

75/79

पावती

Thursday, January 02, 2025

9:01 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 83 दिनांक: 02/01/2025

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-79-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: भाऊसाहेब कारभारी शर्जे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

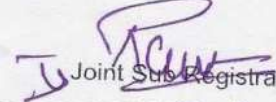
पृष्ठांची संख्या: 29

एकूण:

रु. 30580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:20 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 3

सह दरम्यम निबंधक वर्ग २
उणे क्र. ३

वाजार मूल्य: रु. 2846514 /-

मोबदला रु. 3900000/-

भरलेले मुद्रांक शुल्क : रु. 234000/-

1) देयकाचा प्रकार: DHC रकम: रु. 580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125013615686 दिनांक: 02/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013565576202425E दिनांक: 02/01/2025

बँकेचे नाव व पत्ता:



पक्षकाराची सही _____

मुळ रु. ३०५८० परत मिळाला

रु. नि. ३



02/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 79/2025

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3900000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	2846514
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: झोन नं. 25/242, दर प्रती चौ. मी. रु.1,12,200/- मदनिका नं. वी - 23/3 : 13,3 ग मजला, श्री गणेशकृपा को. ऑप. हौ. सो. ली., प्लॉट नं. 14, सेक्टर 10, सानपाडा, नवी मुंबई 400705, विल्ट उप एरीया 25.370 चौ. मी. ((Plot Number : 14 ; SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 25.370 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वेचर पर्वत पटेल वय:-56; पत्ता:-प्लॉट नं: 13, माळा नं: 3 रा मजला , इमारतीचे नाव: श्री गणेशकृपा को. ऑप. हौ. सो. ली., विलिंग नं. वी २३, प्लॉट नं. १४, सेक्टर १०, सानपाडा, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AFZPP9944A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-भाऊसाहेब कारभारी गर्जे वय:-40; पत्ता:-प्लॉट नं: ३०३, माळा नं: ३, इमारतीचे नाव: श्री सिद्धेश्वर को. ऑप. हौ. सो. ली., विलिंग नं. मी १०, सेक्टर ९, घनमोली, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400701 पॅन नं:-ASLPG3361K 2): नाव:-वर्षा भाऊसाहेब गर्जे वय:-34; पत्ता:-प्लॉट नं: ३०३, माळा नं: ३, इमारतीचे नाव: श्री सिद्धेश्वर को. ऑप. हौ. सो. ली., विलिंग नं. मी १०, सेक्टर ९, घनमोली, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400701 पॅन नं:-BAWPA2214H
(9) दस्तऐवज करून दिल्याचा दिनांक	02/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	02/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	79/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	234000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHAUSAHEB KARBHARI GARJE AND VARSHA B GARJE	eChallan	69103332025010110478	MH013565576202425E	234000.00	SD	0007503657202425	02/01/2025
2		DHC		0125013615686	580	RF	0125013615686D	02/01/2025
3	BHAUSAHEB KARBHARI GARJE AND VARSHA B GARJE	eChallan		MH013565576202425E	30000	RF	0007503657202425	02/01/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2025010211	02 January 2025, 08:19:26 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	25 /242-सानपाडा नोड सेक्टर क्रं. 10				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
49600	112200	124400	140300	124400	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	25.37 चौ. 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 -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.112200/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((112200-49600) * (100 / 100)) + 49600)			
		= Rs.112200/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 112200 * 25.37			
		= Rs.2846514/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गाळीचे मूल्य (खुली बाल्कनी) + वरील गाळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2846514 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2846514/- = ₹ अठ्ठावीस लाख सेहेचाळीस हजार पाच शे चौदा /-			

Home Print

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दस्त क्र. ७९ /२०२५
१/२९



CHALLAN
MTR Form Number-6



GRN	MH013565576202425E	BARCODE		Date	31/12/2024-20:59:06	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	PAN No.(If Applicable)	ASLPG3361K				
		Full Name	BHAUSAHEB KARBHARI GARJE AND VARSHA B GARJE				

Location	THANE	Flat/Block No.	FLAT NO 13 3RD FLOOR BUILDING NO B 23							
Year	2024-2025 One Time	Premises/Building								
Account Head Details		Amount In Rs.	Road/Street	SHREE GANESHKRUPA CHS PLOT NO 14 SECTOR 10						
0030046401	Stamp Duty	234000.00	Area/Locality	SANPADA NAVI MUMBAI						
0030063301	Registration Fee	30000.00	Town/City/District							
			PIN		4	0	0	7	0	5

Remarks (If Any)
 PAN2=AFZPP9944A-SecondPartyName=BECHAR PARBAT
 PATEL-CA=3900000-Marketval=2846514

