

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमशियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (फोड - ९५२५०) २३९०४८७ फॅक्स : (फोड - ९५२५०) २३९०४६६

संदर्भ क्र. CIDCO/VVSR/POC/BP-3444/F/30६

दिनांक 05/07/2004

To,
Shri Pramod S. Purandare & others through
Self & P.A. Holder Shri Pramod S. Purandare
Sumati Sadan, Purandare Wadi
Virar (E), Tal. Vasai,
Dist. Thane.

Subject: Occupancy Certificate for Residential with Shopline Building, Type-'B' (SHUBH LAXMI), Residential with Shopline Building, Type-'B' (VIJAY LAXMI), Residential with Shopline Building, Type-'C' (DHAN LAXMI), Residential with Shopline Building, Type-'D' (BHAGYA LAXMI) and Residential Building, Type-'E' (VAIBHAV LAXMI) & Residential Building, Type-'F' (GRIHA LAXMI) on land bearing S.No.188, H.No.2, S.No.176, H.No.5A & 6, S.No.177, H.No.2, S.No. 187, H.No.3A, 4, 8 & 9 of village Virar (E), Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-3444/E/६६२ dated 01/06/2004.
2) N. A. Order No. REV/D-1/T-2/HAY/DR 41/2004 dated 20/05/2004 from the Collector, Thane.
3) Receipts from Virar Municipal Council vide Receipt Nos. 29516 to 29521 dated 07/12/2005 for potable water supply.
4) Development Completion certificate dated 22/03/05 from the architect.
5) Structural Stability Certificate from your Structural Engineer vide letter dated 29/05/2005.
6) Plumbing certificates dated 09/05/2005.
7) Your architect's letter dated 13/12/2005.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Building, Type-'B' (SHUBH LAXMI) Gr.+ 4/pt, Residential with Shopline Building, Type-'B' (VIJAY LAXMI), Gr.+ 4/pt, Residential with Shopline Building, Type-'C' (DHAN LAXMI) Gr.+ 4/pt, Residential with Shopline Building, Type-'D' (BHAGYA LAXMI) Gr.+ 4/pt, and Residential Building, Type-'E' (VAIBHAV LAXMI), Gr.+ 4/pt & Residential Building, Type-'F' (GRIHA LAXMI) Gr.+ 4/pt on land bearing S.No.188, H.No.2, S.No.176, H.No.5A & 6, S.No.177, H.No.2, S.No. 187, H.No.3A, 4, 8 & 9 of Village Virar (E), Taluka Vasai, Dist. Thane, alongwith as built drawings.

Contd.... 2.

Share Certificate No. 16

Member's Register No. 16

No. of Shares 05

Share Certificate

OM SHUBHLAXMI

Co-operative Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. TNA/(VSI)/HSG./(T.C.)/22602/2010-11 Date 21/12/2010

This is to certify that Shri/Smt./M/s. MR. PURANDER N. SHRIYAN & MR. PRAKASH N. SALIAN F/A/402

is the Registered Holder of 05 fully paid up share of Rs. FIFTY each numbered from 76 to 80 both inclusive, in

OM SHUBHLAXMI Co-operative Housing Society Ltd.,

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on 12/24/12

this 12th day of April 2012



Ramesh
Authorised
M.C. Member

Sullem
Secretary

Deena
Chairman

(P.T.O.)

वसई - ३
दस्त क्र. १६०० / २०१५
३ / ३२

AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT made and entered into at Virar,
 on this 27th Day of February 2015 And **BETWEEN**

88 Kothkar





वसई - ३
दस्ता क्र. १६००
१२०१५

MR. PRAKASH N. SALIAN, Age 40 Yrs, An adult, Indian inhabitant,
Residing At: - B-17, RBI Hiren Co-op. Hsg. Ltd., Behind motiba Rice
Mill, Jivdani Complex, Virar(East), Tal.-Vasai, Dist.-Thane-401305,
 Hereinafter referred to us "**THE TRANSFEROR**". (Which expression shall unless it be repugnant to the context or meaning there of, they deemed to include they respective heirs, executors administrators and assign) of the "**PARTY OF THE FIRST PART**".

AND

MRS. SAAKSHI SANDEEP KOTKAR, Age 29 Years, & MR. SANDEEP DATTA KOTKAR, Age 32 Years an adult, Indian inhabitant, Residing At :- A/33 "Sai Aashirwad Chs. Ltd.", B.P. Road, Near Bhaji Market, Bhayander(East), Maharashtra - 401105, Hereinafter called "THE TRANSFEREES" (Which expression shall it be repugnant to the context or meaning thereof shall mean include their heirs, executors, administrators, legal representatives and assigns) of the "**PARTY OF SECOND PART**".

WHEREAS:-

A) The **TRANSFEROR** is the Owner & in possession of :- Flat No. A/402, 4th Floor, in the Building known as ^{DOM} SHUBHLAXMI CHS. LTD.", Manvel Pada, Village- Virar, Virar(East), Tal.-Vasai, Dist.-Thane, Registered under Maharashtra co-operative societies Act, 1960 bearing registration no. TNA/VSI/ HSG/TC/22602/2010-11, Dated :- 21/12/2010, on land bearing Survey No. 176, 187, 188, Hissa No. 5A, 3A, 4, 8, 9, 2, Within the area of sub Registrar at Vasai said have been holding Admeasuring Area 505 Sq.Ft., area + 290 Sq.Ft. Open Terrace, (Built up Area), [Hereinafter for brevity's sale collectively referred to as "**THE SAID FLAT**".



