

10/10/2016

मूची क्र.2

दुय्यम निबंधक : गह दु.नि.ठाणे 6

दस्ता क्रमांक : 9573/2016

गोंदणी :

Regn.63m

(3)

गाणस नगर 1) सानपाडा

(1) दिल्हेबाचा प्रकार	करारनामा	Agreement for sale
(2) मोबदला	3200000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत न पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2369000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिवेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदतिका क्र. 01, तळ मजला, श्री समर्थ सी 1 एस लि., प्लॉट क्र. 237, सेक्टर 05, सानपाडा, नवी मुंबई ((SECTOR NUMBER : 5 ;))	
(5) क्षेत्रफळ	1) 328 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात अगेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- संतोष तलवामि मोनवणे - - वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मदतिका क्र. 01, तळ मजला, श्री समर्थ सी एच एस लि., प्लॉट क्र. 237, सेक्टर 05, सानपाडा, नवी मुंबई, नं: -, महाराष्ट्र, THANE पिन कोड:-400705 पॅन नं:-BZNPS8244M	
(8) दस्तऐवज करून घेणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दीपक जगदीश वीडलान - - वय:-30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 51, तळ मजला, दत्तगुरु सी एच एस लि., सेक्टर 04, सानपाडा, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ASSPB5757H 2): नाव:- संतोषीदेवी जगदीश वीडलान - - वय:-56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए-51, तळ मजला, दत्तगुरु सी एच एस लि., सेक्टर 04, सानपाडा, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे पिन कोड:-400705 पॅन नं:-ASSPB5811G	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2016	
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	9573/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) श्रेय		

सह दुय्यम निबंधक ठाणे-६
(वर्ग - २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला
अनुच्छेद:-

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

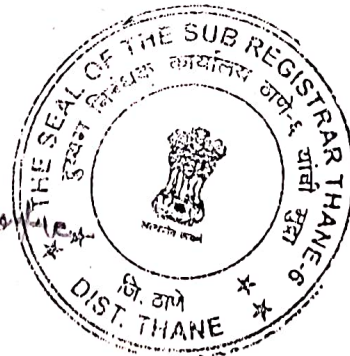
Requirement

Share Certificate

Loan - 8

3) Name of Borrower

iSarita v1.3.0



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AGREEMENT OF SALE

THIS AGREEMENT made at Navi Mumbai, this 16th day of OCTOBER, 2016 BETWEEN MR. SANTOSH BALBHIM SONAVANE Age 57 years, (Having I. T. Pan No. BZNPS3244M) Adult, Indian Inhabitant, having address at Flat No.01, Ground Floor, SHREE SAMARTH Co-op. Hsg. Soc. Ltd., Plot No.237, Sector -05, Sanpada, Navi Mumbai, hereinafter referred to as "THE TRANSFEROR/SELLER" (which expression shall where the context so admits, be deemed to include his legal heirs, executors, administrators, successors and assigns) of the ONE PART AND MR. DEEPAK JAGDISH BIDLAN Age 30 years, (having I. T. Pan No. ASSPB5757H) AND MRS. SANTOSHIDEVI JAGDISH BIDLAN Age 56 years, (having I. T. Pan No. ASSPB5811G) Adults, Indian Inhabitants, having address at A-51, Ground Floor, Dattaguru Co-op. Hsg. Soc. Ltd., Sector -04, Sanpada, Navi Mumbai -400 705, hereinafter referred to as "THE TRANSFEREES/ PURCHASERS" (which expression shall where the context so admits, be deemed to include their heirs, executors, administrators, and representatives) of the OTHER PART

