



27/06/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दम्न क्रमांक : 8918/2024

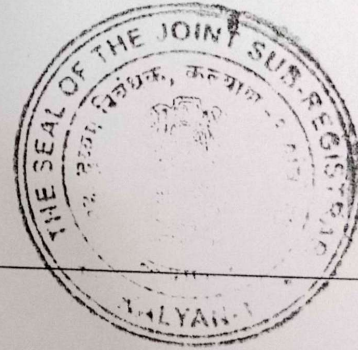
नोंदणी :

Regn:63m

गावाचे नाव : मांडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदना	4750000
(3) बाजारभाव (भाडेपट्टयाच्या नावतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	4346200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मदनिका क्र.305, 3रा मजला, रिजेन्सी सर्वम बिल्डिंग नं.17 को ऑप हौ मोसायटी लि., मांडा टिटवाळा क्षेत्र 63.64 चौ मी कार्पेट ((Survey Number : 42/1, 42/2, 42/3, 42/4A/1, 42/4A/2, 42/5, 42/6, 47/1, 50/1/A, 50/2, 220/1, 251 Part And Mauje-Manda, Survey No. 201/1, 223/1, 224/1, 225/1, 246/1 in Village - Titwala ;))
(5) क्षेत्रफळ	1) 63.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गीता लेखराज खजुरिया वय:-43; पत्ता:-प्लॉट नं: 1003, माळा नं: -, इमारतीचे नाव: टॉवर पी लोगीकम, ब्लॉक नं: सेक्टर 137, ब्लॉसम कॉन्टी, रोड नं: नोएडा, उत्तर प्रदेश, GAUTAM BUDDHA NAGAR. पिन कोड:-201305 पॅन नं:-ATBPK1216A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनेश राणाप्रताप देशमुख वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरवली, ब्लॉक नं: पोस्ट खडवली, रोड नं: तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ALRPD5317P 2): नाव:-प्रिती मनेश देशमुख वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरवली, ब्लॉक नं: पोस्ट खडवली, रोड नं: तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CGFPD7323E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8918/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	332500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग 2
कल्याण क्र. 1



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



CHALLAN
MTR Form Number-6



GRN	MH004246226202425E	BARCODE		Date	26/06/2024-22:55:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			PAN No.(If Applicable)			
				Full Name	MANESH RANAPRATAP DESHMUKH AND OTHER 1		

Location	THANE		Flat/Block No.	Flat No. 305,3rd Floor, Building No.17,				
Year	2024-2025 One Time		Premises/Building	REGENCY SARVAM BLDG No.17 CHS. LTD. area 63.64 Sq.Mtrs. Carpet				
Account Head Details		Amount In Rs.	Road/Street	Manda, Titiwala				
0030046401	Stamp Duty	332500.00	Area/Locality	Manda, Titiwala				
0030063301	Registration Fee	30000.00	Town/City/District	Manda, Titiwala				
			PIN	4 2 1 6 0 5				
			Remarks (If Any)	SecondPartyName=GEETA LEKHRAJ KHAJURIA-				
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; margin: 0;">कलन-९</p> <p style="margin: 0;">दस्ता क्र. २०२४</p> <p style="margin: 0;">२ ००</p> </div>					
Total		3,62,500.00	Amount In Words	Three Lakh Sixty Two Thousand Five Hundred Rupees Only				

Payment Details	CANARA BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02400412024062700027	1062706202402400027	
Cheque/DD No.			Bank Date	RBI Date	26/06/2024 22:58:53	Not Verified with RBI	
Name of Bank			Bank-Branch	CANARA BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. 8767739110
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

[Signature]

P.M. Deshmukh

Khajuria

Ward No. - 26/81
 Village - Manda/Titwala
 Area - 63.64 Sq.Mtrs (Carpet)
 Market Value - Rs. 43,46,200/-
 Actual Value - Rs. 47,50,000/-
 Stamp Duty - Rs. 3,32,500/-
 Buliding - Stilt + 12 Floor

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Kalyan on this 27th June 2024.

