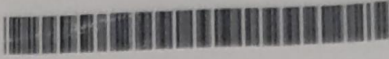


3
10/10/11



Tuesday, December 20, 2011
11:05:04 AM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 12624 .

दिनांक 20/12/2011

गावाचे नाव कामोटे

दस्तऐवजाचा अनुक्रमांक

पवल3 - 12411 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: संदीप विठ्ठल कणसे - -

नोंदणी फी

:-

23000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

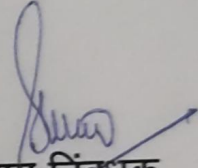
1120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (56)

एकूण रु.

24120.00

आपणास हा दस्त अंदाजे 11:19AM ह्या वेळेस मिळेल


दुय्यम निंबधक
सह दु.नि.पनवेल 3

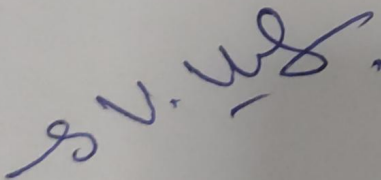
बाजार मुल्य: 1805000 रु. मोबदला: 2300000रु.

भरलेले मुद्रांक शुल्क: 120600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 23000 रु.; दिनांक: 16/12/2011



2011

रायगड

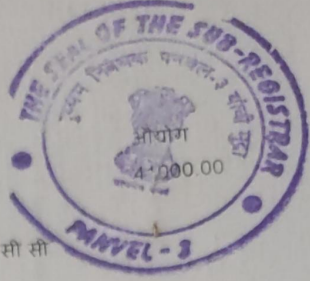
2-मीजे : पनयेल

पनयेलनगरपालिका

15अ/8-कामोठे सिडको से.क.8

Rural

इतर -



तक्त्यानुसार जमिनीचा दर

निवासी सदन	कार्ये	दुकान
32500 00	41000 00	49000 00
51.17	वांधकामाचे व	1-आर सी सी
निवासी सदनिका	उद्वाहन सुव	आहे
बांधीव	वांधकामाचा	
0 TO 2 वर्षे	दर	5th to 10th Floor
	मजला	

$$= \left(\begin{array}{l} \text{वार्षिक} \\ \text{मुल्यद} \end{array} * \begin{array}{l} \text{घसा-यानुसार} \\ \text{100} \end{array} / 100 \right) * \begin{array}{l} \text{मजला निहाय} \\ \text{घट वाढ} \end{array} \\ = (25000.00 * 100 / 100) * (105.00 / 100) \\ = 34125.00$$

$$= \begin{array}{l} \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर} * \\ \text{मिळकतीचे क्षेत्र} \end{array} \\ = 34125.00 * 51.17 \\ = 1746176.25$$

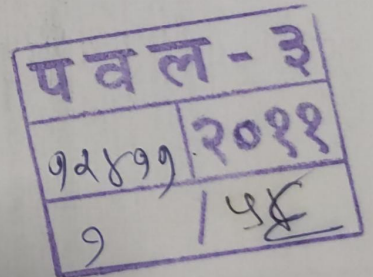
$$= 4.30 \text{ चौ. मीटर} \\ = 4.30 * (40.00 / 100) * 34125.00 \\ = 58654.05$$

= अंतिम मुल्य दर + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य - बदिस्त वाहन तळाचे मुल्य + लंगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या

