

351/10131

पावती

Original/Duplicate

Monday, July 22, 2024

नोंदणी क्र. :39म

3:05 PM

Regn.:39M

पावती क्र.: 11489 दिनांक: 22/07/2024

गावाचे नाव: काल्हेर

दस्तऐवजाचा अनुक्रमांक: बवड2-10131-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पवनकुमार बहादुर मसार

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1700.00

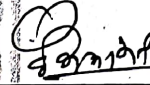
पृष्ठाची संख्या: 85

एकूण:

₹. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे

3:24 PM ह्या वेळेस मिळेल.



BVD2

बाजार मूल्य: ₹.2404831/-

मोबदला ₹.5564434/-

भरलेले मुद्रांक शुल्क : ₹. 333900/-

(इंद्रवदन अ. सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)

भिर्वेडी क्र. २, जि. टाणे

1) देयकाचा प्रकार: DHC रक्कम: ₹.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724228503778 दिनांक: 22/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005530794202425E दिनांक: 22/07/2024

बँकेचे नाव व पत्ता:



22/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 10131/2024

नोंदणी :

Regn:63m

गावाचे नाव : काल्हे

(1)विलेखाचा प्रकार	कारनामा
(2)मोबदला	5564434
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2404831
(4) भू-मग्न,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मीजे काल्हेर,ता. भिवंडी,जि. ठाणे येथील सव्हे नंबर 38 हिस्सा नं. 2 या जमीनीवरील मोरया स्पॉट सिटी फेस -1 मधील बी-विंग मधील तिसऱ्या मजल्यावरील फ्लॅट नं. 304 क्षेत्र 65.26 चौरस मीटर कारपेटे मिळकत( ( Survey Number : 38/2 ; ) )
(5) क्षेत्रफळ	1) 65.26 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:-मे. हॉलमार्क इन्फ्रा अनेक्स एलएलपी तर्फे पार्टनर अजितकुमार मदनराज चोपडा तर्फे क.ज. देणार अक्षय विमलचंद कोठारी वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ओझोन गॅलेक्सी, दुर्गेश पार्कजवळ, काल्हेर,पाडा, काल्हेर, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAMFH9068F 2): नाव:-मे. हॉलमार्क इन्फ्रा अनेक्स एलएलपी तर्फे पार्टनर दिनेशकुमार खामनचंदजी कोठारी तर्फे क.ज. देणार अक्षय विमलचंद कोठारी वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ओझोन गॅलेक्सी, दुर्गेश पार्कजवळ, काल्हेर पाडा, काल्हेर, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAMFH9068F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पवनकुमार बहादुर मसारवय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-घर नं.240/2, रूम नं.4,केवणी दिवे रोड,कोवणी,भिवंडी,ठाणे, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-CPHPM8183A
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10131/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	333900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुळ दस्तासोबतची प्रत.

*(Signature)*  
**(इंद्रवदन अ. सोनवणे)**  
 सह दुय्यम निबंधक (वर्ग-२)  
 भिवंडी क्र.२, जि. ठाणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

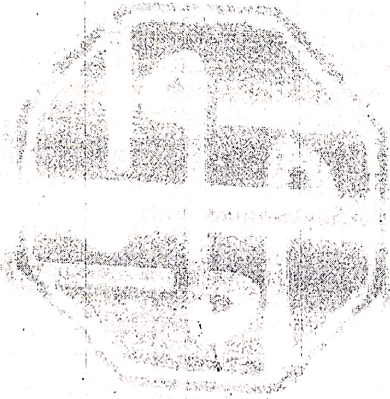
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

Payment Details


sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PAWAN KUMAR MASAR	eChallan	69103332024072211744	MH005530794202425E	333900.00	SD	0003008004202425	22/07/2024
2		DHC		0724228503778	1700	RF	0724228503778D	22/07/2024
3	PAWAN KUMAR MASAR	eChallan		MH005530794202425E	30000	RF	0003008004202425	22/07/2024

