

533/7384

पावती

Original/Duplicate

Monday, November 06, 2017

नोंदणी क्र.: 39म

6:40 PM

Regn.: 39M

पावती क्र.: 8746

दिनांक: 06/11/2017

भाषाचे बंधन नोंदणी

दस्तावेजाचे अंदाजे मूल्य: ₹ 16,65,000/-

दस्तावेजाचा प्रकार: कारनामा

मादर कारणाचे नाव: अरविंद कुमार वादव - -

नोंदणी फी

₹. 27000.00

दस्त हाताळणी फी

₹. 560.00

पृथांची संख्या: 28

एकूण:

₹. 27560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:47 PM ह्या वेळेस मिळेल.

Joint S.R. Vasai-4

सह. दुय्यम निर्वचक वर्ग-२  
बसई क्र. ४

बाजार मूल्य: ₹. 1665000/-

मोबदला ₹. 2700000/-

भरलेले मुद्रांक शुल्क: ₹. 162000/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006942946201718E दिनांक: 06/11/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 560/-

*ARJ*

मुळ दस्त परत दिला

*Sudhakar*

सह. दुय्यम निर्वचक वर्ग-२  
बसई क्र. ४

Data Entry Number : 30319171106


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|------------------------|
| वसई - ४                |
| दस्ता क्रमांक ८३८४२०१७ |
| ५१२८                   |

## AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made and entered into at NALLASOPARA, on this 6<sup>th</sup> day of November, in the Christian year Two Thousand Seventeen BY AND BETWEEN MRS. SUCHITRA KAILASH JAGTAP, Age 43 Years, Indian Inhabitant, residing at Flat No. F/407, Vini Heights Co. Op. Hsg. Soc. Ltd., Building No. 3, Sopara, Nallasopara (West), Tal. Vasai, Dist. Palghar- 401 203, hereinafter called "THE TRANSFEROR" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, her heirs, executors, administrators and assigns] of the **FIRST PART**:-

AND

MR. ARVIND KUMAR YADAV, Age 41s years & MRS. MONI ARVINDKUMAR YADAV, Age 33 Years, Both Indian Inhabitants, residing at Flat No. F/408, Vini Heights Co. Op. Hsg. Soc. Ltd., Building No. 3, Sopara, Nallasopara (West), Tal. Vasai, Dist. Palghar- 401 203 hereinafter called "THE TRANSFEREES" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns] of the **SECOND PART**:-



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WHEREAS:

वसई - ४  
दस्ता क्रमांक ७३८४/२०१७  
E // 2C

A] THE TRANSFEROR is the member of "VINI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD", registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/TC/23903/2012-2013, dated 17/04/2012, situated at Survey No. 35, Hissa No. Part, Plot No. 1, situated at Village Sopara, Nallasopara (West), Taluka Vasai, Dist. Palghar, within the area of Sub Registrar at Vasai - III, Nallasopara, and as such members of the said society, THE TRANSFEROR are entitled to Ten (10) shares of the said society of the face value of Rs. 50/- each, Share Certificate No. 329, Distinctive nos. from 3281 to 3290, hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat bearing No. 407, on Fourth Floor, in "F" wing, Building No. 3, admeasuring an area 348 Sq. Ft. (Carpet Area), i.e. 417.6 Sq. Ft. (Built Up Area), i.e. 38.81 Sq. Mts. (Built-Up Area), or thereabouts in the building known as "VINI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD" constructed on Land bearing on land bearing Survey No. 35, Hissa No. Part, Plot No. 1, situated at Village: Sopara, Nallasopara (West), Taluka Vasai, Dist. Palghar, (hereinafter referred to as "THE SAID FLAT").

B] THE TRANSFEROR had purchased the said FLAT from MR. GODWIN GREGORY SOARES, vide Agreement for Sale dated 13/01/2014, duly registered with Registrar of Assurances at Vasai-III, Nallasopara, vide Document No. 352/2014, registration dated 13/01/2014.

MR. GODWIN GREGORY SOARES had purchased the said FLAT from M/S. AMI CORPORATION, vide Agreement for Sale dated 23/04/2010, duly registered with Registrar of Assurances at Vasai-III, Nallasopara, vide Document No. 06328/2010, registration dated 23/04/2010

C] The TRANSFEROR is ready and willing to sell, transfer rights, title and interest and the said FLAT to THE TRANSFEREES which THE TRANSFEREES have agreed to purchase for a lump sum price of Rs. 27,00,000/- (Rupees: Twenty Seven Lakhs Only).



