346/1543
Saturday,July 29 ,2017
2:39 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2492 दिनांक: 29/07/2017

गावाचे नाव: जेवड
दस्तऐवजाचा अनुक्रमांक: अरत3-1543-2017
दस्तऐवजाचा प्रकार : अँग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: गौतम चंद्रभान सातदिवे

नोंदणी फी	रु. 21000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 21480.00

मूळ दस्त व स्कॅन प्रिंट मिळाली

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:53 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati III

बाजार मुल्य: रु.2100000 /-
मोबदला रु.2100000/-
भरलेले मुद्रांक शुल्क : रु. 126000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.21000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003951855201718E दिनांक: 29/07/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

CHALLAN
MTR Form Number-6

GRN MH003951855201718E	BARCODE	Date 28/07/2017-14:21:51	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	CZLPS7319L
Office Name	AMT3_JT AMRAVATI NO 3 SUB REGISTRAR	Full Name	gautam chandrabhan satcive
Location	AMRAVATI		
Year	2017-2018 One Time	Flat/Block No.	flat no 101, hariganga heights, plot no 11
Account Head Details	Amount In Rs.	Premises/Building	menerbaba colony
0030046401 Stamp Duty	126000.00	Road/Street	s no 12/2 mauje jewad amravati
0030063301 Registration Fee	21000.00	Area/Locality	60.0 dqm
		Town/City/District	
		PIN	4 4 4 6 0 6
		Remarks (If Any)	PAN2=ANNPM7386D~SecondPartyName=kishor goenka chanda malegaonkar rahul bhonde~CA=2100000~Marketval=2100000
Total	1,47,000.00	Amount In Words	One Lakh Forty Seven Thousand Rupees Only

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942017072801043	70568920
Cheque/DD No.		Bank Date	RBI Date	28/07/2017-14:23:34	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Joint Sub-Registrar Class-2 Amravati ... The Seal of ... District Amravati

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

अ - र - ण - ३
९४९३ | ३-२८
२०१७

AGREEMENT OF SALE OF APARTMENT

Situated at

"*Hariganga Heights*"

Mouja-Jewad, Table No. 13.391, Pg.No. 84, Resi. Bld. @ Rs. 20,400/- per Sq.mtr.

Stamp Duty is paid as per Government Rules.

{D.O.D. registered on 21.06.2017 at Sr. No. 1169 with S.R.O. City-3, Amt.}

(Stamp Duty paid Rs. 1,26,000/-)

Agreement of Sale Valued at Rs. 2,10,000/-

Total Sale consideration valued at Rs. 21,00,000/-

THIS AGREEMENT OF SALE is made and executed on this 28 Day of July, 2017 between –

i) **Shri Kishor Ghisulalji Goyanka** (PAN - AAVPG7163P), aged 59 years, occupation - business, r/o. Vimal Nagar, Amravati - 444606,

ii) **Smt. Chanda Ravindra Malegaonkar** (PAN - ANNPM7386D), aged 58 years, occupation - business & Household work, r/o. Satyakrupa Society, MIDC Road, Amravati - 444607,

iii) **Shri Rahul Mahadevrao Bhonde** (PAN - AIXPB2382D), aged 31 years, occupation - business, r/o. Navsari, Amravati - 444603,

No. i) to iii) hereinafter collectively referred to as the "VENDOR" (which expression unless repugnant to the context, shall always mean and include their legal heirs, successors and assigns) being the party of *FIRST PART*;

This Seal of the Joint Sub-Registrar Class-2 Amravati City-3 District Amravati

AND

Shri Gautam Chandrabhan Satdive, (PAN - CZLPS7319L), aged about 39 years, occupation - Service, resident of Ward No. 1, Nandgaon Khandeshwar - 444708, Dist. Amravati, hereinafter referred to as the "PURCHASER" (which expression unless repugnant to the context, shall always mean and include his legal heirs, successors and assigns) being the party of *OTHER OR SECOND PART*;

WHEREAS the Vendor i) Shri Kishor Ghisulalji Goyanka, ii) Smt. Chanda Ravindra Malegaonkar, and iii) Shri Rahul Mahadevrao Bhonde, owns Layout Plot No. 11, admeasuring 11124.06 sq.ft. (1033.45 sq.mtr.), out of Field Survey No. 12/2, of Mouje - Jewad, Pragane - Badnera, Tq. & Dist. Amravati, more particularly

अ - २ - ण - २
9483/8-28
२०१७

described at Sr. No. (i) in Schedule "A" hereto, which is hereinafter referred to as the "said plot", having purchased the same vide Sale Deed dated 07.10.2016, regd. at Sr. No. 2492, with the office of Sub Registrar, Amravati City-3, from M/s. Kothari Associates, through Partner Sau. Shanta Dnyanchand Kothari, r/o. Camp, Amravati, and,

