

285781

**List No. 2**

Secondary Registrar: D.N. Bhiwandi 1

18-05-2024

Document Number: 2857/2024

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

Nodani :

Regn:63m

**Village Name: Pimpalner**

(1) Type of disambiguation	Sales Agreement
(2) Compensation	16709625
(3) The market price (in respect of the lease, whether the accelerator pays the rate or the lease should be determined)	8611830
(4) Land measurement, sub-plot and house number(if any)	1) Municipal Name: Thane Other Description :, Other Information: Current Pimpalner, Taluka Bhiwandi, District Thane Survey No. 103,share No. 7,9,10,15,17,Survey No. 104 and Survey No. 105,share No. 2. Building No. 2 on this site. Industrial Unit/PEB Shed No. 9 in G9. 38,Area 2500.00 sq. ft. That's 232.25 square feet. Meter Carpet, (Survey Number: 103/7 and others;
(5) Area	232.25 sq.m
(6) When charged or paired.	
(7) The name and address of the respondent, if there is a decree or order or order of the civil court, of the party making/writing the document.	1) Name:-May. Prof. Bhumi Associates. Prof. On behalf of Prakash Nanji Patel, C. J. Ramesh B. Dhadi Age:- 40 Address:- Plot No.: -, Floor No. -, Building Name: 93-A, Bata Compound, Block No. : Near Flower Valley, Khopat, Thane P, Road No. -, Maharashtra, Thane. PIN Code:- 400601 Pan No.-ALLPP4407E
(8) If there is a decree or order of the party to the document and/or of the civil court, the name and address of the counter	1) Name:- Dilipbhai Ji. Patel HUF's karta Dilipbhai Gandabhai Patel aged 78; Address:- Plot No. -, Floor No. -, Name of building: 27/1, Mohan Nagar Society, Block No. Bethak, Naroda, Ahmedabad, Gujarat, Road No.--, Gujarat, Ahmedabad. PIN Code:- 382330 PAN No.-AALHD2036C 2) Name: Shailesh Dilipbhai Patel aged 47; Address:-Plot No. -, Floor No. -, Building Name: -, Block No. A/1003, Regency Crest Plant No. 40, Sector 19, Kharghar Navi Mumbai, Road No. -, Maharashtra, RAIGARH (MH). PIN Code:- 410210 PAN No.-AHXPP5227E
(9) Date of documentation	21/02/2024
(10) Date of registration of documents	21/02/2024
(11) Index, Volume and Page	2857/2024
(12) Stamp duty as per market price	1002600
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation:-	
The article chosen while levying stamp duty is:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