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D] The said flat is being purchased by THE TRANSFEREES for **RESIDENTIAL PURPOSE** and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

E] THE TRANSFEROR herein has obtained permission from the society to sell the said Flat to THE TRANSFEREES herein and the society has agreed to transfer the said Flat in the name of THE TRANSFEREES.

G] THE TRANSFEREES have prior to the execution of the Agreement satisfied about the title of THE TRANSFEROR to the said FLAT and have agreed to acquire the said FLAT and the right, title and interest on the terms and conditions hereinafter appearing:

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| दस्तावेज क्रमांक | 6368/2019 |
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**NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1] THE TRANSFEROR has agreed to transfer the right, title and interest to THE TRANSFEREES in the said FLAT for a total consideration of **Rs. 27,00,000/- (Rupees: Twenty Seven Lakhs Only)**.

2] THE TRANSFEREES have paid the sum of **Rs. 2,50,000/- (Rupees: Two Lakhs Fifty Thousand Only)** being the **PART PAYMENT** of the said FLAT herein above mentioned [the payment and receipt whereof THE TRANSFEROR do/doth hereby admit and acknowledge of and from THE TRANSFEREES.]

3] It has been mutually agreed by and between both the parties hereto that the TRANSFEREES shall pay to the TRANSFEROR the balance sale consideration of **Rs. 24,50,000/- (Rupees: Twenty Four Lakhs Fifty Thousand Only)** by way of obtaining loan from any Bank or any Financial Institution within a period of **45 days** from the date of Registration of this Agreement for Sale.

4] THE TRANSFEROR hereby has agreed to handover the quite, peaceful and vacant possession of the said Flat to THE TRANSFEREES only on realization of full and final Sale consideration.



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5) THE TRANSFEROR hereby has agreed to give to THE TRANSFEREES all the required original documents related to the said FLAT, through which THE TRANSFEROR become owners of the said Flat

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| दस्तावेज क्रमांक ८३८४/२०१७ |
| THE TRANSFEROR declares    |

6) THE TRANSFEROR declares that no person except herself has any right, title or interest of whatsoever nature in the said FLAT and further declares that she has not entered into any Agreement for Sale, Agreement to Lease of any other Agreement in respect of the said FLAT or any part thereof and that no loans have been obtained by THE TRANSFEROR by mortgaging the said Flat or any portion thereof.

7) THE TRANSFEROR hereby declare that she has paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, etc. in respect of the FLAT to the satisfaction of the Builder. THE TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified THE TRANSFEREES against payment of such charges till the date of these presents Agreement.

8) THE TRANSFEREES shall have no claim save and except in respect of the FLAT hereby purchased by them the common passages and the common amenities provided by the builders in the said FLAT.

9) THE TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the FLAT or any part thereof the said building.

10) THE TRANSFEROR shall co-operate with THE TRANSFEREES for transfer of Electricity Meter & House Tax in the said FLAT on the name of THE TRANSFEREES.

11) THE TRANSFEREES hereby convenient to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable conditions so as to support the shelter and protect the parts of the said building.



*Moni Jaden*

12] THE TRANSFEROR hereby agrees to transfer the amount paid for formation of such society and membership share thereof to the name of THE TRANSFEREES.

13] THE TRANSFEREES shall not use nor shall allow or cause to be use the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.

14] THE TRANSFEREES accepts the construction and fittings etc. in respect of FLAT to be satisfactory as on the execution of this Agreement and shall not call upon THE TRANSFEROR to cause any additions, alteration or repairs to the FLAT occupied by them nor shall THE TRANSFEROR liable for any defect in the said construction.

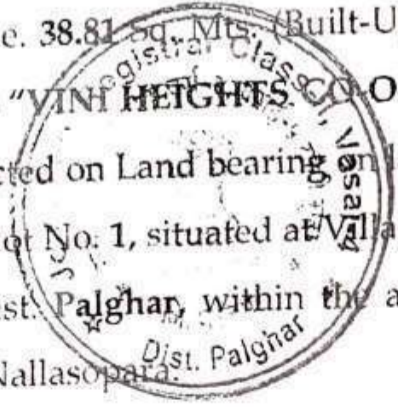
36/12/2019  
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15] Save as otherwise provided herein above all out-of-pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by both the parties in equal proportion.

16] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made there under.