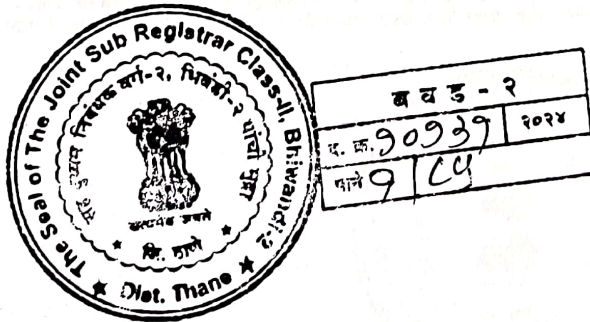
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	
Valuation ID	202407103916
	10 July 2024.01:42:57 PM
	बवड3
मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : भिवंडी
उप मूल्य विभाग	2/2-N11 3 औद्योगिक वापराखालील विकसित जमिनी
क्षेत्राचे नांव	Bhivandi-Nijampur Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : 38
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
3010	33500
कार्यालय	दुकाने
35600	41400
औद्योगिक	मोजमापनाचे एकक
35600	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र (Built Up)-	71.786 चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्दवाहन सुविधा-	आहे
मिळकतीचा वापर-	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	1st To 4th Floor
मिळकतीचा प्रकार-	बांधीव
बांधकामाचा दर-	Rs.26620/-
कार्पेट क्षेत्र-	65.26 चौ. मीटर
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.33500/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
	= (( (33500-3010) * (100 / 100) ) + 3010)
	= Rs.33500/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 33500 * 71.786
	= Rs.2404831/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन 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 + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 2404831 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.2404831/-
	= ₹ चौवीस लाख चार हजार आठ शो एकतीस /-

Home Print

  
 (इंद्रवदन अ. सोनवणे)  
 सह दुय्यम निबंधक (वर्ग-२)  
 भिवंडी क्र. २, जि. ठाणे





CHALLAN  
MTR Form Number-6



SRN	MH005530794202425E	BARCODE			Date	22/07/2024-11:21:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR			Full Name	PAWAN KUMAR MASAR			
Location	THANE			Flat/Block No.	FLAT NO 304, THIRD FLOOR,B-WING,MORYA			
Year	2024-2025 One Time			Premises/Building	SPORTSCITY PHASE-1			
Account Head Details		Amount In Rs.						
030046401	Stamp Duty	333900.00		Road/Street	KALHER			
030063301	Registration Fee	30000.00		Area/Locality	BHIWANDI			
				Town/City/District				
				PIN	4	2	1	3 0 2
				Remarks (If Any)				
				SecondPartyName=HALLMARK INFRA ANNEX				
				LLP-CA=5564434-Marketval=5564434				
				Amount In	Three Lakh Sixty Three Thousand Nine Hundred Rupee			
				Words	s Only			
Total		3,63,900.00						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024072211744	2880132446		
Cheque/DD No.			Bank Date	RBI Date	22/07/2024-11:22:32	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822212345  
दर चलन केवल दृश्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तासारी लागू आहे. नोदणी न करावयाच्या दस्तासारी सदर चलन लागू ही.



ब त ड - २  
न. क्र. १०९३९ २०२४  
पाने २८५

Print Date 22-07-2024 11:22:43



ब ब ड - २  
द. क्र. १०१३१/२०२४  
पाने ३/८५

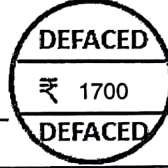


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0724228503778 Receipt Date 22/07/2024

Received from PAWAN KUMAR MASAR, Mobile number 9822212345, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 10131 dated 22/07/2024 at the Sub Registrar office Joint S.R.Bhivandi 2 of the District Thane Gm.



### Payment Details

Bank Name IBKL	Payment Date 22/07/2024
Bank CIN 10004152024072202823	REF No. 2916619540
Deface No 0724228503778D	Deface Date 22/07/2024

This is computer generated receipt, hence no signature is required.





श. क्र. १००३१	२०२४
दि. २७/६	

**AGREEMENT FOR SALE**

THIS AGREEMENT made and executed at Bhiwandi, Dist-  
Thane on 22 Day of 10/2024.

