

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 9969/2024

नोंदणी :

Regn:63m

गावाचे नाव : बिलालपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	1667000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) 'पानिकेचे नाव: वसई विहार महानगरपालिका इतर वर्णन : , इतर माहिती: गाव मोजे बिलालपाडा, ता. वसई, जि. पालघर येथील म.नं. 46, हि. नं. 2/1, 2/2, 2/4, 2/11 आणि ग्र.नं. 47, हि. नं. 4/5 या जमीन मिळकती वरील इंडस्ट्रीयल गाळा नं. 201, दुसरा मजला; श्री नारायण इंडस्ट्री, बिल्डिंग नं. 2, वसई पूर्व, क्षेत्र 39.41 चौ.मीटर कार्पेट म्हणजेच 41.77 चौ.मीटर बिल्ट अप ही मिळकत( ( Survey Number : 46/2/1, 2/2, 2/4, 2/11 and 47/4/5. ; ) )
(5) क्षेत्रफळ	1) 41.77 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा पणनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री. नारायण इंडस्ट्रीयल डेव्हलपर्स तर्फे भागीदार 1) श्री. चंद्रशेखर शांताराम धुरी, 2) श्री. सुधीर काशिनाथ धुरी या दोघा तर्फे कु.मु. म्हणून संजय गंगाराम जाधव वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धुरी हाउस , नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ACDFS9075Q 2): नाव:-मान्यता देणार - श्री. चंद्रशेखर शांताराम धुरी आणि सुधीर काशिनाथ धुरी या दोघातर्फे कु.मु. म्हणून संजय गंगाराम जाधव वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AFJPD2103H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज कुमार बी. गुप्ता - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी/304, संगम जनसेवा को.ऑप. हौ. मोसायटी एसआरए लि. रिलीफ रोड, ओशिवरा, जोगेश्वरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AGFPG9452K 2): नाव:-रीना मनोज गुप्ता - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी/304, संगम जनसेवा को.ऑप. हौ. मोसायटी एसआरए लि. रिलीफ रोड, ओशिवरा, जोगेश्वरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AOKPG4242G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/07/2024
(1) अनुक्रमांक, खंड व पृष्ठ	9969/2024
(2) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(3) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(4) शेरग	

सह. दुय्यम निबंधक, वसई-१  
वर्ग-२

पणनामासाठी विचारान घेतलेला तपशील:-

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

वसई-१		
पुस्तक	११००	११००
१	२०२४	

**AGREEMENT FOR SALE**

**Agreement for Sale** made at Vasai, this 16 day of July, in the year Two Thousand and Twenty Four,

**BETWEEN**

**M/s. Shree Narayan Industrial Developers**, a registered partnership Firm, having its address at Dhuri House, Near Railway Station, Vasai Road (W.), Taluka Vasai, District Palghar through its Partners (1) Mr. Chandrashekhar Shantaram Dhuri & (2) Mr. Sudhir Kashinath Dhuri, hereinafter referred to and called as **"the Promoter"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**;

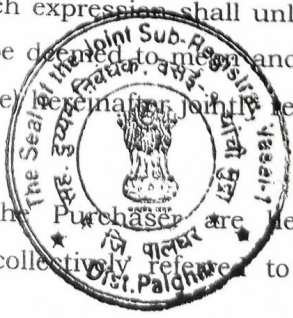
**AND**


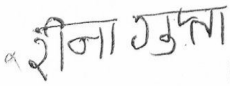


Mr. / Ms. / Mrs. Manoj Kumar B. Gupta & Mrs. Reena Manoj Gupta of Indian Inhabitant/s having his / her / their address at B/304, Sangam Janseva CHS Sra Ltd, relief road, Oshiwara, Jogeshwori(W) hereinafter referred to as the **"Allottee/s"** (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case a partnership firm, for the time being survivors or the last survivors of them and legal heirs, executors administrators or the permitted assigns of such last survivor or them; and (c) in case of company, or a body corporate or juristic entity, it's the director or directors for the time being constituting the said company/survivor or survivors of them of the **SECOND PART**.

**AND**

(i) Mr. Chandrashekhar Shantaram Dhuri, an adult, resident of Sumangalam, Sai Nagar, Vasai Road (W), Taluka Vasai, District Palghar and (ii) Mr. Sudhir Kashinath Dhuri all residing at Sunath Bhabhola Naka, Near D-Mart, Vasai Road (W), Taluka Vasai, District Palghar (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs the successor in title) hereinafter jointly referred to as **the Confirming Party** of the **THIRD PART**;

The Promoter, the Confirming Party and the Purchaser are hereinafter individually referred to as "the Party" and collectively referred to as "the Parties".



