



21/06/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

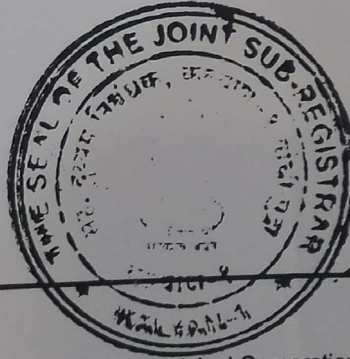
दस्त क्रमांक : 6611/2021

मौबणी ;

Regn:63m

गावाचे नाव : शिवाजीनगर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2054400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मीजे शिवाजीनगर सिटी सर्वे नं 145/28 श्री विठाई कृपा फ्लॅट नं 410 चौथा मजला क्षेत्रफळ 287 चौ फूट कारपेट 26.67 चौ मीटर कारपेट ((C.T.S. Number : 145/28 ;))
(5) क्षेत्रफळ	1) 32.00 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:-मेसर्स. श्री गणेश एंटरप्रायजेस तर्फे प्रो. पराग प्रभाकर कदम -- वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं. 005, माळा नं:-, इमारतीचे नाव: श्री विठाई कृपा , ब्लॉक नं: सुभाष रोड, रोड नं: डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-BFUPK7802L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विपुला विजय गांवकर -- वय:-22; पत्ता:-प्लॉट नं: रूम नं 7 , माळा नं: -, इमारतीचे नाव: विशाल बील्डींग , ब्लॉक नं: कोपर रोड, कोपर, रोड नं: डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-CRMPG2633J 2): नाव:-विजय सदाशिव गांवकर - वय:-61; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं: -, इमारतीचे नाव: विशाल बील्डींग, ब्लॉक नं: कोपर रोड, कोपर, रोड नं: डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ARQPG3062P
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	6611/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	123300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20550
(14) शेरा	



सह. दुय्यम निबंधक कल्याण-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

70/6611

पावती

Original/Duplicate

Monday, June 21, 2021

नोंदणी क्र.: 39म

3:53 PM

Regn.: 39M

पावती क्र.: 8316 दिनांक: 21/06/2021

गावाचे नाव: शिवाजीनगर

दस्तऐवजाचा अनुक्रमांक: कलन1-6611-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विपुला विजय गांवकर - -

नोंदणी फी

रु. 20550.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 21250.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:11 PM ह्या वेळेस मिळेल.

Sub Registrar Kalyan 1

बाजार मुल्य: रु.2054400 /-

मोबदला रु.1950000/-

भरलेले मुद्रांक शुल्क : रु. 123300/-

सह. दुय्यम निबंधक कल्याण-१

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2106202106676 दिनांक: 21/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.20550/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002495330202122E दिनांक: 21/06/2021

बँकेचे नाव व पत्ता:

V.V. Gaonkar

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				21 June 2021, 03:47:46 PM
मूल्यांकनाचे वर्ष	2021					
जिल्हा	ठाणे					
मूल्य विभाग	तातुका कल्याण					
उप मूल्य विभाग	6/26-वभाग 18अ शिवाजीनगर . मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
23900	64200	72800	85500	72800		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	32 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.64200/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
		= (64200 * (100 / 100)) * 100 / 100				
		= Rs.64200/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 64200 * 32				
		= Rs.2054400/-				
Applicable Rules		= 3. 18. 19				
एकत्रित अंतिम मूल्य		- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 2054400 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2054400/-				

Home

Print

कलन--१

६६९९ १/३५

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered at Dombivli, Tal. Kalyan on this 21 day of June, 2021.

BETWEEN

M/S. SHRI GANESH ENTERPRISES through its proprietor MR. PARAG PRABHAKAR KADAM Aged 41 years, Occupation: Business, Having its Office at: Flat No. 005, Ground Floor, Shree Vithai Krupa, Opp. New Fire Brigade Office, Subhash Road, Chinchodyacha Pada, Dombivli (West), Tal. Kalyan, Dist. Thane hereinafter referred to as "THE BUILDER" (Which expression shall the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assignees) of the ONE PART.

