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Friday, June 02, 2023

12:34 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3026

दिनांक: 02/06/2023

गावाचे नाव: उल्हासनगर कॅम्प क्र.2
 दस्तऐवजाचा अनुक्रमांक: उह1-2198-2023
 दस्तऐवजाचा प्रकार: करारनामा
 सादर करणाऱ्याचे नाव: निखील कुमार दतवानी

नोंदणी फी
 दस्त हाताळणी फी
 पृष्ठांची संख्या: 140

रु. 30000.00

रु. 2800.00

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 12:50 PM ह्या वेळेस मिळेल.

Sub Registrar, Umashnagar

बाजार मूल्य: रु. 3851000/-

मोबदला रु. 3950000/-

भरलेले मुद्रांक शुल्क : रु. 237000/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002900383202324M दिनांक: 31/05/2023
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 800/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202300086 दिनांक: 02/06/2023
 बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202300082 दिनांक: 02/06/2023
 बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला

पक्षकाराची स्वाक्षरी

दिनांक: २ / ६ / २३

6/2/2023

सूची क्र.2

द्वयम निबंधक : दु.नि. उल्हासनगर 1

दस्ता क्रमांक : 2198/2023

नोदणी :

Regn:63m

गावाचे नाव : उल्हासनगर कॅम्प क्र.2

(1)बिलेखाचा प्रकार	करारनामा
(2)मोबदला	3950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलगतकारा आकारणी देतो की पट्टेदार ते नमुद करावे)	3851000
(4) भू-मापन पोटहिस्सा व परकामाक(अमल्याम)	1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग ई 1/5,मीटीएम न. 4587 4588,4589 4590क 4590व 4590ड येथील वर्गक 279वी रूम न 10 क्षेत्र- 47 ची वाग व डबल विल्ट अप जागा क्षेत्र- 26-6/9 ची वाग रूम न. 11 क्षेत्र- 47 ची. वाग रूम न. 11 ची व डबल विल्ट अप जागा 26-6/9 ची वाग रूम न 12 क्षेत्र- 82 ची. फूट एकूण क्षेत्र- 229-3/9 ची. वाग म्हणजेच 191.72 चौ मीटर यावर बांधलेल्या विराज पॅलेस मधील तिसरा मजल्या वरील मदनिका न 301 क्षेत्र 680 चौ फूट चर्टई झुलेलाल मंदिर जवळ उल्हासनगर-2 जी ठाणे((C.T.S. Number : 4587 4588, 4589 4590क 4590व 4590ड ;))
(5) क्षेत्रफळ	1) 680 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पी जी की इंटर्प्रिमेस तर्फे प्रोप्रिएटर प्रेम बुहारमल करमचंदानी - वय:-62; पत्ता:-प्लॉट नं: 401, माळा नं: चौथा , इमारतीचे नाव: विराज हार्ट , ब्लॉक नं: नेताजी शाळे जवळ , रोड नं: उल्हासनगर 5 जी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-ABHPK6833B
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखील कुमार दतवानी वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आन प्लॉट धीरज कॉलनी , रोड नं: सेक्शन २९ आर जी एम इंग्लिश शाळेच्या मागे उल्हासनगर ४ जी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-BSMPD2581G 2): नाव:-पदमा श्यामलाल गुरनानी वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आन प्लॉट धीरज कॉलनी , रोड नं: सेक्शन २९ आर जी एम इंग्लिश शाळेच्या मागे उल्हासनगर ४ जी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ARMPG6085E
(9) दस्तावेज करून दिल्याचा दिनांक	02/06/2023
(10)दस्त नोदणी केल्याचा दिनांक	02/06/2023
(11)अनुक्रमांक,खड व पृष्ठ	2198/2023
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	237000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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

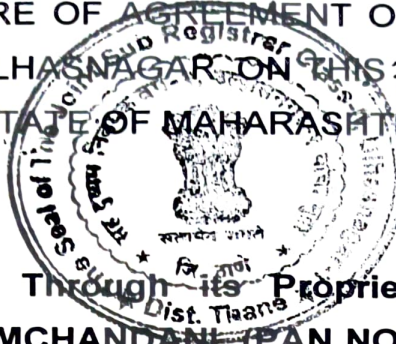


सहद्वयम निबंधक वर्ग २
उल्हासनगर क. ९.

- 1) Ulhasnagar No. 2
- 2) Division :- E (C.T.S. No. 4587, 4588, 4589, 4590/क 4590/ब 4590/ड)
- 3) Type of Construction:- Residential Flat.
- 4) Stamp Duty paid for:- Rs. 39,50,000/-
- 5) Actual Value:- Rs. 39,50,000/-
- 6) Stamp Duty Rs. 2,37,000/-

AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT OF SALE IS MADE
AND ENTERED AT ULHASNAGAR ON THIS 2nd DAY OF JUNE,
2023 DIST. THANE STATE OF MAHARASHTRA
BETWEEN



उह न - १	
प. नं. २९६८	२०२३
९३	९००

PJK ENTERPRISES, Through its Proprietor SHRI PREM CHUHARMAL KARAMCHANDANI, (PAN NO. ABHPK6833B & Aadhar Card No. 3647 1158 3618) Hindu, adult, aged about 62 years, residing at Flat No. 401, on 4th Floor, in Viraj Heights, Block No. C-805, Room No. 1609, Near Netaji School, Ulhasnagar-5, Dist. Thane, hereinafter called the **"BUILDER"** (which terms and expression shall unless repugnant to the context and meaning thereof, shall mean and include his legal heirs executors, administrators, and assigns and nominees of said firm_ referred to as the ONE PARK

AND

(1) **MR. NIKHIL KUMAR DATWANI, (Pan NO. BSMPD2581G & Aadhar Card No. 3836 3001 9604)** adult, aged about 29 years, (2) **SMT. PADMA SHYAMLAL GURNANI, (Pan No. ARMPG6085E & Aadhar Card No. 6477 5762 4144)** adult, aged about 46 years, both are residing at Dhiraj Colony, Section-29, Bhaji Market, Behind R.G.S. English High School, Ulhasnagar-421004 Dist. Thane, hereinafter called the **"PURCHASERS"** (which term and expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns).....Party of the Second Part.

