



23/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु. ठाणे 5

दस्ता क्रमांक : 8218/2020

नोंदणी :

Regn 6301

सादरचे नाव : घडवली

(1) विलेखाचा प्रकार	कारखाना
(2) नोंदणी	7020000
(3) बाजारभावाप्रमाणे पट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देणे की पट्टेदार ते समुद्र जाणे	5113000
(4) नु. व्यापक, पीएचएम व भवकमल (प्रमाणानुसार)	1) पाकिस्ताने जाऊन येणे व.ग.प. इतर कायदा अंतर्गत नं. 206, भागा नं. 2, इमारतीचे नाव: विस होम्स विलेज, ब्लॉक नं. 1 कार पार्किंग सल्लिड, रोड नं. जी.बी. रोड, वडवली, ठाणे., इतर माहिती: पीजे वडवली स.न. 2/22,3/5, ब्लॉक नं. 13/4B-1B/4) ((Survey Number : - :))
(5) क्षेत्रफळ	1) 59.37 चौ.मीटर
(6) बाजारभावाची किंवा नुवी देण्यात येणेला ठेवणे	
(7) दस्तऐवज करण देणे-बाबतिलेख देण्या-चा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- गोसत, आरती इन्स्टीट्यूट ऑफ मॅनेज्मेंट आणि इन्फिजिट मशी कारणात. मलिन देविदा तर्फे. कु. मु. म्हणून दिवाण पत्रकार - बय:-34; पत्ता:- प्लॉट नं. कॉफिस नं 08, भागा नं. -, इमारतीचे नाव: महाजन अपार्टमेंट, ब्लॉक नं. -, रोड नं. नौशाह, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAJFA9184D
(8) दस्तऐवज करण देणे-चा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- प्रमोद चंद्रकांत पाटकर - - बय:-43; पत्ता:- प्लॉट नं. 2, भागा नं. -, इमारतीचे नाव: जीएनकेएन बांध, ब्लॉक नं. -, रोड नं: अंबिवली, कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-ALMPP7653F 2) नाव:- प्रणाली प्रमोद पाटकर - - बय:-38; पत्ता:- प्लॉट नं. 2, भागा नं. -, इमारतीचे नाव: जीएनकेएन बांध, ब्लॉक नं. -, रोड नं: अंबिवली, कल्याण, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-CFPPA775R
(9) दस्तऐवज करण दिव्याचा दिनांक	18/09/2020
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2020
(11) अनुक्रमांक, खंड व पुस्त	8218/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शिवा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



नक्कल केली

वावली

रुजवात घेतली

गणका वरून नक्कल

गणकीय अभिलेखातील नक्कल

सह दुय्यम निबंधक ठाणे क्र. ५



सह नक्कल वी शंभू पवार
वांचा जर्ज क्रमांक CELO-12020, जवळ
वांचा दिली असे

सह दुय्यम निबंधक ठाणे क्र. ५
23/09/2020

335-8218

पावती

Original/Duplicate

Friday, September 18, 2020

नोंदणी क्र.: 39म

3:22 PM

Regn.: 39M

पावती क्र.: 9386 दिनांक: 18/09/2020

गावाचे नाव: वडवली

दस्तऐवजाचा अनुक्रमांक: टनन5-8218-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रमोद चंद्रकांत पाटकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 31560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मुल्य: रु. 5113000/-

मोबदला रु. 7020000/-

भरलेले मुद्रांक शुल्क : रु. 210600/-


सह दुय्यम निबधक, ठाणे क्र. ५

1) देयकाचा प्रकार: By Cash रक्कम: रु 1560/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004498222202021E दिनांक: 18/09/2020

बँकेचे नाव व पत्ता:


मुळ दस्त दिला



AARTI ESTATES

Date : November 12, 2020

To,
Mr. Pramod Chandrakant Patkar
Room No.2, GSKN Chawl,
Athali Ambivali (West),
Kalyan, Thane-421102

Subject: POSSESSION of your Flat No. **206** on **2nd** Floor in Building **Ace Homes** in the Project known as "**Ace Homes 1**".

Dear **Mr. Pramod Chandrakant Patkar**,

We are pleased to handover the possession of your Flat No. **206** on **2nd** Floor in Building **Ace Homes** in the Project known as "**Ace Homes 1**". which is ready for occupation in pursuance of Occupancy Certificate bearing no. OCC/0837/20, dated 31/07/2020 granted by Thane Municipal Corporation.

You have inspected the said flat and assured yourself about the area, amenities, quality of construction and material. In our efforts to deliver you the best, we would like to further extend our support in your efforts to convert the constructed premises in dream home.

