



महाराष्ट्र शासन

पुस्तक	खत क्र.	१६	२
१	०६८४	१६	२
		२०२३	

## नोंदणीचे प्रमाणपत्र.

क्रमांक टिएनए/व्हीएसआय/एचएसजी/(टीसी)/२५०९६/सन २०१३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

अमरखाल नगरी कॉम्प्लेक्स बि.नं.७,८,९ को-ऑपरेटिव्ह हौसिंग सोसायटी लि.  
सदरे नं. २१ (३२), २० (३१), १८ (१४), १४ (१०), १९ (३०) हिस्सा नं. १, ७, ६ मौजे आचोळे, वसंतनगरी  
जवळ, वसई लिंक रोड, नालासोपारा (पू) ता. वसई, जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील ( सन १९६१ चा महाराष्ट्र  
सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१  
मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून


उपवर्गीकरण भाडेकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर



स्थळ : वसई.

दिनांक : १६/०५/२०१३

  
(बजरंग जाधव)  
उप निबंधक  
सहकारी संस्था, वसई.

888 92 5y  
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3

14. The Stamp duty and Registration charges shall be borne and paid by the TRANSFEREE only.

15. The Permanent Account Number (PAN) of THE TRANSFERORS is as followed and a copy annexed herewith.

MRS. MEETA K. VYAS - ADJPA 3515 E  
MR. KIRAN H. VYAS - ADVPV 2487 L

16. The Permanent Account Number (PAN) of THE TRANSFEREE are as followed and a copy annexed herewith.

MR. SARVESH A. GUPTA - AQDPG 4898 D

Subject to the clause 3 & 4 above the TRANSFERORS hereby assigns their rights, title and interest in the said Flat to the TRANSFEREE who are entitled to hold possess, occupy and enjoy the said Flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-Op. Hsg. Society Act 1960 and the rules made there under.

**SCHEDULE OF THE PROPERTY**

All that FLAT bearing No.105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ, "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG.SOC.LTD., registered under No.TNA/(VSI)/HSG/(TC)/25096/2012/2013 Dated 17/05/2013 flat admeasuring to 385 SQ. FT. CARPET AREA, constructed on the land bearing 14(10), HISSA NO.7, SURVEY NO.18(14), HISSA NO.6, 7, SURVEY NO.19(30), SURVEY NO.20(31), HISSA NO.1, SURVEY NO.21(32), lying, being, and situated in the revenue VILLAGE ACHOLE within the jurisdiction of VASAI-VIRAR CITY MUNICIPAL CORPORATION, within the limits of the SUB-REGISTRAR, VASAI, 1/2/3/4/5/6, TALUKA VASAI, DIST. PALGHAR.



Meeta K. Vyas  
K. Vyas

AND whereas the TRANSFERORS herein has agreed to sell, transfer all the rights, title and interest along with SHARE CERTIFICATE NO. 083 of Rs. 50/- each

321	322	323	324

BEARING NOS.321 to 330 in member's register FOLIO NO.33 in respect of the said flat to the TRANSFEREE & the TRANSFEREE have agreed to acquire the said flat on 'OWNERSHIP BASIS', AND WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to as per the request of THE TRANSFERORS to transfer the FLAT NO.105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ in the building known as "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG.SOC.LTD., in the name of THE TRANSFEREE.

**NOW THIS INDENTURE WITNESSES AS UNDER:-**

1. The TRANSFERORS are the owners and are in exclusive possession of the said Flat bearing No.105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ, "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG.SOC.LTD., VASAI-NALLASOPARA LINK ROAD, VASAI ROAD (E), DIST. PALGHAR 401208, admeasuring to 385 SQ. FT. CARPET AREA VILLAGE ACHOLE, TALUKA VASAI, DIST.PALGHAR and more particularly described in the schedule herein under.
2. The TRANSFEREE have agreed to purchase the said Flat from the TRANSFERORS and the TRANSFERORS has agreed to sell and transfer the

4. On receiving full price consideration of the said Flat, the TRANSFERORS shall ~~put~~ TRANSFEREE in the possession of the said Flat and all rights, title of the said Flat shall stand transferred in the name of the TRANSFEREE and the TRANSFEREE shall be entitled to enter upon occupy, possess and enjoy the said Flat with all the amenities including electricity, sanitary, fitting and fixtures to the said Flat given by the Builders.

