

541/1178

Friday, January 24, 2025

10:46 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1272 दिनांक: 24/01/2025

गावाचे नाव: कुळगाव

दस्तऐवजाचा अनुक्रमांक: उह्न4-1178-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गणेश रामदास गायकवाड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

11:04 AM ह्या वेळेस मिळेल.

सहाय्य. व. विभाग, उल्हासनगर-२

उल्हासनगर क्र. 4

बाजार मूल्य: रु.2054000/-

मोबदला रु.3333000/-

भरलेले मुद्रांक शुल्क : रु. 200000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125230408141 दिनांक: 24/01/2025

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014872985202425E दिनांक: 24/01/2025

वॅकेचे नाव व पत्ता:

320116/2025

AGREEMENT FOR SALE

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

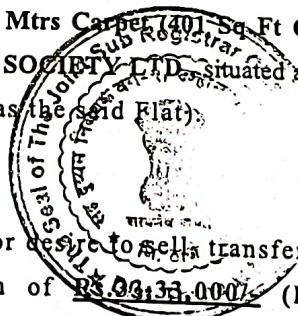
BETWEEN

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)



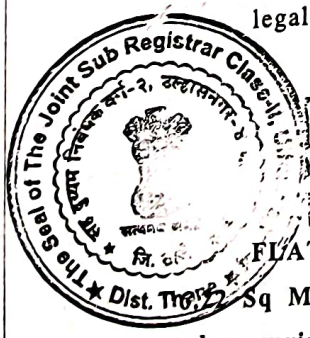
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9904/2024
Y 20

AND WHEREAS the Transferor desire to sell, transfer assign and convey the said Flat for the consideration of ~~RS. 03,33,000/-~~ (RUPEES THIRTY THREE LAKH THIRTY THREE THOUSAND ONLY).

Amijadkar

Sachinam

- 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 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.



उह न - ४
द. क्र. ११०
पाने ८१०

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 an situated at Village Kulgaon Badlapur, Tal. Ambernath, Dist. Thane.

emilpallat

12/11/2015

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the within named "THE TRANSFEROR"

Mr. AMIT KANTILAL JADKAR



Amit Jadkar

TRANSFEROR



In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED

By the within named "THE TRANSFEREE"

Mr. GANESH RAMDAS GAIKWAD



Ganesh Gaikwad

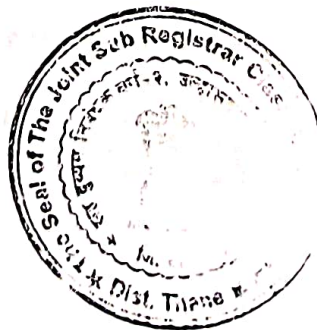
TRANSFEREE



In the presence of

1. *[Signature]*

2. *[Signature]*



7-8
99104/9074
21/80



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number:
 PS1700033985

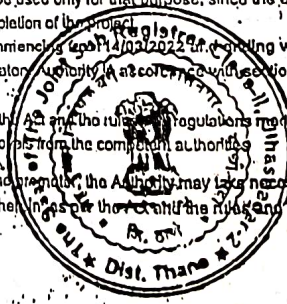
Project: SACHINAM CO OP HSG SOCIETY, Plot Bearing / CTS / Survey / Final Plot No.: S NO 4, H NO 18, PLOT NO 4 at Badlapur (M Cl), Ambarnath, Thane, 421503;

1. Shreekanth Developers having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.

2. This registration is granted subject to the following conditions, namely-
- o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR
 That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from 14/03/2022 till expiring with 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted hereunder in accordance with the rules and regulations made there under.



र. नं. ६७३

Signature valid
 Digitally Signed by
 Dr. Vagant Pramanand Prabhu
 (Secretary, MahaRERA)
 Date: 14-03-2022 17:31:17

Dated: 14/03/2022
 Place: Mumbai

Signature and seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority



उपहस - ४	
११०८	१०१
११३	४०

30/11/2022



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 1178/2025

नोंदणी :

Regn:63m

गावाचे नाव : कुळगाव

चा प्रकार

करारनामा

1

3333000

गाव(भाडेपट्टयाच्या

टाकार आकारणी देतो की पट्टेदार

2054000

1,पोटहिस्सा व

मल्यास)

1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मीजे कुळगाव,ता. अंबरनाथ,जि. ठाणे येथील स.नं.4,हिस्सा नं.13,18 व 19,प्लॉट नं.4 (नवीन संगणीकृत 7/12 नुसार स. नं. 4/13/18/19/4)यावरील सचिनम को ऑप. हीसिंग सोसायटी लि. मधील सदनिका नं.404,चीया 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.

व करून देणा-या/लिहून ठेवणा-या

व किंवा दिवाणी न्यायालयाचा

किंवा आदेश असल्यास,प्रतिवादिचे

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

न्यायालयाचा हुकुमनामा किंवा

स,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

करून दिल्याचा दिनांक

24/01/2025

णी केल्याचा दिनांक

24/01/2025

खंड व पृष्ठ

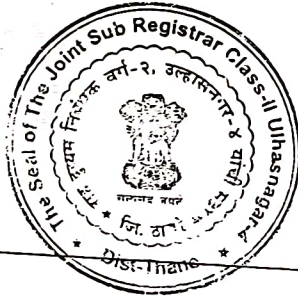
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साप्रमाणे मुद्रांक शुल्क

200000

साप्रमाणे नोंदणी शुल्क

30000



सह दुय्यम निबंधक वर्ग-2

उल्हासनगर क्र. 4

विचारात घेतलेला तपशील:-

गरताना 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.