

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 570,000.00
बा.गा. रु. 552,096.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 59/8 रिटिएस क्र.: वर्णन विगागावे नाव गावाचे नाव : कळवा (ठाणे महानगरपालिका), उपविगागावे नाव 14/50 10अ) मुंबई पुणे जुन्या महामार्गाच्या उत्तरकडील भाग टिका नंबर 1 सदरिका क्र 201 मजला क्र 2 दिव्याक्षी अपार्ट
- (3) क्षेत्रफळ (1) बांधीव गिळकतीचे क्षेत्रफळ 51.12 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे गाविका डेव्हलपर्स चे प्रोप्रा गगवान कंपनी ; घर/फ्लॅट नं. : गल्ली/रस्ता : ईमारतीचे नाव: मंगलमूर्ती ; ईमारत नं. : पेट/वसाहत: कळवा; शहर/गाव: ठाणे ; तालुका. : पिन. : पॅन नंबर: .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रेया अनिल आंगणे ; घर/फ्लॅट नं. : गल्ली/रस्ता. : ईमारतीचे नाव: माऊली कॉम्प्लेक्स; ईमारत नं. : पेट/वसाहत: कळवा; शहर/गाव: ठाणे ; तालुका. : पिन. : पॅन नंबर: .
(2) अनिल नारायण आंगणे ; घर/फ्लॅट नं. : गल्ली/रस्ता. : ईमारतीचे नाव: वरीलप्रमाण ; ईमारत नं. : पेट/वसाहत: ; शहर/गाव: ; तालुका. : पिन. : पॅन नंबर: .
- (7) दिनांक करून दिल्याचा 08/01/2004
- (8) नोंदणीचा 08/01/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 164 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5700.00
- (12) शंरा



की नक्कल केली
की बाबली
की खजवात घेतली
संमर्थना करून नक्कल
दुय्यम निबंधक ठाणे 5, 5



सदरह नक्कल श्री बुद्धिगुणपति लक्ष्मण
यांचा अर्ज क्रमांक 2003/2009... अन्वये
त्यांना दिली असे
दुय्यम निबंधक ठाणे क्र. 5

टन न-६
दस्ता क्रमांक १६४/२००४
७-०३ मर्यादा ११३ मं. १ Gen. 113 me.

(नि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती ०७/११/०४
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... काठमांडू... दिनांक/Date... ०७/११/०४

Received from... Shreyan Anil Anand... यांच्याकडून
रु./Rs... १२,९५०/- (रुपये/Rupess... Twelve Thousand...
... शाकरिता मिळाले.

on account of...

रोखपाल व लेखापाल
Cashier or Accountant.



(सही/Signature)
... (पदनाम/Designation)
Sub Registrar Thane

१२९५०/- Twelve Thousand.
Alien Handled by
...
०७/११/०४

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Kalwa, Thane this 3rd day of January 2004 BETWEEN M/s. BHAVIKA DEVELOPERS, a proprietary concern, carrying out the business of land development and construction having its office at 2, Vighn'ahar, Co-op. Housing Society, Behind Dr. Ram Mali Hospital, Bombay Poona Road, Kalwa, Thane through its proprietor Shri BHAGWAN MANGLYA KENI, hereinafter in this agreement for brevity's sake is called "THE BUILDERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, representatives and assigns etc.) of the ONE PART.

१६४/२००४

AND

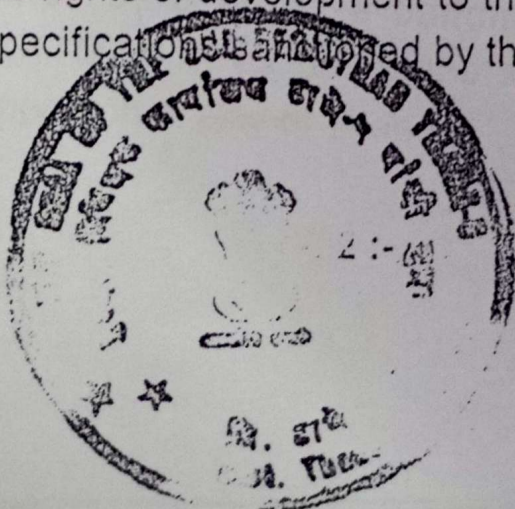
27-9
वसंत वाशीमंग १६४/२०००
२-०३

MR./MRS./MISS. SHREYA ANIL ANGNE /
MR. ANIL NARAYAN ANGNE.

