

393/7035
Friday, August 23, 2019
12:35 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 7867 दिनांक: 23/08/2019

गावाचे नाव: मिरे
दस्तऐवजाचा अनुक्रमांक: टकन10-7035-2019
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: निलेश सुरेश पेडणेकर

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 660.00
पृष्ठांची संख्या: 33

एकूण: ₹. 30660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:54 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane, 10
सह दुय्यम निदेशक वग २ ठाणे - १७

बाजार मूल्य: ₹. 3018116.64 /-
मोबदला ₹. 3275000/-
भरलेले मुद्रांक शुल्क : ₹. 196500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2208201905165 दिनांक: 22/08/2019
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eSETR/SimpleReceipt रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005381255201920R दिनांक: 20/08/2019
विक्रेते नाव व पत्ता: IDBI



Pednekar N.

TWP

"मूळ दस्त व स्कॅन्ड प्रिंट मिळाली"

8/23/2019



23/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 7035/2019

नोंदणी :

Regn:63m

गावाचे नाव : मिर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3275000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3018116.64
(4) धू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन ; इतर माहिती: सदनिका नं: 2-बी/302, इमारतीचे नाव: कृष्णा स्यळ श्रीकृपा को ऑप ही सो लि, ब्लॉक नं: विल्डिंग नं 2,मिरारोड पूर्व, रोड नं: जिल्हा ठाणे 401107 क्षेत्र-475 चौ.फुट.कारपेट.((Survey Number : 32 ; HISSA NUMBER : 3 ;))
(5) क्षेत्रफळ	1) 475 चौ.फूट
(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:-राजुल सुधीर यंकेकर वय:-62; पत्ता:-प्लॉट नं: 2-बी/302, माळा नं: तिसरा मजला, इमारतीचे नाव: कृष्णा स्यळ श्रीकृपा को ऑप ही सो लि, ब्लॉक नं: विल्डिंग नं 2,मिरारोड पूर्व, , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANLPB9689A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश सुरेश पेडणेकर वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री कृपा सेवा मंडळ, ब्लॉक नं: तानाजी नगर, कुरार व्हिलेज, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AQMP8728N 2): नाव:-प्रणोती निलेश पेडणेकर वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री कृपा सेवा मंडळ, ब्लॉक नं: तानाजी नगर, कुरार व्हिलेज, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CUGPS5178F
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2019
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2019
(11) अनुक्रमांक, खंड व पृष्ठ	7035/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.



सह दुय्यम निबंधक वर्ग २ ठाणे - १०

CHALLAN
MTR Form Number - 6

GRN NUMBER	MI1005381255201920R		BARCODE	Form ID :	Date: 20-08-2019
Department	IGR		Payee Details		
Receipt Type	RM		Dept. ID (If Any)		
Office Name	IGR122-THN10 THANE NO 10 JOINT SUB REGISTR	Location	PAN No. (If Applicable)	PAN-CUGPS5178F	
Year	Period: From : 20/08/2019 To : 31/03/2099		Full Name	NILESH S PEDNEKAR AND PRANOTI PEDNEKAR	
Object	Amount in Rs.		Flat/Block No,	FLAT NO 2 B 302 THIRD	
			Premises/ Bldg	FLR SIIRI	
0030046401-75	196500.00		Road/Street, Area /Locality	KRUPA CHSL BLDG STHAL. COMPLEX	
0030063301-70	30000.00		Town/ City/ District	MIRA VILLAGE	
	0.00		PIN	4 0 1 1 0 7	
	0.00		Remarks (If Any) :		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	226500.00		Amount in words	Rupees	
Payment Details:IDBI NetBanking Payment ID : 228300411			FOR USE IN RECEIPT BANK		
Cheque- DD Details:			Bank CIN No : 69103332019082150010		
Cheque- DD No.			Date	20-08-2019	
Name of Bank			Bank-Branch	571 Borivali [West]	
Name of Branch			Scroll No.		

