

Mirin Mangesh  
798894494

533 14757 पावती Original/Duplicate  
Tuesday, September 12, 2023 मॉदणी क्र.: 39M  
4:03 PM Regn.: 39M

पावती क्र.: 15299 दिनांक: 12/09/2023

गावाने नाव: विरार  
दस्तावेजाचा अनुक्रमांक: वसई4-14757-2023  
दस्तावेजाचा प्रकार: करारनामा  
मादर वर्णान्याने नाव: प्रियंका संजय पालव

नोंदणी फी	₹. 23500.00
दस्त हाताळणी फी	₹. 640.00
पृष्ठांची संख्या: 32	
एकूण:	₹. 24140.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
4:23 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२  
वसई जिल्हा, V/sai-4

वाजार मूल्य: ₹. 2337000/-  
मोवदना ₹. 2350000/-  
भरलेले मुद्रांक शुल्क: ₹. 164500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 640/-  
सीडी/धनादेश/पे ऑर्डर क्रमांक: 0923120311349 दिनांक: 12/09/2023  
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 23500/-  
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH007989328202324E दिनांक: 12/09/2023  
विक्रेते नाव व पत्ता:

J.S. Bala

वसई-४

दस्त क्र. १०७५०/२०२३

४) ८३२

The TRANSFEROR hereby has agreed to give to the TRANSFEREES all the Original Documents related to the said Flat through which the TRANSFEROR become the owner of the said Flat.

5] The TRANSFEROR declares that no person except himself have any share, right title or interest of whatsoever nature in the said Flat and further declares that he 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.

6] The TRANSFEROR hereby declares that he has paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, Society Charges etc. in respect of the said Flat for the period ending of this Agreement. The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREES against payment of such charges for the said period.

7] The TRANSFEREES shall has no claim save and except in respect of the said Flat hereby purchased by them the common amenities provided by the builders in the said Flat.

8] 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 said Flat or any part thereof the said building.

9] The TRANSFEROR shall co-operate to transfer the Electricity meter and Municipality Taxes of the said Flat on the name of the TRANSFEREES.

10] The TRANSFEREES hereby covenant to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable condition so as to support the shelter and protect the parts of the said building.

11] The amount of Society Transfer Charges which is paid to the society for the transfer of said Flat should be paid equally by both the parties at the time of Transfer Procedure of the Society.



S. Chavan

R. S. S.

वसई-४

दस्ता क्र. ४७५७/२०२३

६० / ३२

**WHEREAS :-**

The TRANSFEROR herein has obtained due permission to sell the said Flat to the TRANSFEREES herein, and all the appropriate has agreed to transfer the said Flat in the name of the TRANSFEREES.

**WHEREAS :-**

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

**WHEREAS :-**

The TRANSFEREES have prior to the execution of this Agreement satisfied about the title of the TRANSFEROR to the said Flat and has agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

**NOW, THEREFORE, THESE PRESENT WITNESETH 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.23,50,000/- (Rupees : Twenty Three Lakh Fifty Thousand Only)**.

2] The TRANSFEREES have paid the sum of **Rs.4,50,000/- (Rupees : Four Lakh Fifty Thousand Only)**, to the TRANSFEROR as and by way of 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 the parties hereto that the TRANSFEREES shall pay to the TRANSFEROR the balance amount of **Rs.19,00,000/- (Rupees : Nineteen Lakh Only)**, by way of obtaining loan from Bank or Financial Institution or by way of their other own sources within a period of **45 days (Working Days)** from the date of Registration of this Agreement for Sale.



*Signature*  
*Signature*  
*Signature*

12] The TRANSFEREES shall not use not shall allow or cause to be used 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.

13] The TRANSFEREES accepts the construction and fittings etc. in respect of said 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 said Flat occupied by them nor shall hold the TRANSFEROR liable for any defect in the said construction.

14] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, Registration Fees and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the mutual consent of both the parties.

15] This Agreement is subject to provision of The Maharashtra Co-Op. Society Act, 1960, with the Rules made there under and also to the Provision of Maharashtra Ownership Flat (Regulation 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. 311, in the "C" Wing, on Third Floor, admeasuring an area of about 435 Sq. Ft. (Built Up Area), i.e. 40.43 Sq. Mtrs. (Built Up Area), in the Building Type B known as "BLUE SKYLINES" Society known as "BLUE SKYLINE CO OPERATIVE HOUSING SOCIETY LIMITED", in the complex known as "SWASTIK SKYLINES", Constructed on land bearing Survey No. 97, Hissa No. 18, Survey No. 98, Hissa No. 2C, lying and being situated at Village: Virar, Virar (East), Tal. Vasai, within the area of Sub Registrar of Assurances at Vasai and within the limitations of Vasai Virar Shahar Mahanagarpalika.