AND

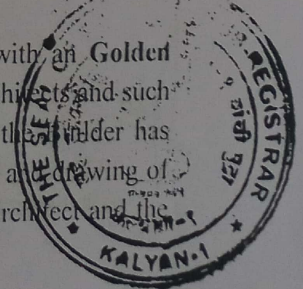
MISS. VIPULA VIJAY GAONKAR aged 22 years Occupation: Service & MR. VIJAY SADASHIV GAONKAR aged 61 years Occupation: Retired both presently residing at: Room No. 7, Vishal Building, Kopar Road, Kopar, Dombivli (West), Tal. Kalyan, Dist. Thane hereinafter referred to as "THE FLAT PURCHASER/S" (Which expression shall unless it be repugnant to the contexts or meaning thereof mean and include his/her/their heirs administrators and assignees) of the OTHER PART.

WHEREAS the original land owner MR. PARAG PRABHAKAR KADAM and Proprietor of M/S. SHRI GANESH ENTERPRISES Builders and Developers is sized and possessed of piece or parcel of land bearing at City Survey No. 145/28, area admeasuring 1160 sq. mtrs. of Village: Shivajinagar, Tal. Kalyan, Dist. Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as the "The Said Property").

AND WHEREAS as such the Builder has proposed to construct on the said property new multistoried building as Ground Floor Level and 7 Upper Floor (hereinafter referred to as "The Said Building").

AND WHEREAS the Builder has entered into a standard agreement with an Golden Dimension & Architects & Designers registered with the Council of Architects and such agreement is as the agreement prescribed by the Council of Architects; the Builder has appointed a structural Engineer for the preparation of the structural design and drawing of the building and the Builder accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building.

कलम-१	
६६९९	७/३५
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[Signature]

V.V. Gaonkar

[Signature]

AND WHEREAS by virtue the Builder along has the sole and exclusive right to sell the Flat in the said building to be constructed by the builder on the said land and to enter into agreement/s with the purchaser/s of the Flat and received the sale price in the respect thereof.

AND WHEREAS as demanded by the Flat Purchaser/s the builder has given inspection to the Flat Purchaser/s of all the documents of title relation to the said land, the said construction permission and the plans, designs and specification prepared by the Builder's Architect and of such other documents as are specified under the Maharashtra ownership Flat (Regulation of the Promotion of Construction, Sale, management and transfer) Act 1963 (hereinafter referred to as "The Said Act") and the rules made there under.

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AND WHEREAS the copies of Certificate of Title issued by Advocate of the Builder, Adv. Vinod B. Ambuli Advocate and copies of property card or extract of Village Forms VI or VII and all other relevant revenue record showing the nature of the title of the Builder to the said land on which the Flat are constructed and the copies of the plans and specification of the Flat agreed to be purchaser by the Flat Purchaser/s approved by the Kalyan Dombivli Municipal Corporation have been annexed hereto and marked Annexure 'A' respectively.



AND WHEREAS, the builder has got approved from the Kalyan Dombivli Municipal Corporation the plans, the specifications, elevations, sections and detail of the said building vide their Commencement Certificate No.: 2017-18/07, Dated: 05/05/2017.

AND WHEREAS the said land was converted into Non Agriculture (N.A.) in the year 2016 as per order of Collector of Thane bearing No. NAP/SR - 058/2016, Dated: 15/12/2016.

AND WHEREAS the builder has accordingly commenced construction of the said plans and specification approved by the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Flat Purchaser/s applied to the Builder for allotment of the Flat No. 410 on Fourth Floor, admeasuring 287 sq. ft. Carpet area (including common areas) (i.e. 26.67 sq. mtrs) in the building known as "SHREE VITHAI KRUPA" situated at: Opp. New Fire Brigade Office, Subhash Road, Chinchodyacha Pada, Dombivli (West), Tal. Kalyan, Dist. Thane for the sale price in the manner hereinafter appearing.