2. The Purchasers have prior to the execution of this Agreement satisfied themselves about the title of the said property Built Up specification of Materials used. No requisition or obligation shall be raised by purchaser upon the Builder in any matter relating thereto.

3. The Purchaser hereby agree to purchase the said Flat No. 301 on 3rd Floor having area adm. about 680 Sq. Ft., Carpet area VIRAJ PALACE, on Room No. 10 (admeasuring about 47 Sq. Yards) of Brk. No. 279-B, alongwith Double Built Up area to Room No. 10 of Brk. No. 279-B, (admeasuring about 26-6/9 Sq. Yards) Room No. 11 (admeasuring about 47 Sq. Yards) of Brk. No. 279-B, alongwith Double Built Up area to Room No. 11 of Brk. No. 279-B, (admeasuring about 26-6/9 Sq. Yards) & Room No. 12, (admeasuring about 82 Sq. Yards) of Brk. No. 279-B bearing C.T.S. No. 4587, 4588, 4589, 4590/क 4590/ब 4590/ड situated at Near Jhulelal Mandir, Ulhasnagar-2 Dist. Thane, (M.S.) totally area of land adm. 229-3/9 Sq. Yards equivalent to 191.72 Sq. Meters for the total lumpsum consideration of Rs. 39,50,000/- (Rs. Thirty Nine Lakhs Fifty Thousand only)

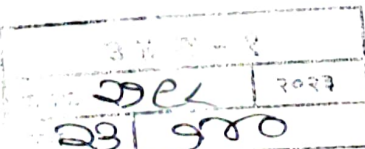
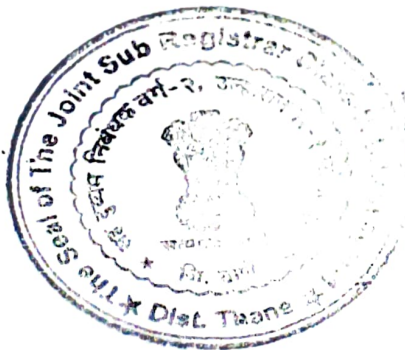
4. That in pursuance of the said agreement the Builder have received from the purchaser a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as under :

- a) Rs. 1,00,000/- by Cheque No. 056652, dated 12.5.2023
- b) Rs. 1,00,000/- by Cheque No. 056653, dated 26.5.2023
drawn on HSBC Bank,
Business Park Powai Branch

as advance payment towards the sale of the said property the receipt of which is hereby admitted and acknowledge by the Builders before the witnesses.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT PIECE OR PARCEL of the Construction and/or Flat No. 301 on 3rd Floor having area adm. about 680 Sq. Ft., Carpet area VIRAJ PALACE, on Room No. 10 (admeasuring about 47 Sq. Yards) of Brk. No. 279-B, alongwith Double Built Up area to Room No. 10 of Brk. No. 279-B, (admeasuring about 26-6/9 Sq. Yards) Room No. 11 (admeasuring about 47 Sq. Yards) of Brk. No. 279-B, alongwith Double Built Up area to Room No. 11 of Brk. No. 279-B, (admeasuring about 26-6/9 Sq. Yards) & Room No. 12, (admeasuring about 82 Sq. Yards) of Brk. No. 279-B bearing C.T.S. No. 4587, 4588, 4589, 4590/क 4590/ब 4590/ड situated at Near Jhulelal Mandir, Ulhasnagar-2 Dist. Thane, (M.S.) totally area of land adm. 229-3/9 Sq. Yards equivalent to 191.72 Sq. Meters Taluka and Sub-District Registration Ulhasnagar, District Registration Thana, Non-Agricultural, situated within the limits of Ulhasnagar Municipal Corporation .



IN WITNESS WHEREOF, the parties herein have set their respective hands to this Agreement of Sale on the year and date, First mentioned hereinabove, in the presence of the witnesses.

Signed, Sealed and delivered }
By the withinnamed Builders }
PJK Enterprises }
Through its Proprietor }



Shri Prem C. Karamchandani
Signature

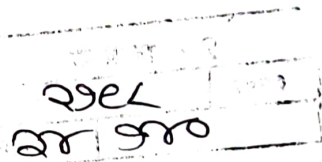


L.H.THUMB
IMPRESSION



PHOTO

In the presence of ..

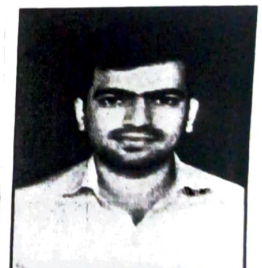


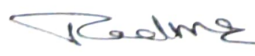
Signed, Sealed and delivered }
By the withinnamed Purchasers }

1) 
Signature



L.H.THUMB
IMPRESSION



2) 
Signature



L.H.THUMB
IMPRESSION



In the presence of ..

1) Nijay. T. Bhaer }
Boo 1530 Coowoo-1, Boo 1530
2) Harsha N. Bhaer }
Boo 1530 Coowoo-1, Boo 1530
Boo 1530



Harsha

