

536/23316

पावती

Original/Duplicate

Wednesday, December 04, 2024

नोंदणी क्र.: 39म

11:55 AM

Regn.: 39M

पावती क्र.: 24964 दिनांक: 04/12/2024

गावाचे नाव: सांगली

दस्तऐवजाचा अनुक्रमांक: टनन9-23316-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुमन महेंद्र बेरा .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
12:14 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

सह द्रव्यम निबंधक वर्ग २ ठाणे क. ९

बाजार मूल्य: रु. 3938803 /-

मोबदला रु. 5766000/-

भरलेले मुद्रांक शुल्क : रु. 403700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224034307938 दिनांक: 04/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011918172202425E दिनांक: 04/12/2024

बँकेचे नाव व पत्ता:

Suman Beta
सुमन महेंद्र बेरा
करारनामा देता

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202412041775				04 December 2024,11:44:33 AM	
टनन9						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	27/105-19अ) कल्याणकडे जाणा-या रस्त्यावरील दर्शनी भाग असलेले सर्व क्रमांक					
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#26			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
15100	58300	60200	72500	60200	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	58.234चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	52.94चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.62672/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((62672-15100) * (100 / 100)) + 15100) = Rs.62672/-					
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 62672 * 58.234 = Rs.3649641.248/-					
बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (58300 * 25/100) = Rs.203175.5/-					
लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	3.43चौ. मीटर					
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 3.43 * (62672 * 40/100) = Rs.85985.984/-					
Applicable Rules	= 3, 9, 18, 19, 14, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3649641.248 + 0 + 0 + 0 + 203175.5 + 85985.984 + 0 + 0 + 0 + 0 = Rs.3938803/- = ₹ एकोणचाळीस लाख अडतीस हजार आठ शे तीन/-					

Home

Print

टनन-९
दस्त क्र. 2339६/२०२४
९ / ५५



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1224034307938

Date 03/12/2024

Received from Joint SRO , Mobile number 9000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Thane 9 of the District Thane.

Payment Details

Bank Name SBIN

Date 03/12/2024

Bank CIN 10004152024120307542

REF No. 470410242365

This is computer generated receipt, hence no signature is required.

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दस्त क्र. 2339६/२०२४

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CHALLAN
MTR Form Number-6



GRN	MH011918172202425E	BARCODE	[Barcode]		Date	02/12/2024-15:03:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AXOPB8304M			
Location	THANE			Full Name	SUMAN MAHENDRA BERA			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 1206, 12TH FLOOR, BUILDING NO 2			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	403700.00	Road/Street		RIVER WOOD PARK, SAGARLI			
0030063301	Registration Fee	30000.00	Area/Locality		THANE			
			Town/City/District					
			PIN		4	2	1	2 0 4
			Remarks (If Any)					
			PAN2=ABKPC4547K~SecondPartyName=NITIN NAGESH CHITTAL~					
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>रुपय - ९</p> <p>दस्त क्र. 23378/2024</p> <p>3 / 44</p> </div>					
Total		4,33,700.00	Words		Four Lakh Thirty Three Thousand Seven Hundred Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Cheque-DD Details		Bank CIN	Ref. No.	69103332024120216258	2902028648
Cheque/DD No.			Bank Date	RBI Date	02/12/2024-15:05:55	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten Signature]

Suman Bera
Sitra Bera

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Thane on this 4th day of **December, 2024**.

B E T W E E N

MR. NITIN NAGESH CHITTAL aged about 53 years, Pan No. **ABKPC4547K**, Indian Inhabitant, residing at **501, Parle Goodwill, Sant Nanda Patkar Road, Opp. Telephone Exchange, Vile Parle (West), Mumbai - 400057**, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assigners) of the **FIRST PART.**

A N D

MR. SUMAN MAHENDRA BERA aged about 35 years, Pan No. **AXOPB8304M** and **MRS. SIPRA MAHENDRA BERA** aged about 63 years, Pan No. **BAAPB1754M**, both Indian Inhabitant, residing at **A Wing, 202, Pancham Building, Plot No. 38, Sector - 20, Panvel - 410209**, hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the

दुसरा SECOND PART

दस्त क्र. 28394/2024

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WHEREAS:

A. By and under an Agreement for Sale dated **19th December, 2020** made and executed between

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M/s. **Shree Khidkaleshwar Property Developers Private Limited** therein and herein after referred to as "the Owner" on the First Part and the Transferor herein therein referred to as "the Flat Holder/Purchaser" on the Other Part, the said Owner agreed to allot and sale to the said Purchaser being the Transferor herein **Flat No. 1206** admeasuring **52.94 sq. mtrs.** equivalent to **569.85 sq. ft.** as defined under RERA alongwith enclosed balcony admeasuring **3.43 sq. mtrs.** equivalent to **36.92 sq. ft.** area on the **12th floor** in the **building No. 2** in the project known as "RIVER WOOD PARK" being situated on the Plot bearing Survey No. 26, Hissa No. 2 & 3 all in part at Village Sagarli, Kalyan Shill Road, Taluka Thane, Dist. Thane (hereinafter referred to as "the said Flat") for the consideration and on the terms and conditions recorded thereunder (hereinafter referred to as "the said Agreement"). The said Agreement is registered with the Sub Registrar of Assurances at Thane under Serial No. Thane-9/13411/2020 on 23rd December, 2020.