Print

BS Rajad

Pednekar

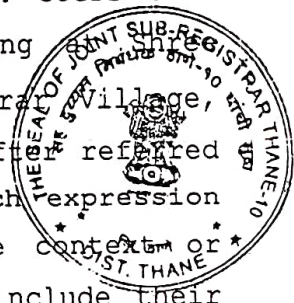
Pednekar.N.

<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=000bpxrfoovndolswb> 8/21/2019

0034 2019
3 1 33

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Thane, this 23rd day of August, 2019, BETWEEN (1) Mrs. RAJOO L SUDHIR BANKESHWAR, Age 62 Years, Indian Inhabitant, having PAN No. ANLPB9689A, residing at Flat No.2-B/302, Third Floor, Krishna-Sthal Shrikrupa Co-operative Housing Society Limited, Building No.2, Mira Road East, District Thana - 401 107, hereinafter referred to as the "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include her heirs, executors, administrators and assigns) of the "FIRST PART" and Mr. NILESH SURESH PEDNEKAR, Age 33 Years, having PAN No. AQMPP 8728 N and Mrs. PRANOTI NILESH PEDNEKAR, Age 33 Years, having PAN No. CUGPS 5178 F, both Indian Inhabitants, residing Kurpa Seva Mandal, Tanaji Nagar, Kurpa Village, Malad East, Mumbai - 400 097, hereinafter referred to as the "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include their heirs, executors, administrators and assigns) of the "SECOND PART".



ट. न. न. - 90
10/31 2019
9 / 33

W H E R E A S :

The TRANSFEROR has represented to the TRANSFEREES as follows :

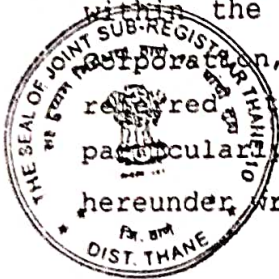
Bankeshwar

Pednekar

Pednekar. N.

...2.

WHEREAS by an Agreement dated 28th June, 1989, made and executed by and between Meera Developers Private Limited, a Company Registered under the Indian Companies Act, 1956, being the Party of the First Part, being the Builder/Developer therein and Shri DINANATH UMAJI TANDE, being the Party of the Second Part, the Party of the First Part therein agreed to sell and transfer to the Party of the Second Part therein a Residential Flat admeasuring 475 Square Feet Carpet Area, on Ownership basis being Flat No.2-B/302, on the 3rd Floor, in the Building No.2, known as Krishna-Sthal Shrikrupa Co-operative Housing Society Limited, situated at Mira Road East, District THANA - 401 107, hereinafter for the sake of brevity referred to as "the said FLAT" and more particularly described in the Schedule Two hereunder given, which is constructed on the piece and parcel of land bearing Survey No.32, Hissa No.3, Admeasuring about 1365 Square Meters, situate, lying and being in the Limits of Revenue Village Mire-Bhyandar, Nagar Palika Parishad, Mira Road East, District THANA, Registration Sub-District and District THANE, within the jurisdiction of Mira-Bhyander Municipal Corporation, (Hereinafter for the sake of brevity referred to as "the said Plot") and more particularly described in the Schedule One hereunder, written.



WHEREAS the Flat Owners join together and formed and Registered a Society under the Maharashtra State Co-operative Societies Act, 1960, being "The ...3.

ट. न. न. - 90	
6034	2019
6	33

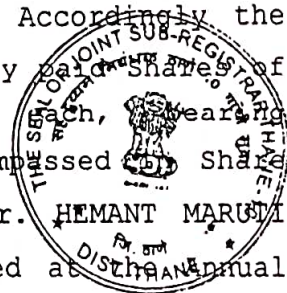
Belajay

[Signature]

Director N.

