

दस्तावेज क्रमांक 2008/1548 24/12/2023
या दस्तावेजातील मुद्रांक शुल्क रु. 600.00
महाराष्ट्र मुद्रांक अधिनियम 1956 चे
अनुच्छेद 10 (ii) मुताबिक सदर दस्तावेजाची
सत्यापन प्रतीक केवळ आहे.

र.स. दुय्यम निबंधक, वसई-१
घर्गा - २

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at VASAI on
this 01st day of DECEMBER, 2023

BETWEEN

घर्गा - १			
मुद्रांक	वसई-१	७	६०
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EDWIN DOMINIC FERREIRA age 59 years, adult, Indian Inhabitant, having address at, FLAT NO.1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., SANDOR, VASAI ROAD (W), DIST. PALGHAR 401201, hereinafter called '**TRANSFEROR/ VENDOR**', (which expression shall unless it be repugnant to the context and meaning thereof mean and include his heirs, successors, representatives, administrators, executors and assigns etc.) of the FIRST PART:

AND

MR. VISWANATHAN SRIDHAR age 60 years, adult, Indian Inhabitant, having address at, C/O. SEULI BAG, A-603, DSK HARITA CHS, THAKUR COMPLEX, NEAR TERAPANTH BHAWAN, KANDIVALI EAST, MUMBAI 400101, hereinafter called '**TRANSFEE/PURCHASER**' (which expression shall unless it be repugnant to the context and meaning thereof mean and includes his heirs, successors, representatives, administrators, executors and assigns etc.) of the SECOND PART.

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P	2022		

AND WHEREAS the VENDOR is absolutely seized and possessed of and sufficient entitled to FLAT NO.1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, admeasuring 29.62 SQ. MTRS. CARPET AREA in the building known as, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., situated on SURVEY NO.188B, HISSA NO.1, 2, 3, 4, 5, 6, 7 & 8, VILLAGE SANDOR, DIST. PALGHAR, having purchased under AGREEMENT FOR SALE Dated 31/12/2020 vide a DOCUMENT NO.VASAI-6-1084-2021 DATED 17/02/2021 under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 from M/S. **MARYLAND GREENS**, referred to as '**PROMOTER**' and the said Premises is referred hereinafter for brevity's sake "SAID FLAT PREMISES" agreed to be sold and purchased together with all benefits, rights, title & interest etc. on the following terms and conditions between the parties hereto.

AND WHEREAS THE VENDOR is the registered bonafide member holding flat bearing No. 1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., a registered Society formed in the said building named MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., under the provisions of the Maharashtra Co-operative Societies Act 1960, vide Registration No.PLR/VSI/HSG/(TC)1619/2022 - dated 27/04/2022 for the sake of brevity be referred to as "the said Society" and by virtue of membership in the said society THE VENDOR is holding ___ fully paid up shares of Rs. ___/- each bearing distinctive Nos. from ___ to ___ (Both inclusive) under Share Certificate No. ___.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOW:-

1. The VENDOR shall sell transfer and assign to the PURCHASER the aforesaid shares, Share Certificate along with occupancy right and all the amounts standing to the credit of VENDOR in the books of account of the Society and the entire possession of Flat No.1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., Village Sandor, Vasai (West), Taluka Vasai, District Palghar 401201, at the price of RS.35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY).
2. The VENDOR do hereby agree to sale and the PURCHASER do hereby agree to purchase and acquire the said Flat Premises No.1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, in the building known as, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., on Ownership basis situated on SURVEY NO.188B, HISSA NO.1, 2, 3, 4, 5, 6, 7 & 8, VILLAGE SANDOR, DIST. PALGHAR in the jurisdiction of VASAI-VIRAR CITY MUNICIPAL CORPORATION, in the Registration SUB-DIST OF VASAI 1/2/3/4/5/6. DIST. PALGHAR, admeasuring 29.62 SQ. MTRS. CARPET AREA together with all rights, title and interest with permanent occupancy rights, deposits etc. for a sum of RS.35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY) in accordance with the schedule mentioned below.