B. By letter of Allotment dated **7th December 2023**

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दस्त क्र. 23398/2028
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By letter of Allotment herein was allotted 1 (one) **Car parking Space bearing No. 16** on Ground Floor in Building No. 2 and thus TRANSFEROR is entitled to park Vehicle in the said designated Parking Space (hereinafter referred to as the said Car Parking Space);

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- C. The said Flat and the said Car Parking Space hereinafter collectively referred to as the said Premises.
- D. Under the circumstances stated hereinabove, as on today, the TRANSFEROR/VENDOR are absolutely entitled to the said Premises and therefore the TRANSFEROR is entitled to sell, transfer, convey and assign all their right, title and beneficial interest in the said Premises in favour of the Transferees;
- E. The TRANSFEREE have agreed to purchase and acquire from the Transferor all the right, title and interest of the TRANSFEROR in the said Premises alongwith the right to become member of the Society viz. **RIVERWOOD PARK EMERALD TOWER CO-OP. HOUSING SOCIETY LTD.** duly registered under the provisions of the Maharashtra Co. Op. Societies Act, 1960 bearing registration No. **TNA/ (TNA)/ HSG/ (TC) /36518/ 2024-2025** free from all encumbrances and reasonable doubts, which the TRANSFEROR has agreed to do upon the terms and conditions recorded hereinafter;

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दस्तावेज क्र. 23396/2028
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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:—

[Handwritten signature]

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1. The **TRANSFEROR** hereby declare, record and confirm as under:

a) The **TRANSFEROR** is the sole and absolute owner of the **Flat No. 1206** admeasuring **52.94 sq. mtrs.** equivalent to **569.85 sq. ft.** as defined under RERA alongwith enclosed balcony admeasuring **3.43 sq. mtrs.** equivalent to **36.92 sq. ft.** area on the **12th floor** alongwith **car parking space No. 16** on **Ground Floor** in the **building No. 2** in the project known as "**RIVER WOOD PARK**" being situated on the Plot bearing Survey No. 26, Hissa No. 2 & 3 all in part at Village Sagarli, Kalyan Shill Road, Taluka Thane, Dist. Thane.

b) The **TRANSFEROR** is entitled to apply and become the member of the said Society and issuance of the Share Certificate in respect of the said Premises.

c) **The TRANSFEROR** has not entered into any agreement for sale, transfer or letting out the said Flat with any other person and that he is in exclusive possession and occupation of the said

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The TRANSFEROR has paid their share of Municipal Taxes, water charges and all other outgoings in respect of the said Flat up to date and that no part thereof has remained unpaid.

2. **The TRANSFEROR** hereby undertake, declare and confirm that there are no dues of the said builder and

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the society where the said premises is located and he/she/they shall be solely liable to pay all/any of the dues of the concerned builder and society till the vacant and peaceful possession of the said premises is handed over to the **TRANSFEREES** by the **TRANSFEROR**. The **TRANSFEROR** also hereby declares that he has obtained the necessary permission from the Society for sale and transfer of the said Premises.

3. The **TRANSFEREES** already inspected the said of **Flat No. 1206** admeasuring **52.94 sq. mtrs.** equivalent to **569.85 sq. ft.** as defined under RERA alongwith enclosed balcony admeasuring **3.43 sq. mtrs.** equivalent to **36.92 sq. ft.** area on the **12th floor** alongwith 1 car parking space (Car Parking No. 16 on Ground Floor) in the **building No. 2** in the project known as "**RIVER WOOD PARK**" being situated on the Plot bearing Survey No. 26, Hissa No. 2 & 3, all in part at Village Sagarli, Kalyan Shill Road, Taluka Thane, Dist. Thane & agreed to purchase on it is basis.

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4. a. In consideration of the aforesaid representations of the **TRANSFEROR**, the **TRANSFEREES** herein agree to purchase, possess and acquire the said Premises alongwith membership right of the said Society of the **TRANSFEROR** and all their rights, title and interest therein for the Total consideration of **Rs. 57,66,000/-** (**Rupees Fifty Seven Lakh Sixty Six Thousand Only**).

