

211/2251

पावती

Original/Duplicate

Wednesday, September 09, 2020

नोंदणी क्र.: 39म

2:57 PM

Regn.: 39M

पावती क्र.: 3295 दिनांक: 09/09/2020

गावाचे नाव: बेनोडा

दस्तऐवजाचा अनुक्रमांक: अरन2-2251-2020

दस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: . . सौ रेखा राजेंद्र धुर्वे

नोंदणी फी

रु. 10000.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

दस्तऐवज परत दिला.

एकूण:

रु. 10980.00

जापणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे
3:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati II

बाजार मूल्य: रु. 842520/-

भोवदला रु. 1000000/-

भरलेले गुद्रांक शुल्क : रु. 30000/-

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0809202010427 दिनांक: 09/09/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 340/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0309202011938 दिनांक: 09/09/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 10000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004139801202021E दिनांक: 09/09/2020

बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6

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GRN	M/1004139801202021E	BARCODE	08/09/2020-16:25:46		Form ID	25.1
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			AMT1_HQR SUB REGISTRAR AMRAVATI 1			
Location			AMRAVATI			
Year			2020-2021 One Time			
Account Head Details			Amount In Rs.	Premises/Building	Survey No. 7 Plot No. 46 Silverwood Residency	
0030040401 Stamp Duty			30000.00	Road/Street	Flat No. 103 First Floor Super Buildup area 40.12 Sqmt	
0030063301 Registration Fee			10000.00	Area/Locality	Mouje Benoda	
				Town/City/District		
				PIN	4 4 4 5 0 5	
			Remarks (If Any)			
			PAN2=BPIPD3396C-SecondPartyName=Purushottam Rongarao			
			Dhumale and one other-CA=1000000-Marketval=1000000			
			Amount In	Forty Thousand Rupees Only		
Total			40,000.00	Words		
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			Bank CIN	Ref. No.	00040572020090828025 IKOARKXHR1	
Cheque/DD No.			Bank Date	RBI Date	08/09/2020-16:24:26 Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एच चलान केवल दृश्य निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलान लागू नाही.

Mobile No. : 8087391819



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0809202010427	Date 08/09/2020
Received from . . sau rekha rajendra dhurve, Mobile number 9000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Amaravati 1 of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 08/09/2020
Bank CIN 10004152020090809322	REF No. IGAJIXYRQ3
This is computer generated receipt, hence no signature is required.	

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0809202011938	Date 08/09/2020
Received from Sau Rekha Rajendra Dhueve, Mobile number 9000000000, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Amaravati 1 of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 08/09/2020
Bank CIN 10004152020090810624	REF No. IGAJIYLUP9
This is computer generated receipt, hence no signature is required.	

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Mouje - Benoda, F.S.No. 7 Plot No. 46 Flat No.103 (North East side) Super Built-up Area 40.12 sq.mtr.

AGREEMENT FOR SALE OF AN APARTMENT

[Earnest Amount of Rs. 5,00,000/- paid out of total price]

Consideration Value Rs. 10,00,000/-

[Rs. Ten Laksh Only]

STAMP DUTY OF RS. 30,000/- IS PAID HEREWITH.

THIS AGREEMENT FOR SALE is made and executed on 9th day of September 2020.

BETWEEN

Sukhadi Infrastructure [PAN No. ADCFS 9035Q] through its Partners

- i) Shri. Purushottam Rangarrao Dhumale, age 62 years, Occupation Business, PAN No. BPIPD9396C
R/o. Gajanan Township, Kathora Road, Amravati.
- ii) Shri Govind Shamrao Kingaonkar, age 79 years, Occupation : Business, PAN No. ACXPK3402D through Power of Attorney Holder Shri Sudhir Govind Kingaonkar, age 48 years, Occupation : Business, Both R/o. 20, Vidarbha Housing Board Colony, Chandrapur - 442401. PAN No. BIRPK4420N

[Hereinafter refers to the **VENDOR** which expression shall unless repugnant to the context, and meaning thereof, be deemed to include their heirs, legal representatives, executors or administrators, assigns) of the ONE PART.

AND

1. San. Rekha Rajendra Dhurve,
Aged - 56 years, Occupation : Housewife,
[PAN No. FKEPD7131Q]
C/o. Near Hanuman Mandir, Pundlik Baba Colony,
Amravati, Tq. & Dist. Amravati
Adhar No. 353670579930



[Hereinafter refers to the **PURCHASER** which expression shall unless repugnant to the context, and meaning thereof, be deemed to include his/her/their heirs, legal representatives, executors or administrators, assigns) of the OTHER PART.

WHEREAS the vendor is absolutely seized and possessed of the land i.e. the immovable property situated at Mouje - Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati, bearing F.S. No.7, which is converted as per Rev. Case No. NAP-34/Benoda-106/2013-2014

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decided on 12.03.2014, Plot No. 46, situated within limits of Municipal Corporation, Amravati by virtue of sale deed executed and Registered on 30.08.2016 vide Dast No. 3659/2016. Hence Vendors are owner and in possession of plot of total area 3374.51 sq.ft. (313.50 sq.mtr.) and its name has been mutated in Gaon Namuna 6 85 2 as per Mutation Entry No. 21747, dated 10.09.2016. Hereinafter referred to as "The Said Land" and more particularly described in the Schedule-I.