AND WHEREAS under section 4 of the Maharashtra ownership Flat Act 1965 the builder is required to execute a written agreement for sale of said Flat to the Flat purchase, to bring in fact these presents and also to register said agreement under the registration Act.

V.V. Gaonkar

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

- 1) The builder shall construct the said building/s consisting as **Ground Floor Level and 7 Upper Floor** on the said land in accordance with the plans designs, specification approved by the Kalyan Dombivli Municipal Corporation and which have been seen and approved by the Flat Purchaser/s with only such variation and modification as the builder may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them provide that the builder shall have to obtain prior consent in writing of the Flat Purchaser/s in respect of such variations or modifications which may adversely affect the Flat of the Purchaser/s.
- 2) The Flat Purchaser/s hereby agrees to purchase from the builder and the builder hereby agree to sell to the Flat Purchaser the Flat No. 410 on **Fourth Floor**, admeasuring 287 sq. ft. Carpet area (including common areas) (i.e. 26.67 sq. mtrs) in the building known as "SHREE VITHAI KRUPA" situated at: **Opp. New Fire Brigade Office, Subhash Road, Chinchodyacha Pada, Dombivli (West), Tal. Kalyan, Dist. Thane** hereinafter referred as the price of Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand Only) including proportionate price of the common area and facilities appurtenant to the premises the mature extent and description of the common area and facilities which are more particularly described in the Schedule hereunder written.

The Flat/Shop Purchaser/s agrees to pay consideration of the Flat/Shop via the sum of Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand Only) to the Builder in the following manners:-

20%	on booking of the Flat	Rs. 2,00,000/-
15%	on completion of plinth	Rs. _____
15%	on completion of 1 st slab	Rs. _____
15%	on completion of 2 nd slab	Rs. _____
10%	on completion of 3 rd slab	Rs. _____
10%	completion of brick work	Rs. _____
10%	on fitting of Doors & Windows and Completing Internal & External Plaster	Rs. _____/-
5%	at the time possession/ Bank Loan	Rs. 17,50,000/-
100%		Rs. 19,50,000/-

- 3) The builder hereby agrees to observe perform and comply with all the terms, condition, stipulations and restrictions, if any, which may have been imposed by the concerned local authority over possession of the Flat to the Flat Purchaser/s obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.

V.V. Gankar

(Signature)

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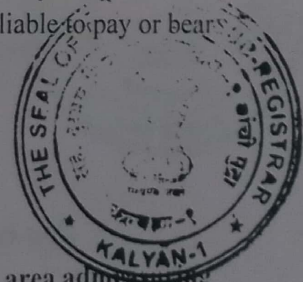


- 17) Any delay tolerated or indulgence shown by the owners in enforcing the terms of this agreement or any forbearance or giving of time to the Flat Purchaser/s by the building shall not be construed as a waiver on the part of the Building of any breach or non-compliance of any of the term and conditions of this agreement by the Flat purchaser nor shall the same in any manner prejudice the rights of the owners.
- 18) The Flat purchasers and the building shall present this agreement as well as the conveyance at the proper registration office within the time limit prescribed by the registration act and the builder will attend such office and admit execution thereof.
- 19) If any of the tax is levied by the Government, semi Government Municipal Corporation or any other authority or authorities on the sale of the said premises etc. and/or any of the sale of the said premises etc., and/or any of the incidents of this transaction then the Flat purchaser shall be liable to pay the same to the developers as and when it is levied by the Kalyan Dombivli Municipal Corporation and Government authorities etc.
- 20) All notices to be served on the Flat Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat Purchaser/s by the registered post A.D/ under Certificate of positing at his/her address specified above.
- 21) This agreement shall always subject to the provisions of the Maharashtra Ownership of Flat Act (Mah. Act No. XV of 1963) and the rules made there under.
- 22) It is also understood and agree by and between the parties hereto that the terrace space in front of or adjacent to terrace Flat in the said building, if any, shall belong exclusively to the respective purchaser/s of the terrace Flat. The terrace Flat shall not be closed the Flat Purchaser/s.
- 23) It is agreed by the Purchaser/s, that if the Government levy any Service Tax - Vat, for Purchasing of Flat/Shop/Office/basement then, it shall be paid by the purchasers along without any objection and Developer is not responsible or liable to pay or bear such payment.