Age २७ yrs / ३६ yrs., Occupation Service.
residing at A/२, Maruti Complex Kharegaon,
Kalwa (W). Thane. 400 605. hereinafter
referred to as the "THE PURCHASER/S" (which expression shall
unless repugnant to the context or meaning thereof mean and
include their respective heirs, executors, administrators,
representatives and assigns etc.) of the OTHER PART;

WHEREAS the builders M/s. SHRI SHRADHA
CONSTRUCTION of Kalwa, Thane, through its partners Shri
Mukund Balu Keni and Bhagwan Manglya Keni have by an
Agreement dated 09.06.2000 executed between original land
owner Shri Vasant Shivram Kini and two others of the second
part (hereinafter referred to as the Vendors) and the builders
M/s. SHRI SHRADHA CONSTRUCTION, partnership firm of the
FIRST PART, the vendors have agreed with M/s. SHRI SHRADHA
CONSTRUCTION to give for development to the M/s. SHRI
SHRADHA CONSTRUCTION a free hold land described as
Survey No. 59, H. No. 8, admeasuring 25 gunthas 5 R equivalent
to 2550 sq.mtrs. lying and being at Village Kalwa, Taluka and
Distract Thane in the registration District and Sub-District of Thane
in the jurisdiction of the Municipal Corporation of City of Thane,
and more particularly described in the FIRST SCHEDULE
hereunder written (hereinafter referred to as the "said land")
together with the rights and benefits with the building plans to be
sanctioned by the Municipal Corporation of City of Thane;

AND WHEREAS the original land owners Shri VASANT
S. KINI and others have executed the development agreement
and power of attorney on dated 09.06.2000 in favour of M/s.
SHRADHA CONSTRUCTION, the partnership firm office at Shri
Darsham Apartment, Mumbai Pune Road, Shastri Nagar, Kalwa,
Thane. As per the said agreement the original land owners
assigning the rights of development to the said partners as per
plans and specifications sanctioned by the corporation.



Buyer

Shreya

Angne

AND WHEREAS the Thane Municipal Corporation has sanctioned the plan bearing V.P.No. 2000/57 and gives permission to carrying out the construction of two building i.e. 'A' building and 'B' building on the "said land".

AND WHEREAS mutual understanding and settlement has taken place between the partners of M/s. SHRADHA CONSTRUCTION and they have decided to carry out the seperate construction of two buildings of their own cost. The right of development and construction of the building No. 'A' will be carried out by and assign to Shri MUKUND BALU KENI in the name of M/s. MANDAR CONSTRUCTION and the rights of the development of construction of the building 'B' will be carried out by and assign to Shri BHAGWAN MANGLYA KENI in the name of M/s. BHAVIKA DEVELOPERS;

AND WHEREAS the two seperate agreement was executed between M/s. SHRI SHRADHA CONSTRUCTION and each partner in the name of their own construction firm as for the above mutual understanding and settlement.

AND WHEREAS the office of the Ceiling and Regulation Thane Urban Agglomeration have issued certificate having No. ULC/TA/T-2/Kalwa/SR/214 dated 13.01.2000 stating that since area of the said plots of land held by vendor's is less ceiling limit.

AND WHEREAS the plans the building 'B' to constructed on the said plot of land have been sanctioned by Municipal Corporation of City of Thane vide permit No. V.P. No. 2000/57/TMC/TDD/803 dated 15.07.2000

AND WHEREAS vide order No. Mahsul-K-1/T-1/SR-65/2000 dated 24.11.2000 from the office of the District Collector of Thane, the "said land" has been converted into non-agricultural purpose of residential use;

AND WHEREAS the builders have proposed to construct on the "said land" a building 'B' named "DIVYAKSHI APARTMENT" as per plans sanctioned by the Municipal Corporation of City of Thane.



