

Arjun Singh
7304034170

(Uma)
Pradeep Shukla

AGREEMENT FOR SALE

KAILASH H. PATIL

B.A., L.L.B.

Advocate & Legal Advisor

Receipt (pavli)

350/18230

पावती

Original/Duplicate

Tuesday, September 12, 2023

नोंदणी क्र.: 39म

9.53 AM

Regn.: 39M

पावती क्र.: 19222 दिनांक: 12/09/2023

गावाचे नाव: आचोळे

दस्तावेजाचा अनुक्रमांक: वसई3-18230-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मेहुल गुणवंतराय मलकान -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:13 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

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वाजार मूल्य: रु. 2979000 /-

मोवदना रु. 3200000/-

भरलेले मुद्रांक शुल्क : रु. 224000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923127700346 दिनांक: 12/09/2023

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007962105202324E दिनांक: 12/09/2023

वेंकेचे नाव व पत्ता:

1402

2-4-23

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4100

VILLAGE : ACHOLE
 SURVEY N O. : 272
 FLAT NO. : B-001
 AREA IN BUILT UP : 46.00 Sq. Mtrs.
 AGREEMENT VALUE : Rs.32,00,000/-
 GOVT.VALUE : Rs.29,79,000/-
 STAMP DUTY : Rs.2,24,000/-
 REGISTRATION FEES : Rs.30,000/-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 12th day of September 2023 between **MRS. ROOHI IGNATIUS BINOY VADAKKETHALA** (Pan No.AJSPM7535R) aged 44 years, adult, Indian Inhabitants, having address at Flat No.B-001, Ground Floor, Star Residency "B" in Star Residency Bldg B & B2 Co-operative Housing Society Ltd, Evershine City, Vasai-East, Taluka Vasai, Dist-Palghar-401208, hereinafter called '**THE TRANSFEROR**' (which expression shall unless repugnant to the context and meaning thereof include her heirs, administrators, executors and assigns etc.) of the **FIRST PART:**

[Signature]

[Signature]

[Signature]

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MR. MEHUL GUNVANTRAI AND MALKAN (Pan No.ARSPM3746Q) Aged 43 years AND MRS. NEELAM MEHUL MALKAN (Pan No.BLIPM3743A) aged 31 years both adults, Indian Inhabitants, residing at Flat No. B-2-006, Ground Floor, Star Residency "B" in Star Residency Bldg B & B2 Co-operative Housing Society Ltd, Evershine City, Vasai-East, Taluka Vasai, Dist-Palghar-401208 hereinafter called 'THE TRANSFEREES' (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFEROR has been admitted as members of Star Residency Bldg B & B2 Co-operative Housing Society Ltd., Evershine City, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFEROR acquired the rights, title and interest in respect of **Flat No.B-001**, admeasuring to **495 Sq. Ft. (Built Up)** i. e. **46.00 Sq. Mtrs (Built up)** area, on **Ground Floor**, Bldg Type A, Building known as "**STAR RESIDENCY "B"**" in **STAR RESIDENCY BLDG B & B2** Co-operative Housing Society Ltd., situated at Star Residency Complex, Evershine City **Revenue Village Achole**, on Land bearing **Survey No. 272**, Vasai-East, Taluka Vasai, Dist-Palghar-401208. within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as 'the Said Flat' for brevity's sake).



WHEREAS the Star Residency Bldg B & B2 Co-operative Housing Society Ltd., has been registered under Registration No. **TNA(VSI)/HSG/TC/14301/2002-2003** Dated **10/02/2003** under

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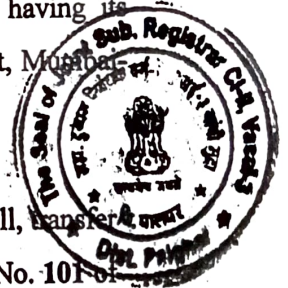
Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

WHEREAS by an Gift Deed dated 17/10/2019 duly registered within the limit of Sub-Registration Office Vasai-3 vide registration No. Vasai-3-14771-2019 on dated 17/10/2019 MRS. ROOHI IGNATIONS BINOY VADAKKETHALA has acquired said Flat from MR. RIYAZ MUKHTAR MASTER

