बाबू भाडे व इतर नऊ व श्री.भगवान धर्मा पार्टील व इतर चार यांचे कु.मु.प.धारक लकदंत डेव्हलपर्स तर्फे भागीदार श्री.जनादरन धर्मा पार्टील व श्री.हसमुख शामल परमार व संवेद घोरमोडे, वास्तुशिल्पकार, बदलापूर

संवेद घोरमोडे (वास्तुशिल्पकार) बदलापूर, बांधकाम परवाना क्र. सीओ/१०/१३१५८ यांचे दिनांक १/५/२०१७ रोजीचे वळकून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत स.नं.४२/५ व स.नं.५७/३ पैकी मौजे व.प.कुळगाव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बांप/१५८४-१६० दि.२०/८/२०१४ वर मजूर केल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशामध्ये हिरव्या रंगाने दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामची वापर परवानगी देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची प्रमाणे)

मजला	विंग - बी				विंग - सी				वापर
	संख्या				संख्या				
अवयव	भाग स्टिल्ट				भाग स्टिल्ट				रहिवॉस, गॅरिज, सो.ऑफिस
	३	ब्लॉक	८	खोल्या	३	ब्लॉक	९	खोल्या	
सहला मजला	४	ब्लॉक	११	खोल्या	४	ब्लॉक	१२	खोल्या	वापर रहिवॉस, गॅरिज, सो.ऑफिस
दुसरा मजला	४	ब्लॉक	११	खोल्या	४	ब्लॉक	१२	खोल्या	
तिसरा मजला	४	ब्लॉक	११	खोल्या	४	ब्लॉक	१२	खोल्या	
चौथ्या मजला	४	ब्लॉक	११	खोल्या	४	ब्लॉक	१२	खोल्या	
एकूण-	१५	ब्लॉक	४१	खोल्या	१५	ब्लॉक	४५	खोल्या	

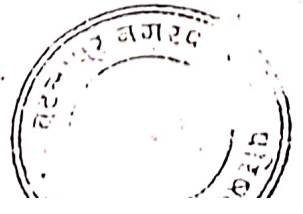


श.सज्जा (वाल्कनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व बरील १/३ क्षेत्रासाठी, लुवस ग्लास शेटर्स वा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेंट सोडून उर्वरित समोरील व बरील प्लोजड शेटर्स बंदिस्त करणे आवश्यक राहिल. तळमजल्यास व टेरस फ्लोअरला बाल्कनी बंदिस्त करणे आवश्यक राहिल. बांधकामात विविक्त इतर बांधकाम, के.अ. अधिकृत समजण्यात येवून त्यावर बांधकाम प्रमाणपत्र सोबत दर्शविलेले ६६ व ६५ ने ६६ नुसार कार्यवाही करण्यात येईल याची नोंद घ्यावी. यात सामासिक अंतर जागा बांधकामात बांधकाम बंदिस्त करू नये. बांधकाम पूर्ण व या जागेमध्ये बांधकामाची जमीन मध्ये मरकट ६ २०१७ ६२