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... १६४/२००४

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sq.mtrs. and declared that neither the said flat purchaser nor the members of the flat purchaser's family own a tenement or a house or building within the limits of Municipal Corporation of the City of Thane and agreed that the flat purchaser shall not resale or transfer the flat nor a period of five years from the completion of the said flat;

AND WHEREAS relying upon the said application declaration and agreement the builders agreed to sell to the flat purchaser a flat at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS prior to the execution of these presents, the flat purchaser has paid to the builder a sum of Rs. 1,14,000=∞ (Rupees One Lakh fourteen thousand only) being - percentage of the sale price of the flat agreed to be sold by the builders to the flat purchaser as advance payment or deposit (the payment and receipt whereof the builders do hereby admit and acknowledge) and the flat purchaser has agreed to pay to the builder balance of the said price as mentioned hereunder;

AND WHEREAS under section 4 of the said Act the builders required to execute a written agreement for sale of said flat to the flat purchaser, being in fact these presents and also to register the said agreement under the Registration Act.

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

1. The Builders shall construct the said building/s consisting of ground and the four upper floors or permissible floors on the said land in accordance with the plans, designs, specifications, approved by the Municipal Corporation of the City of Thane and which have been seen and approved by the flat purchaser with only such variations and modifications as the builders may consider necessary or as may be required by the concerned local authorities Government to be made in them or any of them. Provided

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 दस्त क्रमांक १६४/२००४
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that the Builders shall have to obtain prior consent in writing of the flat purchaser in respect of such variations or modifications which may adversely effect the flat of the purchaser;

2. The flat purchaser hereby agrees to purchase from the Builders and the builders hereby agree to sell to the flat purchaser flat No. 201 on the Second floor in 'B' Wing of the built up area of 550 sq.ft. equivalent to 51.12 sq.mtrs. (the carpet area admeasuring sq.ft. equal to sq. mtrs.) which is inclusive of the area of balconies as shown in the floor plan thereof hereto annexed and shop No. on the floor of the carpet area admeasuring sq.ft. equal to sq.mtrs.) in the said building named "DIVYAKSHI APARTMENT" hereinafter referred to as the premises) for the price of Rs. 5,70,000 = 00 (Rupees Five Lakh Seventy Thousand only) including Rs. (Rupees only) being the proportionate price of common areas and facilitate appurtenant to the premises in nature extent and description of the common limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The flat purchaser hereby agrees to pay to the builders balance amount of purchase price of Rs. 5,70,000 = 00 (Rupees Five Lakh Seventy Thousand only) in the following manner :

Rs. being 10% within seven days from the date of intimation about the completion of the plinth.
 Rs. being 20% within seven days from the date of intimation about the completion of the R.C.C. slab of the floor on which the



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बस्त क्र. ५९६४ / २००४
२००४

FIRST SCHEDULE ABOVE REFERRED TO

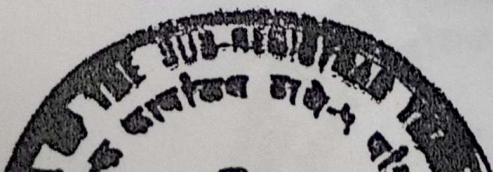
ALL THAT piece and parcel of land hereditament and premises situate, lying and being at village Kalwa, Taluka and District Thane, within the limits of Municipal Corporation of City of Thane and within the Registration District and Sub-District of Thane and more particularly described as under :-