WHEREAS by an Agreement For Sale dated 27/06/2005 duly registered within the limit of Sub-Registration Office Vasai-3 vide registration No. Vasai-3-05070-2005 on dated 27/06/2005 MR. RIYAZ MUKHTAR MASTER has purchased and acquired said flat from MR. EDWARD RODRICKS

WHEREAS by an Agreement For Sale dated 23/01/2002 duly registered within the limit of Sub-Registration Office Vasai-3 vide registration No. Photo-425-2002 on dated 23/01/2002 MR. EDWARD RODRICKS had purchased and acquired said flat from M/S. STAR LAND DEVELOPERS INVESTMENTS PVT. LTD, having its office at 24, Veer Nariman Road, Raheman Building, Fort, Mumbai-400023, therein referred to as 'THE PROMOTERS'

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. 101 of five shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From 101 to 105 (both inclusive) in member's register folio No. B-1 issued by the said Society in respect of the said flat and the Transferees herein have agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon.



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Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferors to transfer the Flat No. B-001, on the Ground Floor, Bldg Type A, Building known as "Star Residency "B" in Star Residency Bldg B & B2 Co-operative Housing Society Ltd, to the Transferees.

NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferors are the sole and absolute owners and in exclusive possession of the said **Flat No. B-001**, on **Ground Floor**, Bldg Type A, Building known as "**STAR RESIDENCY "B"**" in **STAR RESIDENCY BLDG B & B2** Co-operative Housing Society Ltd., situated at Evershine City, **Village Achole**, Vasai-East, Taluka Vasai, Dist-Palghar.
2. The Transferees have agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of **Rs.32,00,000/-** (Rupees Thirty Two Lakhs only) in full and final consideration of their claim to the said agreement for sale.



Transferees have paid to the Transferors the sum of **Rs.5,00,000/-** (Rupees Five Lakhs only) being the part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge.

AND WHEREAS The Transferees further agrees to pay balance amount **Rs.27,00,000/-** (Rupees Twenty Seven Lakhs only) by way of Loan from financial Institution / Bank within 20 (Twenty) working days from the date of registration of this agreement. The Transferees shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as

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time in respect of the said payments is of the essence of the contract. If the Transferees makes delays or default within 20 working days in making payment the Transferors shall be entitled to interest at the rate of 18 % per annum on balance payment.

4. A) On receiving full price consideration of the said flat, the Transferors shall put the Transferees in the possession of the said flat and all rights and title of the said flat shall stand transferred in the name of the Transferees and the Transferees shall be entitled to enter upon occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders.

B) The Transferors hereby agrees to the Transferees that Transferors handover all related documents to the transferees, pertaining to the said flat.

5. The TRANSFERORS hereby declare and state as under :

- a) That the said flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said flat is clear, marketable and free from all reasonable doubts.
- b) That the Transferors shall pay and discharge the rates and society charges and electricity charges if any, for the period upto the date of handing over possession to the Transferees.
- c) That the Transferors have not mortgaged, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the said flat on or before the date of execution of this agreement.



[Signature]

[Signature]

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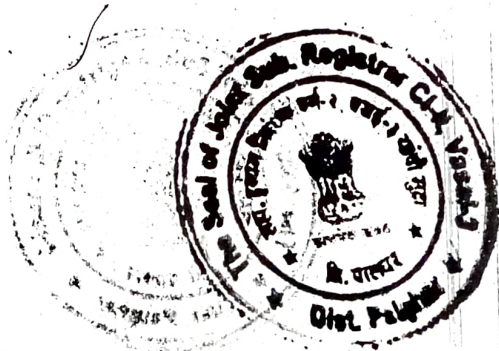
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१२/१०

SCHEDULE OF THE PROPERTY

Flat No.B-001, admeasuring to 495 Sq. Ft. (Built Up) i. e. 46.00 Sq. Mtrs (Built up) area, on Ground Floor, Bldg Type A, Building known as "STAR RESIDENCY "B" in STAR RESIDENCY BLDG B & B2 Co-operative Housing Society Ltd., situated at Star Residency Complex, Evershine City Revenue Village Achole, on Land bearing Survey No. 272, Vasai-East, Taluka Vasai, Dist-Palghar-401208. within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

Ref. No.

