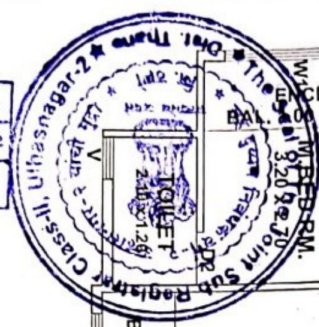
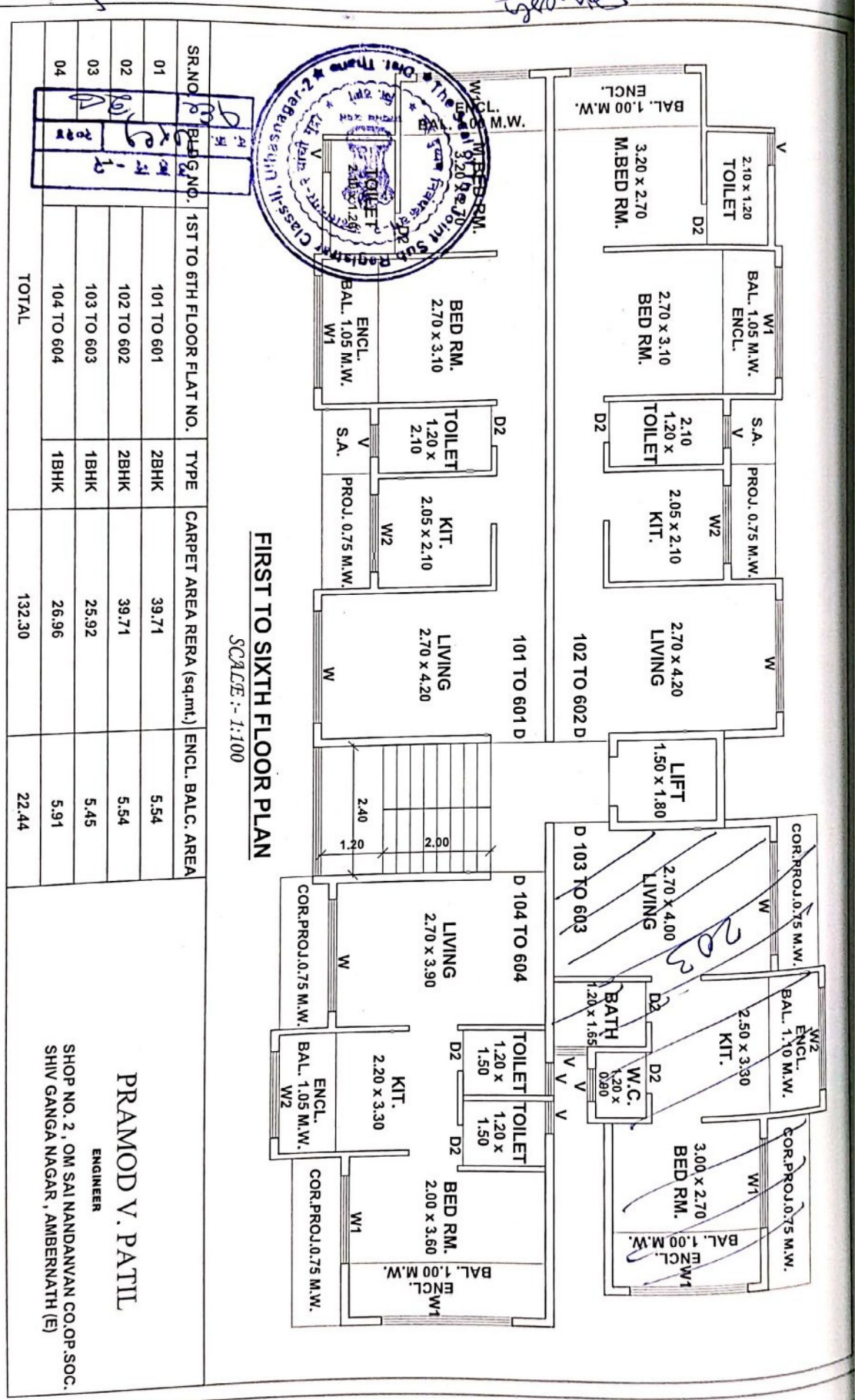


Pravara
Pravara



FIRST TO SIXTH FLOOR PLAN

SCALE :- 1:100



SR.NO.	BUILDING NO.	1ST TO 6TH FLOOR FLAT NO.	TYPE	CARPET AREA RERA (sq.mt.)	ENCL. BALC. AREA
01		101 TO 601	2BHK	39.71	5.54
02		102 TO 602	2BHK	39.71	5.54
03		103 TO 603	1BHK	25.92	5.45
04		104 TO 604	1BHK	26.96	5.91
TOTAL				132.30	22.44

PRAMOD V. PATIL
ENGINEER
SHOP NO. 2, OM SAI NANDANVAN CO.OP.SOC.
SHIV GANGA NAGAR, AMBERNATH (E)



5/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. उल्हासनगर 2

दग्न क्रमांक : 7291/2024

नोंदणी :

Regn.63m

गायाचे नाव : मोरीवली

वेलेखाचा प्रकार करारनामा
 मोबदला 2925000
 बाजारभाव(भाडेपट्टयाच्या तिनपट्टाकार आकारणी देतो की पट्टेदार ते करावे) 1953000
 भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम)

