

335/2942

Tuesday, March 21, 2017

7:38 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3709

दिनांक: 21/03/2017

गावाचे नाव: नौपाडा

दस्तऐवजाचा अनुक्रमांक: टनन5-2942-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डिम्पल दिनेश जोशी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1540.00

पृष्ठांची संख्या: 77

एकूण:

रु. 31540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु.13400000/-

मोबदला रु.8600000/-

भरलेले मुद्रांक शुल्क : रु. 804000/-

सह दुय्यम निर्बंधक तारखे क्र. ५

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009641394201617S दिनांक: 21/03/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1540/-

[Handwritten signature]

21/03/2017

गावाचे नाव 1) नौपाडा

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| (1) विवेचना प्रकार | करारनामा |
| (2) मोबदला | 8600000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे) | 13400000 |
| (4) भू. मापन, फोटोग्राम्मा व धरकमांक (अमल्यास) | |

1) पानिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : मदतिका नं. वेगमेंट नं- 02 आणि 03, माळा नं. वेगमेंट मजला, इमारतीचे नाव: जीवनतारा को-ऑप. ही. सो. लि. , ब्लॉक नं. भगवती शाळे जवळ, रोड नं: मीजे-नौपाडा, ठाणे पश्चिम, इतर माहिती: क्षेत्र- 841 ची फूट कार्गेट, सी टी एम नं- 66/3, 68, टिका नं. 15 (Survey Number : 16/5, 16/3 ; C.T.S. Number : 68.)

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| (5) क्षेत्रफळ | 1) 841 चौ. फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल किंवा | |

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| (7) दस्तऐवज करून घेणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हजूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेमर्स अनिरुद्ध गुप तर्फे प्रोप्रायटर श्री. हेमचंद्र भास्कर वैद्य - - वय:-50; पत्ता:-ऑफिस नं-1, - शुभ ज्योत , ऑफ- राम गणेश गडकरी रोड , घंटाळी, ठाणे पश्चिम, सोखले रोड (ठ. आणे) MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:- AAIPV6064F |
| | 2): नाव:-जीवनतारा को-ऑप. ही. सो. लि. तर्फे कु. मु. म्हणून श्री हेमचंद्र भास्कर वैद्य - - वय:-50, पत्ता:-प्लॉट नं: ऑफिस नं-1, माळा नं: -, इमारतीचे नाव: शुभ ज्योत , ब्लॉक नं: ऑफ- राम गणेश गडकरी रोड , रोड नं: घंटाळी, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:- |

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| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हजूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-डिम्पल दिनेश जोशी - - वय:-39; पत्ता:-प्लॉट नं: 14/ए, माळा नं: 4 था मजला, इमारतीचे नाव: दीपश्री को-ऑप. ही. सो. लि. , ब्लॉक नं: भास्कर कॉलनी जवळ, रोड नं: एम. जी. रोड, ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AEYPJ9309R |
| | 2): नाव:-दिनेश माधवजी जोशी - - वय:-42; पत्ता:-प्लॉट नं: 14/ए, माळा नं: 4 था मजला, इमारतीचे नाव: दीपश्री को-ऑप. ही. सो. लि. , ब्लॉक नं: भास्कर कॉलनी जवळ, रोड नं: एम. जी. रोड, ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AGGPJ5023Q |

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| (9) दस्तऐवज करून दिल्याचा दिनांक | 21/03/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/03/2017 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2942/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 804000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) क्षेत्र | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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| दस्त क्रमांक २६ ७४/२०१७ |
| ६/१० |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at THANE, on this 21st day of **March** in the Christian Year Two Thousand Seventeen (2017), BY AND BETWEEN M/S ANIRUDDHA GROUP, a proprietorship firm, having its office at 1, Shubh Jyot, off Ram Ganesh Gadkari Road, Ghantali, Thane (W), through its proprietor SHRI HEMACHANDRA BHASKAR VAIDYA having Pan No. AAIPV6064F hereinafter referred to as 'THE PROMOTER' (Which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the heirs, executors and administrators or such last survivor, assignees etc.) of the ONE PART;

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AND

MRS. DIMPLE DINESH JOSHI, Pan No. AEYPJ9309R, Age:- 39 Year, Occupation:- Business, and MR. DINESH MADHAVJI JOSHI, Pan No. AGGPJ5023Q, Age:- 42 Years, Occupation:- Business, both residing at Fl. No. 14 A, Fourth Floor, Depashree Co-Op Housing Society, Near Bhaskar Colony, M. G. Road, Thane (W) 400 602, hereinafter referred to as the 'PURCHASERS', (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include his/her/their respective heirs, executors, administrators and assigns etc.) of the **SECOND PART**:

