

530/639

पावती

Original/Duplicate

Saturday, January 19, 2019

नोंदणी क्र.: 39म

12:04 PM

Regn.: 39M

पावती क्र.: 687 दिनांक: 19/01/2019

गावाचे नाव: ओवळे

दस्तऐवजाचा अनुक्रमांक: टनन12-639-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कल्पेश विनोद बोहरा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूट

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मुद्रांक
12:25 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 325500/-

मोबदला रु. 3500000/-

नेले मुद्रांक शुल्क : रु. 210000/-

(जी. सी. एस. 12)
सह दुय्यम निबंधक वर्ग - 2
ठाणे क्र. 92

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010783461201819R दिनांक: 19/01/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 560/-

मुळ दस्तऐवज परत मिळाला

सही -

K. Bohra

नाव



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 639/2019

19/01/2019

नोंदणी :

Regn:63m

गावाचे नाव : ओवळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	325500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 503, माळा नं: 5 वा मजला, बी विंग, इमारतीचे नाव: श्री प्रस्थ को. ऑप. ही. सो. लि., ब्लॉक नं: श्रीराम हॉस्पिटलजवळ, ओवळे, रोड : जी.बी. रोड, ठाणे प., इतर माहिती: मीजे-ओवळे, ठाणे येथील सदनिकेचे क्षेत्रफळ 371.64 चौ.फुट कारपेट एरिया((Survey Number : जुना सर्वे नं. 136 हिस्सा नं. 3, नवीन सर्वे नं. 17 हिस्सा नं. 3 ;))
(5) क्षेत्रफळ	1) 371.64 चौ.फुट
(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:- भावेश उल्हास घरत यांच्यातर्फे कु.मु. म्हणुन योगेश उल्हास घरत -- वय:-42; पत्ता:- प्लॉट नं: सदनिका क्रं. 504, माळा नं: 5 वा मजला, बी विंग, इमारतीचे नाव: श्री प्रस्थ को. ऑप. ही. सो. लि., ब्लॉक नं: श्रीराम हॉस्पिटलजवळ, ओवळे, रोड नं: जी.बी. रोड, ठाणे प., महाराष्ट्र, कारपेट एरिया कोड:-400615 पॅन नं:-ALQPG1790G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- कल्पेश विनोद बोहरा -- वय:-24; पत्ता:- प्लॉट नं. 6, माळा नं: -, इमारतीचे नाव: जिम्मी टॉवर, ब्लॉक नं: प्लॉट नं. 19 ते 22, सेक्टर 18, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AIFPB9961L 2) नाव:- मंजू विनोद बोहरा (जैन) -- वय:-46; पत्ता:- प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: जिम्मी टॉवर, ब्लॉक नं: प्लॉट नं. 19 ते 22, सेक्टर 18, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AFKPJ7612L
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	639/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



(जी. श्री. सासुदिवे)
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. १२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at-Owale, Taluka- Thane, Dist-Thane on this 19th day of January, 2019;

BETWEEN

MR. BHAVESH ULHAS GHARAT, Age- 44 years, through P.O.A. holder **MR. YOGESH ULHAS GHARAT**, Age- 42 Years, PAN NO. ALQPG1790G Indian Inhabitant of Thane, residing at Flat No. 503 on 5th floor in Bldg "B" Wing, Building Known as "SHREE PRASTHA CO.OP.HSG.LTD." Near-Sriram Hospital, OWALA, Ghod Bunder Road, THANE (w), 400615, hereinafter called and referred to as the **VENDOR / TRANSFEROR** (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, administrators

and assigns) of the One Part; **ए.बि. २०१९**

२	२ LAND
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1). **MRS. MANJU VINOD BOHRA (JAIN)**, Age- 46 years, PAN NO. AFKJPJ7612L 1). **MR. KALPESH VINOD BOHRA**, Age- 24 years, PAN NO. BVRPB2436C Indian Inhabitant of Thane, residing at: Flat JIMMY TOWER, SHOP NO.6, PLOT NO-19 TO 22, SECTOR-18, NAVI MUMBAI, KOPAR KIRNE S. O. THANE, MAHARASHTRA-400709. Building Known as "JIMMY TOWER." hereinafter called and referred to as the **PURCHASER / TRANSFEREE** (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of Other Part ;