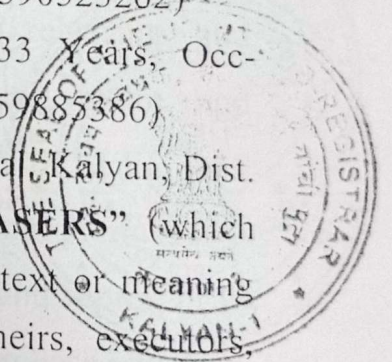
BETWEEN

MISS. GEETA LEKHRAJ KHAJURIA, Age 43 Years, Occ-Service, (PAN-ATBPK1216A) (Adhar No. 529645257532) Residing at – 1003 Tower P Logix Blossom County, Sector 137, Noida, Uttar Pradesh, 201305. hereinafter called and referred to as the “**SELLER**” (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

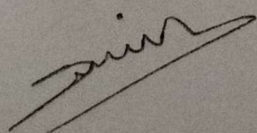
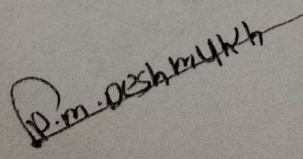
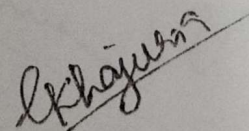
AND

1. MR. MANESH RANAPRATAP DESHMUKH, Age 40 Years, Occ-Service, (PAN-ALRPD5317P) (Adhar No.835590523262)
 2. MRS. PRITI MANESH DESHMUKH, Age 33 Years, Occ-Housewife, (PAN-CGFPD7323E) (Adhar No.577359885386)
- Both Residing at – At. Guravali, Post. Khadavli, Tal. Kalyan, Dist. Thane, 421301. Hereinafter called the “**PURCHASERS**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, and assigns) of the **OTHER PART**.

कलन - ?	
दिनांक. २७/६	२०२४
e	६०



AND WHEREAS by and under Development Agreement dated 28/05/2008 read with Deed of Confirmation dated 18/11/2009 registered at the office of Sub Registrar of Assurances at Kalyan-3 under serial No.5625/2009. The aforesaid owners granted the development rights in favor of the promoters herein respect of the larger property excluding there from:-

...2...

AND WHEREAS MRS. VIMAL L. KHAJURIA AND MR. HARSHVARDHAN L. KHAJURIA have purchased a resident flat admeasuring 63.64 Sq.Mtrs. (Carpet) bearing Building No.17, Flat No. 305, on 3rd Floor, in the building known as "REGENCY SARVAM", situated at Village - Manda, Tal-Kalyan, Dist-Thane from M/s. Regency Nirman Ltd Through its a company hereinafter called and referred to as the PROMOTERS vide Agreement For Sale executed on 13/02/2013, under the Regd. Document No -672/2013 & Registered in Office at the Sub-Registrar Office at Kalyan-3 (hereinafter referred to as 'the said property/premises') the said properties free from all encumbrances and the SELLER has paid the full consideration thereof and took possession and was and till this date is in occupation and the possession of the said property.

AND WHEREAS thereafter the said flat have the purchase MISS. GEETA LEKHRAJ KHAJURIA vide Agreement For Sale executed on 01/11/2017, under the Regd. Document No -5385/2017 & Registered in Office at the Sub-Registrar Office at Kalyan-3.

The SELLER is interested in sale out the said premises The PURCHASERS has negotiations and upon the negotiations between the parties the SELLER has agreed to transfer the said premises and in favour of the PURCHASERS upon the SELLER receiving consideration amount so agreed between them and upon the term and condition hereinafter appearing.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The SELLER shall transfer, convey and assign to the PURCHASERS and the PURCHASERS as agreed to accept the same from the SELLER the said Property/Premises (more particular of this Schedule of Property) and all other right attached there with and also together with all the deposits standing lying and attached with for the lump sum consideration amount of **Rs.47,50,000/- (Rupees Forty Seven Lakh Fifty Thousand only)**

No.	Rupees	Cheque	Date
1.	50,000/-	Cheque No. 000119, HDFC Bank, Branch-Navi Mumbai	15/06/2024
2.	5,00,000/-	Cheque No. 000121, HDFC Bank, Branch-Navi Mumbai	15/06/2024
3.	42,00,000/-	Bank Home Loan After Execution of this agreement	
Rs.47,50,000/- (Rupees Forty Seven Lakh Fifty Thousand only)			

[Signature]

[Signature]