5. THE TRANSFERORS HEREBY DECLARE AND STATE AS UNDER:-

a) That the said Flat is free from all encumbrances and claims and demands and the same is not subject to any charges, damage, action, mortgage, lease, lien, lispence, inheritance, probate, testamentary or any other matters and there is no statutory, commercial or personal liability in any private, public or revenue authority for payment on the said Flat on or before the date of execution of this Agreement and he are entitled and competent to transfer the said Flat and said shares to the TRANSFEREE herein.

b) The TRANSFERORS is in exclusive possession of the said Flat and no



AND

MR. SARVESH A. GUPTA age 41 years adult, Indian Inhabitant, having address at ROOM NO 9, BLDG NO B/56, ASHTVINAYAK CHS, NEAR RAYAN SCHOOL, SECTOR 10, SANPADA, THANE 400705 hereinafter called 'THE PURCHASERS/TRANSFEREE' (which expression shall unless it is repugnant to the context or meaning thereof be deemed to include his heirs, successors, representatives, executors, administrators and assigns) of the SECOND PART:-

Whereas the present TRANSFERORS has been admitted as member of "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG.SOC.LTD. and whereas the TRANSFERORS acquired the rights, title and interest in respect of FLAT NO 105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ, in "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG.SOC.LTD., is having Registration No TNA/(VSI)/HSG/(TC)/25096/2012/2013 Dated 17/05/2013 under Maharashtra Co-operative Societies Act 1960. Whereas **MRS. MEETA K. VYAS & MR. KIRAN H. VYAS** had purchased the said flat by an Agreement for sale Dated 15<sup>th</sup> JANUARY 2010 vide a DOCUMENT NO VASAI-1-00868-2010 DATED 25/01/2010 from M/S. **ASHISH BUILDERS PVT. LTD.**, therein referred to as 'THE BUILDERS' of the first part and the **MRS. MEETA K. VYAS & MR. KIRAN H. VYAS** herein referred to as 'THE PURCHASERS' of the second part,

And **MR. SARVESH A. GUPTA** agreed to acquire on what is known as 'OWNERSHIP BASIS' FLAT NO.105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE RQ, admeasuring to 385 SQ. FT. CARPET AREA in the building known as "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9" CO-OP.HSG SOC.LTD., situated at, SURVEY NO.14(10), HISSA NO 7, SURVEY NO 18(14), HISSA NO. 6, 7, SURVEY NO 19(30), SURVEY NO.20(31), HISSA NO.1, SURVEY NO.21(32), VILLAGE ACHOLE TALUKA VASAI, DIST. PALGHAR, hereinafter referred to as the "SAID FLAT" for brevity's sake

(SARVESH A. GUPTA)

*Kirans*

*Meeta K. Vyas*



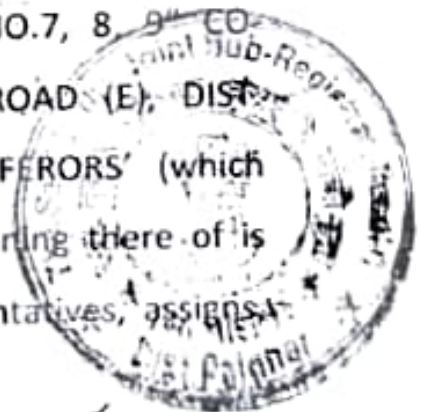
FLAT NO.	CO-OP.HSG.SOC.LTD., 105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ,
AREA	385 SQ. FT. CARPET AREA (35.78 SQ. MTRS)
CONSIDERATION	RS.31,51,000/-
MARKET VALUE	RS.29,80,00/-
STAMP DUTY	RS.2,20,600/-
REGISTRATION FEES	RS.30,000/-

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at VASAI on this 10<sup>th</sup> day of APRIL, 2023.