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7. The PURCHASER hereby covenants with the VENDOR that the PURCHASER shall from the date of possession thereof pay the proportionate taxes and outgoing to the said society. The PURCHASER shall become member of the said society and shall abide by the rules and regulations of the society.
8. The VENDOR hereby further covenants with the PURCHASER that the VENDOR shall execute such acts and deeds including agreement for sale if necessary for perfectly securing the interest of the PURCHASER in the said Flat Premises agreed to be hereby sold unto as may be reasonably required.
9. All relevant papers, agreements and receipts of payment made by the VENDOR in respect of the said Flat Premises shall be delivered to the PURCHASER upon the payment.
10. The VENDOR hereby declare that he has not created in favour of any third party, any interest by way of sale, mortgage, charge lien exchange or maintenance and no attachment has been levied by any court either before judgment or in execution of any decree.
11. The PURCHASER has prior to the execution of this agreement for sale satisfied himself about the title of the VENDOR to the said Flat Premises by taking full & complete inspection of the documents relevant and related to the said Flat Premises.
12. The VENDOR does hereby declare and state that the said Flat Premises agreed to be sold is free & his absolute property and there is no legal embodiment of any nature to transfer, assign or sell the said Flat Premises to the PURCHASER.

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13. The VENDOR shall inform in writing to the said society about the sale and to transfer the said Flat Premises and all rights, interest in favour of the PURCHASER.
14. The VENDOR hereby agrees to fully co-operate with the PURCHASER & further agree to execute all documents in writing etc. for more effectively transferring the said Flat Premises in the name of the PURCHASER.
15. THE VENDOR HEREBY DECLARES AND STATES 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 lis pendens, 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 for sale and he is entitled and competent to transfer the said Flat and said shares to the PURCHASER herein.
- b) The VENDOR shall co-operate with the PURCHASER in signing all letters, applications, undertaking and forms when required in getting the said Flat transferred in the name of the PURCHASER in the record of the society, VASAI-VIRAR CITY MUNICIPAL CORPORATION, M.S.E.D.CO. LTD.

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- c) The VENDOR declares and confirms that there is no litigation or other proceedings pending in respect of the said Flat and there is no attachment levied before and/or after judgment by any Court of Law in respect of the said Flat nor has any competent authority issued any order prohibiting the sale, transfer or assignment of the said Flat or the benefits of the agreement for acquiring the same.
- d) The VENDOR neither has committed any breach nor has he been guilty of any breach or non-compliance with any of the terms and conditions of this agreement and that the said agreement is valid and subsisting at law till the date of the execution of these presents.
16. The VENDOR hereby indemnifies and keep indemnified the PURCHASER against all costs, claims, charges, damages, actions, attachments, mortgages, lease, lien, lis pendens, claim, inheritance, probate, testamentary or any other matters raised or action initiated by the government or public body, central or state or any income tax authorities or any other tribunal in respect of the said Flat and undertake to make loss of which the PURCHASER may suffer by virtue of any litigation, attachment, orders, injunction, receiver, liquidation etc. on account of purchase of said Flat from the VENDOR.
17. The Market Value of the said Flat is Rs.18,35,000/- and the Consideration is Rs.35,00,000/- and the stamp duty of Rs.2,45,000/- but the VENDOR had paid the Stamp Duty of Rs.84,000/- on 27/12/2020 on the said Agreement for Sale Dated 31/12/2020 vide a Document No.Vasai-6-1084-2021 Receipt No.1288 Dated 17/02/2021 and so thereof the PURCHASER shall pay the Stamp Duty of Rs.1,61,500/- as per Article 5 of the Schedule-1 of Bombay Stamp Act (Amendment Act 2008) on this Agreement for Sale. Registration receipt attach here with

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The Transfer charges, if any, payable to the society will be borne & paid by the VENDOR & PURCHASER equally (i.e.fifty/fifty).