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वसई-४  
 दस्ता क्र. १०५७/२०२३  
 ३/३२

CHALLAN  
 MTR Form Number-6



MH007989328202324E	BARCODE	Date 12/09/2023-11:43:39	Form ID 252
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Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No (If Applicable)	GPYPP32815
Office Name VSH_VASAI NO 4 JOINT SUB REGISTRAR		Full Name	PHIYANKA SANJAY PALAV
Location PALGHAR		Flat/Block No.	FLAT NO. C/311, BLUE SKYLINE CHSL
Period 2023-2024 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0046401 Stamp Duty		164500.00	Road/Street BLDG. TYPE B, VILLAGE VIRAR
0063301 Registration Fee		23500.00	Area/Locality VIRAR EAST
		Town/City/District	
		PIN	4 0 1 3 11
		Remarks (If Any)	PAN2=ASWPC0222E-SecondPartyName=PRADEEP SAMPA CHAVAN-
		Amount In Words	One Lakh Eighty Eight Thousand Rupees Only
Total		1,88,000.00	

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023091212618 2828106826
Cheque/DD No.		Bank Date	RBI Date 12/09/2023-11:45:09 Not Verified with
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Department ID: 8169994  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 या चालानाचा वापर केवळ उप-नोंददारांच्या कार्यालयातच होऊ शकतो. अननोंददारांच्या कार्यालयात या चालानाचा वापर होऊ शकत नाही.

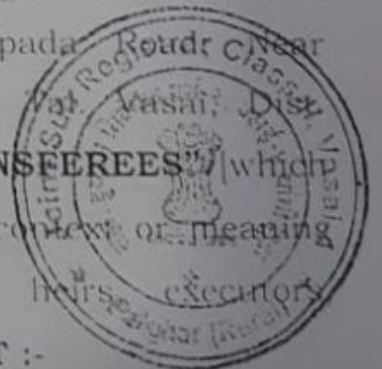


## AGREEMENT FOR SALE

**THIS ARTICLES OF AGREEMENT** is made and entered into at Nallasopara, on this 12<sup>th</sup> day of **September**, in the Christian year **Two Thousand and Twenty Three** **BY AND BETWEEN MR. PRADEEP SAMPATRAO CHAVAN, (PAN No. ASWPC0222E), Age 59 Years,** An Indian Inhabitant, Residing at Flat No. 311, C Wing, Third Floor, Building Type B, Blue Skyline Co-op. Hsg. Soc. Ltd., Phoolpada Road, Virar, Virar (East), Tal. Vasai, Dist. Palghar - 401 305, hereinafter called "**THE TRANSFEROR**" [Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, his legal heirs, executors, administrators and assigns] of the **FIRST PART :-**

A N D

**MISS. PRIYANKA SANJAY PALAV, (PAN No. GPYPP3789G), Age 24 Years, & MR. SANJAY VASUDEO PALAV, (PAN No. CDAPP5752R), Age 52 Years,** Both An Indian Inhabitants, Residing at Room No. 302, Varad Apartment, Vakratund Complex, Phoolpada Road, Near Chorghe Bunglow, Gandhi Chowk, Virar East, Tal. Vasai, Dist. Palghar - 401 305, hereinafter called "**THE TRANSFERREES**" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, their legal heirs, executors, administrators and assigns] of the **SECOND PART :-**



*Schuman*

*P. Palav*

*Palav*

वसई-४  
दस्त क्र १०६५७/२०२३  
E/32

**WHEREAS:-**

The TRANSFEROR is the owner of "BLUE SKYLINE CO-OPERATIVE HOUSING SOCIETY LIMITED", registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/(TC)/19938/2008-2009, Constructed on land bearing Survey No. 97, Hissa No. 18, Survey No. 98, Hissa No. 2C, lying and being situated at Village: Virar, Virar (East), Tal. Vasai, Dist. Palghar, within the area of Sub Registrar at Vasai and as such member of the said society, the TRANSFEROR is entitled to Five (05) shares of the said society of the face value of Rs.50/- each, Share Certificate No. ...., Distinctive nos. from .... To ....., hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" and have been holding the Flat bearing No. 311, in the "C" Wing, on Third Floor, admeasuring an area of about 435 Sq. Ft. (Built Up Area), i.e. 40.43 Sq. Mtrs. (Built Up Area), in the Building Type B known as "BLUE SKYLINES" Society known as "BLUE SKYLINE CO-OPERATIVE HOUSING SOCIETY LIMITED", in the complex known as "SWASTIK SKYLINES", Constructed on land bearing Survey No. 97, Hissa No. 18, Survey No. 98, Hissa No. 2C, lying and being situated at Village: Virar, Virar (East), Tal. Vasai, Dist. Palghar. [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"]].

**WHEREAS:-**

The TRANSFEROR Mr. Pradeep Sampatrao Chavan, had purchased the said Flat from the Builder M/s. Swastik Builders, vide agreement for sale Dated 07/03/2006, Registered under Registration No. 01921/2006, Dated 07/03/2006, in the office of Sub Registrar Office Vasai - 2.

**WHEREAS:-**

The TRANSFEROR is ready and willing to sell, transfer rights, title and interest and Five shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for lump sum amount of Rs.23,50,000/- (Rupees : Twenty Three Lakh Fifty Thousand Only).