AND

JEEVANTARA CO-OPERATIVE SOCIETY LIMITED, hereinafter referred to as the SAID SOCIETY, through its Constituted Attorney SHR HEMACHANDRA BHASKAR VAIDYA hereinafter referred to as the 'CONFIRMING PARTY', (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor in office or his/her/their heirs, executors, administrators and assigns etc.) **OF THE THIRD**



the Confirming party is the absolute and exclusive owner and of his/her/their well and sufficiently entitled to, seized and possessed of those pieces and parcels of land lying, being and situate at Village Naupada Taluka and District Thane bearing Survey no.16 Hissa no.5, area admeasuring 1290 sq. yards equivalent to 1078.50 sq. meters and survey no. 16 Hissa no. 3 (part) area admeasuring 40 sq. yards equivalent to 33.44 sq. meters and also bearing corresponding City Survey no. 68 within the limits of Thane Municipal Corporation upon which land at the relevant time there were buildings known as 'A' consisting of ground + 2 upper floors and Building No. 'B' consisting of ground plus three upper floors bearing House no. 9

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Archetype Consultants, as the Architect for the development project of the said property under VP no.SO2/0085. The Corporation after due scrutiny of the said plan accorded its approval thereto vide VP No. SO2/0085/11/IMC/1.D.D.P/0419/11, hereinafter referred to as SAID APPROVED PLAN. The said corporation then also issued a Commencement certificate dated 21/6/2011 inter alia permitting commencement of the construction of the new building;

AND WHEREAS pursuant to the said permission the Promoter demolished the said old two building then standing on the said property and commenced the erection work of the new building as per the said first approved plan;

AND WHEREAS while submitting and obtaining approval to the said approved plan, Promoter could not use and utilize the TDR since the said TDR was not available at that time;

AND WHEREAS thereafter and as per the terms and conditions of the said Development Agreement read with supplementary Agreement Promoter via registered Deed of Transfer of TDR dated 24/1/2014, registered under Sr. no TNN5-845-2014 purchased and acquired at its cost and expenses TDR/FSI measuring 436 sq. meters from M/s. Maharashtra Developers Pvt. Ltd., a partnership firm having office at Khan Compound, Opp Babubhai Petrol Manpada, LBS Marg, Thane (W) with the confirmation of M/s Omkar Multiplex Pvt. Ltd. from and out of DRC no. TDR/SO2/Ex to School Certificate no.167 in TDR sector II dated 27/5/2013. By virtue of the said registered Deed of Transfer of TDR, the Promoter became entitled to use and appropriate said TDR for the development of the said property. Pursuant to the acquisition of the said TDR and with a view to use and utilize the same as FSI in the development of the said property, Promoter submitted revised plan to the said corporation for approval.



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AND WHEREAS the Promoter has displayed and/or kept Xerox copies of the documents, plans and specifications referred to in clauses (a), (b) & (c) sub section (2) of section 3 of the said MOF Act at the site and permitted the Purchaser/s to take inspection thereof; and which in fact is so taken by the Purchaser/s and is/are satisfied about the same as contended hereinbefore;

AND WHEREAS the Purchaser after taking inspection of the title of the Promoter and after satisfying themselves about the same; requested the Promoter to allot on ownership basis; the **Basement premises bearing Basement No. 02 & 03**, admeasuring **841 sq. feet** carpet area; situate on the **Basement Floor** of the said new building to be known as "**JEEVANTARA**" which premises is more particularly shown in the plan surrounded by green colour boundary line, which plan is annexed herewith and marked as **ANNEXURE 'C'** and same is hereinafter referred to as **SAID PREMISES**.

AND WHEREAS upon the discussions and negotiations, the Promoter has agreed to sell to the Purchaser herein and the Purchaser has agreed to acquire on ownership basis the said premises for a total consideration of **Rs. 86,00,000/-** (Rupees Eighty Six Lakhs Only) and out of this total consideration the Purchaser has paid to the Promoter a sum of **Rs. 1,00,000/-** (Rupees One Lakh Only) vide Cheque No. 000088 dated 15.03.2017 drawn on **Sahakari Bank Ltd., Thane Branch** being the part consideration amount (the payment and receipt whereof the Promoter do hereby admit and acknowledge) and balance amount of **Rs. 85,00,000/-** agreed to pay at the time of taking possession of **Basement No. 02 & 03**.



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दस्त क्रमांक २९२/२०१७
AND/WHEREAS
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the Purchaser has inspected the said property and is fully acquainted with the state thereof and agreed to acquire the said premises/office from the Promoter on what is popularly known as '**OWNERSHIP BASIS**' at and for the price and on the terms, conditions and

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