19. The Stamp Duty and Registration Charges, Legal Charges shall be borne and paid by the PURCHASER.
20. This agreement shall always be subject to the provisions of Maharashtra Co-Op. Soc. Act 1960 and the rules made under the said Act and subject to the provisions of the Maharashtra Ownership (Regulations of Promotion of Construction, Sale Management and transfer) Act 1963.
21. The Permanent Account Number (PAN) of **TRANSFEROR/ VENDOR** is as follows and a copy annexed herewith.

EDWIN DOMINIC FERREIRA - **AABPF1204A**

22. The Permanent Account Number (PAN) of **TRANSFeree/ PURCHASER** is as follows and a copy annexed herewith.

MR. VISWANATHAN SRIDHAR - **AYSPS1834J**

SCHEDULE OF PROPERTY

All that FLAT bearing No.1301, THIRTEENTH FLOOR, C' WING, BLDG. NO.1, MARYLAND GREENS CO-OP. HOUSING SOCIETY LTD., SANDOR, VASAI ROAD (W), DIST. PALGHAR 401201 admeasuring 29.62 SQ. MTRS. CARPET AREA. The Flat Premises situated on SURVEY NO.188B, HISSA NO.1, 2, 3, 4, 5, 6, 7 & 8, of land lying, being and situated at revenue VILLAGE SANDOR, within the limits of VASAI-VIRAR CITY MUNICIPAL CORPORATION, in the registration Sub-Dist of VASAI 1/2/3/4/5/6. DIST.PALGHAR.






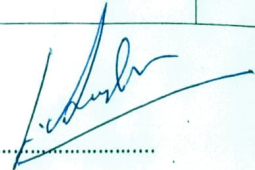
Edwin Dominic Ferreira


Viswanathan Sridhar



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set and			
the day		and year २०२३	


IN WITNESS WHEREOF the parties hereto have hereunto
 subscribed their respective hands to these presents on
 hereinabove first written:


PREPARED, SEALED & DELIVERED By Person named "TRANSFEROR/VENDOR"  DOMINIC FERREIRA	Thumb Impression 	Photograph 
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In the presence of




PREPARED, SEALED & DELIVERED By Person named "TRANSFEE/PURCHASER"  VISWANATHAN SRIDHAR	Thumb Impression 	Photograph 
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In the presence of






वसई-१			
पुस्तक	दस्त क्र.	१९	६७
१	२०२३		



संघर्षनाम चक्र
महाराष्ट्र शासन

नोंदणी प्रमाणपत्र

क्रमांक पीएलआर/व्हीएसआय/एचएसजी/(टीसी)/१६११/सन २०२२
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

मेरीलँड ग्रीन्स को-ऑप होमिंग सोसायटी लिमिटेड

नं. १८८ वी, व्हिसा नं. १, २, ३, ४, ५, ६, ७ आणि ८, व्हिलेज सांडोर, वसई(प.) ता. वसई, जि. पालघर

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९ (१) अन्वये नोंदण्यात आलेली

आहे. उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील

नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण

"भाडेकरू सहभागीदारी गृहनिर्माण संस्था" असे आहे.



ROGESH
RANJITRAO
DESAI

उप निबंधक

सहकारी संस्था, वसई.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसाई, जि. पालघर - ४०१ ३०५



दस्तावेज - ६
दस्तावेज क्र. २७०४/२०१८
६३/०५

वसाई - १

पुस्तक क्र.	दस्तावेज क्र.		
१	२७०४	२३	६०
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VVCMC/TP/RDP/VP-5793/146/2018-19

Date: 6/11/2018

To,
Mr. Anil K. Shah & Mr. Mahesh K. Shah,
Lalgodown, Vasai Station,
Vasai (W),

Tal: Vasai, Dist: Palghar.