*Pradeep Chavan*

*[Signature]*

*[Signature]*

श्रीराम

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमिश्नल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे १०५ २१०  
दुरध्वनी : (कोड - १५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - १५२५०) २३९ ४६६

संदर्भ क्र.: CIDCU/VVSR/AM/BP-1382/E/665

दिनांक : 02/05/2004

To,  
Shri V. N. Vartak & others through  
P.A. Holder Shri V.N. Vartak &  
Shri H.G. Vartak  
Near Ram Mandir,  
Vartak Ward, Virar (W)  
Taluka Vasai  
Dist. Thane

वसई-४  
दस्त क्र. १४०५६०/२०२३  
१८/३२

Sub. Amended Plan approval for Residential Buildings & Residential with Shopline Buildings on and bearing S.No.97A, H.No.1B & S.No.9B, H.No.2C, Village Virar, Tal. Vasai, Dist. Thane.

Ref: 1) Commencement Certificate No.CIDCU/VVSR/CC/BP-1382/E/7B to B3 dated 10/04/2003.  
2) Your architect's letter dated : 5/05/2004

Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for the proposed Residential Buildings & Residential with Shopline Buildings on land bearing S.No.97A, H.No. B & S.No.9B, H.No.2C, Village Virar, Taluka Vasai, Dist. Thane as per following details:-

Sr. No.	PREDOMINANT USE	BLDG. No. / TYPE	WING	NO. OF FLOORS	B.U.A. (in sq.mt)
1.	Residential	A	A & B	Gr. + 7	2723.30
2.	Row House	D1	-	Gr. + 1	177.77
3.	Row House	D2	-	Gr. + 1	182.22
4.	Residential/ Commercial	B	A	Gr. + 7	2099.78
5.	Residential/ Commercial	B1	B & C	Gr. + 4/pt	1645.41
6.	Residential/ Commercial	B1	A & B	Gr. + 4	1366.60
7.	Residential/ Commercial	C	A & B	Gr. + 2/pt	769.36
8.	Residential/ Commercial	E1	A & B	Gr. + 3	1986.42
9.	Residential/ Commercial	E2	-	-	222.32
Total					11173.72



नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दुरध्वनी : २२८२ १९७ • फॅक्स : २२८२ २५१  
मुख्य कार्यालय : शिडको भवन, सी.बी.डी. कॉलेज रोड, वसई (पूर्व), जि. ठाणे - ४०५ २१०. दुरध्वनी : २३९०४८६ • फॅक्स : २३९०४८७

Sharma



१९२१/२००६  
२२/२०

Sharma

Sharma



वसई-४
दस्तावेज क्र. 98/32/2023
98/32

फाईल नं.

## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) न्यायादित

अधिका. कमिश्नरियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०  
 दूरध्वनी : (कोड - २५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - २५२५०) २३९०४६६

संदर्भ क्र.:

दिनांक :

.... 2 ....

The amended plan duly approved herewith supercedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. C10CU/VVSR/BA-1382/E/111, dated 10/04/2003 stands applicable to this approval of amended plans alongwith the following conditions.

- 1) The Occupancy Certificate for the buldings will be issued only after provision of potable water is made available to each occupant.
- 2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 3) You are required to provide a solid waste disposal unit at a location accessible to the Municipa 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.
- 4) 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.

Yours faithfully,

ASSOCIATE PLANNER / JMD (E)

C.C. to :

M/s. Mistry Associates, Architects  
 Ganesh Prasad, Jivdani Road  
 Virar (E), Taluka Vasai,  
 DIST : THANE.

वसई-२
१९२५/२००६
२३१०

समीक्षित कार्यालय  
 व कार्यालय



Shaver



Handwritten signatures and initials at the bottom of the page.

वसई-४  
दस्त क्र. १४७५७/२०२३  
२४/३२

# BLUE SKYLINE Co-op. Hsg. Society Ltd.

(Regd. No. TNA / V.S.I. / HSG / (T.C.) / 19938 / 2008-2009)

Phoolpada Road, Virar (East), Tal. Vasai, Dist. Thane - 401305.

## SHARE CERTIFICATE

Member Register No. 47

Certificate No. 063

THIS IS TO CERTIFY that Shri/ Smt. M/s.

PRADEEP SAMPATRAO CHAVAN C - 311

is / are registered holder of

FIVE

full paid-up share numbered

from 231 to 235 both inclusive of Rs. 50/- each

in the above named **Blue Skyline Co-op. Hsg. Soc. Ltd.** 'A' Wing, 'B' Wing 'C' Wing  
Phoolpada Road, Virar (East), Tal. Vasai, Dist. Thane - 401 305, subject to the Bye laws of the  
said society. Given under the Comman seal of the said society.

this 14<sup>th</sup> day of FEBRUARY 20 10 at Virar (East)

For Blue Sky line Co-op. Hsg. Soc. Ltd.

Rs.

250/-

[Signature]  
CHAIRMAN

[Signature]  
HCN SECRETARY

[Signature]  
TREASURER

Chavan

[Signature]

[Signature]



