

73/687

पावती

Original/Duplicate

Tuesday, January 15, 2019

नोंदणी क्र.: 39म

11:16 AM

Regn.: 99M

पावती क्र.: 895

दिनांक: 15/01/2019

गावाचे नाव: डावले

दस्तऐवजाचा अनुक्रमांक: टनन1-687-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नंदकिशोरकुमार रामअधारे कनोजिया . .

नोंदणी फी

रु. 24700.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 26260.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:37 AM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

इतर दुय्यम निबंधक वर्ग-५
ठाणे - १.

बाजार मुल्य: रु.2463700 /-

मोबदला रु.2450000/-

भरलेले मुद्रांक शुल्क : रु. 147900/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.24700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010602258201819E दिनांक: 14/01/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1560/-

नोंदणी फी माफी असल्यास तपशिल :-

Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



W. C. RAMOSIA

ट न न - 9

दस्त क्र. ६१० / २०१९

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Thane on this **15th** day of **January**, in the year **Two Thousand Nineteen (2019)**.

BETWEEN

M/S. SHIVA AMRUT ENTERPRISES, (PAN : **ABYFS8208B**) a Registered Partnership firm, having its office at Shop No. 1, Moti Palace, Shanti Nagar, Anand Koliwada, Mumbra, Dist. Thane - 400612, hereinafter referred to as the "**DEVELOPERS**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner/s for the time being thereof, the survivors of them and the heirs, successors, executors, administrators of the last such survivors or survivor and assigns) of the **FIRST PART**.

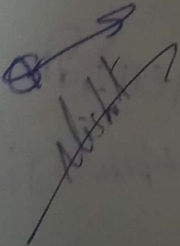
AND

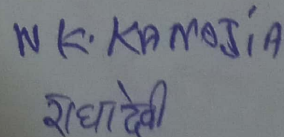
1) **MR. NANDKISHOREKUMAR RAMADHARE KANOJIA**, age 36 years, PAN : **BANPK2683K**, and 2) **MRS. RADHA DEVI N. KANUAJIYA**, age 31 years, PAN : **CNCPK3426R**, both Indian Inhabitants, having address at Room No. 215, Gandhi Nagar, Kajupada Pipeline, Kurla (West), Mumbai - 400072, hereinafter referred to as the "**PURCHASERS**" (Which expression shall unless it is repugnant to the context or meaning thereof shall mean and include in the case of individual or individuals, his/her/their respective heirs, executors and administrators. In case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivors or survivor and in the case of a company, its successor or successors and permitted assigns) of the **SECOND PART**;

WHEREAS

A. 1) Smt. Suman Halya Mhatre and 2) Mr. Mangesh Halya Mhatre hereinafter called as the "**OWNERS**" and they owned and possessed of otherwise well and sufficiently entitled to a plot of land bearing **Survey No. 163, Hissa No.1** admeasuring about 1970 sq. mtrs. lying being and situates at Village Dawale, Taluka and District Thane, within the limits of Thane Municipal

- 1 -

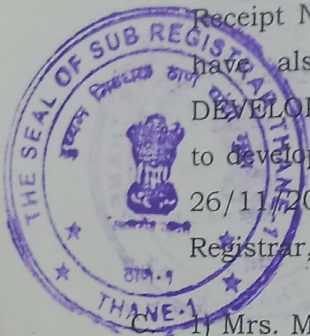



N. K. KANOJIA
शधादेवी

टनन - 9
दस्त क्र. ६६० / २०११
६/६८

Corporation, within the Registration District and Sub-District Thane, hereinafter shall be referred and called for the sake of brevity as "The Said Land A" and the same is more particularly described in the **SCHEDULE - I** hereunder written.

B. By a Development Agreement dated 25/04/2008 the said owners have granted development rights in respect of "The Said Land A" in favour of M/s. Shiva-Darshan Constructions (now known as **M/S. SHIVA AMRUT ENTERPRISES**). The said Development Agreement dated 25/04/2008, is duly registered with office of the Sub-Registrar, Thane-2 by Deed of Confirmation dated 26/11/2010 under Document Serial No. TNN2-13305-2010 and Receipt No. 13459 dated 26/11/2010 and the aforesaid owners have also executed Power Of Attorney in favour of the DEVELOPERS herein inter all authorizing and empowering them to develop "The Said Land A". The said Power Of Attorney dated 26/11/2010 is duly registered with the office of the Sub-Registrar, Thane - 2 at Serial No. 731-2010 dated 26/11/2010.



1) Mrs. Madhukar Jana Faujdar, 2) Mr. Eknath Jana Faujdar, 3) Mr. Kashinath Jana Faujdar, 4) Mr. Ravindra Jana Faujdar and 5) Smt. Indubai Ramdas Mhatre, hereinafter called as the "OWNERS" and they owned and possessed of otherwise well and sufficiently entitled to a plot of land bearing **Survey No. 163 Hissa No.2** admeasuring about 2100 sq. mtrs. lying being and situates at Village Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, within the Registration District and Sub-District Thane, hereinafter shall be referred and called for the sake of brevity as "The Said Land B" and the same is more particularly described in the **SCHEDULE - II** hereunder written.

D. By a Development Agreement dated 20/04/2008 the said owners have granted development rights in respect of "The Said Land B" in favour of M/s. Shiva-Darshan Constructions (now known as **M/S. SHIVA AMRUT ENTERPRISES**). The said Development Agreement dated 20/04/2008 which was duly registered with the

office of the Sub-Registrar, Thane-2 by Deed of Confirmation dated 26/11/2010 at Document Serial No. TNN2-13304-2010 and Receipt No.13458 dated 26/11/2010 and the aforesaid owners have also executed power of attorney in favour of DEVELOPERS herein inter all authorizing and empowering them to develop "The Said Land B". The said power of attorney dated 26/11/2010 duly registered with the office of the Sub-Registrar, Thane-2 at Serial No. 730-2010 dated 26/11/2010.

