



2/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 7325/2024

नोंदणी :

Regn:63m

गावाचे नाव : वेलवली

1) विलेखाचा प्रकार	करारनामा
2) मोंवदला	2000000
3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2005000
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: मीजे- वेलवली, म. न. 7अ, दि. न. 1/1 पैकी, प्लॉट नं. 9, 10, 11 आणि 12, क्षेत्र -1846.99 चौ. मी. यावरील वैभव हिल्स, विल्डींग न. 1, मी विंग, मदनिका क्र. 102, पत्रिका मजला, क्षेत्र 34.13 चौ. मी. कारपेट. (वांधकाम पूर्ण झाल्याची दि. 07/06/2014 च्या अन्वये 9% वजावट) ( ( Survey Number : 7 ; ) )
5) क्षेत्रफळ	1) 34.13 चौ.मीटर
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 पत्ता.	1): नाव:-मे. डी. वी. आर. कन्सट्रक्शन प्रा. लि. तर्फे डायरेक्टर श्री. वार्थोल एल. डायम यांचे तर्फे कु. मु. म्हणून व क. देणार श्री. चिन्मय दिपक भांडारकर वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 06, ए, स्वेन क्वीन नॉन्स. स्टेशन रोड, वसई. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AACCD9215B
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-उमा संतोष पुजारी वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 458, ए/बी -1, उप्पर फ्लोअर, इंदिरा नगर, सहार एअरपोर्ट रोड, ओवेरॉय फ्लायट किचन सर्विस समोर, अंधेरी पु., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AZTPP3428M 2): नाव:-संतोष राजाराम पुजारी वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 458 ए/बी -1, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AZTPP3444M
9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2024
10) दस्त नोंदणी केल्याचा दिनांक	22/05/2024
11) अनुक्रमांक, खंड व पृष्ठ	7325/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120300
13) बाजारभावाप्रमाणे नोंदणी शुल्क	20050
14) शेअर	



*[Signature]*  
सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

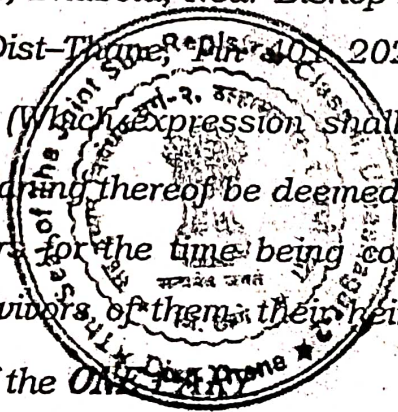
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

For Bank Use Only	दस्तावा प्रकार (Nature of Document)	Agreement for sale
	दस्त नोंदणीचा तपशील (Registration Details)	Registrable/Non Registrable if Registrable Name of S.R.O.- 2
	उहाचा युनीक नंबर (Franking Unique No.)	—
	मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	गौज-बेलावली ता-अंबरनाथ स. न. ७३, हि. नं. १/१(१), प्लॉट नं. ९, १०, ११ व १२. (Village-Belavali, Tal-Ambernath S. No.7A, Hissa No.1/1Pt. Plot No. 9, 10, 11 & 12, Flat No. 102, 1 <sup>st</sup> Floor, Area Bldg. No. 1, 'C-Wing', "Vaibhav Hills"
	मोबदला रक्कम (consideration Amount)	₹ 20,00,000/-
	मुद्रक खरेदीदाराचे नाव (Purchasers name)	
	दस्तावातील दुस-या पक्षाचा नाव (Name of the other party)	DBR Constructions Pvt. Ltd.
	हस्त जप्तल्यास नाव, पत्ता (If through Name & Address)	—
मुद्रक शुल्काची रक्कम (Stamp Duty Amount)	(अक्षरी ₹ ) (in words ) ₹ /-	
प्रधिकृत अधिका-याची पूर्ण स्वक्षरी व सिल (Authorised Person's full Signature & Seal)	—	

## //AGREEMENT FOR SALE//

THIS ARTICLES OF AGREEMENT made and entered at  
Ambarnath, on this 22 day of May in the Christian Year 2024,  
BETWEEN DBR CONSTRUCTIONS PVT. LTD., a company  
incorporated under the provision of Companies Act, 1956 and having  
its' registered office at-A/06, Second Floor, A-Wing, Gwen-Queen  
Apartment, above Rasoie Hotel, Bhabola, Near Bishop House, Vasai  
Road (West), Taluka-Vasai, Dist-Thane, Pin-401 202, hereinafter  
called "THE DEVELOPERS" (which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to mean and  
include its' director or directors for the time being constituting the  
said company/survivor or survivors of them, their heirs, executors,  
administrators and assigns) of the ONE PARTY