CIDCO/VVSR/POC/BP/ZCC-20/E/14059

Shri R.K. Wadhawan (P.A. Holder)
 Dewan Tower
 Navghar, Vasai Road
 Taluka Vasai
 DIST : THANE.

Date 07/07/2002
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23,80

Sub: Part Occupancy Certificate for Residential buildings No. A-269, A-270, C-266 & C-267 (Gr. + 7) in Sector-E (STAR RESIDENCY) of Group Housing Scheme on land bearing S.No. 276, H.No. 10, S.No. 272, H.No. 1 to 8, S.No. 273, H.No. 1 to 7, S.No. 274, H.No. 1 to 4, S.No. 275, H.No. 2 to 7, S.No. 206, H.No. 9, Village Achole, Taluka Vasai Dist : Thane.

- Ref:
- 1) Plan approved by virtue of appeal passed under Section 47 of the MR & IP Act vide order No. IPS-1290/G13/P.No.156/UD-12 dated 09/09/1999.
 - 2) Commencement certificate granted by this office vide this letter No. CIDCO/VVSR/8P-1037/ZCC-20/1/3649 dated 18/07/1994.
 - 3) Commencement plan approved vide letters dated 12/05/95, 11/04/96, 31/05/96, 17/06/97 & 30/10/2002.
 - 4) This office letter No. CIDCO/VVSR/BP/ZCC-20/37 dated 23/04/1998.
 - 5) N.A. Order No. REV/DESK-I/T-IX/NAP/SR-13/91 dated 34/06/92 & N.A. Order No. REV/DESK-I/T-VII/NAP/SR-18/92 dated 06/03/1993 from the Collector, Thane.
 - 6) Letter from GSDA vide letter No. GSDA/TH/LGW/GEN/2523/94 dated 16/12/94 for potable water supply.
 - 7) Development Completion Certificates dtd. 22/07/2002 & 28/10/1998 from the licensed Architect.
 - 8) Structural Stability certificate from your Structural Engineer vide letters dtd. 22/7/02 & 28/10/98.
 - 9) Plumbing certificates dated 22/07/2002 & 28/10/98.
 - 10) NOC from Fire Office vide letter No. CIDCO/FIRE/155 of 1999 dtd 05/02/1999 for Bldg. No. C-267.
 - 11) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/762 of 2002 dtd 20/08/2002 for Bldg. No. C-267.
 - 12) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/77 dtd 25/11/2000 for Bldg. No. A-269.
 - 13) NOC from Fire Office vide letter No. CIDCO/FIRE/PNL/761 of 2002 dtd 20/08/2002 for Bldg. No. A-270.
 - 14) Your architect's letters dated 22/07/2002 & 30/12/2002.

Sir/Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. A-269, A-270; C-266 & 267 (Gr. + 7) in part Sector-E of Group Housing Scheme on land bearing S.No. 276, H.No. 10, S.No. 272, H.No. 1 to 8, S.No. 273, H.No. 1 to 5, S.No. 274, H.No. 1 to 4, S.No. 275, H.No. 2 to 7, S.No. 206, H.No. 9, Village Achole, Taluka Vasai, Dist: Thane, alongwith as built drawings.

Contd... 2.

REGD. OFFICE : 'NIRMAL', 2nd Floor, Ngriman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 1241 (9 lines) • Fax : 00-91-22-757 1066



GIDCO

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second floor, Vasai (East), Dist. Thane - 401 210
PHONES: (Code - 95250) 390486 / 390487 • FAX: (Code - 95250) 390466

Ref. No. GIDCO/WVSR/POC/BP/700-20/E/

Date 01/11/2003

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You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for provision D.C.C./O.C.C. of the last Building.

The Security deposit of amount Rs.56,770.00 is forfeited herewith in view of unauthorised occupancy in your buildings.

Security deposit shall be released after formation of society and its registration.

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Yours faithfully,

Pravdy
01/11/03

EXECUTIVE ENGINEER (BP & VV)

C.C. :-

- 1) M/s. Shah Gaitani Consultants
Architects
103, Lucky Palace, Station Road
Vasai Road (W), Tal : Vasai
DIST : THANE.
- 2) The Chief Officer,
Nallasopara Municipal Council, Nallasopara.

