

81/5266

Tuesday, March 30, 2021

2:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6556

दिनांक: 30/03/2021

गावाने नाव: भादवड

दस्तावेजाचा अनुक्रमांक: बवड1-5266-2021

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सचिन धनराज कुलकर्णी -

नोंदणी फी

₹. 24530.00

दस्त हाताळणी फी

₹. 1240.00

पृष्ठांची संख्या: 62

एकूण:

₹. 25770.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
3:03 PM ह्या वेळेस मिळेल.

Sub Registrar Bhivandli

वाजार मूल्य: ₹. 1350163.1/-

मोबदला ₹. 2452389/-

भरलेले मुद्रांक शुल्क : ₹. 98100/-

सर्व सुध्दम निवृत्तक अभिवंदी - १

1) देयकाचा प्रकार: By Cash रक्कम: ₹. 1240/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 24530/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014263628202021E दिनांक: 30/03/2021

वैकिके नाव व पत्ता:



01/04/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. पिनकी 1

पत्र क्रमांक : 5266/2021

मोडर्नी :

Regn 63m

मानाचे नाव : भादवड

(1) विवेकाचा प्रकार	परारमाग	
(2) मोबदला	2452389	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे	1350163.1	
(4) घू-मापन, पोटहिस्सा व परक्रमांक (बमल्यास)		1) पासिकेचे नाव: भिबंदी-निजामपूर मतप इतर वर्णन : इतर माहिती: मीजे भादवड ठासुका पिनकी केडीय सर्वे नं. 69/1/7 या जागेवरील 'जान गंगा अपार्टमेंट' विल्डींग नं. ए' दुसरा मजला सदतिका नं. 208 क्षेत्र 34.19 चौ.मी. कारपेट ((Survey Number : 69/1/7 ;))
(5) क्षेत्रफळ		1) 34.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) इस्तऐवज करून घेणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे. इन्कीनी नॅन्डमार्क तर्फे भागीदार अभियेक विनोद द्विवेदी तर्फे कनुजी जबाब देण्याकरीता कु.सु. म्हथुन नदीम अहमद नसीम अहमद खान - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: घर नं. 1210/0, तळ मजला, शक्ति कंपाऊंड, नागाव-1, भिबंदी, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAHF14676B
(8) इस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-सचिन धनराज कुलकर्णी - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: इस्त्रीवाला चाळ, मस्जिद गल्ली, दर्गाह रोड, अमर नगर, मुसुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400082 पॅन नं:-BIUPK0644M 2): नाव:-उज्वला सचिन कुलकर्णी - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: इस्त्रीवाला चाळ, मस्जिद गल्ली, दर्गाह रोड, अमर नगर, मुसुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400082 पॅन नं:-EQQPK6896A
(9) इस्तऐवज करून दिल्याचा दिनांक	30/03/2021	
(10) इस्त नोंदणी केल्याचा दिनांक	30/03/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	5266/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	98100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24530	
(14) शेर		

सह दुय्यम निबंधक भिवंडी - १

मुल्यांकनासाठी विचारात घेतलेला उपशीर्षक:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

ब व ड-१
द.क्र.५२६६/२०२१
पानं ४/६२

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Bhiwandi, this 30th day of March in the year Two Thousand and Twenty One (2021),

BETWEEN

M/S. INFINI LANDMARK, a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at House No. 1210/0, Ground Floor, Shafique Compound, Nagaon-1, Bhiwandi, Dist. Thane, hereinafter referred to as the "Developer"), (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and the heirs, executors and administrators of the last surviving partner of the said firm) of the One Part;

AND

(1) SACHIN DHANRAJ KULKARNI (PAN: BIUPK0644M), Age 36 Years, Indian Inhabitant/s, (2) UJWALA SACHIN KULKARNI (PAN: EQQPK6896A), Age 33 Years, Indian Inhabitant/s, having his/her/their address at Estriwala Chawl, Masjid Galli, Dargah Road, Amar Nagar, Mulund (W), Mumbai - 400082, hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their heirs, executors and administrators and assigns) of the Other Part.

The Developer and the Purchaser/s, are hereinafter, wherever the context may so require, individually referred to as "Party" and collectively referred to as "Parties".