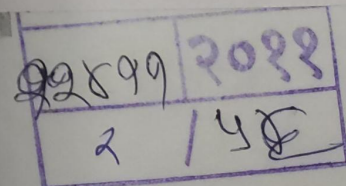
$$= A + B + C + D + E + F + G + H$$

$$= 1,746,176.25 + 0.00 + 0.00 + 0.00 + 0.00 + 58,654.05 + 0.00 + 0.00$$

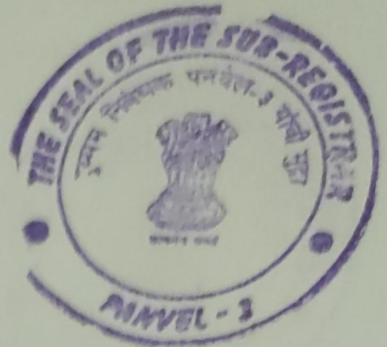
$$= 1,804,830.30 \text{ /-}$$



ORDER



300
1,53,900



AGREEMENT FOR SALE

FLAT / SHOP NO. B-504 IN BUILDING KNOWN AS "DHARA COMPLEX", PLOT NO 21, SECTOR - 8, KAMOTHE, NAVI MUMBAI

CARPET AREA IN SQ. MTRS. : 42.642 SQ. mtr.
TERRACE AREA IN SQ. MTR. : 4.297 SQ. mtr.
TOTAL AREA IN SQ. MTRS. : 46.939 SQ. mtr.
SALE PRICE : Rs. 23,00,000/-
REGN CHARGES : Rs. 23,000/-
STAMP DUTY : Rs. 1,20,600/-

Contd..2

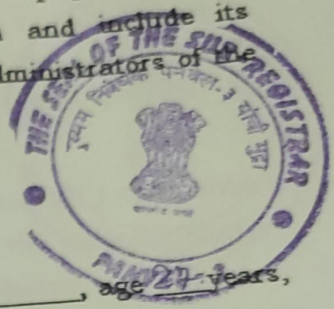
2021 Dec 14/24

प व ल - ३
१२४११ ४४
५ / ५४

S.V. M.J.

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered at Kamothe, Navi Mumbai on this 20 day of Dec. 2011, Between M / S Dhara Enterprizes, a partnership firm deemed to be registered under the provisions of the Indian Partnership Act, 1932 through its one of the partners, either 1) Mr. Ramesh Savji Aarethiya, 2) Mr. Sudhir Ramchandra Thakur all adults, of Indian Inhabitants, having place of business at Shop No. 1, Plot No. 21, Sector - 8, Kamothe, Navi Mumbai hereinafter referred to as "the Builders" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns and the heirs, executors, administrators of each partners and assigns) of the One Part.



AND

1) Mr./Mrs. Sandeep Vithal Kanse, age 27 years, PAN No AWBPK2198J. 2) Mr. Mrs. _____ age _____ years, PAN No. _____ Indian Inhabitants residing at

Room No. 1 Shivner chawl P.R. Kadam Road. Sane Gurusji Nagar, Ghatkopar (W) Mumbai - 84,

hereinafter referred to as " the Purchaser / s " (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their heirs, executors, administrators and assigns) of the Second Part.

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called the " Corporation ") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-section I and 3 - A of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the said Act.

प व ल - ३
१२४११ . १०११
६ / ५६

Contd..3

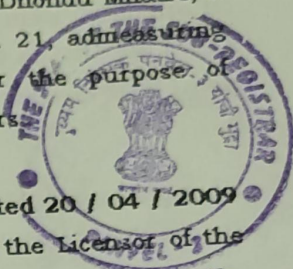
20/12/2011

S.V. W.S.

AND WHEREAS the State Government, in pursuance to Section 113 (A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development and disposal.

AND WHEREAS 1) Mr. Chandrakant Dhondu Mhatre and 2) Mr. Kamalakar Dhondu Mhatre, by their application dt. 29 / 08 / 1994 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government as described hereinafter.

AND WHEREAS the Corporation had consented to grant to 1) Mr. Chandrakant Dhondu Mhatre and 2) Mr. Kamalakar Dhondu Mhatre, a lease of all that piece or parcel of land at plot No. 21, admeasuring 2746.88 Sq. Mtrs. as mentioned hereinunder for the purpose of constructing a building or buildings for residential users.



