

533/5862

पावती

Original/Duplicate

Thursday, November 19, 2015

नोंदणी क्र. :39M

3:38 PM

Regn.:39M

पावती क्र.: 6771 दिनांक: 19/11/2015

गावाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वमई4-5862-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: देवेंद्रकुमार आर. यादव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे
3:55 PM ह्या वेळेस मिळेल.

सह दुय्यम मिनिट प्रिंट व सीडी अंदाजे

वाजार मूल्य: रु.3500000 /-

मोवदला: रु.2939879/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004933789201516R दिनांक: 19/11/2015
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 600/-



मूळ दस्त थंबनेल प्रिंट व मिनीमिडी
सह परत दिला.

सह दु. नि./व. लि./फ. लि.

वसई - ४
 दाखल क्र. ५८९२/२०२५
 ११३०

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
 मुद्रांकना अध्याय सन २०१५

१. दस्तावेज प्रकार : करारनामा अनुच्छेद क्रमांक २५(६)
२. सादरकार्याचे नाव : देवेंद्रकुमार डार यादव
३. तालुका : वसई ४. गावाचे नाव : गोखिबरे
५. पारसुभाषण क्रमांक/सर्व्हे क्र./अंतिम फुलंड क्रमांक : २५१/१८
६. मुख्य दराबिनाम (क्रमांक) : ०३ उपनाम _____
७. निष्कलतीचा प्रकार :- कुली जागिन / निवासी / कार्यालय / दुकान / औद्योगिक / आद्योगिकी १३,६००/-
८. एतदांत मूळ दस्तावेजा निष्कलतीचे क्षेत्रफळ : _____ कारपेट/विल्टअप/सुपर विल्टअप/चौ. मीटर/फुट.
९. पारसुभाषण : _____ मच्छी : _____ फोटोमाज : _____
१०. मजला क्रमांक : पहिला मजला उत्पत्तीन सुचना :- जाई/बाही
११. वाचणीय बंध : _____ घराणा : १०%
१२. दस्तावेजाचा प्रकार :- उत्तरी / इतर पत्रक / जाई पत्रके / कावे
१३. वाचणीय मूल्य समतुल्य भागवर्गीय सुचना क्र. : ६६,०००/- ज्यामध्ये दिलेली फट/ वाड
१४. निवासीत दिलेली मजलाभूल्या : ३५,००,०००/-
१५. परतमये दस्तावेजाची नोंदणी : २९,३९,८१९/-
१६. देव मुद्रांक शुल्क : २,१०,०००/- १७. मजला मुद्रांक शुल्क : २,१०,०००/-
१८. दे. नोंदणी फी : ३०,०००/-



दिनांक _____

मी/आम्ही _____
 १) मी/आम्ही देवेंद्रकुमार डार यादव
 २) मी/आम्ही _____
 ३) मी/आम्ही _____

सत्य प्रतिहार करून दाखवता येत असल्याबाबत जाणकारांच्या मदतीने हा वाचणी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, मार, घुसवत्यार, मोठ्या वा इतर एका प्रकारे कोठेही अडथळ्यांविनाच पुढे दिलेला आहे. याची नोंदणी कायदा - १९०८ मधील प्रसंगान्त शीम (१९०८)नुसार खत्री करून घेतलेला आहे. तसेच सादर निष्कलती हा खरेदी देणार यांच्याच मालकीची आहे. याबाबत सूचना घेतलेला असून खत्री करून घेतलेला आहे. या निष्कलतीबाबत काही काळ उरवून झाल्यास त्याची सर्वस्वी न्यायतया भाडी/आगबाज राहिल याची मी/आम्ही उभा देता.

खरेदी देणार (Signature) A. R. Yade

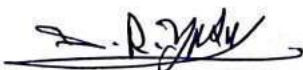
जसई - ४
पत्र क्र. ५८९२-२०१५
३१३०

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT FOR SALE is made and entered into at Vasai, on this 19th Day of November 2015

BETWEEN

MR. ASHOK M. SINGH, aged 53 years, Indian Inhabitant, having its business office at-04, M. A. Market, A. K. Estate, Khairam Road, Sakinaka, Andheri (E), Mumbai - 400072, Hereinafter referred to as "**THE OWNER**" (Which expression shall unless it be repugnant to include the survivor of the Partners and their heirs, executors, administrators or assigns) of the **ONE PART**, Hereinafter referred to us "**THE TRANSFEROR**" (Which expression shall unless it be repugnant to the context or meaning there of, he deemed to include his respective heirs, executors administrators and assign) of the "**PARTY OF THE FIRST PART**".