Krishna-Sthal Shrikrupa Co-operative Housing Society Limited, which was Registered under and allotted Registration No.TNA/TNA/HSG/TC/6505/1993-1994/Dt.23.11.1993, Hereinafter for the sake of brevity referred to as "the said Society". The said Society issued 5 Shares bearing Distinctive Nos. 181 to 185 (both inclusive), encompassed in Share Certificate No.35 issued on 23rd of November, 1993. Hereinafter for the sake of brevity referred to as "the said Shares".

WHEREAS the said Mr. DINANATH UMAJI TAWDE, by an Agreement dated 15th April, 1994, sold and transferred the said Flat along with the said Shares to Mr. HEMANT MARUTI BAILUR, on the terms and conditions contained therein. Accordingly the Society has transferred the 5 fully paid Shares of Rs.50/- (Rupees Fifty Only) each, bearing distinctive Nos.181 to 185, encompassed in Share Certificate No.35, in favor of Mr. HEMANT MARUTI BAILUR, which the Society approved at the Annual General Meeting of the Society held on the 23rd of April, 1995 and recorded the Transfer under Serial No.35.



ट.न.न.- 90	
0034	2019
L/1315	

WHEREAS Mr. HEMANT MARUTI BAILUR, by an Agreement dated 3rd May, 2000, sold and transferred the said Flat along with the said Shares to Mrs. RAJOO SUDHIR BANKESHWAR, on the terms and conditions mentioned therein. Accordingly the Society has transferred the 5 fully paid Shares of Rs.50/- (Rupees Fifty Only) each, bearing distinctive

...4.

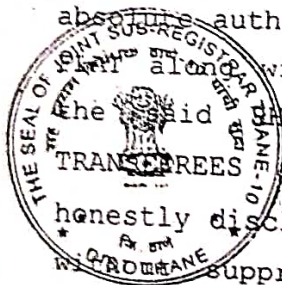
Signature

Signature
Rameshwar N.

Nos.181 to 185, encompassed in Share Certificate No.35, in favor of Mrs. RAJOO L SUDHIR BANKESHWAR, which the Society approved at the Annual General Meeting of the Society held on the 6th of August, 2000 and recorded the Transfer under Serial No.46.

WHEREAS the Party of the SECOND PART was on a look out for a suitable residential Flat and the Party of the FIRST PART was interested in selling her Flat to a Suitable Purchaser, and the Party of the FIRST PART offered to Sell the said FLAT along with the said SHARES to the Party of the SECOND PART to which the Party of the SECOND PART accepted the offer of the Party of the FIRST PART, and the Party of the SECOND PART has agreed to purchase right, title and interest in the said FLAT and the said SHARES

WHEREAS the TRANSFEROR has from time to time and at all times since after becoming the member of the said Society has observed the rules and regulations of the said SOCIETY and that he has not been expelled from the membership by the said SOCIETY and he himself has good right, full power and absolute authority to sell and dispose of the said along with the right, title and interest in the said SHARES and she has offered to the TRANSFEREES and expressed truly, faithfully and honestly disclosed all the facts to the TRANSFEREES suppressing or misrepresentation of any facts from the TRANSFEREES and their rights in respect of the said FLAT and the said SHARES is



ट. न. न. - 90
0034 2000
R / 42

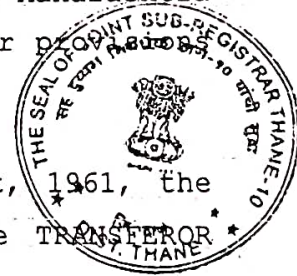
Redacted

Redacted
Redacted N.

on this Agreement for Sale. The TRANSFEREES shall pay the Registration Fees on lodging the said Agreement for Sale. The TRANSFEROR agrees to cooperate with the TRANSFEREES for completing the necessary Registration formalities and remain present as and when required.

9) This Agreement for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules, 1964 or any other provisions of law applicable thereto.