Amount In Two Lakh Sixty Four Thousand Rupees Only
 Words

Total	2,64,000.00
-------	-------------

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025010110478	2907013280
Cheque/DD No.		Bank Date	RBI Date	31/12/2024-21:02:41	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Branch 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.
 सदर चालन केवल दुर्यम निवाक कार्यालयात नोंद घ्याव. नोंद घ्याव नसल्यास सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-75-79	0007503657202425	02/01/2025-09:01:48	IGR115	30000.00

GRN : MH013565576202425E Amount : 2,64,000.00

Bank : IDBI BANK

Date : 31/12/2024-20:59:06

2	(iS)-75-79	0007503657202425	02/01/2025-09:01:48	IGR115	234000.00
Total Defacement Amount					2,64,000.00





CHALLAN
MTR Form Number-6



GRN	MH013565576202425E	BARCODE			Date	31/12/2024-20:59:06	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ASLPG3361K					
				Full Name	BHAUSAHEB KARBHARI GARJE AND VARSHA B GARJE					
Location	THANE			Flat/Block No.	FLAT NO 13 3RD FLOOR BUILDING NO B 23					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	SHREE GANESHKRUPA CHS PLOT NO 14 SECTOR 10					
0030046401	Stamp Duty	234000.00		Area/Locality	SANPADA NAVI MUMBAI					
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN	4	0	0	7	0	5
				Remarks (If Any)	PAN2=AFZPP9944A~SecondPartyName=BECHAR PARBAT PATEL~CA=3900000~Marketval=2846514					
Total		2,64,000.00		Amount In Words	Two Lakh Sixty Four Thousand Rupees Only					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	69103332025010110478	2907013280				
Cheque/DD No.			Bank Date	RBI Date	31/12/2024-21:02:41	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. : 9869527757

सदर चलन केवल दुर्यम निबंधक कार्यालय में ही दर्ज कराया जाता है। अन्य जगह दर्ज कराया गया दस्तावेज ग्राहक के लिए अमान्य है। नोंदणी न करवाया गया दस्तावेज ग्राहक के लिए अमान्य है।



चलन - ३
दस्त क्र. ७६ / २०२५
3/22

Patel

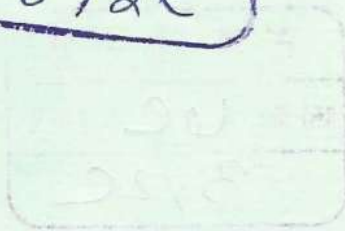
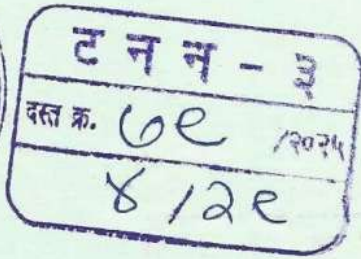
Garje
Patel

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125013615686	Date 01/01/2025
Received from BHAUSAHEB KARBHARI GARJE, Mobile number 9869527757, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 01/01/2025
Bank CIN 10004152025010114897	REF No. 2947207862
This is computer generated receipt, hence no signature is required.	

Sata

BK Garje

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:: 1 ::

AGREEMENT FOR SALE

[FLAT NO.B-23/3:13]

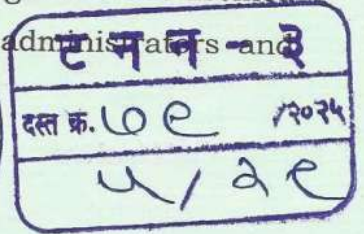
FLAT NO.B-23/3:13, 3rd FLOOR, SHREE GANESH KRUPA COOPERATIVE HOUSING SOCIETY LTD., PLOT NO.14, SECTOR NO.10, SANPADA, NAVI MUMBAI-400705.

BUILT UP AREA	25.370 SQ. MTRS.
STAMP DUTY	Rs.2,34,000/-
REGISTRATION FEES	Rs.30,000/-
SALE PRICE	Rs.39,00,000/-

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 2nd day of January, 2025.

BETWEEN

MR. BECHAR PARBAT PATEL (PAN: AFZPP9944A), Aadhar No.3492 6451 3820, adult, Indian Inhabitants, presently residing at **Flat No.B-23/3:13, 3rd Floor, Shree Ganesh Krupa Co-operative Housing Society Ltd., PLOT NO.14, Sector-10, Sanpada, Navi Mumbai - 400705**, hereinafter referred to as the '**SELLER**' (Which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/their heirs, executors, administrators and assigns) of the **FIRST PART**;