कालन-१	
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SCHEDULE

ALL the piece or parcel of land bearing City Survey No. 145/28, area admeasuring 1160 sq. mtrs. of Village: Shivajinagar, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation within the Registration District Thane and Sub - Registration on District Kalyan.

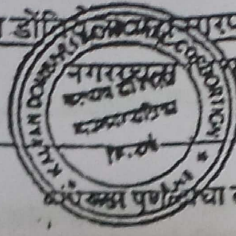


[Signature]

V.V. Gokhale

[Signature]

कल्याण डोंबिवली नगरपालिका, कल्याण



जा.क्र.कडोंमपा/नवि/सोसो/सर्व/०५१
दिनांक :- २५/११/२०२०

प्रति,
श्री/श्रीमती. पराग प्रभाकर कदम (विकासक श्री गणेश एन्टरप्रायझेस)
द्वारा- मे.गोल्डन डायमेशन डोंबिवली (पु)

कारतुशिल्पकार मे.गोल्डन डायमेशन यांचे दिनांक २७/११/२०१९ चे अर्जावरून दाखला देण्यात येतो की लवंगी व डोंबिवली महानगरपालिका हद्दीतील सिटी सर्वे नं. १४५/२८, एकूण क्षेत्र ११६० चौ.मी., मोजे शिवाजीनगर, मोजे डोंबिवली महानगरपालिका यांचे कडील बांधकाम परवानगी जा क्र.२०१७-१८/०७, दिनांक :- ०५/०५/२०१७, केलेल्या नकाराचा प्रमाणे रहिवास्त/वाणिज्य/औद्योगिक बांधकाम पूर्ण केले आहे.

साबय त्पानी सोदत घ्या नकाराचा प्रमाणे हिरव्या रंगाचे दुरुस्ती दाखविल्या प्रमाणे व तसेच खालील अटीवर बांधकाम परवानगी देण्यात येत आहे.

कलन-ई		इ.क्र.	मजले	सदनिका	क्षेत्र (चौ.मी.)
६६९९	३०१	३	तळ मजला	६ सदनिका	२९२.४४ चौ.मी.
		२	पहिला मजला	१० सदनिका	३४७.२९ चौ.मी.
		३	दुसरा मजला	१० सदनिका	३४७.२९ चौ.मी.
		४	तिसरा मजला	१० सदनिका	३४७.२९ चौ.मी.
		५	चौथा मजला	१० सदनिका	३४७.२९ चौ.मी.
			पाचवा मजला	१० सदनिका	३४७.२९ चौ.मी.
			सहावा मजला	१० सदनिका	३४७.२९ चौ.मी.
			सातवा मजला	१० सदनिका	३४७.२९ चौ.मी.
			एकूण	७६ सदनिका	२९९०.१२ चौ.मी.



- अटी :-
- १) नविण्यात नव्या रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरानून कल्याण डोंबिवली महानगरपालिकेस विनामुल्य हस्तांतरित करावी लागेल.
 - २) मंजुरी व्यतिरिक्त जागेवर दादिव बांधकाम केल्याचे आढळल्यास ते कोणतीही पूर्वसूचना न देता तसेच ताकण्यात येईल.
 - ३) आपण सादर केलेल्या हनीपत्रांतील अटी व शर्ति आपणावर बांधनकारक राहतील
 - ४) पाणी परतवा सुधारणा होईपर्यंत: पाणिदुरुवदा उपलब्ध करून देण्याची जबाबदारी, महापालिकेची राहिली

[Signature]

V.V.Gankar

[Signature]

[Signature]

नगररचनाकार (क.वि.)

कल्याण डोंबिवली महानगरपालिका

प्रत रवाना :-

१) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण

२) नगराध्यक्ष अधिकारी, न. प्रभाग कार्यालय, क.डों.म.पा. कल्याण