



2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 1178/2025

नोंदणी :

Regn:63m

गावाचे नाव : कुळगाव

कारणा प्रकार
करारनामा
3333000
2054000

पोटहिस्सा व
समस्यास)

1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: मौजे कुळगाव,ता. अंबरनाथ,जि. ठाणे येथील स.नं.4,हिस्सा नं.13,18 व 19,प्लॉट नं.4 (तकीन संगणीकृत 7/12 नुसार स. नं. 4/13/18/19/4)यावरील सचिनम को ऑप. हौसिंग सोसायटी लि. मधील सदनिका नं.404,चौथा मजला,सदनिका क्षेत्र 24 चौ. मी. कारपेट + 6.22 चौ.मी. एन्क्लोज्ड बाल्कनी + 11.27 चौ.मी. प्रोजेक्शन एरिया, एकूण क्षेत्र 41.49 चौ.मी.कारपेट((Survey Number : 4/13/18/19/4 ;))

1) 41.49 चौ.मीटर

किंवा जुडी देण्यात असेल तेव्हा.

करून देणा-या/लिहून ठेवणा-या
नाव किंवा दिवाणी न्यायालयाचा
किंवा आदेश असल्यास,प्रतिवादिचे
ना.

1): नाव:-अमित कांतीलाल जाडकर वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.404, सचिनम को ऑप हौ सो ली, कुळगाव, बदलापूर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AZNPJ2451Q

करून घेणा-या पक्षकाराचे व
याणी न्यायालयाचा हुकुमनामा किंवा
सल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-गणेश रामदास गायकवाड वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बौद्धवाडा, वार्ड नं.18, गावदेवी मंदिर जवळ, कुळगाव, बदलापूर पूर्व , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ALBPG2147C

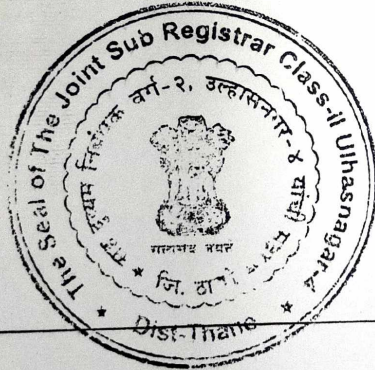
नोंदणी करून दिल्याचा दिनांक 24/01/2025

नोंदणी केल्याचा दिनांक 24/01/2025

क्रमांक,खंड व पृष्ठ 1178/2025

प्रभावाप्रमाणे मुद्रांक शुल्क 200000

प्रभावाप्रमाणे नोंदणी शुल्क 30000



सह दुय्यम निबंधक वर्ग-2
उल्हासनगर क्र. 4

माठी विचारात घेतलेला तपशील:-

क 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.

10. The Transferee shall bear and meet the expenses of the registration of the agreement if the same needs Registration with Sub-Registrar Ulhasnagar.
11. The Transferee shall become member of the proposed society and shall abide by its rules, regulations and bye-laws as amended from time to time and shall in the meant time from time to time and shall in the meantime promptly and punctually pay all taxes, charges and other outgoings in the respect of the said Flat.
12. The terms and conditions agreed by the Transferor with builder as per agreement-dated are binding on the Transferee.
13. The agreement is subject to Maharashtra Ownership of Flats Act 1963.
14. The Transferee bound to register this flat in the sub- registrar office Ulhasnagar whenever the registration authorities allow to register said property.
15. The Transferee will be liable to pay all the expenses and charges levied on the registration of said flat including stamp duty, registration fees and legal charges of advocate, etc.



उहन - ४
द. क्र. ९९०
नाम ८/४०

SCHEDULE OF THE PROPERTY

FLAT No. 404, on Fourth Floor, admeasuring 24.0 Sq Mtrs Carpet + Sq Mtrs Enclosed Balcony + 11.27 Sq.Mtrs Project area Total Area admeasuring about 41.49 Sq Mtrs Carpet (401 Sq Ft Carpet) in the building known as SACHINAM CO-OPERATIVE SOCIETY LTD., situated at : Kulgaon Badlapur (East) 421503 Consisting of at Survey No.4, Hissa No. 13, 18, 19 Plot No.4, KBMC Property Tax No. KBMC00147228, being and situated at Village Kulgaon Badlapur, Tal. Ambernath, Dist. Thane.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at BADLAPUR on this 24th day of JANUARY, 2025.

BETWEEN

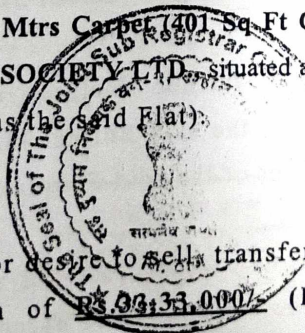
Mr. AMIT KANTILAL JADKAR, aged : 37 years, Pan No. AZNPJ2451Q, Residing at : FLAT NO.12, SACHINAM CHS, GULGAON BADLAPUR 421503. Hereinafter to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the FIRST PART.

AND

Mr. GANESH RAMDAS GAIKWAD, Age: 51 Yrs, PAN NO.ALBPG2147C, Residing at : BAUDDHA WADA, WARD NO.18, NEAR GAON DEVI MANDIR, KULGAON BADLAPUR (EAST) 421503. Hereinafter referred to as "THE TRANSFEREE" (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 SECOND PART.

WHREAS The Transferor had purchased the said Flat from M/S. SHREEKANTH DEVELOPERS, vide agreement dated: 10/01/2024 Registered No.UHN-2-413/2024, dated on 10/01/2024, FLAT No. 404, on Fourth Floor, admeasuring about 24.0 Sq Mtrs Carpet + 6.22 Sq Mtrs Enclosed Balcony + 11.27 Sq.Mtrs Project area Total Area admeasuring about 41.49 Sq Mtrs Carpet (401 Sq Ft Carpet) in the building known as SACHINAM CO-OPERATIVE SOCIETY LTD. situated at : Kulgaon Badlapur (East) 421503. (hereinafter referred to as the said Flat).

AND WHEREAS the Transferor desire to sell, transfer assign and convey the said Flat for the consideration of ₹ 33,33,000/- (RUPEES THIRTY THREE LAKH THIRTY THREE THOUSAND ONLY).



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Unit Adlety

20/1/2025