Sub: Revised Development permission for the proposed Residential With Shopline Building & Residential Bungalow with shopline on land bearing S.No 188/B/1, 188/B/2, 188/B/3, 188/B/4, 188/B/5, 188/B/6, 188/B/7, 188/B/8 of village : Sandor, Tal Vasai, Dist. Palghar.

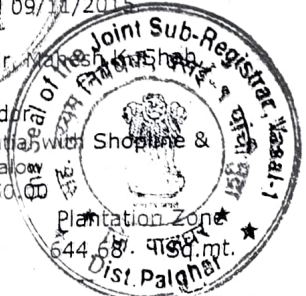
Ref:

- 1) Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-5793/2408/2015-16 Dated 09/11/2015.
- 2) Revised Development permission granted vide letter No. VVCMC/TP/RDP/VP-5793/011/2016-17 Dated 16/07/2016.
- 3) Land Revenue Certificate No. REV/C-1/T-1/Jaminbab 1/Kavi 674/SR-39/2017, from the Thasildar, Vasai dated 25/05/2017.
- 4) Your Architect's Letter dated 20/04/2018.

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208 / 1917 / CR-89 / 09 / UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dohi, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTPA Act 1966. The details of permission are as under. The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5793/2408/2015-16 Dated 09/11/2015. The details of the layout is given below :-

1	Name of Assessee owner / P.A. Holder	:	Mr. Anil K. Shah & Mr. Mahesh K. Shah
2	Location	:	Sandor
3	Land use (Predominant)	:	Residential / Residential with Shopline & Bungalow
4	Total Plot Area As per 7/12 Extract	:	9750.00
5	Area of plot	:	9105.32 Sq.mt.
6	Area in D.P. Road 20 mt. & 30 mt.	:	2796.36 Sq.mt.
7	Net Plot Area	:	6308.87 Sq.mt.
8	Deduction for	:	
	a) 15% R.G.	:	946.34 Sq.mt.
	b) 5% CFC	:	315.44 Sq.mt.
9	Buildable Plot Area	:	5362.61 Sq.mt.



(Signature)
Sq.mt.

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दफ्तारी : ०२५० - २५२५१०१/२१/११/११/११/११
फॉर्म : ०२५० - २५२५१०
ई-मेल : vasaivirarcorporation@yahoo.com
दस्ता क्रमांक २००१
जायक क्र. : व.वि.श.म.
दिनांक : १६/१५

VVCMC/TP/RDP/VP-5658/187/2019-20

Dated 13/09/2019

To,
Mr. Anil K Shah & Mr. Mahesh K. Shah,
Lael Godown, Vasai Station,
Vasai (W), Tal: Vasai
DIST: PALGHAR.

Rev. Assessment Order

SUB -- Revised Development Permission for proposed Residential Building (wing A), Newly proposed Residential Building (Wing F & G) & Residential with shophline bldg (Wing H) on land bearing S.No: 188B, H. No: 1 to 3, and amalgamation of S. No: 189, H. No: 12 of Village: Sandor, Taluka: Vasai, Dist: Palghar