वसई - ४
दस्ता नं. ५८६२१०१५
४१३०

AND

MR. DEVENDRAKUMAR R. YADAV, aged 34 years, having address at Gala-1, Siddhivinayak CS Ltd, Barkya Rama Compound, Damu Nagar, Akurli Road, Kandivali East, Mumbai-400101, hereinafter called "**THE PURCHASER**" (which expressions shall it be repugnant to the context or meaning thereof be demand to include them for the time, beings, the survivors of them and his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART**, Hereinafter called "**THE TRANSFEREE**" (Which expression shall it be repugnant to the context or meaning thereof shall mean include his/her/their heirs, executors, administrators, legal representatives and assigns) of the "**PARTY OF SECOND PART**".

WHEREAS:-

A) The **TRANSFEROR** is the Owner of: -Gala No. 118-A, 1st Floor, in the Building prior known as "SHUBH INDUSTRIAL ESTATE (NO.1), in the society known as "SHUBH INDUSTRIAL ESTATE (NO.1) PREMISES CO-OP. SOCIETY LTD.", Village-Gokhivare, Vasai (E), Tal. - Vasai, Dist.- Palghar-401208, Registered under Maharashtra co-operative societies Act, 1960 bearing registration No. TNA (VSI) GNL/0/1326, on land bearing Survey No.241, Hissa No. 1C, Within the limits of Vasai-Virar Municipal Corporation and the area of sub Registrar at Vasai I/ II/ III/ IV/ V/ VI said has been holding a measuring area 633 Sq. ft. (Carpet) [Hereinafter for brevity's sake collectively referred to as "**THE SAID GALA PREMISES**".





चसई - ४
दस्त नं. ५८८२/२०१५
५१३०

B) The **TRANSFEROR** is ready and willing to sell, transfer his rights, title and interest in respect of the said Gala to the **TRANSFEEE**.

C) The **TRANSFEROR** had Purchase said Gala from **M/S. SHUBH ENTERPRISES**, in the Sub-Registrar of Vasai-1-10675-2008, dated-03/11/2008.

D) **TRANSFEEE** has agreed to purchase for a total consideration of **Rs. 29,39,879/- (Rupees:- Twenty Nine Lacks Thirty Nine Thousand Eight Hundred Seventy Nine only)** The said **GALA** is being purchased by the **TRANSFEEE** for commercial purpose and to which the provision of the Maharashtra ownership flats (Regulations of the Promotion of construction, sale, management and Transfer) act, 1963 apply.

E) The **TRANSFEROR** herein has obtained permission from the Builder /Society to sell the said **GALA** to the **TRANSFEEE** herein, and the Builder/Society has agreed to transfer the said **GALA** in the name of **TRANSFEEE**.

F) The **TRANSFEEE** have prior to the execution of the Agreement satisfied about the title of the **TRANSFEROR** to the said **GALA** and have agreed to acquire the said **GALA** and his right, title and interest on the terms and conditions hereinafter appearing:-

NOW, THEREFORE, THESE PRESENT WITNESSES AN IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:





वसई - ४
दस्ता नं. ५८८२१/११८
६१३०

TRANSFEROR have agreed to TRANSFER the right, title and interest to the TRANSFEREE in the said GALA for a total consideration of Rs. 29,39,879/- (Rupees:- Twenty Nine Lacks Thirty Nine Thousand Eight Hundred Seventy Nine only).

2) The TRANSFEREE has paid the sum of Rs. 8,81,964/- (Rupees: Eight Lacks Eighty One Thousand Nine Hundred Sixty Four only) by Cheque No. 147917 & 147918 on dated 15/10/2015 & 09/11/2015 before execution of this Agreement, and Balance of consideration Amount of Rs. 20,57,915/- (Rupees: Twenty Lacks Fifty Seven Thousand Nine Hundred Fifteen only) obtaining Loan from Bank within a period of 45 days from the date of execution of this agreement. If the TRANSFEREE fail to pay the loan amount on or before 45 days which interest at the rate of 15% p.a.will. be charge. [The payment and receipt whereof the TRANSFEROR does/doth hereby admit and acknowledge of and from the TRANSFEREE.



3) The TRANSFEROR declares that no person except himself had any right, title or interest of whatsoever nature in the said GALA and Further declares that he had not entered into any agreement for sale, agreement

R. A. Jadhav

[Signature]

जसई - ४
पसा नं. ५८२/२०१५
९१३०

13) Save as otherwise provided herein above all out 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 the **TRANSFEEEE**.

14) The Agreement is subject to provision of Maharashtra ownership Flats (Regulations of the promotion of construction sale, management and transfer)Act, 1963 with rules made there under.

