

346/1544

पावती

Original/Duplicate

Saturday, July 29, 2017

नोंदणी क्र.: 39म

2:46 PM

Regn.: 39M

पावती क्र.: 2493 दिनांक: 29/07/2017

गावाचे नाव: जेवड

दस्तऐवजाचा अनुक्रमांक: अरन3-1544-2017

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: विश्वनाथ पुंडलिकराव नेमाडे

नोंदणी फी

रु. 16320.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 16800.00

मूळ दस्त व स्कॅन प्रिंट मिळाली

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:00 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/घनादेश/पे ऑर्डर क्रमांक: MH003952389201718E दिनांक: 29/07/2017

वॅकेचे नाव व पत्ता:

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

6



**CHALLAN**  
**MTR Form Number-6**

|                             |                    |         |                                     |  |                                                       |         |                      |                                                    |
|-----------------------------|--------------------|---------|-------------------------------------|--|-------------------------------------------------------|---------|----------------------|----------------------------------------------------|
| GRN                         | MH003952389201718E | BARCODE | Date                                |  | 28/07/2017-14:29:13                                   | Form ID | 25.2                 |                                                    |
| Department                  |                    |         | Inspector General Of Registration   |  |                                                       |         |                      |                                                    |
| Type of Payment             |                    |         | Stamp Duty                          |  |                                                       |         |                      |                                                    |
| Registration Fee            |                    |         | TAX ID (If Any)                     |  |                                                       |         |                      |                                                    |
| Office Name                 |                    |         | AMT3_JT AMRAVATI NO 3 SUB REGISTRAR |  | Full Name                                             |         |                      | Vishwanath Pundlikrao Nemade                       |
| Location                    |                    |         | AMRAVATI                            |  | Flat/Block No.                                        |         |                      | Flat no 104 Hariganga Heights, Plot No 11 Mehor    |
| Year                        |                    |         | 2017-2018 One Time                  |  | Premises/Building                                     |         |                      | Baba 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 |                    |         | 15320.00                            |  | Town/City/District                                    |         |                      |                                                    |
|                             |                    |         |                                     |  | PIN                                                   |         |                      | 4 4 4 6 0 6                                        |
|                             |                    |         |                                     |  | Remarks (If Any)                                      |         |                      |                                                    |
|                             |                    |         |                                     |  | PAN2=ANNPM7386D-SecondPartyName=Kishor Goenka Chanda  |         |                      |                                                    |
|                             |                    |         |                                     |  | Malegaonkar Rahul Bhonde-CA=1632000-Marketval=1632000 |         |                      |                                                    |
|                             |                    |         |                                     |  | Amount In                                             |         |                      | One Lakh Fourteen Thousand Three Hundred Twenty Ru |
|                             |                    |         |                                     |  | Words                                                 |         |                      | pees Only                                          |
| Total                       |                    |         | 1,14,320.00                         |  |                                                       |         |                      |                                                    |
| Payment Details             |                    |         | BANK OF BARODA                      |  | FOR USE IN RECEIVING BANK                             |         |                      |                                                    |
| Cheque/DD Details           |                    |         | Bank CIN                            |  | Ref. No.                                              |         | 02003942017072801064 | 70569575                                           |
| Cheque/DD No.               |                    |         | Bank Date                           |  | RBI Date                                              |         | 28/07/2017-14:30:50  | Not Verified with RBI                              |
| Name of Bank                |                    |         | Bank-Branch                         |  | BANK OF BARODA                                        |         |                      |                                                    |
| Name of Branch              |                    |         | Scroll No. , Date                   |  | Not Verified with Scroll                              |         |                      |                                                    |

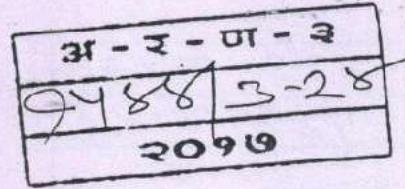
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबंधक कार्यालय में नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



अ-र-न-३  
७५४४/२-२४  
२०१७

*Handmade*





## **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/-)

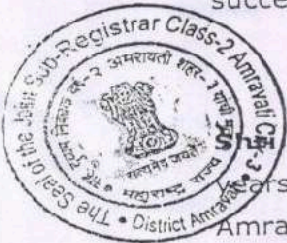
**Agreement of Sale Valued at Rs. 3,02,000/-**

**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 Vishwanath Pundlikrao Nemade**, (PAN - AAJPN0519N), aged about 57 years, occupation - Service, resident of Meherbaba Colony, Chhatra Talao Road, 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 Plot No. 11, admeasuring 11124.06 sq.ft. (1033.45 sq.mtr.), out of Field Survey No. 12/2, of

*V. Nemade*

|           |
|-----------|
| 31-2-07-3 |
| 9488/8-28 |
| 2099      |

(2)

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 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, Chhattri 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 sec.



*Handwritten signature/initials*