MR. BHAUSAHEB KARBHARI GARJE (PAN: ASLPG3361K), Aadhar No. 2010 8634 1450, And **MRS. VARSHA BHAUSAHEB GARJE**, (PAN: BAWPA2214H), Aadhar No. 7861 0761 7537, both are adult, Indian Inhabitants, residing at **Flat No.303, C - 10, Shree Siddeshwar CHS Ltd., Sector-9, Gharoda - 1, Ghansoli, Navi Mumbai-400701**, hereinafter referred to as the '**PURCHASER**' (Which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her/their heirs, executors, administrators and assigns) of the **SECOND PART**:

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DESCRIPTION OF PROPERTY

TYPE/BLDG	FLOOR	FLAT NO.	PLOT NO.	SECTOR
B-23	3 rd	13	14	10

NODE: **SANPADA, NAVI MUMBAI.**

BUILT UP AREA IN SQ. MTRS. : **25.370**

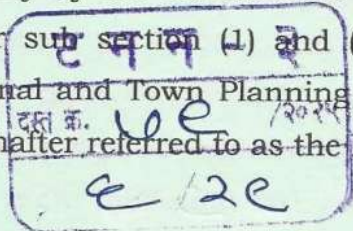
SOCIETY: **SHREE GANESH KRUPA CO-OP. HOUSING SOCIETY LTD.**

REGN NO.: **NBOM/CIDCO/HHG (OH)/1407/JTR/2002-03 Dated: 02.01.2002**

SALE PRICE: **RS.39, 00,000/- (RUPEES THIRTY NINE LAKHS ONLY)**

=====
Hereinafter referred to as **"THE SAID FLAT"**

WHEREAS the Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as the MRTP Act".



WHEREAS the State Government is pursuant to Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

WHEREAS the Corporation has constructed on one of such lands buildings of ground and 3 upper Floors, such buildings, comprising of flats and being designated as "B" type building.

WHEREAS the CIDCO Allotted Flat No.B-23/3:13 to Original ALLOTTEE **MR. RAJENDRA KESHAV KALKUNDE** by Allotment letter dated 13.03.2000.

WHEREAS by an Agreement to Sell made at CBD, Navi Mumbai on **8th September, 2000** between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**, a Company incorporated under the Companies Act 1956, having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400021,

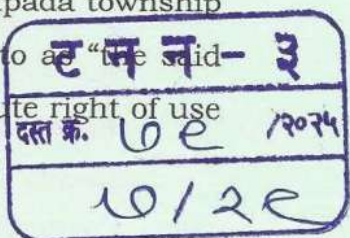
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(hereinafter referred to as "THE CIDCO") of the **ONE PART**; and the ORIGINAL ALLOTTEE **MR. RAJENDRA KESHAV KALKUNDE** of the **OTHER PART**; (hereinafter referred to as the Principal Agreement) subject to the fulfilment of terms and conditions of the said Agreement, the CIDCO agreed to sell and transfer and the ORIGINAL ALLOTTEE agreed to purchase and acquire Flat No.B-23/3:13, admeasuring area of 25.370sq. Mtrs. Built-up on the 3rd Floor in the building known as B-23 (**B Type**) at Sector-10 of the layout of the land situated at Sanpada, Navi Mumbai, Tal & Dist.- Thane of the SUB-REG. in Sanpada township of Navi Mumbai (hereinafter for brevity sake referred to as "the said Flat/Premises") together with the performance and absolute right of use and occupation of the said Flat No. B-23/3:13.



AND WHEREAS the Original ALLOTTEE has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.2, 72,710/- (Rupees Two Lakh Seventy Two Thousand Seven Hundred Ten Only).

AND WHEREAS the CIDCO delivered to Original ALLOTTEE vacant possession of the said Flat No.B-23/3:13 by letter dated 08.09.2000.

AND WHEREAS the above said **Agreement for Sale** dated **8th September, 2000** was later on confirmed and registered by virtue of **Deed of Confirmation** dated **29th December, 2003**, which is duly registered on **29th December, 2003** with the Sub-Registrar of Assurances Thane-3 under **Document Sr. No.TNN-3-09802-2003**.

AND WHEREAS the Flat Owners have formed a Housing Society and registered under the name and style of **SHREE GANESH KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.** situated at PLOT NO.14, Sector-10, Sanpada, Navi Mumbai duly registered under the Maharashtra Co-operative Societies Act 1960, vide its Registration No. NBOM/CIDCO/HHG (OH) /1407/JTR/2002-03, dated: 02.01.2002, hereinafter called and referred to as "**the said Society**".

AND WHEREAS the Original ALLOTTEE is the bonafide/ registered Member of the Society holding five fully paid up shares of Rs.50/- (Fifty) each having Share Certificate No.77, Distinctive Shares Sr. No.391 to 395 (both inclusive) issued by said society on 14.08.2010 and interest and title in the property of the said Society, i.e. the said **Flat**

Zata

Rajiv
Anshu