

532/1833

Thursday, April 20, 2017

11:56 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: माणकोली

दस्तावेजाचा अनुक्रमांक: ब्रवड3-1833-2017

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मनोज रामभाऊ मुंभे

पावती क्र.: 1968 दिनांक: 20/04/2017

नोंदणी फी

₹. 18000.00

दस्त हाताळणी फी

₹. 740.00

पृष्ठांची संख्या: 37

एकूण:

₹. 18740.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे

12:11 PM ह्या वेळेस मिळेल.

John S.F./Bhivandi 3

बाजार मूल्य: ₹.961996/-

मोवदला ₹.1800000/-

भरलेले मुद्रांक शुल्क : ₹. 90000/-

सह. दुय्यम निबंधक भिवंडी क्र. ३

1) देयकाचा प्रकार: eChallan रक्कम: ₹.18000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000602359201718E दिनांक: 20/04/2017

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 740/-

मुळदस्त ऐवज परत मिळाला

Manoj Sumbe

पक्षकाराची सही

दि.

20-4-2017

20/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3

दस्त क्रमांक : 1833/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) माणकोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	961996
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे माणकोली तालुका भिवंडी येथील सर्वे नं 77/8 पैकी या जागेवरील " सीता छाया " या ईमारती मधील पहिल्या मजल्यावरील सदनिका नं 101 क्षेत्रफळ 435 चौ. फुट म्हणजेच 40.42 चौ.मी बांधीव. ((Survey Number : 77/8 पैकी ;))
(5) क्षेत्रफळ	1) 435 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. किशोर डेव्हलपर्स तर्फे भागीदार रोनक प्रकाश शहा वय:-28; पत्ता:-प्लॉट नं: सदनिका नं. 101, माळा नं: पहिला मजला, इमारतीचे नाव: श्री. सुदामा सोसायटी, ब्लॉक नं: मुंबई पुणे रोड, रोड नं: कलवा ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-BAQPS3307H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज रामभाऊ सुंभे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रमाळ सोनायटी, ब्लॉक नं: रामचंद्र पाटील चाळ, रोड नं: रामेश्वर कॉम्प्लेक्स कलवा पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-COYPS7907G 2): नाव:-स्वाती मनोज सुंभे वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रमाळ सोनायटी, ब्लॉक नं: रामचंद्र पाटील चाळ, रोड नं: रामेश्वर कॉम्प्लेक्स कलवा पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-FCSPS1785P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	20/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	1833/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	90000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14) वेरा	

सह. दुय्यम निबंधक भिवंडी क्र. ३



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.

(Valuation Rs.18,00,000/-)
(Consideration Rs. 18,00,000/-)
(Stamp Rs.90,000/-)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Bhiwandi on this 20th day of April 2017.

BETWEEN

M/S. KISHOR DEVELOPERS, PAN : PAN : AAPFK7257E, a partnership firm having it's Office at 101, 1ST Floor, Shree Sudama Society, Mumbai Pune Road, Kalwa, Dist. Thane, through it's partners MR. RONAK PRAKASH SHAH, age about 28, Occupation Business, "DEVELOPER" (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include the partners constituting the same firm, the survivor or survivors of them and heirs, executors, administrators of last survivor) OF ONE PART



Murali Sundhar

Seethi M Seombhe

del

1) **SHRI. MANOJ RAMBHAU SUMBHE**, age about 39, Occupation Bussinece , PAN – COYPS7907G, 2) **SMT. SWATI MANOJ SUMBHE**, age about 28, Occupation Household, PAN – FCSPS1785P, Both Residing at Rasal Soc., Ramchandra Patil Chowal, Gholai Nagar, Rameshvar Complex, Kalwa (E), Thane. 400605 hereinafter collectively referred to as **“THE PURCHASERS”** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their all legal heirs, executors, administrators and assigns.) OF OTHER PART.

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द.क्र.१६३३ / २०१७

पाने ४/३५

WHEREAS Mr. Dnyaneshwar Somar Mali, hereinafter original owner, were seized and possessed of or otherwise well and sufficiently entitled to an immovable property all that pieces or parcels of land or grounds, bearing Survey No.77, Hissa No.8paiki, admeasuring about 800 sq. mtrs., situate lying and being at Village Mankoli, Taluka Bhiwandi, Dist. Thane Taluka and District Thane, within the limits of Mankoli Grampanchayat and within the jurisdiction of Registration District and Sub-District of Bhiwandi, more particularly described in the Schedule No.1 hereunder written (hereinafter called the **“Said Property”**) which he has assigned development rights to Builders and Developers herein vide Development Agreement dated 06/05/2014 Registered with Sub-Registrar of Assurances, Bhiwandi-3 under Document No.2265/2014 dated 06/05/2014 and Power of Attorney dated 06/05/2014 authenticate at Sub-Registrar of Assurances, Thane under Document No.2266/2014 dated 06/05/2014.