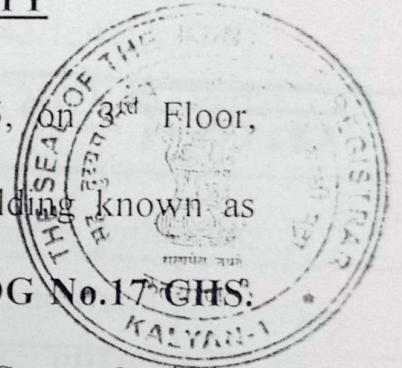
[Signature]

- 11) NOC charges required to be paid to the Society by SELLER.
- 12) Any stamp duty and registration charges that may be required to be paid to this Agreement and other documents in respect of the transaction shall be borne and aid by the PURCHASERS alone.
- 13) SELLER will co-operate PURCHASERS for getting any documents for society which is required to be submitted to bank for sanction of Loan.
- 14) That the SELLER have obtained a loan facility from HDFC Bank, Branch-Thane (w) for Purchase of the said flat.

305A - 8	
CE 90	2028
93	80

THE SCHEDULE OF PROPERTY

A Residential Building No.17, Flat No. 305, on 3rd Floor, admeasuring 63.64 Sq.mtrs. (Carpet) in the building known as Building No.17 "REGENCY SARVAM BLDG No.17 GHS LTD.", (society registered under Maharashtra Co-op. Societies Act) having Regd. No. TNA/KLN/HSG/(TC)/30848/2018-19 Dt.23/05/2018. being or situated on the land bearing Survey No.42/1, 42/2, 42/3, 42/4A/1, 42/4A/2, 42/5, 42/6, 47/1, 50/1/A, 50/2, 220/1, 251 Part And Mauje-Manda, Survey No. 201/1, 223/1, 224/1, 225/1, 246/1 in Village – Titwala, Tal-Kalyan, Dist-Thane, within the limits of Kalyan Dombivali Municipal Corporation and Sub-Registration Dist - Kalyan and having K.D.M.C. PROPERTY NO. A06016616200/305.



[Handwritten signature]

[Handwritten signature: P. M. Deshpande]

[Handwritten signature]

ANNEXURE 'B'