### THE SCHEDULE OF THE PROPERTY

ALL THAT Flat bearing No. 407, on Fourth Floor, in "F" wing, Building No. 3, admeasuring an area 348 Sq. Ft. (Carpet Area), i.e. 417.6 Sq. Ft. (Built Up Area), i.e. 38.81 Sq. Mts. (Built-Up Area), or thereabouts in the building known as "VINI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD" constructed on Land bearing Survey No. 35, Hissa No. Part, Plot No. 1, situated at Village: Sopara, Nallasopara (West), Taluka Vasai, Dist. Palghar, within the area of Sub Registrar of Assurances at Vasai-III, Nallasopara.



*[Signature]*

*[Signature]*  
Mou Yabou

मुख्य कार्यालय, विसर  
विसर (पूर्व),  
वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२२-२५१५००१  
फैक्स : ०२२-२५१५००१  
ई-मेल : vasai@vasaicorporation.gov.in

दिनांक : २५/०६/२०११  
२५/६/२०११

UUCMC/TP/CC/EP 1936/VP-0695/

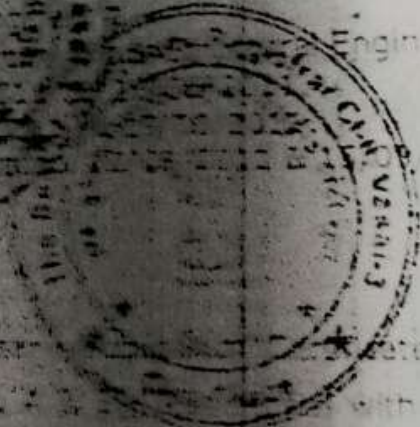
9906  
99 26

To,  
Mr. Nipun Thakker  
Jay Shree Ranchod Dham  
L.T. Road, Dahisar (W)  
MUMBAI-400 068

Sub: Grant of Occupancy Certificate for the Residential with Shopline Building No.1 (Wing A & B) Res. with Shopline Building No.3 (Wing A To H) & Club House Building on land bearing S.No.35 of Village-Sopara, Tal. Vasai.

- Ref: 1) Commencement Certificate dated 09/05/2008
- 2) Revised Development 1936/W/3737 dated 13/04/2009
- 3) Revised Development 1936/W/5050 dated 15/04/2011
- 4) Receipt No. 16748 & 16749 for water supply charges from Vasa Corporation for water supply.
- 5) NOC from Chief Fire Officer dated 14/06/2011
- 6) NOC from Lift Ins. dated 16/06/2011
- 7) Development Control Order dated 15/09/2011 from Engineering
- 8) Structural stability letter dated 22/11/2011
- 9) Plumbing certificate dated 22/11/2011
- 10) Your Registered Engineer's

वसई - ४  
३०४/२०११  
२६



Sir, Madam,

Please find enclosed herewith the Commencement Certificate for Residential with Shopline Building No.1 (Wing A & B) & Building with Shopline Building No.3 (Wing A To H) & Club House Building on land bearing S.No.35, of Village-Sopara, Tal. Vasai. Also attached are the drawings.

You are required to submit revised drawings showing the roads, R.G. line, plot, D.P. road reservation, buildings as per approved drawings and you will also have to submit necessary mutations in the name of the applicant. These documents are to be submitted before approaching for refund of security deposit.



दस्तावेज क्र. 20/12/8

मुख्य कार्यालय, विराट  
 विभाग (सूच.)  
 वासा वि. कार्यालय, वि. 401 204.



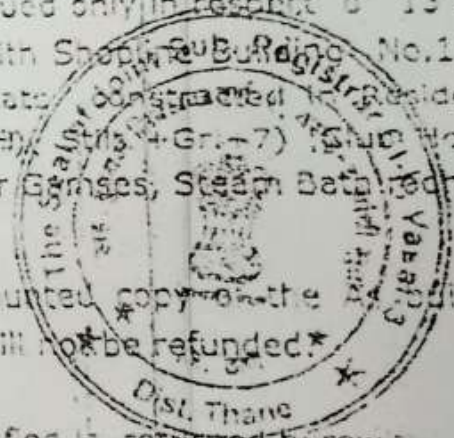
सूचना : 0240-2424102/03/03/04  
 टोल : 0240-2424101  
 ई-मेल : vasair@vasaircorporation.org  
 जा.क. : वा.वि.प.म.  
 दिनांक :

