

Receipt (pavti)

Original/Duplicate

393/3156

पावती

नोंदणी क्र.: 39M

Thursday, February 13, 2025

12:38 PM

Regn: 39M

पावती क्र.: 3285 दिनांक: 13/02/2025

गावाचे नाव: पेणकरपाडा  
दस्तऐवजाचा अनुक्रमांक: टनन10-3156-2025  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सचिन विनोद शर्मा --

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 35

रु. 30000.00

रु. 700.00

एकूण:

रु. 30700.00

प्र सह कु... Join/Sub Registrar Thane 40

बाजार मुल्य: रु.3683600/-  
मोबदला रु.4000000/-  
भरलेले मुद्रांक शुल्क : रु. 280000/-

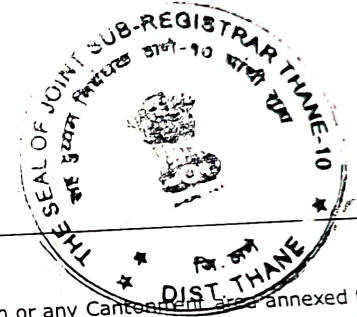
1) देयकाचा प्रकार: DHC रक्कम: रु.700/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225133905013 दिनांक: 13/02/2025  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015948225202425R दिनांक: 11/02/2025  
बँकेचे नाव व पत्ता: Panjab National Bank

मुळ दस्त परत मिळाला

13/02/2025

## गावाचे नाव : पेणकरपाडा

(1) विलेखाचा प्रकार	करारनामा	
(2) गांवदला	4000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3683600	
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: गिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: मौजे पेणकरपाडा, वॉर्ड-पी, विभाग क्रमांक:- 4/21, मध्ये सदनिका क्र. 103, बिल्डिंग नं. एल-06, पहिला मजला, मीरारोड संकल्प को ओप हो सोसा ली., बिल्डिंग नं. एल-05 ते एल-08, न्यू म्हाडा कॉम्प्लेक्स (एलआयजी), क्लस्टर-4, शांति गार्डन जवळ, मीरारोड पूर्व, ठाणे-401107 सर्व नं. 150(पार्ट), 227(पार्ट), 228(पार्ट), 229(पार्ट), 230(पार्ट), क्षेत्रफळ. 333 चौ फूट कारपेट. ( Survey Number : 150 ; )	
(5) भूनफल	1) 333 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- मनोज गजानन बेहंडवार - वय:- 41; पत्ता:- प्लॉट नं: 103, बिल्डिंग नं. एल-06, माळा नं: पहिला मजला,, इमारतीचे नाव: मीरारोड संकल्प को ओप हो सोसा ली., ब्लॉक नं: बिल्डिंग नं. एल-05 ते एल-08, न्यू म्हाडा कॉम्प्लेक्स (एलआयजी), क्लस्टर-4, शांति गार्डन जवळ, रोड नं: मीरारोड पूर्व,, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- ALRPB5017C	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सचिन विनोद शर्मा - - वय:- 26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लोकमान्य भाडे करू संघ, ब्लॉक नं: पाईप लाईन, जय हिंद नगर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400051 पॅन नं:- JQTPS9635H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	3156/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	280000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शंरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील :- :

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

प्र सह दुय्यम निबंधक वर्ग २ ठाणे - १०

# AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 13<sup>th</sup> day of February-2025

BETWEEN

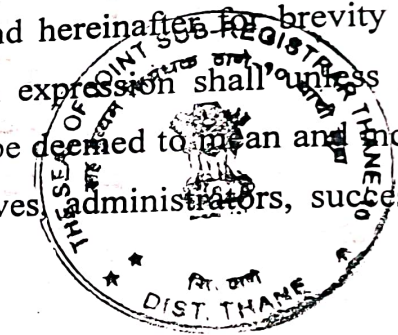
**MR. MANOJ GAJANAN BEHANDWAR**

Adult, Indian Inhabitant having address at FLAT NO.103/BUILDING NO.L-06 ON THE FIRST FLOOR OF BUILDING KNOWN AS MIRAROAD SANKALP CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.L5 TO L8, NEW MHADA COMPLEX(LIG), CLUSTER-4, NEAR SHANTI GARDEN, MIRA ROAD(EAST), THANE-401107, called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART

AND

**MR. SACHIN VINOD SHARMA**

Adult, Indian Inhabitant having address at Lokmanya Bhade Karu Sangh, Pipe Line, Jai Hind Nagar, Mumbai-400051, called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



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29/2/2024	
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WHEREAS, the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR had allotted the SAID FLAT along with all rights; title and interest vide an Allotment Letter No. 9855/2014/Dated: 09-12-2014 issued by Office of the Estate Manager, Konkan Housing & Area Development Board, Bandra(East), Mumbai-51 and the said Office of the Estate Manager, Konkan Housing & Area Development Board agreed to sell to the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR AND the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR agreed to purchase from Estate Manager, Konkan Housing & Area Development Board the SAID FLAT being FLAT NO.103/BUILDING NO.L-06 admeasuring area 333 SQ. FT. (CARPET) ON THE FIRST FLOOR OF BUILDING KNOWN AS MIRAROAD SANKALP CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.L5 TO L8, NEW MHADA COMPLEX(LIG), CLUSTER-4, NEAR SHANTI GARDEN, MIRA ROAD(EAST), THANE-401107 (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentions therein on the land more particularly described in *SCHEDULE* written hereunder.

AND, the said Allotment Letter No. 9855/2014/Dated: 09-12-2014 allotted by the Office of the Estate Manager, Konkan Housing & Area Development Board, Bandra(East), Mumbai-51 to the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR, lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No. TNN10-15186-2014 on 09-12-2014 AND the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR herein paid entire purchase price of the SAID FLAT to the said Estate Manager, Konkan Housing & Area Development Board as per the Allotment Letter recited herein before and the said Estate Manager, Konkan Housing & Area Development Board admitted and confirmed that no amount is due and payable by the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR herein in respect of purchase of the SAID FLAT and the 1) MR. GAJANAN DEVCHAND BEHANDWAR 2) MRS. ASHA GAJANAN BEHANDWAR herein had taken actual possession of the SAID FLAT.

9) All expenses incidental to this agreement including Cost of Agreement, Stamp Duty, Registration Fees & Charges, Legal Expenses etc., if any payable on this agreement shall be borne and paid by the TRANSFEREE, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the Society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961

11) The Transfer Fees payable to the said society on this Agreement shall be borne and paid equally by the TRANSFEROR AND the TRANSFEREE. In addition, the TRANSFEROR shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREE at the earliest and the TRANSFEROR hereby already obtained NOC No.1115/2025/Dated:04-02-2025 from Konkan Housing & Area Development Board, Bandra(East), Mumbai-400051

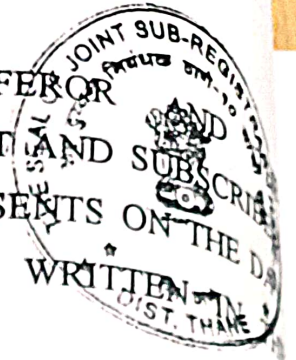
**:THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:**

Residential Premises being FLAT NO.103/BUILDING NO.L-06 admeasuring area 333 SQ. FT. (CARPET) ON THE FIRST FLOOR OF BUILDING KNOWN AS MIRAROAD SANKALP CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.L5 TO L8, NEW MHADA COMPLEX(LIG), CLUSTER-4, NEAR SHANTI GARDEN, MIRA ROAD(EAST), THANE-401107 ON ALL THAT PIECE or parcel

of land or ground lying being and situate at Village Penkarpada and Taluka and District of Thane within the limits of Mira-Bhayander Municipal Corporation and in the Registration district and Sub-district of Thane and bearing Survey No.150(Pt), 227(Pt), 228(Pt), 229(Pt), 230(Pt) STILT + 17 FLOOR (WITH LIFT)



IN WITNESS WHEREOF THE TRANSFEROR  
TRANSFEREE HERETO AND HEREUNTO SET AND SUBSCRIBED  
THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY OF  
MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE  
PRESENCE OF THE FOLLOWING WITNESSES:



SIGNED & DELIVERED by the within named  
The VENDOR/SELLER/TRANSFEROR  
MR. MANOJ GAJANAN BEHANDWAR ) \_\_\_\_\_



In the presence of \_\_\_\_\_

SIGNED & DELIVERED by the within named  
The VENDEE/PURCHASER/TRANSFEREE  
MR. SACHIN VINOD SHARMA ) \_\_\_\_\_



In the presence of \_\_\_\_\_

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