REGENCY SARVAM

FLAT NO: 305

FLOOR: 3rd

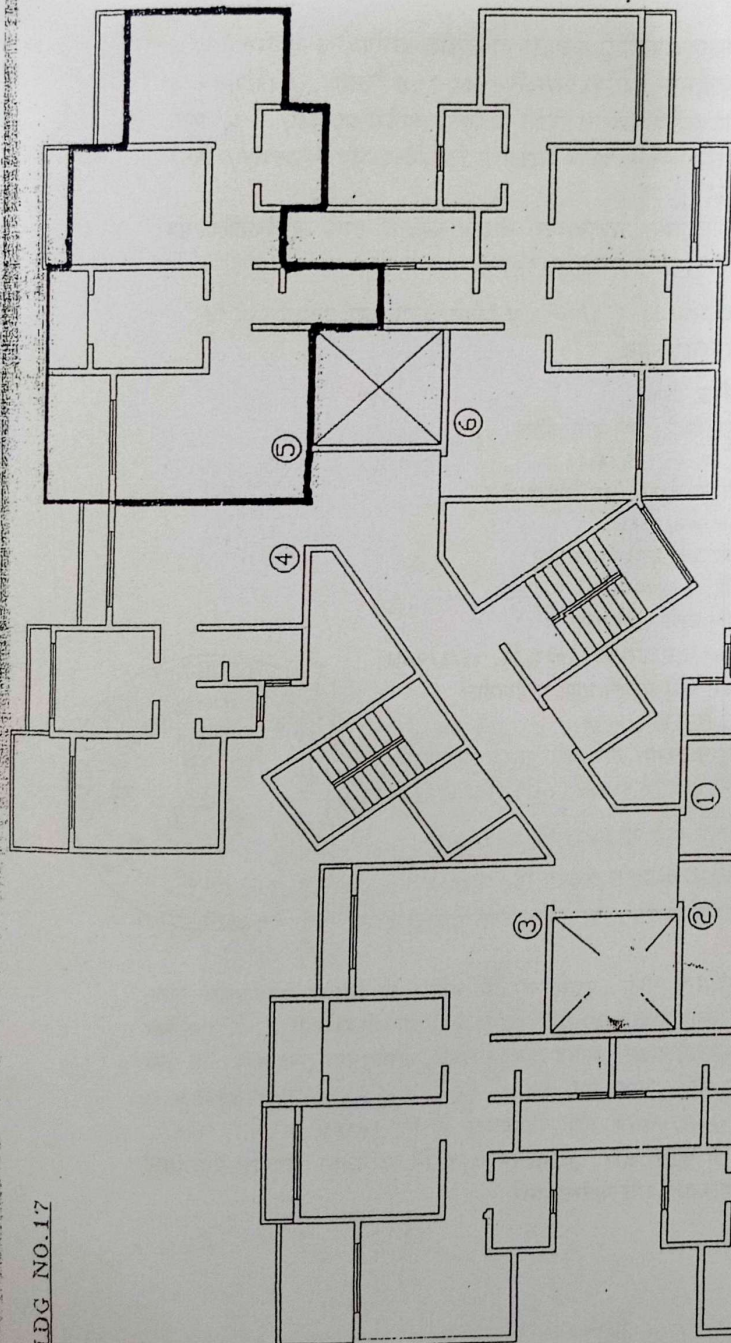
WING: -

CARPET: 63.64 sq.mtrs.

क.ल.न.-३	
दस्त क्र. <i>ce</i>	२०१३
३८	१००

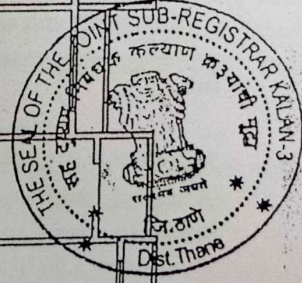
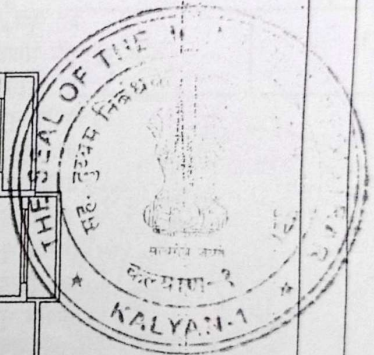
[Signature]
 पार्षा रविसिंहा

PURCHASER



ODD FLOOR PLAN

कलन - १	
दस्त क्र. <i>ce</i>	२०२४
१०	६०



PROMOTERS

BIDG NO.17

कल्याण डोंबिवली महानगरपालिका कल्याण



भाग बांधकाम पूर्णत्व

(इमारत क्र.६,७,१७,१८,१९,२० व वाणिज्य इमारत क्र.१ मधील ०४ दुकाने करिता)

जा.क्र.कडोमपा/नरवि/सोती/क.सि/१९७

दिनांक:- २०/१२/२०१५

प्रति,
श्री.सी.के.गुप्ता व इतर
कु.मु.प.भा.-मे.रिजिस्ट्री निर्माण लि.तर्फे श्री.महेश खैरारी व इतर
द्वारा- श्री.अनिल निरगुडे(वास्तू), कल्याण
स्ट्रक्चरल इंजिनियर- श्री.अ.आर.खासनीस.

वास्तूशिल्पकार श्री.अनिल निरगुडे यांचे दिनांक १७/१०/२०१४ व २७/४/२०१५ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे-टिठवाळा, स.नं.२०१/१, २२३/१, २२५/१, २२४/१, २४६/१, मौजे-गांडा, स.नं.४२/१, ४३/१, ४४अ/१, ४अ/२, ५, ६, ४७/१, ५०/१अ, २, २२०/१ येथे महानगरपालिका यांचेकडील सुधारीत बांधकाम परवानगी जावका क.कडोमपा/नरवि/बांध/सुधारीत/कवि/२०१२-१३/२२१/२५१, दि.१२/०८/२०१४ अन्वये मंजूर केलेल्या नकाशे प्रमाणे रहिवास+वाणिज्य बांधकाम पूर्ण केले आहे. संबंध त्यांना सोबतच्या नकाशेवरील हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे:-