SBS

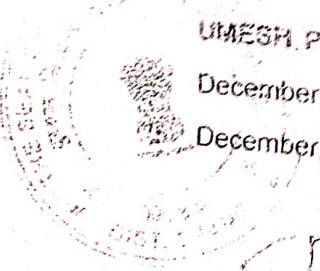
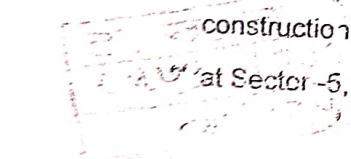
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WHEREAS by an Agreement to Lease dated 3rd September, 2002 the Corporation (herein referred to as 'the Corporation') of the One Part and MRS. JANABAI SHIMAGYA MHATRE, (herein referred to as 'The Licensee') of the Other Part hereinafter referred to as 'the said Agreement to Lease' the Corporation has agreed to Lease one such Plot No.237, Under 12.5% Gaothan Expansion Scheme admeasuring about 94.26 Sq. mtr. Area, situate at Sector -5, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT') to MRS. JANABAI SHIMAGYA MHATRE, in consideration of a proper premium and subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

2. AND WHEREAS, Vide a Development Agreement Dated 09th September, 2002, MRS. JANABAI SHIMAGYA MHATRE, has assigned her developments rights, title, and interest in respect of Plot No.237, Under 12.5% Gaothan Expansion Scheme, situate at Sector -5, Sanpada, Navi Mumbai, Tal. & Dist. Thane, in favour of MR. NILESH BAMA PATIL Proprietor of M/S. SHREE RAM SAMARTH DEVELOPERS, as per terms and conditions contained therein.

3. WHEREAS the NAVI MUMBAI MUNICIPAL CORPORATION have granted permission vide their Commencement Certificate bearing No. NMMC /TPD/BP/D.P. No.1057/2002/4708, Dated 27.11.2002, to commence the construction work of a residential building on the said Plot No.237, situate at Sector -5, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

4. AND WHEREAS M/S. SHREE RAM SAMARTH DEVELOPERS, have sold and transferred the Flat No.11, on the Ground Floor, Plot No.237, GEs, Sector -5, Sanpada, Navi Mumbai, Tal. and Dist. Thane, to MR. UMESH PRABHAKAR GHADGE, Vide Agreement for Sale Dated 31ST December, 2002, duly registered with the Sub-Registrar of Thane-6, on 31ST December, 2002, under Sr. No.TNN6-10701/2002.



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5. WHEP
No.23

5. WHEREAS construction of a building is completed on the said Plot No.237, as per plans and specification duly approved by the Town Planning authorities and Obtained occupancy Certificate from NAVI MUMBAI MUNICIPAL CORPORATION in respect of the said Plot on 02.07.2003 bearing No.NMMC/TPO/OC/B-504/3214/03

6. AND WHEREAS MR. UMESH PRABHAKAR GHADGE, have sold and transferred the Flat No.01, on the Ground Floor, Plot No.237, Sector -5, Sanpada, Navi Mumbai, Tal. and Dist. Thane, to MR. SANTOSH BALBHIM SONAVANE, Vide Sale Deed Dated 22nd November, 2012, duly registered with the Sub-Registrar of Thane-11, on 22nd November, 2012, under Sr. No.TNN11-3790/2012.

7. AND WHEREAS the Flat owners have formed the Co-operative Housing Society of namely "SHREE SMARTH Co-op. Hsg. Soc. Ltd., duly registered under the Maharashtra Co-operative Housing Societies Act, 1961, bearing registrat on No.NBOM/CIDCO/HSG/(T.C.)/5452/JTR/Year Yr. 2013 to 2014, Dated 21.02.2014.

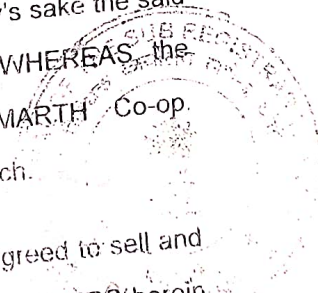
8. AND WHEREAS TRANSFEROR/SELLER is seized and possessed of or otherwise well and sufficiently entitled to a Flat No.01, admeasuring about 228 Sq.ft. Builtup Area + 100 Sq.ft. Olla, on the Ground Floor, SHREE SMARTH Co-op. Hsg. Soc. Ltd., Plot No.237 GES, Sector -5, Sanpada, Navi Mumbai, Tal. & Dist. Thane (hereinafter for brevity's sake the said Flat shall be referred to as the "said Premises). AND WHEREAS the TRANSFEROR/SELLER is the member of the SHREE SMARTH Co-op. Hsg. Soc. Ltd., & he has holding 5 Shares of Rs.50/- each.