T.D.R. Rights, admeasuring 807.3 sq.ft. (75 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/91/16 dated 30.12.2016, certificate No. 91 total area of 4587.01 sq.mtrs. of Amravati from F.S. No. 33 of Mouje Benoda, Pragane Nandgaon Peth, Tq. 85 Dist. Amravati.

That while granting FSI, the A.D.T.P. Municipal Corporation, Amravati has considered the permissible FSI Factor 1.10. Therefore, as per the said factor permissible built up area comes to 344.85 sq.mtrs. Besides the above FSI, TDR area comes to 75 sq.mtrs. along with premium granted by the Municipal Corporation. Thus the total permissible built up area comes to 470.25 sq.mtrs.

AND WHEREAS the vendors subjected to sanctioned Municipal building Permit No. 0897 dt. 20.12.2017 and as per Deed of Declaration Regd. at Sr. No. 1068 dated 06.03.2019 i.e. as per the provisions of Maharashtra Apartment Ownership Act 1970, has commenced the construction of the residential apartment named as **"SILVERWOOD RESIDENCY"**.

Sukhadi Infrastructure through its Partners have obtained Registration Certificate of Project "Silver Wood Residency" dated 11.09.2018 from Maharashtra Real Estate Regulatory Authority vide No. P50300017762.

As per said sanctioned plan and deed of declaration, the said **"SILVERWOOD RESIDENCY"** consists of Ground Floor and Four Upper Floors. The Ground Floor is meant for Covered Parking & 1 shop. There are 3 (Three) residential Flats/Units on First Floor and 2 (Two) residential Flats/Units each on Second, Third and Fourth Floor. Thus there are in all 9 (Nine) independent and self-contained separate units/flats and 1 shop on ground floor in the said building. Ground floor is to be used as commercial unit and adjoining space



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of the said commercial unit is only use for the commercial unit holder for their parking.

Whereas the vendors above named have given inspection to the purchaser of the original documents of title deeds, Plan and Deed of declaration and upon verification and satisfaction about the title of the same, the purchaser has agreed to purchase and the vendor have agreed to sale apartment bearing No. 103 (North-East Corner), situated on First Floor having Carpet area 29.79 sq.mtr. Built-up area 34.65 sq.mtr. and Super built up area of 40.12 sq.mtr. with 7.39 % proportionate undivided share in land and building described in Schedule II of this Deed, constructed on the land described in "Schedule I" for a total consideration of Rs.10,00,000/- (Rupees Ten Lakhs Only) including Govt. Registration Charges expenses on the terms and condition hereinafter stated :-

NOW THEIR AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. That the total sale consideration for the same of the Flat No. 103 (North East Corner), situated on 1st Floor having Carpet area 29.79 sq.mtr. Built-up area 34.65 sq.mtr. & Super built up area of 40.12 sq.mtr. with 7.36 % undivided proportionate share in land as described in Schedule -II is agreed for consideration amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) out of which the purchaser have paid to the vendor the amount of Rs. 5,00,000/- as Booking amount by Cheque No. 962353 date 09/09/2020 of State Bank of India, Branch Dastur Nagar, Amravati as earnest amount of this agreement.

The vendor hereby acknowledge the receipt of the same. In consideration of the above said total amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) the vendor hereby agreed to sale to the purchaser the Flat No. 103 which is fully described in Schedule 'I' and the said consideration includes the cost of common areas and facilities with proportionate undivided share in the said land and building more particularly described in the Schedule 'I' hereto. The purchaser have also agreed to pay the remaining amount of sale consideration to the Vendors as per agreed in schedule IV as mentioned below.

2] The Vendor shall construct the said building on the said plot of land, more particularly described in the Schedule II, in accordance with the plans, designs and specification mentioned in



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Deed of declaration and which have been seen and approved by the purchaser.

3] The vendor shall deliver vacant possession of the said property to the purchaser at the time of execution of sale deed by completing the construction as per specification mentioned in Schedule III. The vendors assures that all the construction being perfectly as per the map sanction by the Amravati Municipal Corporation pertaining to the said property.

4] That the charges for installation of electric meter connection and charges for three Phase Electric Connection meter/water supply connection of M.J.P., Local Body Tax of Municipal Corporation other chargeable Tax levied by Government and GST shall be borne by Purchaser/Vendee.

5] Vendor has delivered the vacant peaceful possession, with proper drainage system and with proper water supply level in the said property.

6] The said property hereby agreed to be sold, is from all the encumbrances, lien, charges, mortgage and vendor is absolutely entitled to transfer and convey the said property to the purchaser and no other person excepting the Vendor has any right, title, interest or possession of any nature what so ever over the said property. The vendor shall pass a free, clear and marketable title of the said property to the purchaser or his nominee and clear of all the encumbrances, if any, before execution of the sale deed.

7] The vendor has clear all the government and Semi Government taxes, non-agricultural assessment, and other taxes till this date and accordingly, for the future purchaser will be liable for payment of same as per his proportionate undivided share in the land.

8] The said property shall be quietly entered into and upon and shall be held and enjoyed by the purchaser, without any interruption or disturbance by the vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whomsoever, after execution of sale deed.

9] Vendor will give warrants that in case of any claim by any third person in respect of the said property or any portion

10] This agreement of sale has been executed by the vendor out of his own free will and voluntarily, after understanding the importance and implications of the same.

