

393/13670

पावती

Original/Duplicate

Friday, July 26, 2024

नोंदणी क्र.: 39म

12:35 PM

Regn.: 39M

पावती क्र.: 14342

दिनांक: 26/07/2024

गावाचे नाव: घोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन10-13670-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मनिषा संदेश पिलवलकर - -

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 20920.00

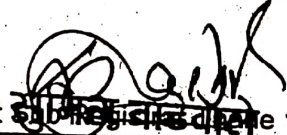
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1864100/-

मोबदला रु. 2000000/-

भरलेले मुद्रांक शुल्क : रु. 120000/-

Joint  10

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०

1) देयकाचा प्रकार: DHC रक्कम: रु. 920/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724263405566 दिनांक: 26/07/2024


बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 20000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005684372202425R दिनांक: 24/07/2024

बँकेचे नाव व पत्ता: Panjab National Bank

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

 मूळ दस्त परत मिळाला
 12/07/2024 12:35 12:35 00

67SV

7/26/2024





26/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 13670/2024

नोंदणी :

Regn.63m

गावाचे नाव : घोडबंदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1864100
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईंदर मनपा इतर वर्णन : इतर माहिती: मोजे घोडबंदर, वॉर्ड-यु-2, विभाग क्रमांक:-8/34, मध्ये, सदनिका क्रमांक: 407, चौथा मजला, विंग-बी/2, अपना घर फेस-2, घोडबंदर, मिरारोड पूर्व ठाणे. 401107, क्षेत्रफळ 14.59 चौ.मी. कारपेट. ((Survey Number : 25 हिस्सा नं. 1,2,3 ;))
(5) क्षेत्रफळ	1) 14.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अनिल सदाशिव कासारें वय:- 45; पत्ता:- प्लॉट नं: 407, माळा नं: चौथा मजला, इमारतीचे नाव: विंग-बी/2, अपना घर फेस-2, ब्लॉक नं: घोडबंदर, रोड नं: मिरारोड पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AGEPK8803F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनिया संदेश पिलवलकर - - वय:- 37; पत्ता:- प्लॉट नं: एफ-502, माळा नं: -, इमारतीचे नाव: न्यू मानसी कॉम्प्लेक्स, साई कॉम्प्लेक्स मार्ग, ब्लॉक नं: काशिगं., ज. काशिमिरा, रोड नं: मिरारोड पूर्व ठाणे., महाराष्ट्र, THANE. पिन कोड:- 401107 पॅन नं:- BMKPS4611Q
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13670/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुनिता वाडेवाल
 सह दुय्यम निबंधक
 ठाणे क्र. 10

AGREEMENT FOR SALE

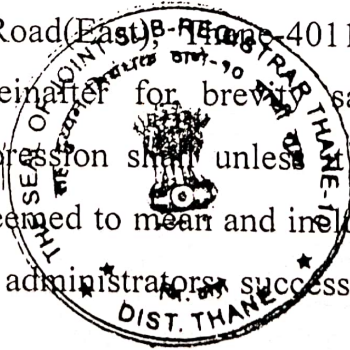
THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 26th day of July-2024

BETWEEN

MR. ANIL SADASHIV KASARE(PAN No.AGEPK6803F) Adult, Indian Inhabitant having address at FLAT NO.407/WING-D/2 ON THE FOURTH FLOOR OF BUILDING KNOWN AS APNA GHAR PHASE-II situated at VILLAGE:GHODBUNDER, MIRA ROAD(EAST), DIST:THANE-401107 called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART

AND

MANISHA SANDESH PILWALKAR (PAN No.BMKPS4611Q) Adult, Indian Inhabitant having address at F-502. New Mansi Complex, Sai Complex Marg, Kashigaon, Kashmir, Mira Road(East), Thane-401107 called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFeree" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



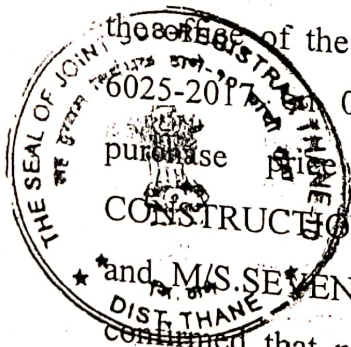
Handwritten signature of Anil Kasare

Handwritten signature of Manisha Pilwalkar

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WHEREAS, the TRANSFEROR had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 28-04-2017 entered between M/S.SEVEN ELEVEN CONSTRUCTION PVT.LTD., through its Director MR.DINESH ROOPCHAND JAIN, the Company duly Constituted and Registered under the Provision of Indian Companies Act, 1956, having office at Seven Eleven Mansion, 1st Floor, Near Seven Square Academy, Deepak Hospital Lane, Mira Road(East), Thane-401107 referred to as "the Builders" therein and the TRANSFEROR referred to as "the Purchaser" therein and the said M/S.SEVEN ELEVEN CONSTRUCTION PVT.LTD., agreed to sell to the TRANSFEROR AND the TRANSFEROR herein agreed to purchase from M/S.SEVEN ELEVEN CONSTRUCTION PVT. LTD., the SAID FLAT being FLAT NO.407/WING-D/2 admeasuring area 157 SQ. FT. (CARPET) equivalent to 14.59 SQ. MTS. (CARPET) ON THE FOURTH FLOOR OF BUILDING KNOWN AS APNA GHAR PHASE-II situated at VILLAGE:GHODBUNDER, MIRA ROAD(EAST), DIST:THANE-401107 (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentions therein on the land more particularly described in **SCHEDULE** written hereunder.