WHEREAS as per the previous rules / notification, the Transferable Development Rights (T. D. R.) equivalent to 671.74 sq.mtr. was required for sanctioning the building map, however due to amendment by the Government in Urban Development Department, vide Notification bearing No. TPS-1813/3067/CR-122/MCORP/12/UD-13, dated 28.01.2016, the T.D.R. is applicable as per the equivalent quantum, as such by applying the said method, only 580.63 sq. mtrs. (6250 sq. ft.) of TDR is required, and

WHEREAS the Vendor i) Shri Kishor Ghisulalji Goyanka, ii) Smt. Chanda Ravindra Malegaonkar, and iii) Shri Rahul Mahadevrao Bhonde, owns T. D. R. (rights) equivalent to 580.63 sq.mtr. (6250 sq. ft.) from cut of total transferable rights admeasuring 5608.8 sq.mtr. (Zone-B) of TDR certificate bearing No. 73, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/73/2016, dated 06.09.2016, more particularly described at Sr. No. (ii) in Schedule "A" hereto, which is hereinafter referred to as the "T.D.R. [Rights]", having purchased the same vide Sale Deed dated 18.10.2016, regd. at sr. no. 3139, with the office of Sub Registrar, Amravati City-2, from Shri Sudarshan Rajendra Chandak, resident of Ganesh Vihar, Amravati, and,

WHEREAS the vendors namely i) Kishor Ghisulalji Goyanka, ii) Smt. Chanda Ravindra Malegaonkar, and iii) Rahul Mahadevrao Bhonde, are carrying on their business of construction and development under the name and style of "Kalash Landmarks" as a partners thereof, and,

WHEREAS the vendor has commenced the construction of the building on the said plot - known as **"HARIGANGA HEIGHTS"** in pursuance of the map sanctioned by the Municipal Corporation of City of Amravati vide building permit No. 0411, dated 09.06.2017, consisting of several shops & residential Apartments, and,

WHEREAS the postal Address of the said Building is **"HARIGANGA HEIGHTS"**, 11, Meherbaba Colony, Chhatri Talao Road, Amravati - 444606 (Maharashtra) and the Vendor has submitted the said plot and building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by

अ - र - ण - ३
९४७३ | ४-२८
२०१७

sec. 11 of the said Act, registered on 21.06.2017 at Sr. No. 1169 with the office of the Sub-Registrar, Amravati City-3 and copy thereof is also sent to the competent authority, and,

WHEREAS the Purchaser abovenamed is intending to acquire and purchase an apartment described in Schedule - B hereto, out of building named **"HARIGANGA HEIGHTS"** to be constructed on the land described in Schedule - A, and,

WHEREAS the construction has been and is being made and common amenities and facilities have been and are being provided for as per the desire and as per the instructions of the purchaser who is fully satisfied in all respects with regard to the quality of said under construction building & the common facilities & amenities, and,

WHEREAS the vendor abovenamed have given inspection to the purchaser of the original documents of title deeds, deed of declaration and the plans etc. and upon verification of the same, the Purchaser is fully satisfied about the title of the Vendor over the said land & rights to construct the said building including the apartment, and,

WHEREAS upon such satisfaction the Purchaser has agreed to purchase and the Vendor has agreed to sell to the Purchaser an apartment described in Schedule "B" to be constructed on the plot described in Schedule "A" of this deed, to the Purchaser on the terms and conditions mentioned hereinafter;

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS UNDER :

The Seal of the Joint Sub-Registrar Class-2 Amravati City-3 District Amravati

In consideration of the total amount of Rs. 21,00,000/- (Rs. Twenty one lacs only), which is calculated as per the carpet area of the said flat, out of which Rs. 2,10,000/- is paid by the purchaser to the vendor, towards earnest money, in the following manner -

Amount (Rs.)	Particulars
Rs. 1,00,000/-	Paid by Cheque No. 775447, dated 24.04.2017, drawn on Bank of Maharashtra.
Rs. 80,000/-	Paid by Cheque No. 775452, dated 20.05.2017, drawn on Bank of Maharashtra.
Rs. 20,000/-	Paid by Cheque No. 406784, dated 20.05.2017, drawn on State Bank of India.
Rs. 10,000/-	Paid by Cheque No. 775454 dated 27.07.2017, drawn on Bank of Maharashtra, Bank Br at Mahula Chok, Dist Amravati
Rs. 2,10,000/-	**(Rs. Two lacs ten thousand only)**