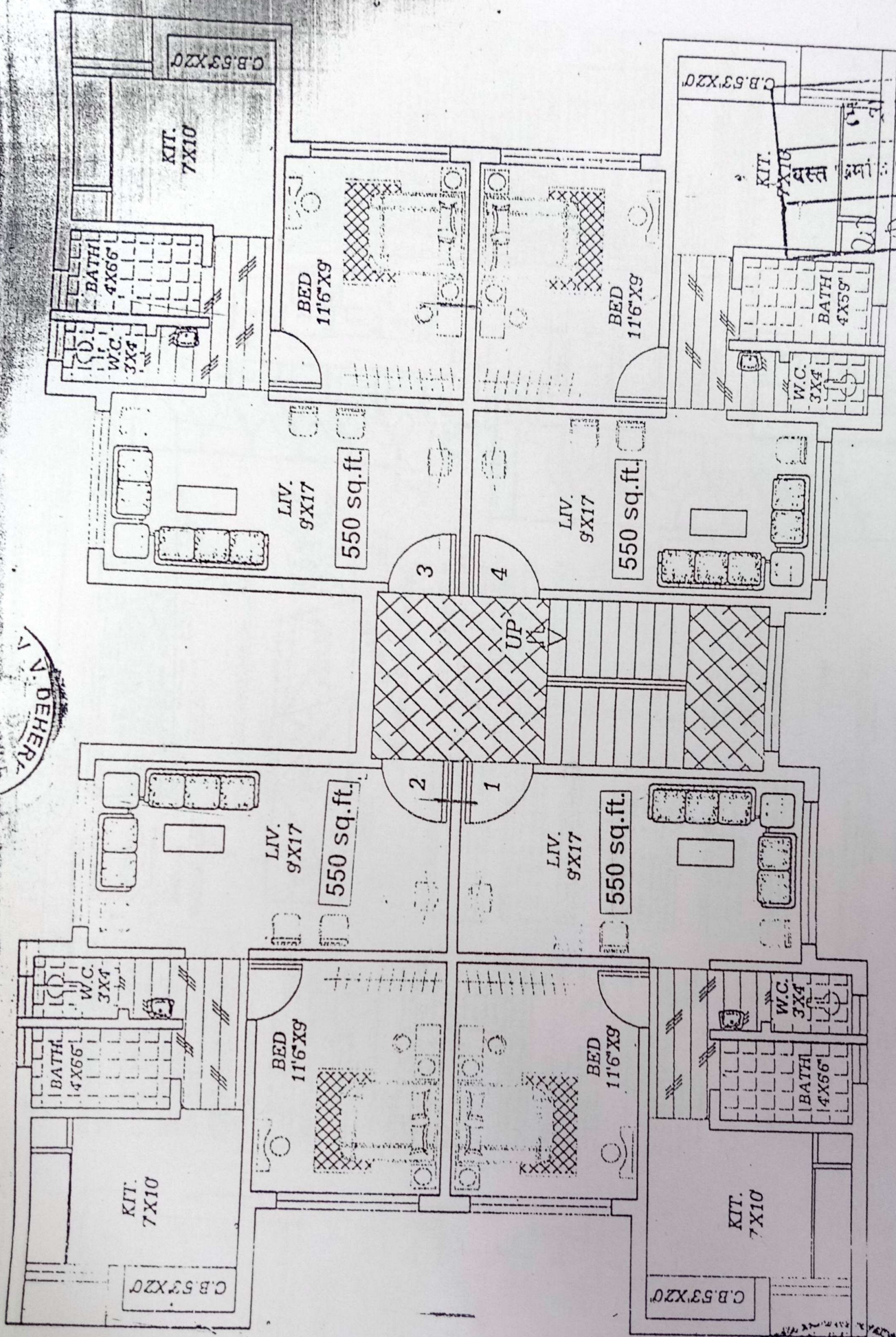
Survey No. 59, H.No. 8-B, Area - 25 Gunthas 5 R. and bounded as under :-

- On or towards East - Property of Chandrakant M. Pawar
On or towards West - Property of Bhalchandra K. Mhatre
On or towards North - Property of Khar Lane.
On or towards South - Property of Balaram A. Patil

SECOND SCHEDULE ABOVE REFERRED TO :

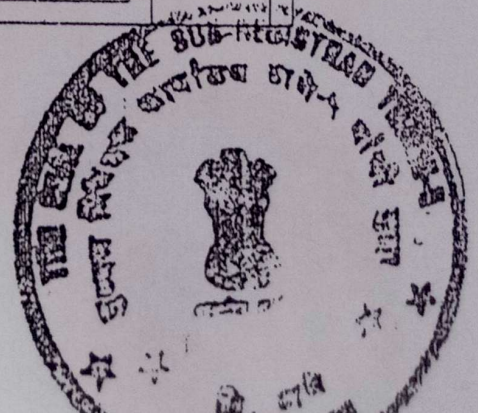
1. All the open space around the building
2. Whole of the terrace in possession of terrace flat holders.





TYPICAL FLOOR PLAN (GR. TO 4TH FLR.)

BUILDING TYPE "B"



Handwritten notes in the top right corner of the drawing, including the number '22' and some illegible text.