क्षेत्रफळ 1) पाविकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे मोरीवली,गट नं. 55,प्लॉट नं. 26,सिटी सर्व्हे नं. 9171,क्षेत्रफळ 409.69 चौ. मी. यावरील एकवीरा प्रॉईड मधील दुय्यम मजला,मदनिका क्र. 203,क्षेत्रफळ 25.92 चौ. मी. कारपेट + एकमकनूझिळ्हा वाल्कनी क्षेत्र 5.45 चौ. मी. ((C.T.S. Number : 9171 ;))

आकारणी किंवा जुडी देण्यात असेल तेव्हा. 1) नाव:-मेसर्स आई एंटरप्रायझेस तर्फे भागीदार श्री. जिप्रेश अरविंद परमार वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं. 3509, दत्त कुटीर, बी.के.बीन रोड, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABSFA4396E

दस्तऐवज करून देणा-या/निहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अमल्याम,प्रतिवादिचे व पत्ता. 1): नाव:-गणेश मोहन सोनावणे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर नं. 6330, चाळ नं. बी, सोमेश्वर रहिवासी संघ, सोमेश्वर मंदीर जवळ, महालक्ष्मी नगर, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-CKVPS2554Q

दस्तऐवज करून दिल्याचा दिनांक 22/05/2024
)दस्त नोंदणी केल्याचा दिनांक 22/05/2024
)अनुक्रमांक,खंड व पृष्ठ 7291/2024
 बाजारभावाप्रमाणे मुद्रांक शुल्क 175500
 बाजारभावाप्रमाणे नोंदणी शुल्क 29250
 शेरा



सह दुय्यम निबंधक वर्ग-२
 उल्हासनगर-२

किनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला 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.

AGREEMENT FOR SALE OF FLAT

THIS ARTICLE OF AGREEMENT made, entered, and executed on this 22 day of MAY 2024 at Village Morivali, Tal- Ambernath, Dist- Thane.

BY AND BETWEEN

M/S. AAI ENTERPRISES, a registered partnership duly registered under the provisions of Indian Partnership Act and doing its business as Builders, Developers and having its office address at House No. 3509, Datta Kutir, B-Cabin Road, Ambernath (East), through its Authorized Partner, MR. JIGNESH A. PARMAR, Age 40 Years, Occupation-Business, Residing at House No. 3509, Datta Kutir, B-Cabin Road, Ambernath (East), Taluka Ambernath, Dist. Thane. herein after called and referred to as "THE DEVELOPERS/BUILDERS" (which expression shall unless it be repugnant to the context or meaning shall mean and includes all the partner (s) for the time being constituting the said firm, and /or their heirs, successors, executors, administrators and assigns of the last surviving partner (s) etc.) of the FIRST PART.

AND

MR. GANESH MOHAN SONAWANE, Age 33 Years, Occupation Service, PAN NO. CKVPS2554Q, Residing at – House No. 6330, Chawl No. B, Someshwar Rahiwasi Sangh, Near Someshwar Mandir, Mahalaxmi Nagar, Ambernath East, Taluka Ambernath, Dist. Thane. herein after called as "THE PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof means and includes his/ her heirs, executors, administrators and assigns) of the SECOND PART.

AND WHEREAS :

M/s. Aai Enterprises, a partnership firm, (herein after called and referred as the 'said land owners'), owns and /or otherwise is well and sufficiently entitled to all that piece and parcel of non-agriculture land, bearing Gat No. 55, Plot No. 26, correspondence CTS No. 9171, Area admeasuring at about 409.69 Sq. Mtrs., Asst. 175Rs. - 35Paise, located and situated at revenue village Morivali, Tal- Ambernath, Dist- Thane (herein after for the sake of brevity collectively called and referred to as 'the said Land') and more particularly described in the scheduled herein under written.

And Whereas the land bearing Gat No. 55, Plot No. 26, correspondence CTS No. 9171, Area admeasuring at about 409.69 Sq. Mtrs., Asst. 175Rs. - 35Paise, (herein after called and referred as the total land) was originally owned and possessed by Gangabai Dattatray Nimkar, and the said Gangabai Dattatray Nimkar expired on 21/08/1959 leaving behind her following legal heirs i.e. 1) Pandurang Dattatray Nimkar, 2) Jaywant Dattatray Nimkar, 3) Pushpalata Vishnu Joshi, 4) Sunanda Prabhakar Mule, 5) Sushilabai Vishwanath Aarekar, 6) Sulochana Jagannath Karadkar and therefore the above mentioned legal heirs inherited the said land as co-owners thereof.

And Whereas the legal heirs of late Gangabai Dattatray Nimkar i.e. 1) Pandurang Dattatray Nimkar and others got approved and sanctioned layout from the ADTP, Thane by and under order bearing no. TP/ANP/___ dated ___ and thereby the total land was divided into small 28 plots. And whereas by and under the order of the then Collector Office Thane the said land was converted to Non-agriculture use by and under the order bearing No. REV. D.I.NAP.VII.SR.124 dated 01/10/1985.

And Whereas by and under registered Deed of Conveyance dated 23/04/1976 executed by and between Pandurang Dattatray Nimkar and others as land owners and (1) Amarlal Harnamsingh Madnani, (2) Harnamsingh K. Madnani as purchasers therein mentioned and after paying the full amount of consideration and stamp duty, the said deed of conveyance was duly registered in the

(Signature)

(Signature)



No. 16

Date : 7/5/24

Site Add.: Plot No. 26, G. No. 55, C.T.S. No. 9171, Next to South Indian School, Opp. Hari Om Park, B-Cabin Road, Ambarnath (E) 421 501.

Received with thanks from Mr. / Mrs. Ganesh Sonawane