



Page 1 of 1  
Date: 10/10/2010  
Time: 10:10:10

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04/09/2024

सूची क्र.2

दुययम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 20213/2024

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8175591.06
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 906, माळा नं: 9 वा मजला, इमारतीचे नाव: धीरज ड्रीम्स 4 सी सी.एच.एस. लि., ब्लॉक नं: भांडूप पश्चिम, मुंबई - 400 078, रोड : एल. बी. एस. मार्ग, इतर माहिती: ( ( C.T.S. Number : 642, 642/1 to 642/29 and 654 ; ) )
(5) क्षेत्रफळ	1) 48.38 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:-प्रमोद पंढरीनाथ घाडीगांवकर वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं.4 सी - 906, माळा नं: 9 वा मजला , इमारतीचे नाव: धीरज ड्रीम्स 4 सी, सी. एच. एस. लि. , ब्लॉक नं: ड्रीम्स मॉल समोर, भांडूप पश्चिम , रोड नं: एल. बी. एस. मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ADHPG1564H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनिष रवींद्र नाईक वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं.104 , माळा नं: पहिला मजला, इमारतीचे नाव: विघ्नेश को. ऑप. हॉसिंग सोसायटी, रंगारी बोरी बिल्डिंग, ब्लॉक नं: जेकब सर्कल सातरस्ता , रोड नं: साने गुरुजी मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-AMWPN3351P 2): नाव:-नीलम मोनिष नाईक वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं.104 , माळा नं: पहिला मजला, इमारतीचे नाव: विघ्नेश को. ऑप. हॉसिंग सोसायटी, रंगारी बोरी बिल्डिंग, ब्लॉक नं: जेकब सर्कल सातरस्ता , रोड नं: : साने गुरुजी मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-BWCPR6210E
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2024
(11) अनुक्रमांक, खड व पृष्ठ	20213/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	660000.
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

391/20213

पावती

Original/Duplicate

Wednesday, September 04, 2024

नोंदणी क्र.: 39म

5:36 PM

Regn.: 39M

पावती क्र.: 21645

दिनांक: 04/09/2024

गावाचे नाव: कांजूर

दस्तऐवजाचा अनुक्रमांक: करल4-20213-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मोनिष रवींद्र नाईक

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: रु. 31600.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:55 PM ह्या वेळेस मिळेल.

  
सहाय्यक निबंधक कर्जा - 4

बाजार मुल्य: रु. 8175591.06 /-

मोबदला रु. 11000000/-

भरलेले मुद्रांक शुल्क : रु. 660000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924033016317 दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007759982202425E दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

Pre-Registration summary (नादशा पूर्व गांधवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202409047907			04 September 2024.05.33.15 PM करल ४	
मूल्यांकनाचे वर्ष	2024				
दिनांक	मुंबई (उपनगर)				
मूल्य विभाग	120-कांठा - कुर्ला				
उप मूल्य विभाग	भूभाग : पूर्वेस माध्य रेल्वे, पश्चिमेस लाल बहादूर शाही मार्ग, दक्षिणेस भाद्रपू स्टेशन मार्ग व उत्तरेस गांधाची हद्द				
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#642				
<b>व्यापिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली त्रमीन	निवासी सदनिवा	कार्यालय	दुकाने	औद्योगिक	मात्रमानाचे एकक
74160	160940	185080	201170	160940	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
वापकाय क्षेत्र (Built Up)-	48.38 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिवा	मिळकतीचा प्रकार-	वांधीव
वापकायाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे निय-	0 TO 2थे	वापकायाचा दर -	Rs. 30250/-
उद्द्यात सुविधा-	आहे	मजला -	5th floor To 10th floor		
प्रकार संपूर्ण - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय वाट/वाढ = 105% apply to rate= Rs.168987/-					
घसा-वानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((व्यापिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-वानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (168987-74160) * (100 / 100) )+74160 ) = Rs.168987/-					
A) मूल्य मिळकतीचे मूल्य = वर्गल प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 168987 * 48.38 = Rs. 8175591.06/-					
Applicable Rules = .10.4					
एकत्रित अंतिम मूल्य = A + B + C + D + E + F + G + H + I + J = 8175591.06 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.8175591.06/-					

करल ४		
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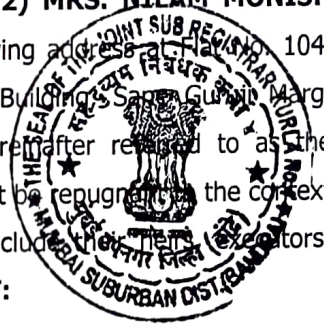
सहा कुर्ला निबंधक वग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा



## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai this 04<sup>th</sup> day of September, 2024 **BY AND BETWEEN MR. PRAMOD PANDHARINATH GHADIGAONKAR** aged about 48 ~~years~~ <sup>years</sup> an adult and having address at Flat No. 906, Dheeraj Dreams AC Chs Ltd, L. B. S. Marg, Bhandup (West), Mumbai - 400 078., hereinafter 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 heirs, executors, administrators and assigns) of the **FIRST PART AND 1) MR. MONISH RAVINDRA NAIK** aged about 35 years, **AND 2) MRS. NILAM MONISH NAIK** aged about 35 years, both adults and having address at Flat No. 104, Vighnesh Co-op Housing Society, Rangari Bori Building, Sagar, Ghatkopar, Jacob Circle, Satrasta, Mumbai - 400 011., hereinafter referred to as the **"TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART:**

2024	09	04
2024	09	04



### WHEREAS

**A.** BY virtue of Agreement for Sale dated 20<sup>th</sup> November, 2008 executed between DINSHAW TRAPINEX BUILDERS PVT. LTD. the "BUILDERS" therein of the FIRST PART AND HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD "the DEVELOPERS, therein of the THIRD PART AND 1) MRS. PRIYANKA NARENDER AHUJA AND 2) MR. NARENDER RAMCHAND AHUJA, "the PURCHASERS therein of the SECOND PART have Purchased, a residential Premises bearing Flat No. 906 admeasuring about 40.32 Sq. Mtrs. (Carpet) (which is inclusive of carpet area of Balconies) situated on 9<sup>th</sup> Floor in "C" wing in the Building, Known as "DREAMS IV" situated at L. B. S. Marg, Bhandup (West), Mumbai - 400 078., with the agreed consideration contained therein, lying and being at C.T.S. No. 642, 642/1 to 642/29 and 654 of Village Kanjur and C.T.S. No. 426 of Village Bhandup in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly described in the Schedule hereunder written (For brevity's sake the said Flat is hereinafter referred to as the **SAID FLAT**).

*[Handwritten signature]*

*[Handwritten signature]*

93

करल ४		
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२०२४		

BRIHANMUMBAI MAHANAGAR PALIKA  
No. CE/951



To,  
Waryam Sing  
C.A. to Owner  
Dhiraj Arma, 9th floor,  
Anant Kanekar Marg,  
Bandra (E), Mumbai.

Sub:- Full occupation to Residential Building No.1. consisting of common 2 level Podium + Stilt + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' Wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors on plot bearing New CTS No. 642/1 to B, 654/A to C of village Kanjur & CTS No. 426/A to F of village Bhandup at L.B.S. Road, 'S' Ward.

Sir,  
The full development work of Residential Building No. 1 comprising of common 2 level Podium + Stilt + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' Wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors situated at New CTS No. 642/1 to B, 654/A to C of village Kanjur & CTS No. 426/A to F of village Bhandup at L.B.S. Road, 'S' Ward is completed under the supervision of Architect Shri Kinner Nayak having License No. CA/90/13298 and Structural Engineer Shri H.M. Raje having License No. BMC/STR/R125 and Site Supervisor Shri Atul Suchak having License No. S/120/SS-1 may be occupied on the following conditions:-

- 1) That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months on B.C.C. whichever is earlier.
- 2) That the balance I.O.D / Amended Plan conditions / CI P release letter conditions / T&C of layout shall be complied with before asking for Occupation to any other building in the layout.

A set of certified completion plans is returned herewith on token of Municipal approval.

Note - This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully

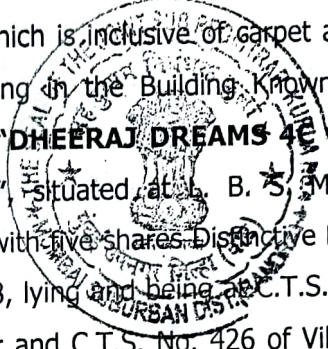
Executive Engineer  
Municipal Corporation

करल ४	
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२०२४	

18. Any dispute in respect of the said Flat and this Agreement shall be entertained by the Mumbai Judiciary only

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT RESIDENTIAL PREMISES** bearing Flat No. 906 admeasuring about 40.32 Sq. Mtrs. (Carpet) (which is inclusive of carpet area of Balconies) situated on 9<sup>th</sup> Floor in "C" wing in the Building known as **"DREAMS IV"** a registered Society known as **"DHEERAJ DREAMS 4 CO-OPERATIVE HOUSING SOCIETY LIMITED"**, situated at B. S. Marg, Bhandup (West), Mumbai – 400 078., together with five shares Distinctive Nos. from 586 to 590 under Share Certificate No. 118, lying and being in C.T.S. No. 642, 642/1 to 642/29 and 654 of Village Kanjur and C.T.S. No. 426 of Village Bhandup and now new C.T.S. No. 642/1 to 8, 654/A to C of Village Kanjur and C.T.S. No. 426/A to F of Village Bhandup in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai and the building was constructed in the year of 2005-2006 having Ground plus Two Stilt Floors and Twenty Residential Floors with having lift facility. The C wing in the Building known as Dreams 4 is referred to as Wing No. 14 (i.e. Wing N) by the Municipal Corporation of Greater Mumbai (MCGM) under CE/951/BPES/AS dated 2<sup>nd</sup> March, 2006.



*Handwritten signatures:*  
 @Wight  
 M...  
~~Abekam~~