E. 1) Late Bama Kathod Faujdar (Expire) through his legal heirs a) Mr. Balaram Bama Faujdar, b) Late Mr. Ankush Bama Faujdar (expire) through his legal heirs b1) Mr. Navnath Ankush Faujdar, c) Mr. Vasant Bama Faujdar, d) Mr. Ramdas Bama Faujdar, e) Mr. Lahu Bama Faujdar, 2) Late Krishna Divdya Faujdar (expire) through his legal heirs a) Smt. Anandibai Krishna Faujdar b) Mr. Ganesh Krishna Faujdar c) Mr. Sanjay Krishna Faujdar d) Mr. Keshav Krishna Faujdar, e) Mrs. Sarika Gurunath Patil (before Marriage name Sarika Krishna Faujdar), 3) Mr. Ramchandra Divdya Faujdar, 4) Mr. Ratan Divdya Faujdar, 5) Mr. Madhukar Jana Faujdar 6) Smt. Indubai Ramdas Mhatre (before marriage name Indubai Jana Faujdar), 7) Mr. Eknath Jana Faujdar, 8) Smt. Parvatibai Gotiram Datilkar, 9) Smt. Banubai Bhagwan Patil 10) Smt. Barkubai Bedkya Mhatre, hereinafter called as the "OWNERS" and they owned and possessed of otherwise well and sufficiently entitled to a plot of land bearing **Survey No. 165 Hissa No.2** admeasuring about 3970 sq. mtrs. lying being and situates at Village Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, within the Registration District and Sub-District Thane, hereinafter shall be referred and called for the sake of brevity as "The Said Land C" and the same is more particularly described in the **SCHEDULE - III** hereunder written.

F. By Development Agreement dated 15/04/2008 the said owners have granted development rights in respect of "The Said Land C" in favour of M/s. Shiva-Darshan Constructions (now known as **M/S. SHIVA AMRUT ENTERPRISES**). The said Development

Handwritten signature and initials in the bottom left corner.

Handwritten signature and initials in the bottom right corner: NK. K. N. S. I. शिवा देवी



15/01/2019

सूची क्र.2

दुपयम निर्बंधक : दु.मि. ठाणे 1

दस्त क्रमांक : 687/2019

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1) बिलेखाचा प्रकार	करारनामा
(2) मोबदला	2450000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2463700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 302, माळा नं: तिसरा मज्जा,ए विंग, इमारतीचे नाव: शिवा अमृत इस्टेट, ब्लॉक नं: ., रोड नं: डावले,तालुका व जिल्हा ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 425 चौ. फूट कारपेट,झोन नं. 28/ 107 20अ. ((Survey Number : सन्हे नं. 163/1, 163/2, 165/2 ;))
(5) क्षेत्रफळ	1) 425 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स शिवा अमृत इंटरप्रायजेस तर्फे भागिदार सुरेश लक्ष्मण कराडे . . वय:-52; पत्ता:-प्लॉट नं: दुकान नं. 1, माळा नं: ., इमारतीचे नाव: मोती पॅलेस, ब्लॉक नं: शांती नगर, आनंद कोळीवाडा, रोड नं: मुंब्रा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ABYFS8208B 2): नाव:-मेसर्स शिवा अमृत इंटरप्रायजेस तर्फे भागिदार निशीत भोईर . . वय:-29; पत्ता:-प्लॉट नं: दुकान नं. 1, माळा नं: ., इमारतीचे नाव: मोती पॅलेस, ब्लॉक नं: शांती नगर, आनंद कोळीवाडा, रोड नं: मुंब्रा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ABYFS8208B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदकिशोरकुमार रामअधारे कनोजिया . . वय:-36; पत्ता:-रुम नं. 215, ., ., गांधी नगर, काजुपाडा पार्इपलाईन, कुर्ला प., मुंबई, साक्षीणाक्रा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-BANPK2683K 2): नाव:-राधा देवी एन. कनोजिया . . वय:-31; पत्ता:-प्लॉट नं: रुम नं. 215, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गांधी नगर, काजुपाडा पार्इपलाईन, रोड नं: कुर्ला प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-CNC PK3426R
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	15/01/2019
(11)अनुक्रमांक,खंड व पृष्ठ	687/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	147900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24700
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारण ठाणे-१.

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		15 January 2019, 10:36:21 AM	
Valuation ID	20190115274		
मूल्यांकनाचे वर्ष	2018		
जिल्हा	ठाणे		
मुल्य विभाग	तालुका : ठाणे		
उप मुल्य विभाग	28/107-20अ) सर्वे नंबर		
क्षेत्राचे नांव	Thane Municipal Corporation	सर्वे नंबर / न. १६५	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
8300	43600	44600	56400
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	56.5 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
मिळकतीचा प्रकार-		बांधीव	
मूल्यदर/बांधकामाचा दर-		Rs.43600/-	
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	
		= (43600 * (100 / 100)) * 100 / 100	
		= Rs.43600/-	
A) मुख्य मिळकतीचे मुल्य		= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र	
		= 43600 * 56.5	
		= Rs.2463400/-	
एकत्रित अंतिम मुल्य		= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेडनार्ईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + मुरेल गच्चीचे मुल्य + बांधीव वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + भिडित बाळकनी	
		= A + B + C + D + E + F + G + H + I	
		= 2463400 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		=Rs.2463400/-	

ट न न - १
क्र. १६५ / २०१९



Home Print