BETWEEN

**M/S. HALLMARK INFRA ANNEX LLP** a Partnership firm,  
having its Office at- Ozone Galaxy, Near Durgesh Park, Kalher  
Pada, Kalher, Tal- Bhiwandi, Dist- Thane (**PAN NO**  
**AAMFH9068F**) hereinafter referred to as "THE DEVELOPERS"  
(which expression shall unless otherwise repugnant to the  
context and meaning thereof shall be deemed to mean and  
include their working Partners, their respective heirs, successors,  
executors, administrators and assigns, Attorney Holder) of **THE**  
**FIRST PART;**



*[Handwritten signature]*  
*[Handwritten signature]*  
Kalher



सं. क्र. २०१३१	२०२४
पाने ५५	

AND

Mr. Pawan Kumar Bahadur Masar aged - 26 years, Indian Inhabitant, having PAN No. CPHPM8183A residing at - House Number - 240/2, Room No - 04, Kewani Dive Road, Bhiwandi, Kewani, Thane, Maharashtra - 421302, hereinafter referred to as "THE FLAT PURCHASER/S"(which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, administrators and assigns) of THE SECOND PART;

**DEFINITION:-**

M/S. HALLMARK INFRA ANNEX LLP is the Partnership Firm, which is formed and registered under the provisions of Partnership Act, 1932 and which is indulged in carrying out the Development of Immovable Properties, etc. and hence for the sake of this Agreement, M/S. HALLMARK INFRA ANNEX LLP be referred to as the said Firm, hereinafter, in this Agreement.

**WHEREAS:-**

- a) The plot of land as the subject matter of the present Agreement, was originally seized, possessed and owned by Mrs. Meenakshi Uttam Amarnani bearing Survey No. 38, Hissa No. 2, area admeasuring about 0H-41R-0P i.e equivalent to 4100 sq. meters, are thereabouts, Assessment Rs. 3.60 paise, lying being and situate at Village- Kalher, Tal. Bhiwandi, Dist- Thane and Sub-District of Bhiwandi, Dist- Thane, within limits of Kalher, Gram Panchayat. The above said plot of land is herein after referred to as the "said property".
- b) The owner of the said property by name Mrs. Meenakshi Uttam Amarnani is having clear and marketable title as well as revenue records of the said property are lying in the name of above said owner.
- c) The owner Smt. Mrs. Meenakshi Uttam. Amarnani had made an application on 25/03/2019 to the collector, Thane and requested to pass order for converting the said property in occupation schedule-2 to occupation schedule-1 as per the procedure and provisions of Maharashtra Land Revenue Code, 1966.





d) The Collector, Thane after verifying the facts mentioned in the application dated 25/03/2019 and after scrutinizing the report submitted by revenue authority in respect of the said property had passed an order dated 02/03/2020.

e) By passing dated 02/03/2020, the Collector, Thane had passed the order dated 02/03/2020 and permitted the owner of the said property to use the said property for the purpose mentioned in the application dated 25/03/2019 on the terms and conditions which are appearing in the said order dated 02/03/2020.

f) In pursuance of order dated 02/03/2020, the owner of the said property has transferred and assigns all her right, title and interest in favour of the developers.

g) M/s Morya Sportscity Infraconstruct Pvt. Ltd. through its directors as builder and developer and Mrs. Meenakshi Uttam Amarnani as owner of the said property had executed development agreement dated 18/02/2019 in respect of the said property. The said development agreement was executed and registered before the Sub-Registrar Bhiwandi -3 at Sr. No. 819/2019 on 18/02/2019. The above said development agreement is hereinafter referred to as the "**said development agreement**".

h) M/s Morya Sportscity Infraconstruct Pvt. Ltd. had acquired development right from owner Mrs. Meenakshi Uttam Amarnani by virtue of the said development agreement and got right to develop the said property.

i) The owners Mrs. Meenakshi Uttam Amarnani had executed irrevocable special power of attorney on 18/02/2019 in favour of directors of M/s Morya Sportscity Infraconstruct Pvt. Ltd to do certain acts on behalf of owner to develop the said property. The said power of attorney was executed and registered before the sub- Registrar Bhiwandi- 3, Dist- Thane at Sr. No. 820/2019 on 18/02/2019. The above said power of attorney is