सन 2019-20 मासमती कराचे विवरण

(महाराष्ट्र महानगरपालिका अधिनियम अनुसार मनुष्यी ट, नियम ३९, ४० अन्वये)

मासमती क्र./ (PTM No.): 4000050

सब कोड (Sub Code):

पंचायत समिती (Ward): KHAREGAON

ब्लॉक क्र.: 152

घर क्र.: 118

दस्तावेज क्र.: TMC192015201563

मिठी नंबर / डीका क्र.:

मागील मिटर क्र.:

करदात्याचे नाव / पत्तयवहूपाचा पत्ता : SHRI. BHAGWAN MANGLYA KENI

मासमतीचा पत्ता : DIVYAKSHI APT, PAKHADI

दस्तावेज प्रकार : मासमती कराचे विवरण

करविधायक कोणाच्या बंधी केली आहे :

कोणाच्या बंधीपासून आकारणी केली आहे :

कर आकारणी प्रकार : बांधणी बांधे

बाजार AUTHORIZED

निवासी

बिगर निवासी

एकूण

वार्षिक करधोरण मुल्य (रु)

95,802

0

95,802

क्र. क्र.	कराचा वर्णनाम	कराची टक्केवारी		पहिला सहामाही (रु.) १ एप्रिल ते ३०	दुसरी सहामाही (रु.) १ ऑक्टो. ते ३१ मार्च (B)	एकूण (रु.) (A+B)
		निवासी	बिगर निवासी			
१	सामान्य कर (अप्रिशन करामहित) / (General Tax Including the fire tax)	32.00	44.50	14,859	14,778	29,637
२	शिक्षण कर / Education Tax	4.00	5.00	1,917	1,907	3,824
३	जललाभ कर / Water benefit Tax	17.00	22.00	8,148	8,104	16,252
४	मन निस्सरण कर / Drainage Tax	10.00	13.00	4,793	4,767	9,560
५	रोजगार हमीकर (मशा) / Employment Guarantee Cess	0.00	3.00	0	0	0
६	मोठ्या निवासी जागेबंदी / Big Residential Tax	10.00	0.00	0	0	0
७	विशेष सफाई कर / In Particular Cleaning	2.00	10.00	959	953	1,912
८	वृक्ष उपकर / Tree Cess	1.00	1.00	479	477	956
९	शिक्षण कर (मशा) / Education Cess	6.00	12.00	2,878	2,860	5,736
१०	रस्ता कर / Road Tax	6.00	9.00	2,878	2,860	5,736
११	मन निस्सरण लाभ कर / Sewage Benefit Tax	14.00	17.50	6,710	6,674	13,384

एकूण	(A)	43,617	(B)	43,380	86,997
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- (१) चालू वर्षाची एकूण मागणी (A+B) 86,997
- (२) कर धकबाकी (मागील) 0
- (३) धकबाकी ब्याज विलंब आकार (दि. ३१/०३/२०१९ पर्यंत) संपूर्ण रकम जमा करेपर्यंत बाढत राहणार 0
- (४) धकबाकी + विलंब आकार (२+३) (दि. ३१/०३/२०१९ पर्यंत) 0
- (५) धकबाकीसह एकूण देय रकम (४+२) 86,997

मागील पावती	
दिनांक	रकम
Total	

महदार बादीत नाव नोंदवून मतदान करा व सोकनाही बळकट करा

टीप : १) करारान नियम ४१ अन्वये, ज्या पिळकतीवर मागील आर्थिक वर्षाची धकबाकी आहे, त्यापासून मागे १ एप्रिल २०१९ पासून संपूर्ण धकबाकी रद्दमेवर (धकीत कर व शास्ती) २ % शास्ती/ब्याज (विलंब आकार) (मासमतीधारक/करदाता संपूर्ण धकबाकी व शास्तीसह रद्दग देईपर्यंत) भरण्यास तो जबाबदार असत.

२) महाराष्ट्र नगरीय नियम ५ अन्वये व त्यापेक्षा उंच असलेल्या इमारतीवर किंवा ज्या इमारतीचे कार्यलय मुल्य रु. १,००,०००/- किंवा त्यापेक्षा अधिक आहे, अशा इमारतींना बाडीब १ % अप्रिशन कर सामान्य कराने संचालित केला आहे.

३) क्रम २१७ अ अन्वये, ज्या पिळकती दि. ०४ जाने २००८ रोजी व त्यानंतर अनधिकृतपणे अडिटरात झाल्या आहेत, अशा पिळकतींना (क्षेत्रफळ तिहाय) शास्ती आकारण्यास येते.

ऑनलाईन वेबसाईट www.thane.gov.in या मनुष्याच्या वेबसाईटवर उपलब्ध आहे.

मासमती कर घरा आणि शाहराच्या विकासाला हातभार लावा