



Tuesday, January 24, 2006

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Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 434

गावाचे नाव कळंबोली

दिनांक 24/01/2006

दस्तऐवजाचा अनुक्रमांक उरण - 00434 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: व्यंकटेश बालया बित्री - -


नोंदणी फी	:-	3750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	4130.00

आपणास हा दस्त अंदाजे 3:31PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 374160 रु. मोबदला: 375000रु.
भरलेले मुद्रांक शुल्क: 22500 रु.

मुळ दस्तऐवज परत दिला.


लिपीक

दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला

V. B. Birmu
पक्षकाराची सही

4353

28-11-2019

सूची क्र.2

दुय्यम निबंधक : उरण (पनवेल)

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 434/2006

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.375000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 374160
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :शॉप नंबर 24, तळ मजला,शिवम अपार्टमेंट,प्लॉट नंबर 12,सेव कळंबोली, ता.पनवेल,जि. रायगड.जी + 2
(5) क्षेत्रफळ	15.59 चौ.मी.बिल्टअप.
(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:-बालराज बन्ननोरे यांचे तर्फे अख.व्यंकटेश बालया बिन्नी - - वय:-36पत्ता:- २०५ सी एच एस,सेक्टर ३-ई,कळंबोली नवी मुंबई पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-व्यंकटेश बालया बिन्नी - - वय:-36पत्ता:-२०२,सत्यम सी एच एस,सेक्टर २-ई,क नवी मुंबई पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2006
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2006
(11)अनुक्रमांक,खंड व पृष्ठ	434/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	22500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3750
(14)शेरा	-

PM

30 November 2019 11 19

द्वार पावनी

Original/Duplicate

नोंदणी क्र 39म

Regn 30M

पावनी क्र 18122 दिनांक 30/11/2019

माग्याचे नाव

दरमितीवजाचा वस्तुसंगीत पत्रव्यवस्था 20 2019

दरमितीवजाचा प्रकार

भावावर करणाऱ्याचे नाव श्री. वेंकटेश बाळया बिन्नी

वर्षात मरणास वारी क्र 1970/19, दरमिती क्र 434/2006, नवी क्र 2 ची प्रमाणीत घन

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Joint Signature 2

1); देयकाचा प्रकार: By Cash रकम: रु 5/-

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SHRI. VENKATESH BALAYA BINNY aged 36 adult Indian Inhabitant of Mumbai
 occupation Service residing at : FLAT No : 202 , on the Second Floor Society name
 know SATYAM Co-op Housing Society Ltd, Sector-2E / Kalamboli Narayan
 Mumbai - 410 218 (Hereinafter for brevity's sake shall be referred to as
 " THE PURCHASER" (which expression shall unless the context or meaning thereof be deemed to mean include his other heirs executors



Pl No. 5, Sector 19,
 Navel Matheran Road,
 W. Parvele-410 206,
 (STP)/V/C R.10/16/1605/ST/19
 739

Customer Code	
Deposited by	
Account No.	
Amount	
Bank Name	
Branch Name	
City	
State	
Country	
Signature	
Date	

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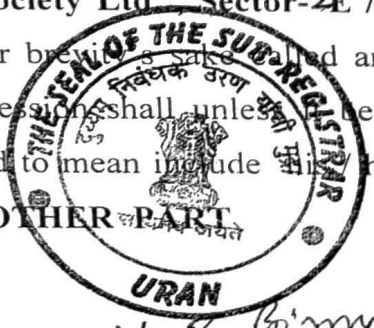
AGREEMENT FOR SALE

THIS AGREEMENT IS made and entered into at : **Kalamboli** , Navi Mumbai on This - 26th day of - **January - 2006** (Year : **Two Thousand Six**)

BETWEEN

SHRI. BALARAJU BANNENORE aged 33 years an adult Indian Inhabitant occupation Service - residing at : **FLAT No : 205 , Society know Santosh Co-op Housing Society Ltd. , Sector-3E / Kalamboli Navi Mumbai - 410 218** (Hereinafter for brevity's sake is called and referred to as ("**THE SHOP OWNER**") which by expression shall unless it be repugnant not be the context or meaning thereof be deemed to mean and include his / here heirs executor administrators, and assigns) of the **ONE PART AND** .

SHRI. VENKATESH BALAYA BINNY aged 36 adult Indian Inhabitant occupation Service residing at : **FLAT No : 202 , on the Second Floor Society know SATYAM Co-op Housing Society Ltd. Sector-2E / Kalamboli Navi Mumbai - 410 218** (Hereinafter for brevity's sake is called and referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant not be the context or meaning thereof be deemed to mean and include his / here heirs executor administrators and assigns) of the **OTHER PART**



V. B. Binny

V. B. Binny
POWER OF ATTORNEY HOLDER

LICICI Bank Ltd. Neel Avenue,
 Plot No. 5 Sector 19,
 Panvel Matheran Road,
 New Panvel-410 206,
 DISTRICT: R. 10/MS/2005/739
 127795
 00225001-PB5345
 11:30
 SPECIAL ADHESIVE
 JAN 24 2006
 INDIA
 STAMP DUTY MAHARASHTRA

R. TWENTY TWO THOUSAND FIVE HUNDRED ONLY
 LICICI BANK LTD

WHEREAS:

1) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED , (CIDCO) a town development authority under THE MAHARASHTRA regional Town Planning Act , has agreed to grant on lease for 60 years the Plot No :12 , in Sector No – 2E / at : Kalamboli Cidco Colony Navi Mumbai , Admeasuring about : 1611. 623 Sq. Miter Plot Area and or thereabout more particularly described in the Schedule written hereunder to M/S. SHABI ENTERPRISES , Registered firm under the provision of the Indian Partnership Act-1932 , having its office at: Samuel Street Masjid Bunder Road Bombay- 400009 (hereinafter referred to as “ THE BUILDER ” and therein referred to as “ THE CIDCO ” on the terms and Conditions asset out in The Agreement to Lease dated : 24 / 04 / 1993 .

