

29/10/2018

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि. ठाणे 3

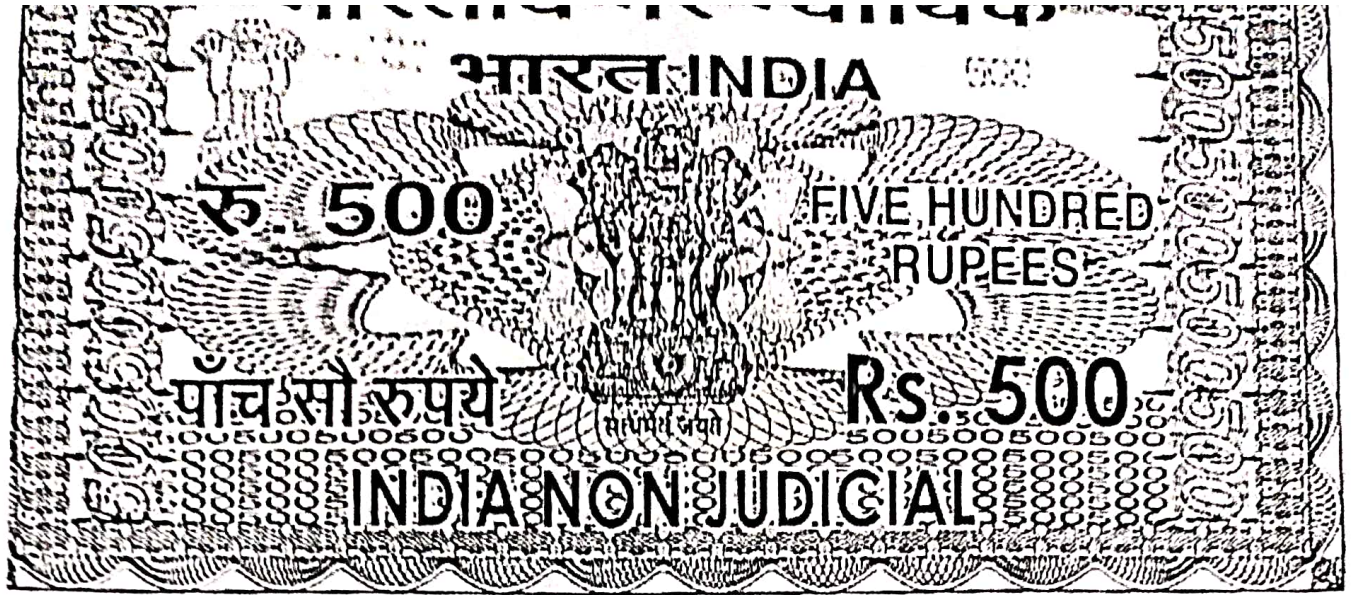
दस्त क्रमांक : 15033/2018

नोदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विसेबाचा प्रकार	सेन बीड
(2) मोबदला	4400000
(3) बाजारमाव(गावेपट्ट्याच्या बागावितपट्टाकार आकारणी देतो की पट्टेशर ते ममुद करावे)	4379000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (यत्नल्यास)	1) पासिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: शॉप नं 4 तक मजला गुरुसामुंदी हार्टस कॉ ऑप हीसिंग सोसायटी लिमिटेड प्लॉट नं 2 सेक्टर 14 सानपाडा नवी मुंबई ता जि ठाणे क्षेत्रफळ 346 चौ फूट कारपेट (Plot Number : 2 ;)
(5) क्षेत्रफळ	1) 346 चौ.फूट
(6) आकारणी किंवा जुदी देण्यात असेल तेना.	
(7) दस्तऐवज करन देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सूर्यप्रकाश अगरवाल -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एक 1-5-4 ग्यानदीप सोसायटी सेक्टर 3-4 बाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AABPA7894B 2): नाव:-नीलीमांदेवी सूर्यप्रकाश अगरवाल -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एक 1-5-4 ग्यानदीप सोसायटी सेक्टर 3-4 बाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AETPA9067J 3): नाव:-राजू भोनुराम गुप्ता -- वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कमला निवास प्लॉट नं 40-2 आणि 3 सेक्टर 7 बाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADXPG0577A 4): नाव:-सीता राजू गुप्ता -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कमला निवास प्लॉट नं 40-2 आणि 3 सेक्टर 7 बाशी नवी मुंबई .. महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AHXPG9448E
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनमोहन गोपीराम अगरवाल -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एक -1-6-3 ग्यानदीप अपार्टमेंट बोनर्स अससोसिएशन सेक्टर 3 बाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAGPA6230J
(9) दस्तऐवज करन दिव्याचा दिनांक	29/10/2018
(10) दस्त नोदणी केल्याचा दिनांक	29/10/2018
(11) अनुक्रमांक,चंड व पृष्ठ	15033/2018
(12) बाजारमावाप्रमाणे मुद्रांक शुल्क	284000
(13) बाजारमावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	



हाराष्ट्र MAHARASHTRA

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जिल्हा कोषागार कार्यालय,
ठाणे
- 3 MAR 2018
मुद्रांक प्रमुख लिपीक / लिपीक