मजले	इमारत क्र.६ व ७ (एकत्रित)	इमारत क्र.१७ व २० (एकत्रित)	इमारत क्र.१८ व १९ (एकत्रित)	इमा.वाणिज्य-१			
	सदनिका	क्षेत्र(चौ.मी.)	सदनिका	क्षेत्र(चौ.मी.)	सदनिका	क्षेत्र(चौ.मी.)	मूळ मजला
स्टिक्ट	स्टिक्ट	२२.६२	—	२२.९३	—	२५.५४	०४ दुकाने
पहिला मंजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	२१-३२७.३८
दुसरा मंजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	कलन-१
तिसरा मंजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
चौथा मंजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	२०२४
पाचवा मंजला	०८ सदनिका	४८७.५६	१० सदनिका	५४२.२६	२४ सदनिका	५९२.७२	८३
सहावा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
सातवा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
आठवा मजला	०८ सदनिका	४८७.५६	१० सदनिका	५४२.२६	१४ सदनिका	५९२.७२	
नववा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
दहावा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
अकरावा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
बारावा मजला	०८ सदनिका	४८७.५६	१२ सदनिका	६२७.५२	१६ सदनिका	६६९.९४	
एकूण	९६ सदनिका	५७४७.२६	१४० सदनिका	७३८०.६४	१८८ सदनिका	७९०८.३८	

एकूण = ४२४ सदनिका, ०४ दुकाने, क्षेत्र २१३६१.६६ चौ.मी.

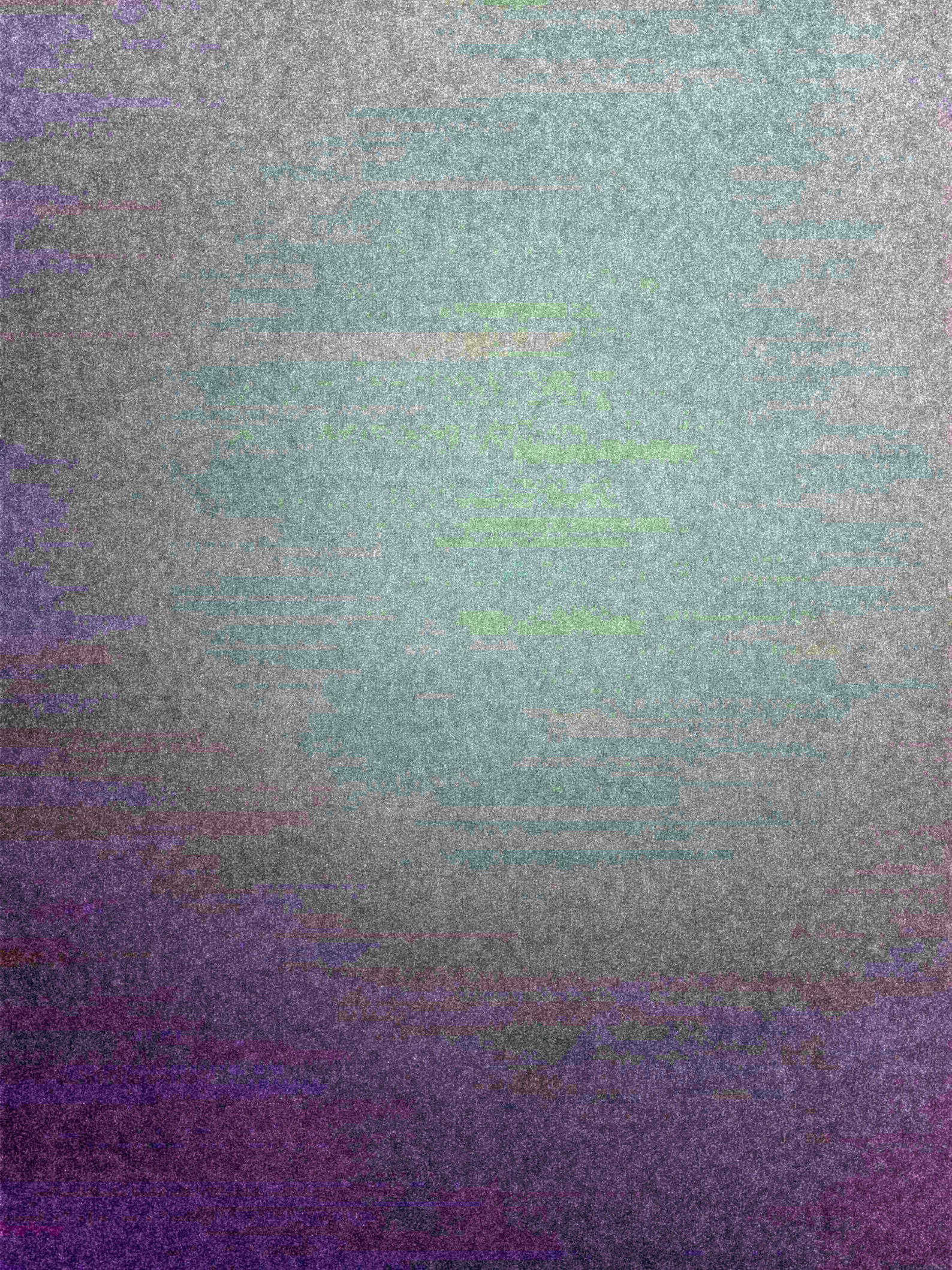
अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डो.म.पा.स विनामुल्य हस्तांतरित करणे लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडणे/दुरुकपात येईल.
- पाणी पूर्वतः उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महापालिकेची राहणार नाही.
- जावका क.कडोमपा/नरवि/बांध/सुधारीत/कवि/२०१२-१३/२२१/२५१, दि.१२/०८/२०१४ या बांधकाम परवानगी मधील व बांधकाम पूर्णत्वाचा दाखला अनुषंगाने दिलेल्या इमीप्रकाशीत सर्व अटी आपणावर बंधनकारक राहतील. तसेच राज्य शासनाने क.कडोमपा/नरवि/बांध/सुधारीत/कवि/२०१२-१३/२२१/२५१, दि.१२/०८/२०१४ या बांधकाम परवानगी/CR-६०८/TC-2 मधील अटी आपणावर बंधनकारक राहतील.