AND WHEREAS

2) Under the aforesaid Agreement to Lease dated : 24 / 04 / 1993 , The Said SHIVAM APARTMENT, are entitled to develop the said Plot of land on the terms and Conditions set out in the said Agreement to Lease dated : 24 / 04 / 1993 .

AND WHEREAS

IN PURSUANCE of the said Agreement the Corporation handed over Possession of the said Society enabling the Society to Construct a Building thereat residential purpose as per the terms and Conditions in the Said Agreement to Lease.

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AND WHEREAS

THE SOCIETY has agreed to entrust the work of Construction of the Building on the said Plot to the Development M/S. SHABI ENTERPRISES, on certain terms and Conditions listed in the Agreement .



V. B. Bimby
POWER OF ATTORNEY HOLDER

AND WHEREAS

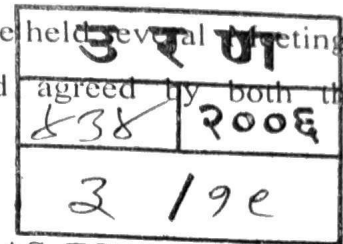
The Said Shop No : 24, on the Ground -Floor , SHIVAM APARTMENT Situated at : Sector-2E / Kalamboli Navi Mumbai , Allotted by CIDCO & Construction also completed on said date and Occupancy Certificate given on dated : 17/ 07/ 1991.

AND WHEREAS

THE SELLER / OWNER is fully seized , and well Possessed of to hold the said Shop agreed to sell and Transfer all their rights interests and benefits to the Purchaser hereditary and absolute rights of use and Occupation of the said Shop and also the benefits of the deposit lying and being in The Co-operative Societies Ltd.

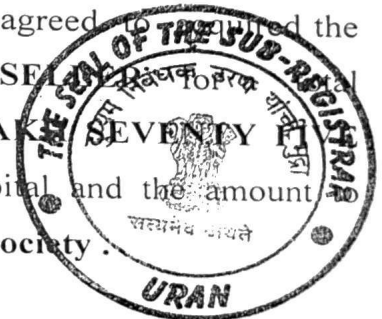
AND WHEREAS

THE SELLER / OWNER and the PURCHASER have held several meetings And discussed the various terms and Conditions and agreed by both the Parties as hereinafter Appearing .



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1) THE SELLER hereby agrees to sell transfer and assign all his rights title and interest in and the Shop No : 24 , on the Ground -Floor , SHIVAM APARTMENT Situated at : Plot No.12 , Sector-2E / Kalamboli Navi Mumbai having , Built up Area about : 167.7484 Sq. Feet (15.59 Sq. Meters) the Society known as the SHIVAM APARTMENT, at : Plot No : 12 , Sector – 2E/ Kalamboli , Navi Mumbai , District – Raigad , to the party of the Second Part / PURCHASER , which the PURCHASER has agreed to purchase the same which the said share and interest of the SELLER for the Consideration of RS.3,75,000/- (RUPEES. THREE LAKhs SEVENTY FIVE THOUSAND ONLY) inclusive of all costs , share capital and the amount on the credit of the SELLER in the book of the Said Society .



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POWER OF ATTORNEY HOLDER

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2) **IN CONSIDRATION** of the aforesaid representation made by the **Vendor** to the Purchaser herein agreed to Purchase the said Premises for the **Consideration** of **RS.3,75,000/- (RUPEES. THREE LAKH SEVENTY FIVE THOUSAND ONLY)** Received Full and Final Consideration From Purchase to Shop.

3) **IT IS DECLARE** by the Seller that the Built up area of : **167.7484 Sq. Feet**) and the Building Consists .

4) **THE PURCHASER** hereby agreed to Become member of the Said Society and shall abide by all the rules and regulations ado prod by a or which it may adopt from time to time .

5) **THE SELLER** hereby admits and declares that the said **Shop** the Society and the said Shares having Certificate No : _____ with distinctive No: _____ To _____ are free from all encumbrances charges and liabilities of whatsoever nature and the **Seller** has full and absolute right and authority to sell the same or Transfer it to **any Person's** .

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6) **THE SELLER** hereby agrees to pay all the outstanding due for payment maintenance and **Service Charges** , or any other dues payable to the Said **Society** till the date of physical Possession is handed over to the **Purchaser** and the **Seller** further undertake that **in no Cash** the **Purchaser** shall be liable for Payment or dues of the Said Society for the period of Membership / Occupancy of the said **Shop** of the **Seller** .

7) **THE PURCHASER** hereby agreed to pay the **Society** the dues Water Charges / Service and Maintenance Charges including Periodical Ground / Lease Rent in respect of the said **Shop** from the date of Possession and shall not withhold and shall Indemnify and keep Indemnified the **Seller** in this Behalf .



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POWER OF ATTORNEY HOLDER

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