9. AND WHEREAS, the TRANSFEROR/SELLER has agreed to sell and transfer the said premises to the TRANSFEREES/PURCHASERS herein and the TRANSFEREES/PURCHASERS have agreed to purchase the said

SBS

Date

3/1/11



9. The TRANSFEROR/SELLER hereby further covenant with TRANSFEREES /PURCHASERS and undertake to fulfill all such statutory obligations and legal liabilities as are required under, The Indian Contract Act 1872, Transfer of Property Act 1882, Income Tax Act 1961, CIDCO Ltd., or any other Act, Rules & Bye-laws in force which pertains to the sale, transfer of the said Flat & Shares .

10. WHEREAS, Stamp duty, Registration Fees, Society NOC Transfer Charges, any other charges incidental to this transaction shall be borne by the TRANSFEREES /PURCHASERS.

11. The said Premises is situate in Navi Mumbai. This Agreement for Sale is executed in Navi Mumbai. In the event of any dispute or difference between the parties, the Courts is Navi Mumbai or Thane, as the case may be alone will have jurisdiction to entertain and try the same.

12. This Agreement shall be subject to the provisions contained in the Maharashtra Co-operative Society Act 1960 or any amendment for the time being in force.

SCHEDULE OF THE FLAT

Flat No.01, admeasuring about 228 Sq.ft. Builtp Area + 100 Sq.ft. Ofla, on the Ground Floor, SHREE SMARTH Co-op. Hsg. Soc. Ltd., Plot No.237 GES, Sector -5, Sanpada, Navi Mumbai Tal. & Dist. Thane

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नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाळा, बेलापूर भाग, री.पी.डी.,
नवी मुंबई - ४०० ११४,
दूरधनी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ ४० १९
फोन : ७५७ १७ २४

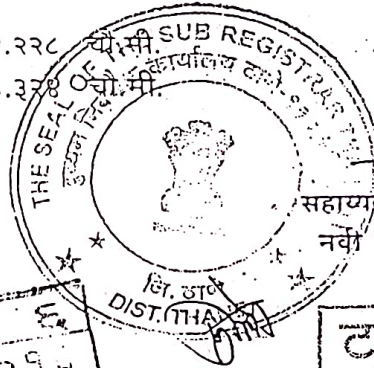
1ST. FLOOR, BELAPUR BHAYAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 757 17 33, 757 17 28
757 40 22
FAX 1757 37 85

जा.क्र./नगमपा/नरवि/भो.प्र./वी-५०४ /३२१/
दिनांक १-२ / ६ / २००३.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.- २३७, सेक्टर-०५, गावियो, सानपाडा, नवी मुंबई, या जागेचे मालक श्रीम. जनाबाई शिमग्या म्हात्रे, यांनी जागेवरील बांधकाम दि.-२७-०५-२००३ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद डायनेन्शन्स, यांनी सादर केलेला आहे. सादर जागेची दाहणी दि.२०-०६-२००३ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.२७-११-२००२ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सादर जागेत रहिवास वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र :- १३९.२२८ चौ.मी.
बाल्कनीखालील बांधकाम क्षेत्र :- २७.३२४ चौ.मी.

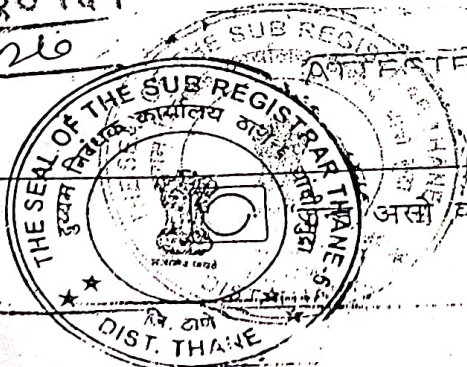


सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका.

ट.न.न. ९९	२०१६
१९९४७	२०
२०	२६

ट.न.न. ९९	२०१६
१९९४७	२०
२०	२६

ट.न.न. ९९	२०१६
१९९४७	२०
२०	२६



असे सा मरण आवश्यक नोंदणीकरण