THE SCHEDULE OF THE PROPERTY

Gala No. 118-A, 1st Floor, in the Building prior known as "SHUBH INDUSTRIAL ESTATE (NO.1), in the society known as "SHUBH INDUSTRIAL ESTATE (NO.1) PREMISES CO-OP. SOCIETY LTD.", Village-Gokhivare, Vasai (E), Tal. - Vasai, Dist.- Palghar- 401208, Registered under Maharashtra co-operative societies Act, 1960 bearing registration no. TNA (VSI) GNL/0/1326, of land bearing Survey No. 241, Hissa No. 10 the said Gala has been holding Admeasuring area 633 Sq. ft. (Carpet) i.e. 70.60 Sq. Mtrs. (Built-up), all that land admeasuring area 6688 sq mtrs. Within the limits of Vasai-Virar Municipal



A. Z. Zade

[Signature]

वसई-१			
पुस्तक	दस्त क्र.		
	१६२३	२१	२६
१	२०१५		

वसई - ४	
दस्त क्र.	५६९१२०१५
१३१३०	



CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code -95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOMVSR/OC/BP-4199/E/72

Date : 30/11/2009.

To,
 ✓ Shri Ashok Nawani, Director of
 M/s. Shubh Shelter (India) Pvt. Ltd.
 1, Bandra, 15th Road
 Bandra
MUMBAI : 400 050.

वसई-१	
दस्त क्र.	५०६८३०१०
५१ ६६	

Sub: Grant of Occupancy Certificate for the proposed Industrial Building (Gr+1/pt) on land bearing S.No.241, H.No.1C of Village Gokhivare, Taluka Vasai, Dist. Thane.

- Ref
- 1) Commencement Certificate No. CIDCOMVSR/CC/BP-4199/E/4324, dated 19/10/2007.
 - 2) Letter from GSDA for potable water supply vide letter No.LGW 10-2009/310/09 dated 21/05/2009
 - 3) Development completion certificate dtd. 23/10/2009 from the Licensed Surveyor.
 - 4) Structural stability certificate from your Structural Engineer vide letter dated 23/10/2009.
 - 5) Plumbing certificate dated 23/10/2009.
 - 6) NOC from Chief Engineer (Elec) vide letters dated 08/06/2009 & 29/09/2009 for Lifts.
 - 7) Your licensed surveyor's letters dated 23/10/2009.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Industrial Building (Gr.+ 1/pt) on land bearing S.No.241, H.No.1C of Village Gokhivare,, Taluka Vasai, Dist. Thane, along with as built drawings.

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 refund of security deposit

THIS IS XEROX COPY

Yours faithfully,

[Signature]
 EXECUTIVE ENGINEER (BP & W)

Encl.: a.a

c.c. to:

M/s. J.P. Mehta & Associates
 121-122, Ambika Commercial Complex
 Vasai (E), Taluka Vasai
 DIST : THANE



प्लॉट - ४
 प्लॉट क्र. YLE212024
 98130

प्लॉट - २
 प्लॉट क्र. 9823
 98



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOMVSR/OC/BP-4199/E/72

Date: 30/11/2009
 52-003/2009

OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Building (Gr.+ 1/pt) with BUA 5015.922 sq.m. on land bearing S.No.241, H.No.1C of Village Gokhivare, Tal. Vasai, Dist. Thane, completed under the supervision of M/s. J.P. Mehta & Associates, Architect/Licensed Surveyor (License/ Registration No. M/304/STR-23) and has been inspected on 03/11/2009 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCOMVSR/CC/BP-4199/E/4324 dated 19/10/2007 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Directorate of Industries before commencement of manufacturing activities.
2. Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units.
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.
4. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant within the specified time. The Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/his successors and every person deriving title through or under them.
5. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in compartments of 0.67 CUM. & 1.33 CUM capacity for every tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
6. This certificate of occupancy is issued only in respect 48 Galas contain in one no. of Industrial Building (Gr + 1/pt) only.



[Handwritten signatures]



19/11/2015

मूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 4

दस्त क्रमांक : 5862/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) गोखिवरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2939879
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3500000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: वसई इतर वर्णन : , इतर माहिती: गाला क्र.-118/ए, शुभ इंडस्ट्रियल ईस्टेट नं. 1 प्रीमायसेस को-ऑप. सोसायटी लीमिटेड., गाव-गोखिवरे, तालुका- वसई, जिल्हा.-पालघर ((Survey Number : 241 ; HISSA NUMBER : 1/C ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 70.60 चौ.मीटर पोटखराव क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक एम. मिह वय:-53; पत्ता:-प्लॉट नं: ८, माळा नं: तळ मजला , डमागतीचे नाव: एम. ए. मार्केट, प्लॉक नं: ए. के. इस्टेटच्या समोर, अंधरी (पूर्व), रोड नं: खैराणी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-ALKPS8219A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्रकुमार आर. यादव वय:-34; पत्ता:-प्लॉट नं: गाला-१, माळा नं: तळ मजला , डमागतीचे नाव: सिद्धीविनायक को ऑप सोसायटी लीमिटेड, प्लॉक नं: राम कमपाउंड, रोड नं: दामू नगर अकुर्नी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ABHPY8299F
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2015
(10) दस्त नोंदणी केल्याचा दिनांक	19/11/2015
(11) अनुक्रमांक, खंड व पृष्ठ	5862/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	



सह दुय्यम निबंधक वर्ग-२
वसई क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.