दस्तावा नं. - २	
दि. नं. 10/2/24	२०२४
10	10

नाथ

S. L. M. L.



AND

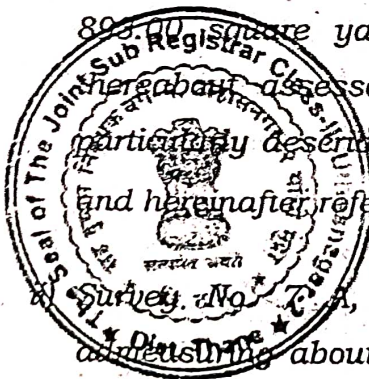
SRI./SMT./KUM./M/S. MRS. UMA SANTOSH PUJARI  
and MR. SANTOSH RAJARAM PUJARI

Residing at/having addressed at 453 A/B-1 UPPER FLOOR  
INDIRA NAGAR SAHAR AIRPORT ROAD, OPP. OBEROI FLIGHT KITCI  
SERVICE, ANDHARI (E) MUMBAI - 400099  
hereinafter called "**THE PURCHASER/S**" (Which expression shall

unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case a partnership firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of company, or a body corporate or juristic entity, its the director or directors for the time being constituting the said company/survivor or survivors of them) of the **OTHER PART**.

**WHEREAS** the Developers are seized and possessed of and well and sufficiently entitled to all that pieces and parcel of lands or ground at Village-Belavli, Taluka-Ambarnath, within the limits of the Kulgaon-Badlapur Municipal Council bearing,

i) Survey No. 7 A, Hissa No. 1/1 Part, Plot No. 9, area admeasuring 809.00 square yards equivalent to 746-548 square meters or



hereabout assessed for (₹ Ps.) 0-05 and which land is more particularly described in the **First Schedule** mentioned hereunder and hereinafter referred to as the said "**PLOT NO. 9**"; and

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Survey No. 7 A, Hissa No. 1/1 Part, Plot No. 10 and 11, area admeasuring about 811 square yards and 804 square yards and collectively admeasuring about 1616.00 sq. yards equal to 1350-140 sq. meters or thereabout assessed for (₹ Ps.) 0-10 and which land is more particularly described in the **Second Schedule** mentioned hereunder and referred to as the said "**PLOT NO. 10 and 11**"; and

iii) Survey No. 7 A, Hissa No. 1/1 Part, Plot No. 12, area admeasuring 676.00 square Yards equivalent to 565.136 square Meters or

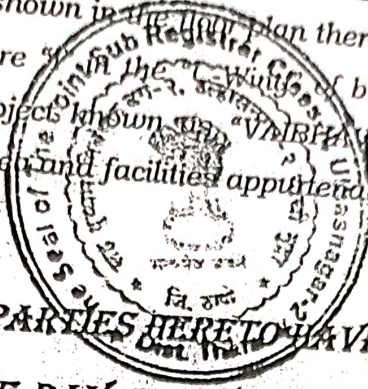
शान्ति

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**//SIXTH SCHEDULE ABOVE REFERRED TO//**

ALL THAT FLAT bearing No. 102 having carpet area admeasuring \_\_\_\_\_ Square feet, equivalent to 34.13 Square Meters, On FIRST floor, as shown in the \_\_\_\_\_ plan thereof and hereto annexed and marked as Annexure \_\_\_\_\_ of building known as "BUILDING NO. 1" in the Project known as "VARDHANA HILLS" with proportionate share of common area and facilities appurtenant to the said property.



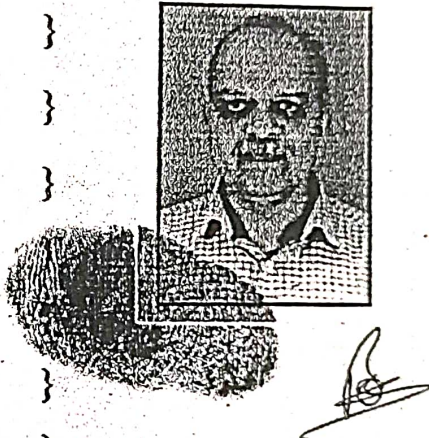
HILLS with	उ. नं. २
र. नं. ७४२	२०१४
२६	००

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HERE IN ABOVE WRITTEN.**

**SIGNED SEALED AND DELIVERED**  
 Within named of "THE DEVELOPERS"  
**DBR CONSTRUCTIONS PVT. LTD.**

Represented by its Director  
 Mr. BARTHOLOMEW L. DIAS

in the presence of  
 1) \_\_\_\_\_  
 2) \_\_\_\_\_



**SIGNED SEALED AND DELIVERED**  
 Within named "THE PURCHASER/S"  
 MR./MRS./KUM./M/S. \_\_\_\_\_

MRS. UMA SANTOSH PUJARI  
MR. SANTOSH RATARAM PUJARI

in the presence of  
 \_\_\_\_\_  
Cranesh S. Pare

S. Uma

सुनोष