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i. **Rs. 7,08,340/- (Rupees Seven Lakh Eight Thousand Three Hundred Forty Only)** paid before the execution of this agreement as a part consideration (the receipt whereof the TRANSFEROR hereby admit and acknowledge in the presence of witnesses);

ii. **Rs. 57,660/- (Rupees Fifty Seven Thousand Six Hundred Sixty only)** shall deposit towards Tax deducted as T.D.S.

iii. The Transferees have agreed to pay the balance consideration of **Rs. 50,00,000/- (Rupees Fifty Lakh Only)** on or before **31st December 2024** either availing Home finance or through other means and if the Transferees fail to pay the balance consideration by 31st December 2024 in that event the Transferees shall be liable to pay interest @ of 18% p.a. on the entire sale consideration. PROVIDED FURTHER IT HAS BEEN ALSO AGREED that if the Transferees fail to complete the transaction within 3 months from execution hereof then in that event this present shall come to an end and be treated as cancelled and terminated upon the Transferor refunding

the part payment received by them till then.

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Transferees shall be entitled



that upon receipt of the balance consideration, the Transferees shall be entitled to obtain the vacant and peaceful possession of the said Flat from the Builder as owner thereof. The said Original title document in respect of said flat shall be handed over to the Bank only for availing and disbursement of loan sanctioned amount or upon receiving of the balance consideration

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b. The **TRANSFEROR** hereby undertake, declare and confirm that other than what is mentioned herein before, there are no other charge, lien, mortgage or any other third party right or interest of any nature whatsoever on the said premises and the said premises is free from all/any encumbrance of any nature whatsoever and the **TRANSFEROR** has all the rights, title and interest in the said premises to sell the said premises to transfer to the **TRANSFEREES** full right and title in the said premises and to put the **TRANSFEREES** in peaceful and vacant possession of the said premises

c. The **TRANSFEROR** has absolute right to sell and transfer their rights, title and interest in upon, and over the said premises as well as moveable and immovable furniture and fixtures fixed and lying in the said premises and their shares in the said premises to the **TRANSFEREES** and which the **TRANSFEROR** hereby do by this agreement for sale.

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d. neither the **TRANSFEROR** nor any one on their behalf has committed or omitted any act, deed, matter or thing whereby holding of the Shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said premises and other rights and benefits in respects thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said Shares ad their own right, title and interest therein may become liable to attachment and/or Sale whether by a decree or order of the Competent Court or otherwise.

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e. The **TRANSFEROR** shall bear and pay all outgoings in respect of the said premises including all rates, taxes and charges for consumption of Electricity, Gas, Water, etc. and all dues and charges payable to the said builder till the date of completion of sale and the **TRANSFEREES** shall bear and pay all such outgoings, dues and charges to the said builder or society from the date of completion of sale and receiving possession of the said premises.

f. The **TRANSFEROR** shall (on payment of the full and final consideration) sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer of all utility connections and security deposits available with the utility service providers of Water, Electricity and Gas to the name of the **TRANSFEREES**. The **TRANSFEROR** is responsible to perfectly assure and effectually transferring the utilities available in the said premises unto and to the use of the **TRANSFEREES**.

g. The **TRANSFEROR** will obtained No Objection Letter from the said society *inter alia* to the effect that the society will have no objection to the **TRANSFEREES** to sell the said

flat in favour of the **TRANSFEREES** and all incidental rights thereof to the name of the **TRANSFEREES** in the records of the Society and transfer fee will be paid by the

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99 Transferor only.

5. The **TRANSFEROR** shall deliver to the **TRANSFEREES** all receipts, documents, papers, vouchers and certificates relating to the said Flat and last paid up

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bill in respect of the outgoing and service charges and electricity charges after full payment.

6. **The TRANSFEROR** shall put the **TRANSFEREES** in vacant and peaceful possession of the said Flat. And the **TRANSFEROR** shall at all time hereafter at the request of the **TRANSFEREES** agree to do and execute or cause to be done or executed all such acts deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said Flat unto the **TRANSFEREES**.

7. **On** and after completion of these present and or receipt of final payment the **TRANSFEROR** shall has no right, possession, title and/or interest of any nature whatsoever in the said Flat and the **TRANSFEREES** shall be solely and exclusively entitled to own, use, occupy, posses and enjoy the same without any let, hindrance and/or interference of whatsoever nature by the **TRANSFEROR** or any person claiming through or under his behalf in anyway whatsoever and the **TRANSFEREES** shall be entitled to deal with the same in such a manner as they may desire and think fit and proper.

8. **All** costs and expenses incidental to this agreement will be borne by the **TRANSFEREES** only.

9. **The TRANSFEREES** shall bear and meet the expenses of the registration of the agreement if the same needs Registration with Sub-Registrar Thane.

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