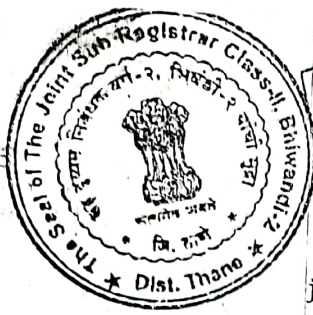


खलक - २	
द. क्र. १०१३१	२०२४
पाने ६१५५	



Agil  
H

*[Handwritten signature]*



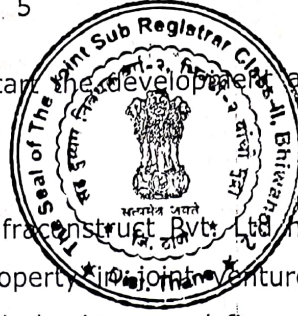
म व ड - २  
त. नं. २०३७/२०२४  
म व ड

hereinafter referred to as the "said original power of attorney".

- j) M/s Morya Sportscity Infraconstruct Pvt. Ltd after acquiring the development right of the said property by virtue of the said development agreement from owner of the said property by name Mrs. Meenakshi Uttam Amarnani had submitted the proposal to the office of Mumbai Metropolitan Region Development Authority duly constituted under the provisions of Maharashtra Regional Town Planning Act (MRTP) and the authority hereinafter referred to as the "MMRDA" to develop the said property.
- k) The planning authority (MMRDA) after scrutiny of the proposal submitted by M/s Morya Sportscity Infraconstruct Pvt. Ltd and verification as well as after compliance of all the procedural formalities had granted permission and sanctioned the plan vides permission No. SROT/BSNA /2501/BP/KALHER-77/Revised Permission/795/2022 on 01/06/2022 for construction on the said property.
- l) The planning authority (MMRDA) had granted permission and sanctioned the plan as well as issued commencement certificate up to Stilt + 7<sup>th</sup> Upper Floor on 01/06/2022 vide Commencement certificate No. SROT/BSNA /2501 /BP/KALHER-77/Revised Permission/795/2022 to start the construction on the said property on the terms and conditions as specifically mentioned therein.
- m) M/s Morya Sportscity Infraconstruct Pvt. Ltd after obtaining the valid permissions and sanctioned as well as plinth certificate dated 05/11/2019 from MMRDA to develop the said property, the said M/s Morya Sportscity Infraconstruct Pvt. Ltd had tried to start the development activities on the said property at their level best, however, the said M/s Morya Sportscity Infraconstruct Pvt. Ltd due to their busy schedule in other development activities which are under process within the vicinity of Mumbai; Thane etc, the said M/s Morya Sportscity Infraconstruct



Pvt. Ltd had failed to start the development activities on the said property.



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- n) M/s Morya Sportscity Infraconstruct Pvt. Ltd had decided to develop the said property in joint venture with any reputed developer who is having sound financial position and competent knowledge in the development activities within the vicinity of Kalher, Tal- Bhiwandi, Dist- Thane.
- o) The promoters herein are doing the business of builder and developer under the name and style of **M/S. HALLMARK INFRA ANNEX LLP**, a partnership firm under taken various projects within the vicinity of Kalher and abutting vicinity Kaseli, Tal-Bhiwandi, Dist- Thane and completed some project with reputation in construction activities and having sound financial position and knowledge in the development activities.
- p) The promoters herein after knowledge of the above said facts regarding the said property and the said M/s Morya Sportscity Infraconstruct Pvt. Ltd had decided to develop the said property in joint development agreement, the promoters herein i.e M/S. HALLMARK INFRA ANNEX LLP through its partners had approached to M/s Morya Sportscity Infraconstruct Pvt. Ltd through its directors and shown their interest to develop the said property in joint development agreement.
- q) The promoters herein and M/s Morya Sportscity Infraconstruct Pvt. Ltd through its directors come together and decided to develop the said property in joint development agreement on the terms and conditions agreed between the parties hereinabove.
- r) In pursuance of agreed terms and conditions between the promoters herein i.e M/S. HALLMARK INFRA ANNEX LLP, through its partners and M/s Morya Sportscity Infraconstruct Pvt. Ltd, through its directors, a joint development agreement was executed and registered on