AND, the said Original Agreement for Sale Dated 28-04-2017 with M/S. SEVEN ELEVEN CONSTRUCTION PVT.LTD., lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN7-6025-2017 on 03-05-2017 AND the TRANSFEROR had paid entire purchase price of the SAID FLAT to M/S.SEVEN ELEVEN CONSTRUCTION PVT. LTD., as per the Agreement recited herein before and M/S.SEVEN ELEVEN CONSTRUCTION PVT.LTD., admitted and confirmed that no amount is due and payable by the TRANSFEROR in respect of purchase of the SAID FLAT and the TRANSFEROR had taken actual possession of the SAID FLAT and till this day is in occupation of the



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#5/10/2017

[Handwritten signature]

WHEREAS, the TRANSFEROR is, the legal, lawful and absolute owner of FLAT NO.407/WING-D/2 ON THE FOURTH FLOOR OF BUILDING KNOWN AS APNA GHAR PHASE-II situated at VILLAGE: GHODBUNDER, MIRA ROAD(EAST), DIST:THANE-401107.

AND, the TRANSFEREE approached to the TRANSFEROR with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREE has agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being FLAT NO.407/WING-D/2 ON THE FOURTH FLOOR OF BUILDING KNOWN AS APNA GHAR PHASE-II situated at VILLAGE: GHODBUNDER, MIRA ROAD(EAST), DIST:THANE-401107 with the fixtures, fittings and amenities provided therein by the builders for the *Agreed Consideration* of **RS.20,00,000/=(RUPEES TWENTY LAKHS ONLY)** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND, the TRANSFEREE is desirous of acquiring the rights, title and interest of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Adani Electricity Mumbai Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREE all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREE and for the *Agreed Consideration* of **RS.20,00,000/=(RUPEES TWENTY LAKHS ONLY)** with all deposits and contributions made by the TRANSFEROR either through the Builders or the Society with various local authorities including Adani Electricity Mumbai Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.



4/5/24

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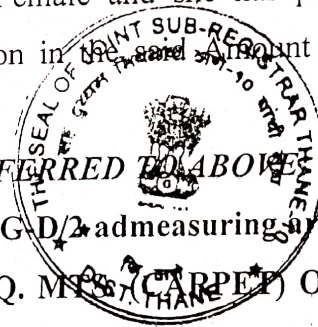
9) All expenses incidental to this Agreement including Cost of Agreement, Stamp Duty, Registration Fees & Charges, Legal Expenses etc., if any payable on this Agreement shall be borne and paid by the TRANSFEREE, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the Rules and Regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961.

11) The Transfer Fees payable to the said Builders on this Agreement shall be borne and paid equally by the TRANSFEROR AND the TRANSFEREE. In addition, the TRANSFEROR shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREE at the earliest.

12) THE TRANSFEREE/Purchaser is Woman/Female and she has paid Stamp Duty in her name and gets 1% concession in the amount of Stamp Duty.

:THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE
Residential Premises being FLAT NO.407/WING-D/2 measuring area 157 SQ. FT. (CARPET) equivalent to 14.59 SQ. METERS (CARPET) ON THE FOURTH FLOOR OF BUILDING KNOWN AS APNA GHAR PHASE-II situated at VILLAGE:GHODBUNDER, MIRA ROAD (EAST), DIST:THANE-401107 ON ALL THAT PIECE or parcel of land or ground lying being and situate at Village Ghodbunder in Taluka and District of Thane within the limits of Mira-Bhayander Municipal Corporation and in the Registration district and sub-district of Thane and bearing Survey No.25, Hissa No.1, 2, 3, Survey No.111, Hissa No.1/1, 1/2, Survey No.112, Hissa No.1
BUILDING COMPRISE GROUDN/STILT + ___ UPPER FLOORS



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M. W. Kulkarni

IN WITNESS WHEREOF THE TRANSFEROR AND THE TRANSFEREE
HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR
RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH
AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named
THE VENDOR/SELLER/TRANSFEROR
MR. ANIL SADASHIV KASARE

) Anil Kasare



In the presence of Anil

SIGNED & DELIVERED by the within named
THE VENDEE/PURCHASER/TRANSFEREE
MANISHA SANDESH PILWALKAR

) Manisha Pilwalkar



In the presence of Swamy



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RECEIPT

RECEIVED on hereof of and from the within named the "TRANSFEREE"
MANISHA SANDESH PILWALKAR the sum of **RS.2,00,000/=**
(RUPEES TWO LAKHS ONLY) being *Part Amount* towards *Sale &*
Transfer of FLAT NO.407/WING-D/2 ON THE FOURTH FLOOR OF
BUILDING KNOWN AS APNA GHAR PHASE-II situated at
VILLAGE:GHODBUNDER, MIRA ROAD(EAST), DIST:THANE-401107
out of Agreed Consideration of Rs.20,00,000/=with the terms and conditions
mentioned herein and paid in the following manners:

RS.50,000/= UPI No.419726630131

Dated:15-07-2024

RS.1,50,000/=NEFT No.BKIDY24206346789

Dated:24-07-2024

Bank of India

Borivali (West)

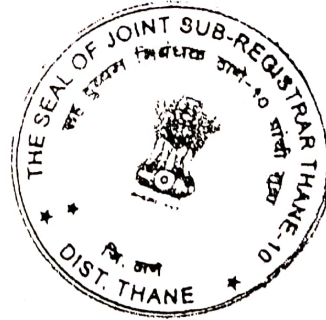
I, SAY RECEIVED **RS.2,00,000/=**

As per

MR. ANIL SADASHIV KASARE
TRANSFEROR

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*



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