सहायक संचालक
कल्याण डोंबिवली महानगरपालिका

- प्रा:-१) कर निधीकर व सवलक, क.डो.म.पा. कल्याण
२) प्रभाग क्षेत्र अधिकारी, 'अ' प्रभाग कार्यालय, क.डो.म.पा. कल्याण





FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No. 91670265398

Name: MANISH R DESHMUKH

Date of Birth: 12041984 PAN: ALRPO5317P

Mobile: 9718929353

e-mail: manish.deshmukh1204@gmail.com

Name of Spouse: PRIYI

Name of Father: RANAPHATAP ANANT DESHMUKH

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 838590523262 2) Voter ID No.

3) Passport No.: 4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address: / Permanent Address:

Address 1: FLAT NO 601 ABHISHEK RES SAWARKAR NA

Address 2: TITWALA

Village: TITWALA City: Kalyan

District: Thane State: Maharashtra

Country: INDIA Pin Code: 421605

Current address same as the permanent address Yes No

Current Address:

Address 1: Same AS ABOVE

Address 2:

Village: City:

District: State:

Country: Pin Code:

Address type for communication: Permanent Current

Residential type: Rented Commercial Owned

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No. 91670260322

Name: PRITIA MANESH DESHMUKH

Date of Birth: 19031991 PAN: CGFPI17223E

Mobile: 7021265025

e-mail: priti.deshmukh190391@gmail.com

Name of Spouse: MANESH

Name of Father: CHANDRAKANT HANUMANTRAO BHOSALE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 577359885386 2) Voter ID No.

3) Passport No.: 4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO)

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address: /Permanent Address:

Address 1: FLAT NO 601 ABHISHEK RES SAWARIK

Address 2: MANDA (TE) TITWALA

Village: TITWALA City: KALYAN

District: THANE State: MAHARASHTRA

Country: INDIA Pin Code: 421605

Current address same as the permanent address Yes No

Current Address: Address 1: SAME AS ABOVE

Resale.



HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999
	File Ref No.	Lead No. RP/24070007
ASE	Tulashiram B. Chaudhari	9869963889
ASM	Atul and Landge	
AQM	Kuladeep Giri	

Lead ID :- 29898032

RLMS Number	RLMS :- 50124070502809
LOS Branch Name	Gavanpada mulund (E)
Branch Code	13034
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	Manesh R. Deshmukh
CIF No.	1
Co-Applicant Name	Priti M. Deshmukh
CIF No.	
Applicant	
Date of Birth	12/04/1989
Pan Card Number	ALRPDS317P
Bank Account Number	43121871530
Bank Account Number	42121902898
E-mail ID	maneshdeshmukh1204@gmail.com
Mobile No.	7718829353
Loan Amount & Interest Rate	8.50% ^a
Tenure	240
Connector Name & Code	
Proposal Type	Home
Property Final : Yes / No	yes
RACPC	
RBO	

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	05/07	Jitendra Poothi
VALUATION	05/07	Vastukela
SITE		
LOAN A/C		
T.D.		
D.E.		