WHEREAS the Vendor / Transferor is seized and possessed of and / or well and sufficiently entitled to Flat No. 503 on 5th floor in Bldg "B" Wing, admeasuring area 371.64 sq. feet CARPET Building Known as

1/4/19
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"SHREE PRASTHA CO. OP. HSG. LTD." Standing on the plot of land bearing Old survey no.136, Hissa no.3, New Survey no.17, Hissa no.3, Village -Owale, lying and being and situated at Owale, Near-Sriam Hospital, Owale, Ghod Bunder Road, THANE (w). 400615, within the limits of Thane municipal corporation and within the registration District and sub district of thane which flat (hereinafter for the sake of brevity referred to as the said Flat) ;

AND WHEREAS the "SHREE PRASTHA CO. OP. HSG. LTD. Building, having its Registration in list of society members and name pla on building members list the Vendor / Transferor in respect of the said Flat

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accommodation.	
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AND WHEREAS the Vendor / Transferor due to his personal difficulties has decided to sell the said flat and stay at his newly acquire

AND WHEREAS the Vendor / Transferor has agreed to sell the said Flat along with the fittings and fixtures lying therein to the Purchaser Transferee and the Purchaser / Transferee has agreed to purchase the same on the terms and conditions mentioned hereunder in these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER :-

1. The Vendor / Transferor shall sell and the Purchaser / Transferee shall purchase the said Flat as stated above at or for the price of Rs. 35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY).
2. The Purchaser / Transferee has paid to the Vendor / Transferor sum of Rs. 200,000/- (RUPEE TWO LAKHS ONLY) by cheque no. 000003 dated on: 22/06/2018 Drawn on PMC Bank, Branch-Kop khairane, New Bombay, as Token Money before the execution

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this Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

3. The Purchaser / Transferee has paid to the Vendor / Transferor a sum of Rs. 100,000/- (RUPEE ONE LAKH ONLY) by cheque no. 917681 dated on: 12/08/2018 Drawn on VIJAYA Bank, Branch-Mumbai, as Token Money before the execution of this Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

4. The Purchaser / Transferee has paid to the Vendor / Transferor a sum of Rs. 1,00,000/- (RUPEE ONE LAKHS ONLY) by cheque no. 214096 dated on: 06/08/2018 Drawn on SYNDICATE Bank Bank, Branch-Mumbai, as First Installment before the execution of this

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Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

5. The Purchaser / Transferee shall pay to the Vendor / Transferor the balance price / consideration of Rs. 31,00,000/- (RUPEES THIRTY ONE LAKHS ONLY) obtaining loan from SYNDICATE BANK /financial Institute Branch kasar vadavali as Full and Final payment after registration of this Agreement and within 30 days from handing over mortgage NOC from society, all Original Document and other related paper from the Transferor to Transferee

6. Upon payment of balance price, due to the Vendor / Transferor, he shall execute all the necessary documents such as an Affidavit, Sale Agreement, General Power of Attorney, an Indemnity Bond and

Handwritten signatures and text at the bottom left of the page, including 'मंडळ' and 'जल'.

other documents / legal papers, in favour of the Purchaser / Transferee and will hand over the vacant and peaceful possession of the said flat to the Purchaser / Transferee.

7. That the Vendor / Transferor hereby covenants with the Purchaser / Transferee that:

a) he is absolute owner of the said flat and that no other persons have any right, title, shares, interest, benefit claim or demand of any sort or nature whatsoever in or upon the said flat, either by way of sale, exchange, mortgage, lien, leave and license, gift, trust, inheritance, possession, maintenance

otherwise and that the Vendor / Transferor has got full right, title and absolute authority to enter into this agreement, and the Vendor / Transferor has not done any acts, deeds, matters and things whereby she is prevented from selling, transferring, assigning and assuring the said flat hereby agreed to be sold unto the said Purchaser / Transferee.