Ref -- 1) Your Architect's letter dated 21/09/2019

Sir / Madam,

Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

- Name of Assessee owner / P.A. Holder : Mr. Anil K Shah & Mr. Mahesh K. Shah.
- Location : Sandor
- Land use (Predominant) : Residential with shophline Building
R-Zone Plantatio
area in n- Zone
sq.mt
- Area under 30.00 & 20.00 m wide D.P. Road : 9285.32 644.68 Sqm.
- Plot area : 2796.36 3440.00 Sqm.
- IRG Area : 6488.96 644.68 Sqm.
- CFC 5% : -- 1070.04 Sqm.
- Buildable plot area : -- 356.68 Sqm.
- Permissible FSI : 5515.61 644.68 Sqm.
- Permissible BUA (Basic) : 1 0.30 Sqm.
- Max Permissible F.S.I. by DR/TDR (1.40) : 5515.54 3219.79 Sqm.
- Add. DR of D.P. Road Area (2765.306 X 2.10) : 9084.54 -- Sqm.
- Add. TDR purchased from DRC No.104, 1320.00 sq.mt (RR Rate 15400.00) Area as per RR Rate Ratio 2.483 (1320.0 X 2.483) : 5807.14 -- Sqm.
- Total Permissible BUA with available DR/ TDR (5515.61+9084.54) : 3277.56 -- Sqm.
- Proposed BUA area : 14600.15 193.40 Sqm.
- Add. 20% MAHADA (5515.61 X 20%) : 14504.71 193.32 Sqm.
- Proposed BUA : 1103.12 -- Sqm.
- Area for Assessment : 1095.61 -- Sqm.
- Weighted Average of Open land value as per ASR 2017-18
Plot/Land area : = Rs. 6,200.00



Residential	113.40	Sq.m.	x	31.70	Rs. 6,200.00	x	1%	x	1	=	Rs. 3,515.40
Commercial	66.60	Sq.m.	x	62.00	Rs. 6,200.00	x	1%	x	2	=	Rs. 4,129.20
TDR area	1320.00	Sq.m.	x	31.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 40,920.00
Residential	3969.23	Sq.m.	x	124.00	Rs. 6,200.00	x	2%	x	1	=	Rs. 492,184.52
Commercial	66.60	Sq.m.	x	124.00	Rs. 6,200.00	x	2%	x	1	=	Rs. 8,258.40
Free of FSI	1679.10	Sq.m.	x	124.00	Rs. 6,200.00	x	2%	x	1	=	Rs. 208,208.40
Development Charges			x	124.00	Rs. 6,200.00	x	2%	x	1	=	Rs. 757,215.92
Less: Development Charges Paid Vide											
a) Receipt No.820651 dated 25/10/2019											
b) Receipt No.820669 dated 07/11/2019											
21 Balance development charges to be paid											
22 Date of Assessment											
23 Premium Components given free FSI :											
a) Area under Staircase	930.33	Sq.m.	x								Rs. 720,000.00
b) Area under Balcony	328.51	Sq.m.	x								Rs. 40,000.00
c) Area under Arc. Prof	681.51	Sq.m.	x								Rs. 760,000.00
d) Area under poc. Terr	90.40	Sq.m.	x								NIH
24 Less: Premium Paid Vide											
a) Receipt No.835926 dated 25/10/2019											



दस्तावेज गोपनीयता भाग - 1

वसई-१ / १०

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

मोबदला रु 35,00,000/-

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

दस्तावेज क्रमांक 15644/2023

पावनी: 18750

पावनी दिनांक: 01/12/2023

सादरकरणागचे नाव: विश्वनाथन श्रीधर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण: 31340.00

दस्तावेज क्रमांक 15644/2023

Sub Registrar, Vasai 1
सह. दुय्यम निबंधक, वसई-१
वर्ग - २

Sub Registrar, Vasai 1
सह. दुय्यम निबंधक, वसई-१
वर्ग - २

दस्तावेज क्रमांक 15644/2023

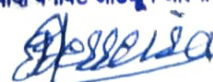
मूद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 01 / 12 / 2023 05 : 50 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 12 / 2023 05 : 51 : 12 PM ची वेळ: (फी)

पुतिज्ञापत्र

"अदर दस्तऐवज हा पोलीस क्रमांक ११०६ अंतर्गत जातलेल्या ताह्याचेमुदराने नोंदणीस दाखल केलेला आहे. दस्तावेजातील संपूर्ण मजकूर, निष्पादक प्रकृती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता उपासली आहे. दस्तावेजातील सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्ण जबाबदार राहतील. दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळमुख्यातस्पत्र, व्यक्ती इत्यादी बनावट आढळून आल्यास याचे संपूर्ण जबाबदारी निष्पादकाची राहिली."

सिंहून देणारे:  सिंहून घेणारे: 