

1142681

**List No. 2**

Secondary Registrar: D.N. Bhiwandi 1

18-05-2024

Document Number: 11426/2023

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contact concern SRO office.

Nodani :

Regn:63m

**Village Name: Pimpalner**

|                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Type of disambiguation                                                                                                                       | Sales Agreement                                                                                                                                                                                                                                                                                                                                                                                                        |
| (2) Compensation                                                                                                                                 | 21400000                                                                                                                                                                                                                                                                                                                                                                                                               |
| (3) The market price (in respect of the lease, whether the accelerator pays the rate or the lease should be determined)                          | 8639700                                                                                                                                                                                                                                                                                                                                                                                                                |
| (4) Land measurement, sub-plot and house number(if any)                                                                                          | 1) Municipal Name: Thane Other Description :, Other Information: Present 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 F-9. 34,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. -, Name of the Building: 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:-May. Director Kamal Thawani, 59, on behalf of Manisha Wires Pvt Ltd; Address:- Plot No. -, Floor No. -, Name of the Building: 1, Kamla Bhawan, Block No. : Sharma Industrial Estate, Goregaon East, Mumbai , Road No. -, Maharashtra, MUMBAI. PIN Code:- 400063 Pan No.-AABCM5242N                                                                                                                            |
| (9) Date of documentation                                                                                                                        | 17/08/2023                                                                                                                                                                                                                                                                                                                                                                                                             |
| (10) Date of registration of documents                                                                                                           | 17/08/2023                                                                                                                                                                                                                                                                                                                                                                                                             |
| (11) Index, Volume and Page                                                                                                                      | 11426/2023                                                                                                                                                                                                                                                                                                                                                                                                             |
| (12) Stamp duty as per market price                                                                                                              | 1284000                                                                                                                                                                                                                                                                                                                                                                                                                |
| (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. |