**BETWEEN**

MRS. MEETA K. VYAS age 54 years MR. KIRAN H. VYAS age 54 years both adults, Indian Inhabitant, having address at, FLAT NO.105, FIRST FLOOR, BLDG. NO.8, BUILDING TYPE. RQ, "AGARWAL NAGARI COMPLEX BLDG. NO.7, 8, 9<sup>th</sup> CO-OP.HSG.SOC.LTD., VASAI-NALLASOPARA LINK ROAD, VASAI ROAD (E), DIST. PALGHAR 401208, hereinafter called 'THE VENDOR/ TRANSFERORS' (which expression shall unless it is repugnant to the context or meaning there of is deemed to include their heirs, successors, executors, representatives, assigns, administrators etc.) of the FIRST PART.



Meeta K. Vyas

*Kiran H. Vyas*

*[Signature]*



10/04/2023

### सूची क्र.2

Index-II

दुय्यम निबंधक : दु.नि. बमई 1

दस्तावेज क्रमांक : 4684/2023

नोंदणी

Regn-63m

### पत्ताचे नाव : आचोळे

(1) पत्तेबांधा प्रकार	कनारनामा
(2) भोवड्या	3151000
(3) राजारंभावा(भाडेपट्टाबाध्या राजितपट्टाकार आकारणी देवो बी परदेदार (अपुत्र वरावे)	2980000
(4) शु. पापन पोटरिम्मा व (अपुत्र वरावे)	1) पत्तिकेचे नाव पालपर इतर वर्णन , इतर माहिती , इतर माहिती गाव घोजे आचोळे पर्यंत सर्व क्र.14(10),18(14),19(30),20(31),21(32)वरील मदतिका क्र.105,पहिला मजला,विल्डिंग नं.8,विल्डिंग टाईप आर क्यू,अगरवाल नगरी कॉम्प्लेक्स विल्डिंग 7,8,9 को-ओप.हा.सो.ली.,बमई-नालामोपारा लिंक रोड,बमई रोड पू(401208)(शेज 385 चौ फूट कार्पेट)( ( Survey Number : 14(10), 18(14), 19(30), 20(31), 21(32); ) )
(5) शेपथळ	1) 35.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल ते ना.	
(7) इतरांचे वर करण देणा-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा अपेक्षा किंवा आदेश असल्यास,प्रतिवादिचे नाम व पत्ता.	1): नाव:- - मिता के ज्याम वय:-54; पत्ता:-प्लॉट नं: 105, माळा नं: पहिला मजला,विल्डिंग नं 8,विल्डिंग टाईप आर क्यू, इमारतीचे नाव: अगरवाल नगरी कॉम्प्लेक्स विल्डिंग 7,8,9 को-ओप.हा.सो.ली., बमई- नालामोपारा लिंक रोड, रोड नं: बमई रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401208 फोन नं:-ADJPA3515E 2): नाव:- - किरण एच ज्याम वय:-54; पत्ता:-प्लॉट नं: 105, माळा नं: पहिला मजला,विल्डिंग नं.8,विल्डिंग टाईप आर क्यू, इमारतीचे नाव: अगरवाल नगरी कॉम्प्लेक्स विल्डिंग 7,8,9 को-ओप.हा.सो.ली., बमई- नालामोपारा लिंक रोड, रोड नं: बमई रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401208 फोन नं:-ADVPV2487L
(8) इतरांचे वर करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- - सर्वेश ए गुप्ता वय:-41; पत्ता:-प्लॉट नं: क्रम नं.9, माळा नं: विल्डिंग बी/56, इमारतीचे नाव: अष्टविनायक को-ओप.हा.सो.ली., बमई नं: रायन स्कूल जवळ, मॅक्टर 10, मानपाडा, रोड नं: ठाणे, महाराष्ट्र, ठाणे पिन कोड:-400705 फोन नं:-ACDPG4898D
(9) इतरांचे वर करण दिव्याचा दिनांक	10/04/2023
(10) दस्त नोंदणी केव्हाचा दिनांक	10/04/2023
(11) अनुक्रम क्र. व पृष्ठ	4684/2023
(12) राजारंभावाप्रमाणे मुद्रांक शुल्क	220600
(13) राजारंभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेज	

पत्तेबांधासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.