VCMC/TP/OC/BP 1936/VP-0685

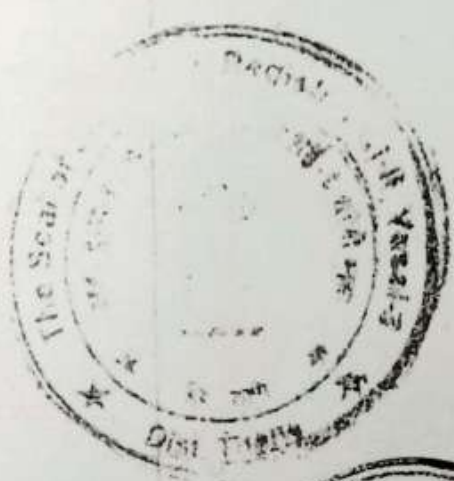
**वासई - ४**  
 दस्तावेज क्रमांक 60348/2019  
 90/126

90/126

- 4) You are suggested to provide a waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 5.7 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance, of infrastructure facilities at reasonable hours of the day and with prior notice.
- 6) This certificate of Part occupancy is issued only in respect of 13 Shop & 31 Flats constructed in Residential with Shop Sub Building No.1 (Wing B) (Gr.- 4), 57 Shops and 441 Flats constructed in Residential Shopline Building No.3 (Wing A To E) (Gr.- 7) (Restaurant, Gymnasium, Indoor Games, Steam Bath, Bed Room & Changing Room) only.
- 7) Also you shall submit a cloth mounted copy of the plan without which the Security deposit will not be refunded.



One set of completion plan duly certified is returned herewith.



Deputy  
 Town Planning  
 Vasai Virar City Municipal Corp







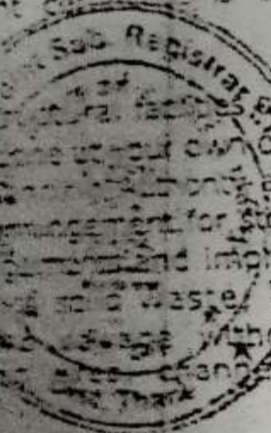
**बसई - ४**  
हात क्रमांक ७३८४/२०१७  
२०/२८

बसई - ३  
हात क्र. ३२४/२०१७  
१२०/२४

**OCCUPANCY CERTIFICATE**

I hereby certify that the development for the Residential with Shopline Building No.1 (Wing A & B) with Built Up Area 1305.83 sq.m., Residential with Shopline Building No.3 (Wing A To H) oh with Built Up Area 15374.71 sq.m., Club house Building in RG with Built Up Area 186.74 sq.m. on land bearing S.No.35, of Village Sopara, Tal. Vasal, Dist.Thane, completed under the supervision of M/s. Aron Wade & Associates, Registered Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 16/09/2011 and I declare the development has been carried out in accordance with regulations and conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/84/1936/W/754 dated 09/16/2004 and Revised Development Permission No. CIDCO/VVSR/CC/84/1936/N/3737 dated 13/04/2009, Revised Development Permission No. CIDCO/VVSR/CC/84/1936/W/5660 dated 15/01/2010 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents shall be handed over by the applicants/developers/owner unless power supply and potable water is made available in the flat and also must to proof treatment certificate is obtained from the concerned Municipal Council.
- 2) You will have to provide necessary structural facilities and also the improvement relates to them which are not out of line with the standards that may be specified in the bye-laws of the Municipal Corporation. These infrastructure are mainly the provision of storm water disposal by putting pump rooms etc., and also the provision of drainage and improvement, shifting of poles to suitable positions and also the provision of waste arrangement for conveyance and disposal of waste without creating any insanitary conditions and also the provision of drainage and disposal of water courses and culverts.
- 3) Notwithstanding anything to the contrary contained in the occupancy certificate conditions shall be lawful and the Municipal Corporation to direct or removal or alteration of any structure or use contrary to the provision of this section and the Municipal Corporation may also direct same to be carried out by the grantee or his successor or any person through or under the authority of the grantee/successor.