Thanking you, we remain.

Yours sincerely,

For **Aarti Estates**.

Partner

Mr. Mukesh P. Dedhia



I/We confirm having received vacant and peaceful possession of captioned premises

Mr. Pramod Chandrakant Patkar

Mrs. Pranali Pramod Patkar

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 दस्तक ८२९८/२०२०
 (FOR FIRMS)

M/s _____ a partnership/ proprietorship firm, duly registered and
 having its office at _____
 its Authorised Signatory Partner/ Sole Proprietor Mr./ Mrs. _____
 the Firm _____ Official e-mail ID _____
 having Income tax PAN _____

Hereinafter jointly and severally referred to as the "Purchaser(s)" (which expression shall be excluded by or repugnant to the context or meaning thereof, shall mean and include his/her/his heirs, executors, administrators, successors and legal representatives) OF THE OTHER PARTY.

WHEREAS:

A. DESCRIPTION OF SAID PROPERTY:

The Promoters are the sole and exclusive developers of the pieces and parcels of land lying, being and situate at Village Vadavali, Taluka and District Thane within the limits of Thane Municipal Corporation at Ghodbunder Road, Taluka and District Thane bearing 1) Survey no. 2, Hissa no. 22, admeasuring 1920 square meters, (First Property) and 2) Survey no. 3, Hissa no. 2, admeasuring 2020 square meters, (Second Property) and more particularly described in Schedule hereunder and collectively hereinafter referred to as the "Said Property".

B. BRIEF HISTORY OF THE SAID PROPERTY:

a) The Said Property was originally owned by Balwant Sitaram Joglekar and cultivated by Motiram Sajjan Bhoir. The Said Property is presently owned by Mrs. Changuanabai Janardan Bhoir and others.

b) Tahsildar and Agricultural Land Tribunal passed an order bearing no. LSP- P/142/326/101/11/1964 dated November 27, 1964 under section 32G of Mumbai Tenancy and Agricultural Lands Act, 1948, (MTAL Act) thereby determined purchase price which was to be paid by the tenant Mr. Motiram Sajjan Bhoir to the original landowner Mr. Balwant Sitaram Joglekar in respect of Said Property.



c) Tahsildar and Agricultural Land Tribunal further issued Certificate of Purchase with MTAL Act after payment of entire purchase price by the tenant Mr. Motiram Sajjan Bhoir and the charge of original land owner was removed from the other rights column of 7/12 extract of Said Property and one other property.

d) Mr. Motiram Sajjan Bhoir demised on July 24, 1990 leaving behind his wife Smt. Kashibai Motiram Bhoir four sons: 1) Mr. Janardan Motiram Bhoir, 2) Mr. Ashok Motiram Bhoir, 3)

P. P. Patil
 Patil

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Thane on this 18th day of September 2020.

BY AND BETWEEN

M/s. AARTI ESTATES, PAN- AAIFA9184D, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at 8, Mahajan apartment, Veer Savarkar Marg, Naupada, Thane (w) - 400 602, through partner and authorized signatory Mr. Manish Dhiraj Dedhia, hereinafter referred to as "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include partnership firm, its partners and their successors in interest, legal heirs, executors administrators and assigns) OF THE ONE PART;

AND

Mr./Ms./Mrs. PRAMOD CHANDRAKANT PATKAR
Official e-mail ID pramod.p913@gmail.com
R/o Room No. 2, GSKN chawl, Athali Ambivali (west),
Kalyan, Thane - 421102.
having income tax PAN No. ALMPP 7653 F

JOINTLY WITH*

Mr./Ms./Mrs. PRANALI PRAMOD PATKAR
Official e-mail ID -
R/o Same As Above
having income tax PAN No. CFPPP 4775 R



P. P. Patkar

Patkar

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३६/८८

and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser(s).

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Said Property)

ALL THOSE pieces and parcels of land bearing 1) Survey no. 2, Hissa no. 22, admeasuring 1920 square meters and 2) Survey no. 3, Hissa no. 5, admeasuring 2020 square meters, lying, being and Situated at Village Vadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and bounded as village plan.

SECOND SCHEDULE ABOVE REFERRED TO:

(Said Premises)

~~Shop/Commercial Premises~~ Residential Flat bearing No. 206, admeasuring 44.96 square meters of RERA Carpet Area on the 2nd Floor, alongwith enclosed balcony admeasuring 7.08 square meters and cupboard admeasuring 1.93 square meters, in the Building known as "ACE HOMES".



P. P. [Signature]