AND WHEREAS Search Report dated 20/05/2014 of old Survey No. 77/8 paiki and after Sub -Division New Survey No.77, Hissa No.8 naiki for the period of 30 years form 1984 taken by Harishchandra Inkar

matter relating thereto.

AND WHEREAS the builders and builders and developers have accordingly commenced construction of the said building in accordance with the said plan.

AND WHEREAS the PURCHASER hereto has negotiated with builders and developers to purchase a residential flat in the said building upon which builders and developers have agreed to sell and the PURCHASER have agreed to purchase the same from the builders and developers for or at a price and upon such terms and condition as hereinafter appearing.

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



- 1) The PURCHASER hereby agrees to purchase from builders and developers and builders and developers hereby agrees to sell to the PURCHASER all that property being a residential flat bearing Flat No.101, admeasuring about 435 sq.ft. i.e. 40.42 sq.mtrs. (built up area) on 1nd floor, of the building, as shown in the floor plan thereof hereto annexed, in the building known as "SITA CHHAYA" (hereinafter referred to as "the said flat") for consideration of Rs.18,00,000/- (Rupees Eighteen Lakh Only) out of which the purchasers have paid Rs.3,00,000/- (Rupees Three lakhs only) by cheque on or before the execution of these presents in the following manner:

Manoj Sambre

Scoti M. Sambre

P. S. Sambre

and/or agree to sell the unsold premises and not be a PURCHASER or the premises in the said building to enroll and the PURCHASER hereby agrees and undertakes not to raise any objection or requisition in that behalf and do hereby irrevocably consent to what is stated hereinabove.

30) Builders and developers shall in respect of any amount remaining unpaid by the PURCHASER under the terms and conditions of this agreement shall have a first lien and charges on the said premises agreed to be purchased by the Purchaser.

IN WITNESSETH WHEREOF the parties hereto have subscribed their respective hands and seals on the day month and year first hereinabove mentioned.

: SCHEDULES ABOVE REFERRED TO :

Schedule "A"

All that property being plots of Non agricultural land bearing Survey No.77, Hissa No.8paiki, admeasuring about 800 sq. mtrs., situate, lying and being at Village situate lying and being within the Registration District Thane, Sub-Registration District and Taluka Bhiwandi and within the limits of Grampanchayat Mankoli, at Village Mankoli, Taluka Bhiwandi Dist.Thane.

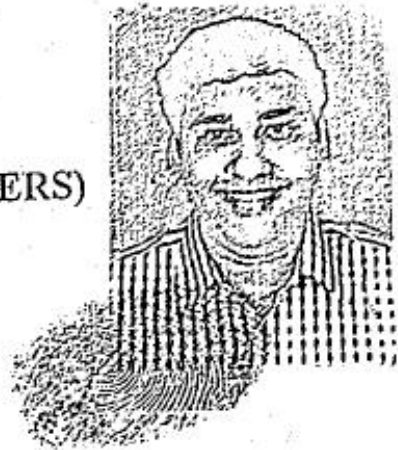


Schedule "B"

व व ड-३
द.क्र. १/३३
पाने १५/३०

A residential flat bearing Flat No.101, admeasuring about 435 sq.ft. i.e. 40.42 sq.mtrs. (built up area) on 1st floor, of the building, as shown in the floor plan thereof hereto annexed, in the building known as "SITA CHHAYA" being constructed on land more particularly described in the schedule 'A' hereinabove.

SIGNED SEALED AND DELIVERED
BY within named BUILDER AND DEVELOPERS)
M/S. KISHOR DEVELOPERS
through it's partner
MR. RONAK PRAKASH SHAH
in presence of



Ronak Prakash Shah

SIGNED SEALED AND DELIVERED
BY the within named PURCHASER
1) SHRI. MANOJ RAMBHAU SUMBHE



Manoj Rambhau Sumbhe

2) SMT. SWATI MANOJ SUMBHE
In the presence of



Swati Manoj Sumbhe