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मुख्य कार्यालय, विराट  
विराट (पूर्व),  
जिल्हा कार्यालय, विराट 401 304



दिनांक  
वर्ग  
विवरण

WCMC/TP/OC/EP 1935/VP-0685

वसती - ४  
दस्ता क्रमांक 6347/2019  
29/11/2018

वसती  
दस्ता क्रमांक 6347  
93

You are required to submit a map showing building without deposit will not be refunded



Yours faithfully  
Deputy Director  
Town Planning,  
Virar City Municipal Corporation

महाराष्ट्र शासन  
विशेष शासक (उ.प.स.)  
विराट नगरपालिका, विराट

जिल्हा शासक (उ.प.स.)  
विराट नगरपालिका, विराट





06/11/2017

मूची क्र.2

दुय्यम निबंधक : गड्ढा दु.नि.वर्ग ई 4

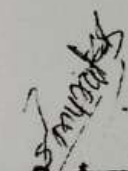
दस्ता क्रमांक : 7384/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) सोपारा

|   |   |
|---|---|
| (1) विलेखापत्र क्रमांक  | करारनामा  |
| (2) मातोपत्रा   | 2700000   |
| (3) या जगावामा विलेखापत्राच्या बाबतिलेखनांक. याकरणी देवां म्ही एवढ्याचे मूल्य (असल्यास)   | 1665000   |
| (4) सु-मापन विवरणाचा अथवा क्रमांक (असल्यास)   | 1) पालिकेचे नाव: टाणे इतर वर्णन : इतर माहिती: मदनिका क्र. एफ/407, चौथा मजला, विल्डिंग नं. 3, विनी हाईडम कॉ -ऑप. हाऊसिंग सोसायटी लिमिटेड, गावमीजे - सांभागा, नांवासांभागा (पश्चिम), क्षेत्र 348 चौ. फू. (कारपेट एरिया) म्हणजेच 417.6 चौ. फू. (विल्ड अप एरिया) म्हणजेच 38.81 चौ. मी. (विल्ड अप एरिया) ( ( Survey Number : 35. Hissa No. Part, Plot No. 1 ; ) )  |
| (5) क्षेत्रफळ   | 1) 38.81 चौ.मीटर  |
| (6) आकारणी विषय वरील देण्यात असलेले नकाशा   |   |
| (7) दस्तावेज व इतर देणा-या/लिहून देण्या-या पक्षधारकने नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास, त्यांचे नाव व पत्ता. | 1): नाव:-गुचित्रा कैलाश जगनाथ -- बय:-43; पत्ता:-प्लॉट नं: एफ/407, माळा नं: -, उमागतीचे नाव: विनी हाईडम कॉ -ऑप. हाऊसिंग सोसायटी लिमिटेड, प्लॉक नं: सोपारा, रोड नं: नांवासांभागा (पश्चिम), महागट्ट, THANE. पिन कोड:-401203 पॅन नं:-AILPJ6555C   |
| (8) इतरपक्ष व इतर देणा-या पक्षधारकचे व किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास, प्रतिपक्षीचे नाव व पत्ता                | 1): नाव:-अश्विनी कुमार यादव -- बय:-41; पत्ता:-प्लॉट नं: एफ/408, माळा नं: -, उमागतीचे नाव: विनी हाईडम कॉ -ऑप. हाऊसिंग सोसायटी लिमिटेड, वील्डिंग नं. 3, प्लॉक नं: सोपारा, रोड नं: नांवासांभागा (पश्चिम), महागट्ट, THANE. पिन कोड:-401203 पॅन नं:-ABMPY6935F<br>2): नाव:-मोनी अश्विनीकुमार यादव -- बय:-33; पत्ता:-प्लॉट नं: एफ/408, माळा नं: -, उमागतीचे नाव: विनी हाईडम कॉ -ऑप. हाऊसिंग सोसायटी लिमिटेड, वील्डिंग नं. 3, प्लॉक नं: सांभागा, रोड नं: नांवासांभागा (पश्चिम), महागट्ट, THANE. पिन कोड:-401203 पॅन नं: AFAPY8968E |
| (9) दस्तावेज व इतर देणा-या दिनांक   | 06/11/2017  |
| (10) दस्तावेज व इतर देणा-या दिनांक  | 06/11/2017  |
| (11) अंतरावकाश व पुष्ट  | 7384/2017   |
| (12) या जगावामा विलेखापत्राचे मूद्रांक शुल्क  | 162000  |
| (13) या जगावामा विलेखापत्राचे नोंदणी शुल्क  | 27000   |
| (14) शिवा   |   |

  
**गड्ढा दुय्यम निबंधक वर्ग-३**  
**बसई क्र. ५**

दस्तावेजाच्या बाबतिलेखनाचे घेतलेल्या नपणीचे  
 मूद्रांक शुल्क व इतर देणा-या निबंधकनामा अंतर्गत  
 (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.