AND WHEREAS by an Agreement to Lease dated 20 / 04 / 2009 executed by the Corporation therein referred to as the Licensor, of the One Part and 1) Mr. Chandrakant Dhondu Mhatre and 2) Mr. Kamalakar Dhondu Mhatre therein referred to as the Licensee of Other Part, (hereinafter for the sake of brevity referred to as "the said Agreement") the Corporation agreed to grant to the Licensees a lease of all that piece or parcel of land under Geothan Expansion Scheme, bearing Plot No. 21, Sector - 8, Kamothe, Navi Mumbai, admeasuring 2746.88 sq. mtrs. area, (hereinafter for the sake of brevity referred to as " the said Plot") for a total consideration towards lease premium and subject to the terms and condition and covenants as contained in the said Agreement to Lease and the same is duly registered before the Sub Registrar of Assurances, Panvel 3 under serial No. PVL3 - 02307 - 2009 dtd. 20 / 04 / 2009 which is more particularly described hereinunder.

AND WHEREAS in pursuance to the above said Lease Agreement dt. 20 / 04 / 2009, the said Corporation handed over possession of the said Plot to the Licensees, enabling them to construct a building / buildings on the said plots.

पवल - ३	
१२४९९	२०११
७	१४६

२४२१ देवनागरी

Contd..4

g.v.wy

46. The Builders will lodge this Agreement for registration and the Builders will attend to the office of the Sub-Registrar of Assurances at Panvel or any concerned registering office and admit execution thereof after the Purchaser /s informs the Builders the number under which it is lodged.

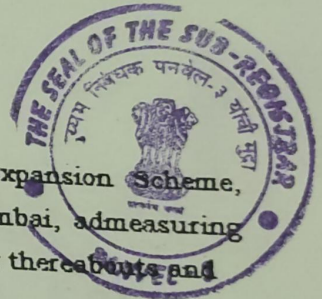
47. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flats Rules, 1964 as amended up to date or any other provisions of law applicable thereto.

SCHEDULE - I

Flat / shop No. B-504. admeasuring 42.642 + 4.297 mtr sq. ft. Carpet area equivalent to — sq. ft. built - up area situated on — of the building known as "Dhara Complex", Plot No. 21, Sector - 8, Kamothe, Navi Mumbai

SCHEDULE - II

All that piece or parcel of land under Gothan Expansion Scheme, bearing Plot No. 21, Sector - 8, Kamothe, Navi Mumbai, admeasuring 2746.88 sq. mtrs. area, Taluka Panvel, Dist - Raigad or thereabouts and bounded as under :

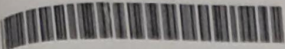


- Towards the North by : Plot No. 35, 36, 37.
- Towards the South by : 15.00 Mtrs. Wide Road.
- Towards the East by : Plot No. 22.
- Towards the West by : 15.00 Mtrs. Wide Road.

24/2/2007 473

पवल - ३	
92899	2007
24	473

S.V. Waf.



दस्तक्रमांक व वर्ष: 12411/2011

Wednesday, December 21, 2011

4:29:27 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 3

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,300,000.00
बा.भा. रु. 1,805,000.00
- (2) भू-मापन, फोटोहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र 15अ/8, सदनिका क्र बी -504, पाचवा मजला, धारा कॉम्प्लेक्स, प्लॉट नं 21, से 8, कामोठे ता पनवेल जि रांगयड
- (3) क्षेत्रफळ (1) 42.642 चौ मी कारपेट + 4.297 चौ मी टेरेस
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे / धारा एंटरप्रायजेस तर्फे भागीदार रमेश सावजी आरेठिया यांचे AAEFD 2365B तर्फे कु मु म्हणून सागर बी वाणी -; घर/फ्लॅट नं: प्लॉट नं 21, सेक्टर 8, कामोठे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदीप विठ्ठल कणसे -; घर/फ्लॅट नं: घाटकोपर मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AWPBK2198J.
- (7) दिनांक करून दिल्याचा 20/12/2011
- (8) नोंदणीचा 21/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 12411 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 120600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 23000.00
- (12) शेरा

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. 3