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ब व ड-१
द.क्र. ५२६६/२०२१
पाने ५१६२
WHEREAS:

- A. By virtue of Sale Deed dated 01/03/2019 duly registered with the office of the Sub Registrar of Assurances at Bhiwandi vide its serial No. BVD1-2426/2019 dated 05/03/2019 executed between Ananta Appa Gulawi & others and the Developer herein, the Developer herein did purchase and acquire all right, title and interest in all that the piece or parcel of Non Agriculture Land admeasuring about 1600 sq.mtrs. bearing Survey No. 69/1/7, situate lying and being at Village Bhadwad, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, more particularly described in the Schedule hereunder written, hereinafter referred to as the said "Land".
- B. Being desirous of developing the Land, the Developer submitted a Building Proposal comprising of a Lay-out and Building Plans to the Bhiwandi Nizampur City Municipal Corporation (hereinafter referred to as "BNCMC") which has sanctioned the Building Proposal vide Commencement Permission No. BPK/28/2020-2021 outward No. 9258 dated 17/12/2020 ("CC") in accordance with which two building can be constructed on demarcated portions of the Land which buildings will be on stilts, ground with upper floors;
- C. Mr. Suraj L. Jain, Advocates have investigated the title to the said Land and have issued their Certificate of Title a photocopy whereof is hereto annexed and marked Annexure 'A'. A copy of the Property Register Card of the said Land is also annexed hereto and marked Annexure 'B';
- D. The Developer has begun the construction of RCC Building on a demarcated portion of the Land as per plan and specification approved by the Bhiwandi Nizampur City Municipal Corporation, Bhiwandi;
- E. The Purchaser/s being desirous of purchasing a flat in the buildings to be constructed by the Developer, has/have inspected the documents, writings, Certificate of Title and the layout plans, building plans, IOD, designs and specifications prepared by the Project Architects and all other documents as are specified under Real Estate (Regulation and Development) Act, 2016 (RERA) (hereinafter referred to as the "Rules") and the Developer have provided to the Purchaser/s photocopies of the aforesaid documents as are mentioned in the Rules and as demanded by the Purchaser/s, as well as the plans in respect of the Building/s as presently approved and sanctioned by the BNCMC. The Purchasers has/have satisfied



ब व ड-१

द.क्र. ११९९/२०२१

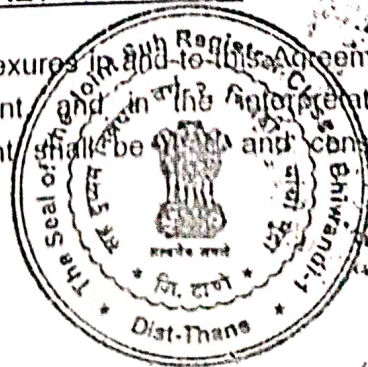
पाने ९/९२

himself/herself/themselves/itself that the Developer title to the Land is clear and marketable, and that the Developer has the requisite permissions to exclusively construct and the right to allot areas in the Building/s and has/have also fully familiarized himself/herself/themselves/itself with the Scheme of Development outlined in hereinabove;

- F. In view of the above, the Developer has agreed to sell and the Purchaser/s has/have agreed to purchase Flat No. 208 on the Second Floor admeasuring approximately 34.19 square meter carpet area in Building No. 'A' of the Building project known as 'GYAN GANGA APARTMENT' at or for a consideration of Rs. 24,52,389/- (Rupees Twenty Four Lakh Fifty Two Thousand Three Hundred Eighty Nine Only) (hereinafter referred to as "said Flat");
- G. The Purchaser/s with full knowledge of the Scheme of Development outlined above and all the terms, conditions and covenants contained in the papers, plans, and approvals referred to herein above, has/have agreed to purchase and acquire from the Developer, said Flat for the agreed consideration and other amounts, deposits and liabilities referred to herein, and upon and subject to the terms and conditions and covenants recorded and contained herein;
- H. The subject matter of this Agreement is RCC Building comprising of stilt, ground plus upper floors of the Residential cum Commercial Building project known as 'GYAN GANGA APARTMENT' to be constructed on Land and as more particularly described in the First Schedule hereunder written and shown on the Plan hereto annexed and marked as Annexure "C";
- I. As per provision of Real Estate (Regulation and Development) Act, 2016 (RERA), the Developer is required to execute a written Agreement for Sale of the Flat in favour of the Purchaser/s, being these presents, and to register the same under the Indian Registration Act, 1908.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement and shall be read in conjunction with this Agreement, and this Agreement shall be read and construed in its entirety.



Abhishek

Abhishek Ji

सुनील रानडे