WHEREAS: 2038

I. The aforesaid Confirming Parties No.1 and 2 owned, seized and possessed of larger land at village Bilalpada, Taluka Vasai, District Palghar. The mode and manner of acquiring rights, title and interest by the said Confirming Parties is as under.

a. The Confirming Party No.1 Mr. Chandrashekhar Shantaram Dhuri is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal corporation;

Sr No	Survey No	Hissa No	Area	Assesment
Sr. no.	Survey no.	Hissa No.	Area in HRP	Assessment Rs. - Paise
1	46	2/2	0-04-32	0-09
2	46	2/4	0-17-28	0-37
3	46	2/11	0-28-90	0-63
4	47	4/5	0-11-20	1-35
	Total	0-61-70		

b. Some of the above land came to share of the Confirming Party No.1 by registered deed of partition dated 29.12.2010 registered on 06.01.2011, vide Document No.190/2011. Some of the First land were purchased by the Confirming Party no.1 by (1) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.250/2011, (2) registered Deed of Conveyance dated 11.01.2011 vide Document No.450/2011, (3) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.1083/2011. On the basis of the said several registered Deeds of Conveyance, the Confirming Party No.1 is absolute owner of the First Land.

c. And where the Confirming Party No.2 is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation, which is as under:

Survey no.	Hissa no.	Area in HRP	Assessment Rs. Paise
46	2/1	0-21-60	3240-00

Manoj Kumar Chitambar

श्री. राजेश धुरी

Chandrashekhar Dhuri

वर्ग-२	
पुस्तक	२०२४
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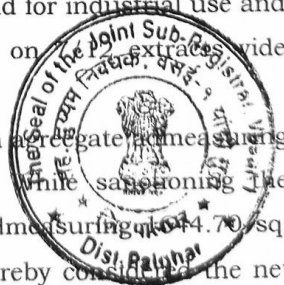
d. This land came to share of (1) Kashinath Mahadev Dhuri, (2) Devendra Kashinath Dhuri, (3) Sudhir Kashinath Dhuri (The Confirming Party No.2 herein), (4) Chhaya alias Sandhya Chandrashekhar Gawade by registered Deed of Partition dated 29.12.2010 registered on 06.01.2011, vide Document No.190/2011 and thereby they became absolute owners of the Second Land.

e. By registered Deed of Release dated 25/04/2018 registered vide Document No.VSI-6-2991/2018 in respect of the Second land, executed by (1) Kashinath Mahadev Dhuri, (2) Devendra Kashinath Dhuri, (the Releasors) in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and thereby the said Releasors released their undivided share, right and title in respect of the said Second land in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein). Further, by registered Deed of Release dated 14/08/2018 registered vide Document No.VSI-6-5355/2018 in respect of the Second Land, executed by Chhaya aliase Sandhya Chandrashekhar Gawade (the releasor) in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and thereby the said Releasor released her undivided share, right and title in respect of the said Second land in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and accordingly an entry to that effect is recorded on 7/12 extracts vide Mutation Entry No.1374 dated 29/09/2018.

2. In the aforesaid premise the above Confirming parties came to own and possess the larger land. For the sake of administrative simplicity of developing the said land, the Confirming parties being partners of the aforesaid firm, M/s. Narayan Industrial Developers inducted the land to the Firm which is Promoter of the project. The Promoter thereby contemplated develop the said property by building thereon two industrial buildings as per the applicable rules and regulation .

3. The Tahasildar Vasai in pursuance to the Government of Maharashtra Gazette Part 4 No.3 dated 05/01/2017 and Order No.REV/D-1/T-1/Land-1/WS/SR-439/2017 dated 30/11/2017 granted Non-Agricultural permission in respect of the said Land for industrial use and accordingly an entry to that effect is recorded on 08/01/2018 extracts vide Mutation Entry No.1254 dated 08/01/2018.

4. The Promoter submitted the aforesaid property in a separate measuring 8370.00 sq.mtrs. to VVCMC for its approval. While sanctioning the project, VVCMC deducted therefrom an area admeasuring 1614.70 sq. mt. being the area affected by DP road and thereby come the net plot area admeasuring 6725.30 sq.mt. for the purpose of granting approvals. This area 6725.30 sq.mtrs. is hereinafter referred to as the



*Mammy Mammy Chakraborty*

*रीता सुकुमा*

*Shri*

*[Signature]*

वसई-१			
पुस्तक	खण्ड	पृष्ठ	दिनांक
१	२०२४	२२२	२२

**SCHEDULE No. 'A'**  
**(The Description of the said Property)**

The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

**SCHEDULE No. '2'**

**(The Description of the said Gallas)**

Galla No. 201, RERA Carpet areas 39.41 sq meters, (Built-up area 41.77 sq.mtr.) in the Building No. 2 Constructed on 6725.30 sq. mtrs. The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

**Details of Amenities**

1. **BUILDING:** The Building shall have RCCD frame structure with Branded Lift.
2. **DOORS AND WINDOWS :** \_\_\_\_\_
3. **MAIN DOORS :** \_\_\_\_\_
4. **FLOORING** \_\_\_\_\_  
Gleazed Tiles flooring with dado to be provided.



श्रीना गुलाबराव शेंकर