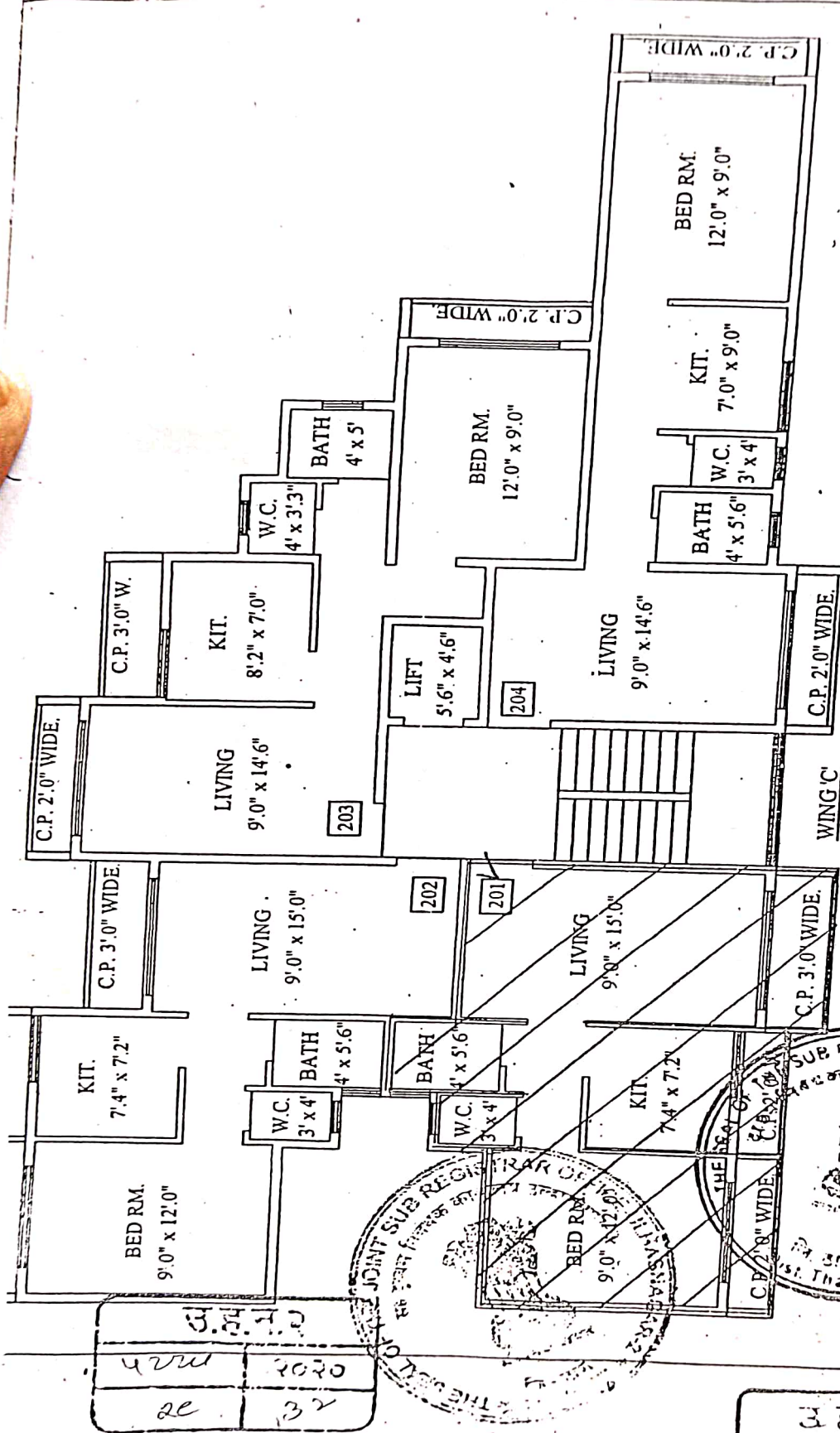


उह न.२
६ २०१७ ६२

सहाय्यक नगररचनाकार
कुळगांव-बदलापूर नगरपरिषद



मुख्याधिकारी तथा नियोजन प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद



DISCRPTION OF PROPOSAL

Proposed project situated on plot bearing S.no. 42, H.No.5, S.no 57, H.no 3 (pt). At vill -Katrap, Tal- Ambarnath, Dist-Thane.

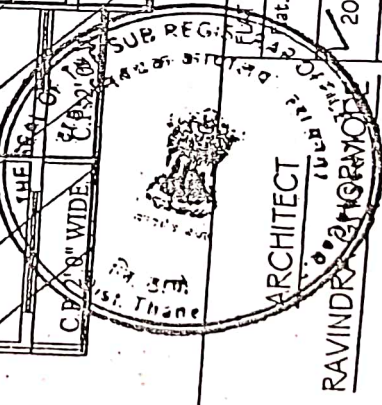
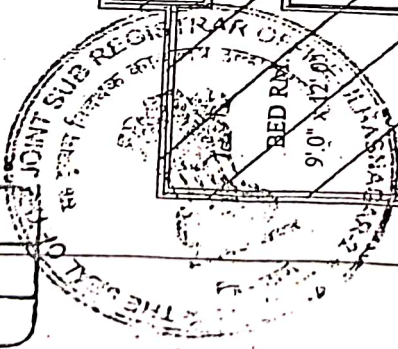
Flat.No.	Carpet area (in sq.ft.)	TERRACE (in sq.ft.)	Total Carpet area (in sq.ft.)
201	427.76	NILL	427.76
202	427.31	NILL	427.31
203	458.21	NILL	458.21
204	412.71	NILL	412.71

