

343/1546

पावती

Original/Duplicate

Saturday, July 29, 2017

नोंदणी क्र.: 39म

3:33 PM

Regn.: 39M

पावती क्र.: 2495 दिनांक: 29/07/2017

गावाचे नाव: जेवड

दस्तऐवजाचा अनुक्रमांक: अरन3-1546-2017

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: कुणाल अशोकराव राजनेकर

नोंदणी फी

रु. 16320.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 16800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-र अंदाजे
3:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati III

बाजार मूल्य: रु. 1632000/-

मोबदला रु. 1632000/-

भरलेले मुद्रांक शुल्क : रु. 98000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 16320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003952763201718E दिनांक: 29/07/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 480/-



CHALLAN
MTR Form Number-6

GRN	MH003952763201718E	BARCODE	Date		28/07/2017-14:34:33	Form ID	25.2	
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee					
Office Name			AMT3_JT AMRAVATI NO 3 SUB REGISTRAR		Full Name			Kunal Ashokrao Rajnekar
Location			AMRAVATI		Flat/Block No.			Flat No 304 Hariganga Heights Plot No 11
Year			2017-2018 One Time		Premises/Building			Meherbaba colony
Account Head Details			Amount In Rs.		Road/Street			S No 12/2 Mauje Jewad Amravati
0030046401 Stamp Duty			98000.00		Area/Locality			80.0 sqm
0030063301 Registration Fee			16320.00		Town/City/District			
					PIN			4 4 4 6 0 6
					Remarks (If Any)			
					PAN2=ANNPM7386D~SecondPartyName=Kishor Goenka Chanda			
					Malegaonkar Rahul Bhone~CA=1632000~Marketval=1632000			
					Amount In			One Lakh Fourteen Thousand Three Hundred Twenty Ru
Total			1,14,320.00		Words			pees Only
Payment Details			BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		02003942017072801080	70569968
Cheque/DD No.			Bank Date		RBI Date		28/07/2017-14:35:52	Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF BARODA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

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

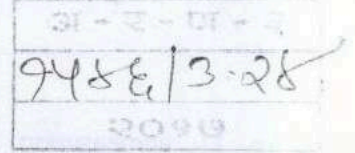


21-2-07-3
9486/2-28
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21-2-07-3
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(1)



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.

As per Govt. Valuation, valued at Rs. 16,32,000/-

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. 98,000/-)

Agreement of Sale Valued at Rs. 3,02,000/-

Total Sale consideration valued at Rs. 16,32,000/-

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**;

AND

Shri Kunal Ashokrao Rajnekar, (PAN - AYGPR1142Q), aged about 32 years, occupation - Service, resident of C/o. H. G. Tekade, Bhumi Putra Colony, Congress Nagar, Amravati - 444606, 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



9488/18-28

(2)

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 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 out 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, Chhatra Talao Road, Amravati - 444606 (Maharashtra) and the Vendor has submitted the said plot and building constructed thereon to

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