REGD. OFFICE : NIRMAL, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
HEAD OFFICE : GIDCO Bhavan, CSD-Belapur, Navi Mumbai - 400 614. Phone : 757 1241 (9 lines) • Fax : 00-91-22-757 1066



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CIDCO

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

A-Block Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 390406 / 390407 • FAX : (Code - 95250) 390466

Ref. No. CIDCO/VVSR/POC/BP/ZCC-20/E/

Date /01/2003

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings No.A-269, A-270, C/266 & C/267 (Gr. + 7) with built up area 6786.50 Sq.m. in part Sector-E (STAR RESIDENCY) of Group Housing Scheme on land bearing S.No.276, H.no.10, S.No.272, H.No.1 to 8, S.No.273, H.No.1 to 5, S.No.274, H.No.1 to 4, S.No.275, H.No.2 to 7, S.No.206, H.No.9, Village Achole, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Gattani Consultants, (License No.CA/B1/6372) and has been inspected on 03/01/2003 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994 and amended plan approved vide letters dated 12/05/95, 11/04/96, 31/05/96, 17/06/97 & 30/10/2002 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 applicant-developers/owner unless power supply and ^{if possible} water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2.

REGD. OFFICE : 'NIRMAI', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 1244 • Fax : 00-91-22-757 1066



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वस. क्र. १२३०/१०२३
२६/४०

CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasoi (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

Date /01/2003

Ref. No. CIDCO/VVSR/PDC/BP/ZCC-20/E/

-: 2 :-

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 128 tenement contained in 4 No. of Residential Building No.A-269, A-270, C-266 & C-267 (Gr.+ 7) only.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned for your record.



Pravdye
07/01/03

EXECUTIVE ENGINEER (BP & VV)

गावाचे नाव : आचोळे

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2979000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	1) पालिकेचे नाव:पालघर इतर वर्णन ; इतर माहिती: गाव मीजे आचोळे,सर्वे नं. 272,सदनिका क्र. बी-001,तळ मजला,विल्डिंग टाईप ए,स्टार रेसिडेन्सी बी,स्टार रेसिडेन्सी विल्डिंग बी आणि बी2 कॉ-ऑप हौसिंग सोसायटी ली.,स्टार रेसिडेन्सी कॉम्प्लेक्स,एव्हरशार्डन सिटी,गाव आचोळे,वसई पूर्व,तालुका वसई,जिल्हा पालघर,मदनिका क्षेत्रफळ 46.00 चौ. मी.(विल्ट अप)((Survey Number : 272 ;))
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	1) 46.00 चौ.मीटर
(7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रूही इंप्रेशियस विनोय वडकेपाला - वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. बी-001, माळा नं: तळ मजला, इमारतीचे नाव: स्टार रेसिडेन्सी बी, स्टार रेसिडेन्सी विल्डिंग बी आणि बी2 कॉ-ऑप हौसिंग सोसायटी ली., ब्लॉक नं: एव्हरशार्डन सिटी, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AJSPM75355R
(8) दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेहुल गुणवंतराय मलकान - वय:-43; पत्ता:-प्लॉट नं: मदनिका क्र. बी-2-006, माळा नं: तळ मजला, इमारतीचे नाव: स्टार रेसिडेन्सी बी, स्टार रेसिडेन्सी विल्डिंग बी आणि बी2 कॉ-ऑप हौसिंग सोसायटी ली., ब्लॉक नं: एव्हरशार्डन सिटी, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ARSPM3746Q 2): नाव:-नीलम मेहुल मलकान - वय:-31; पत्ता:-प्लॉट नं: मदनिका क्र. बी-2-006, माळा नं: तळ मजला, इमारतीचे नाव: स्टार रेसिडेन्सी बी, स्टार रेसिडेन्सी विल्डिंग बी आणि बी2 कॉ-ऑप हौसिंग सोसायटी ली., ब्लॉक नं: एव्हरशार्डन सिटी, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BLIPM3743A
(9) दम्नऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दम्न नोंदणी केल्याचा दिनांक	12/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18230/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	224000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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