AREA SCHEDULE OF SECOND FLOOR

Flat.No.	Carpet area (in sq.ft.)	TERRACE (in sq.ft.)	Total Carpet area (in sq.ft.)
201	427.76	NILL	427.76
202	427.31	NILL	427.31
203	458.21	NILL	458.21
204	412.71	NILL	412.71

DEVELOPERS
M/S. EKDANT DEV.

Sign of Purchaser



4222	2020
22	32

Harboruth V.V. Mandalij
D A D A May

43	2019
22	22

STAMP FOR APPROVAL



अट नं. 3 ला अर्धीन राहून
 बांधकाम नकाशे मंजूरी
 रंगाने वृत्तली
 प्रकृतित्वा प्रमाणे व बांधकाम पात्रता प्रमाणानुसार
 क. कुठरा/नरति/नाप... 5768-3/60
 दि. 26/6/2014 मध्ये घालून दिलेल्या अर्दी प्रमाणे

सहाय्यक नगर रचनाकार
 फुळगांव-बदलापूर नगरपालिका, परिषद

मुख्याधिकारी व नियोजन अधिकारी
 फुळगांव-बदलापूर नगरपालिका
 फुळगांव

S NO	H NO	PI OT NO	VILLAGE	PLOT AREA (SQ.MT)
42	5		KATRAP	1278.47 SQ.MT
57	3 (PT)		KATRAP	1278.47 SQ.MT
TOTAL AREA				2556.94 SQ.MT

PROFORMA - 1

A AREA STATEMENT

1	AREA OF PLOT (SURPLUS)	1278.47 SQ.MT
2	DEDUCTION FOR	
a	ROAD ACQUISITION AREA (SET BACK AREA)	
b	PROPOSED ROAD	
c	ANY RESERVATION	
	TOTAL (a + b + c)	
3	NET GROSS AREA OF PLOT (1 - 2)	1278.47 SQ.MT
4	DEDUCTION FOR	
a	RECREATION GROUND AS PER RULE No 1131	
b	INTERNAL ROADS	
c	TOTAL (a + b)	

D	1.00 x 2.10 M.	T W FLUSH DOOR	1.00 SQ.MT
D1	0.91 x 2.10 M.	T W FLUSH DOOR	1.91 SQ.MT
D2	0.76 x 2.60 M.	T W FLUSH DOOR	1.97 SQ.MT
W	1.60 x 1.21 M.	T W GLAZED WINDOW	1.93 SQ.MT
W1	1.92 x 1.21 M.	T W GLAZED WINDOW	2.32 SQ.MT
V	0.60 x 0.90 M.	T W VENTILATOR	0.54 SQ.MT

Name of the Owner & Signature: *Mahmud*

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
 Dt 30/06/2014 THE DIMENSIONS OF THE SIDES OF PLOT SHOWN ON THE PLAN
 AREA MEASURED ON THE SITE & AREA SO WORKED OUT TALLIES WITH
 AREA SHOWN IN REVENUE RECORD

R I GHORMODE

DESIGNATION OF PROJECT	INDRAJ GHORMODE		
PLAN FOR	A streets & its designer		
ON PLOT B...	bagyaprabha Ch. Thane Kulkarni		
H.NO. 3 (PT)	spur (East)		
TAL-AMBE	No	SCALE	DATE
FOR :- ST	N.D.R. 001	1:100	12/06/2014
AND SHOW	DRG. BY	CHKD BY	
PARTNER C	VISHU	R G	
P.A.H. OF	PATH - D drive / stano/s/sharsh-		
SHRI.ROI E	bhatnag/s no42 h no5/karap/m d 2		
SHRI BH. G			



42	5
57	3
26	32

उह न. २