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8. The Vendor / Transferor undertakes to clear the Society's dues and bring the account up to date before handing over the possession of the said flat to the Purchaser / Transferee.

9. The Vendor / Transferor shall give his No Objection Certificate to transfer the rights of the said flat, electric meter, share certificate, gas line meter etc. in name of the Purchaser / Transferee when full consideration (price) of the said flat is received by her.

10. That the Society's transfer charges / donation will be borne by the Vendor / Transferor and the Stamp duty will be paid by the Purchaser / Transferee only.

Yogesh

K. S. S.

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1. That the Vendor / Transferor and the Purchaser / Transferee that they will jointly give notice i.e. Form No. 20-A, 20-B etc. to the office bearers of the "SHREE PRASTHA CO. OP. HSG. LTD." regarding the intention of the sale of the Flat as provided in the Society's laws and regulations.
12. It is further hereby agreed between the parties that the Vendor / Transferor must hand over the possession of the said Flat to the said Purchaser / Transferee on receipt of the balance price / consideration as mentioned hereinabove.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

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SCHEDULE	
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to Flat No. 503 on 5th floor in Bldg "B" Wing, admeasuring area 371.64 squire ft. Carpet Building Known as "SHREE PRASTHA CO. OP. HSG. LTD." Standing on the plot of land bearing Old survey no.136, Hissa no.3, New Survey no.17, Hissa no.3, Village -Owale, lying and being and situated at Owale, Near-Sriram Hospital, OWALE, Ghod Bunder Road, THANE (w), 400615,

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribe their respective hands on the day and year written here in above.

K. K. Kulkarni

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SIGNED AND DELIVERED by the)
Within named VENDOR /)
TRANSFEROR)

1). MR. BHAVESH ULHAS GHARAT)
Through POA holder)
MR. YOGESH ULHAS GHARAT)
in the presence of *Yogesh*)

- 1. *Yogesh*
- 2. *Yogesh*

SIGNED AND DELIVERED by the)
Within named PURCHASER /)
TRNASFEREE)

1). MR. MANJU VINOD BOHRA)
in the presence of *Manju Vinod*)

SIGNED AND DELIVERED by the)
Within named PURCHASER /)
TRNASFEREE)

2). MR. KALPESH VINOD BOHRA)
in the presence of *K. Bohra*)

SIGNED AND DELIVERED by the)
Within named PURCHASER /)
TRNASFEREE)

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NOT TO BE USED WITH
THE COSMOS Co-Op Bank Ltd.

... MUNICIPAL CORPORATION, THANE, ...
 ... 1994 ...
 ... (part) above floor only.
 ... (part) floor only.
 ... 2006 ...

...
 ...
 ...

Sanitation Certificate for the proposed
 building on land bearing S.No. 17, M. No. 1,
 Village-Dhule Tal. & Dist. Thane.
 No. V. N. No. 2003/117
 Year 2000 dated 30/11/2006

The building development, erection, etc. erection or alteration in/of building/ part building
 situated at ... Road/Street ...
 ... S. No./C. T. S. No./F. P. No. ...
 ... under the supervision of ...
 ... Architect/Licence No. CA/89/12/...



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१०	२८



...
 ...
 ...

Share Certificate No. 048

Member's Register No. _____

SHARE CERTIFICATE

SHREEPRASTHA CHS. LTD.

Co-operative Housing Society Ltd.

G.B. RD., NR. SRIRAM HOSPITAL,

OWALE, THANE (W) 400 607.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. _____

TNA/TNA/HSG/TC/17859/2006

Date

16.10.2006

This is to certify that Shri/Smt./M/s. BHAVESH ULHAS GHARAT

is the Registered Holder of

5

*MORTGAGE WITH
The Co-operative Bank Ltd.*

fully paid up share of Rs. **FIFTY** each

numbered from

241

to

245

both inclusive, in

SHREEPRASTHA

Co-operative Housing Society Ltd.,

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at

owale Thane (W)

this

16th

day of

March

2008

[Signature]

[Signature]

[Signature]



Authorised M.C. Member

Secretary

Chairman

(P.T.O.)