टन न- 3
नं. 24088/2018
५/६०

SALE DEED

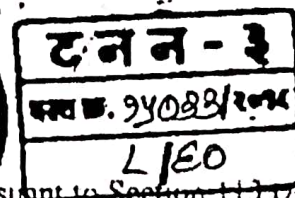
This Sale Deed made and entered into at Sanpada, Navi Mumbai on this 29th day of 03-3-2018 2018, BETWEEN 1) Shri. Suryaprakash Agarwal (having PAN No. AABPA7894B) 2) Mrs. Neelimadevi Suryaprakash Agarwal (having PAN No. AETPA9067J) both adults, Indian Inhabitant, having address at - Flat No. F-1/5/4, Gyandeeep Society, Sector-3/4, Vashi, Navi Mumbai 3) Mr. Raju Bhonuram Gupta (having PAN No. ADXPG0577A) 4) Mrs. Seeta Raju Gupta (having PAN No. AHXPG9448E) both adults, Indian Inhabitant, having address at - Kamla Niwas, Plot No. 40-2 & 3, Sector-7, Vashi, Navi Mumbai hereinafter called as 'THE SELLERS' (Which expression shall and it be repugnant to the context or meaning thereof be deed to mean and include their heirs, executors, administrators and assigns) of the ONE PART.

[Signatures of the parties]

AND

Mr. Manmohan Gopiram Agarwal (having PAN No. AAGPA6230J)
an adult, Indian Inhabitant, having address at F-1/6/3, Gyandeept Apt.
Owners Association, Sector-3, Vashi, Navi Mumbai hereinafter called
'THE PURCHASER/S' (Which expression shall unless it be repugnant
to the context or meaning thereof be deemed to mean and include
his/her/their heirs, executors, administrators and assigns) of OTHER
PART.

WHEREAS City and Industrial Development Corporation of
Maharashtra Limited (CIDCO) is a Government undertaking hereinafter
referred to as "the Corporation"). The Corporation is a new Town
Development Authority declared for the area designated as the Site for
the Town of Bombay by the Government of Maharashtra in exercise of
its powers under Sub-Section (1) and (3-A) of Section 113 of the
Maharashtra Regional and Town Planning Act 1966 (Maharashtra
XXXVII of 1966) (hereinafter referred to as "the said Act"). The said
Corporation is a Company established under the Companies Act 1956
(1) and having its registered office at Nirmal, 2nd floor, Nariman Point,
Bombay - 400 021.



AND WHEREAS the State Government is, pursuant to Section 113 (A)
of the said Act acquiring land in the area now comprised in the New

[Handwritten signatures and initials]

was registered at Sub Registrar Office Thane-6 vide Document Sr. No.
TNN6-01252-2009 dated 17/04/2009.

AND WHEREAS by the virtue of the above documents the SELLERS
are the absolute lawful owners or otherwise well and sufficiently
entitled to the SAID SHOP together with the certain share in common
undivided interest appurtenant to the SAID SHOP.

AND WHEREAS due to some personal reasons the SELLERS want to
sale the Commercial Unit/Shop No. 04, on Ground Floor,
admeasuring 346 Sq. Fts, Carpet Area in the Building known as
'Gurusamridhi Heights' along with 5 fully paid up share as per
Share Certificate No. 158 in Gurusamridhi Heights C.H.S. Ltd.,
situated on Plot No. 2, Sector- 14, Sanpada, Navi Mumbai, Tal. & Dist.
Thane i.e. the SAID SHOP and the PURCHASER is interested in
purchasing the SAID SHOP.



टनन - ३
नं. १५०८८/२०११
२८/६०

AND WHEREAS the PURCHASER deputed from the SELLER and
the SELLER has given inspection to the PURCHASER of all the
documents of title relating to the said lands, and the plans, designs and
specifications prepared by the "ARCHITECTS" and such other
documents as are specified under the Maharashtra Ownership Flat Act
1963 & NEW RERA Act 2016 (hereinafter referred to as "THE SAID
ACT") and the rules made there under.

15) This Agreement shall always be subject to the terms and conditions of the said Agreement for sale dated 06/02/2009 executed in favor of SELLERS as mentioned above and the rules and regulations, if any made by CIDCO Ltd. and/or the Government of Maharashtra, NMMC and/or other Authority governing the said transaction.

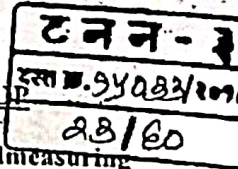
16) This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act. 1963 and the Maharashtra Ownership Flats Rules. 1964 as amended up to date & NEW RERA ACT, 2016 or any other provisions of Law applicable thereto.

THE FIRST SCHEDULE OF PLOT ABOVE REFERRED TO

ALL THAT Piece or parcel of land known as Plot No. 2, Sector- 14, Sanpada, Navi Mumbai, Tal. and Dist. Thane, containing by admeasurements 2450 Sq. Meters. or the and bounded as follows:-

SCHEDULE OF THE ABOVE REFERRED SHOP

Commercial Unit/ Shop No. 04, on Ground Floor, admeasuring 346 Sq. Fts. Carpet Area in the Building known as 'Gurusamridhi Heights' along with 5 fully paid up share as per Share Certificate No. 158 in Gurusamridhi Heights C.H.S. Ltd., situated on Plot No. 2, Sector- 14, Sanpada, Navi Mumbai, Tal. & Dist. Thane.



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