10) As required by the Income Tax Act, 1961, the Permanent Account Number (PAN) of the TRANSFEROR and the TRANSFEREES are as under :-



MRS. RAJOO L SUDHIR BANKESHWAR - PAN NO. ANLPB9689A
{TRANSFEROR}

MR. NILESH SURESH PEDNEKAR - PAN NO. AQMP8728N

MRS. PRANOTI NILESH PEDNEKAR - PAN NO. CUGPS5178F

{TRANSFEREES}	
C. N. N. - 90	
6034	2011
48	1313
475 Sq.	Ft.

THE SCHEDULE

All THAT Flat No.2-B/302 admeasuring Carpet Area, in the Building No.2, known as "KRISHNA-STHAL SHRIKRUPA Co-operative Housing Society Limited". situated on the Plot of Land bearing Survey No. 32 Hissa No.3, situate, lying and being in the Revenue Village Mire, in the Registration District and Sub-District of Thane.

...10.

B. Rajoo L.

N. S. Pednekar
Pednekar. N.

IN WITNESS WHEREOF the parties hereto have set and
subscribe their respective hands the day and year
first herein above mentioned.

SIGNED, SEALED AND DELIVERED)
By the withinamed TRANSFEROR)
Mrs. RAJOOB SUDHIR BANKESHWAR)
In the presence of Hemwady)



B. Rajool

SIGNED, SEALED AND DELIVERED)
By the withinamed TRANSFEREES)
MR. NILESH SURESH PEDNEKAR)



N. S. Pednekar

MRS. PRANOTI NILESH PEDNEKAR)
In the presence of PS)



Pednekar. N.

Witness :-



1) Priyankuli Surve

PS

2) Anita Hemwady

Hemwady

प. न. न. - १०
१००३५ २०१९
१५ / ३३

सूचना क्र. १५८२४२४९८३०५११३०५०

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAVANDAR MUNICIPAL COUNCIL

मिरा-भाईंदर नगरपालिका मार्ग, भाईंदर (प.क.) वीथी क्र. २०१, १०१.

सं. १९-९२

दिनांक २५/६/९९

- १. मे. श्री. जी. डी. सांगरे अॅन्ड कंपनी यांचा दि. ३/६/९९ चा अर्ज.
- २. मे. सखी प्राधिकारी नारायण शंभूराव ठाणे यांचे कडीत आदेश क्र. पुस्तकी/टीजे/भाईंदर/समाप्त १३३ दि. ६/६/९९ ची मंजूरी.
- ३. मे. सहाय्यक संचालक अजय नगर रावता ठाणे यांचे कडीत आदेश क्र. थिबेक/सांगरे/मिरा/ठाणे ७५२ दि. १२/३/९९ ची मंजूरी.
- ४. मे. विस्थापिकाारी तातो, ठाणे यांच्या कडीत क्र. महसूल/कड-१/९-९९ विनयेनी/सांगरे/समाप्त १८२ दि. १३/२/९९ चे अर्जाचे मंजूरी.
- ५. मिरा भाईंदर नगरपालिका परिषद यांची क्र. १२५५ दि. १८/६/९९ ची सांगरेची मंजूरी.

याचा अर्थ असा होईल की-

६. घाबरा देण्यात येत आहे की, मिरा भाईंदर नगरपालिका क्षेत्रात यांचे मिरा स.न. ३२ दि. ३ मध्ये मे. मिरा डेव्हलपर्स प्रा. लि.; यांची इमारत क्र. २ ही बांधून पूर्ण केलेली असून सदर इमारत पूर्ण घान्वाबाबत मे. जी. डी. सांगरे अॅन्ड कंपनी यांनी घाबरा दिलेला अर्ज ताबड बंधू वरील इमारतीचा बापर करवून नगरपालिकेची करवत नाही.



स. न. न - २
 ६/१५

ट. ज. न. - १०
 ७०३५ २०१९
 २६ / ३३