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B) The **TRANSFEROR** are ready and willing to sell, transfer their rights, title and interest in respect of the said Flat to the **TRANSFEREES**

C) The **TRANSFEROR** had Purchased said flat from **M/s. Ashraj Developers** a partnership firm, vide Registered vide No. 00742- 2006, dated- 31.01.2006.

Mr. Purandar N. Shriyan and Mr. Prakash N. Salian, had purchased Flat From **M/s. Ashraj Developers**, and some reason **Mr. Purandar N. Shriyan** had left from this agreement and both have registered release deed between them which is, vide Registration No.02037-2009, dated:- 23/03/2009.

D) **TRANSFEREES** has agreed to purchase for a total consideration of **Rs.28,00,000/- (Rupees. Twenty Lacs only)**, 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 and rules apply.

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

F) The **TRANSFEREES** has 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 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:

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.28,00,000/- (Rupees. Twenty Lacs only)**.

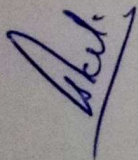
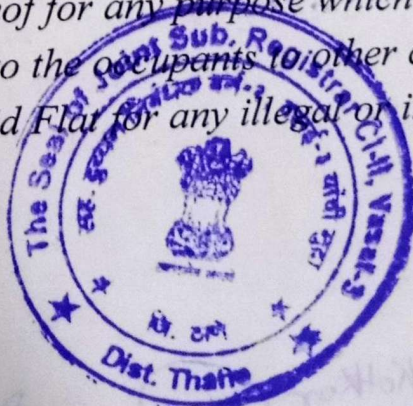
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[Handwritten signatures and stamps]

वसई - ३
दस्ता सं. १६०/२०२५
६/३२

- 2) The **TRANSFEREES** has paid the sum of Rs. 5,00,000/- (Rupees. Five Lacs only), by way of **Cheque** being part consideration in respect of the said Flat, and the Balance amount of Rs. 23,00,000/- (Rupees. Tewnty Three Lacs Only), will be within 45 days by way Loan.
- 3) The **TRANSFEROR** declares that no person except himself had any right, title or interest of whatsoever nature in the said Flat and Further declares that he had not entered into any agreement for sale, agreement to of any other agreement in respect of the said Flat or any part thereof.
- 4) The **TRANSFEROR** hereby agreed that he had to pay all dues towards the Municipality taxes Electricity and water charges, maintenance charge etc. in respect of the Flat for the period till the date of possession is given to the **TRANSFEREES**.
- 5) The **TRANSFEREES** shall have and claim save are except in respect of the said FLAT hereby purchased by the common passages and the common amenities provided by the society in the said Flat.
- 6) 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. And not alter design of the Flat inside and outside by doing any further beyond the design sanctioned by CIDCO and / or without written permission of builder / society.
- 7) The **TRANSFEREES** hereby covenant 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.
- 8) The **TRANSFEREES** shall not use nor 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 or other cements in the said building, nor use the said Flat for any illegal or immoral purpose.

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9) The **TRANSFEREES** accepts the construction of Flat and fittings etc. or goods and **TRANSFEREES** satisfied 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 **TRANSFEROR** liable for any defect in the said construction.

10) The **TRANSFEROR** hereby agreed and undertakes to indemnify or keep indemnify to the **TRANSFEREES** against any claim in respect of said flat during the their tenure and **TRANSFEROR** has agreed to executive all the deeds, letters, writing papers etc. in respect of said flat and all acts she needed to comply the title to the **TRANSFEREES**.

11) After receiving the full and final consideration price the **TRANSFEROR** shall immediately handover the vacant and peaceful possession of the said Flat to the **TRANSFEREES**.

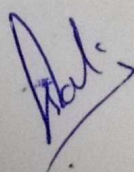
12) Save as otherwise provided herein above all out pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the mutual consent of both the parties.

13) The Agreement is subject to provision of Maharashtra ownership Flat (Regulations of the promotion of construction sale, management and **TRANSFEROR**) Act, 1963 with rules made there under.

THE SCHEDULE OF THE PROPERTY

At : Flat No. A/402, 4th Floor, in the Building known as "OM SHUBHLAXMI CHS. LTD.", Manvel Pada, Village- Virar, Virar(East), Tal.-Vasai, Dist.-Thane, Registered under Maharashtra co-operative societies Act, 1960 bearing registration no. TNA/VS/ HSG/TC/22602/2010-11, Dated :- 21/12/2010, on land bearing Survey No. 176, 187, 188, Hissa No. 5A, 3A, 4, 8, 9, 2, Within the area of sub Registrar at Vasai said have been holding Admeasuring Area 505 Sq.Ft., area + 290 Sq.Ft. Open Terrace, (Built up Area), and the land admeasuring area 11570.00 Sq. Mtrs., within the area of sub Registrar of Assurances at Vasai.

S. S. Kotkar

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, यसई (पूर्व), जि. ताणे ४०९ २९०
 दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

CIDCO/VVSR/CC/BP-3444/E/ E.G/

संदर्भ क्र.:

To,
 Shri Pramod S. Purandare & others through
 Self & P.A. Holder Shri Pramod S. Purandare
 Sumati Sadan, Purandare Wadi
 Virar (E), Taluka Vasai
 DIST : THANE

दिनांक : 01/06/2004

Sub: Commencement Certificate for the layout for proposed Residential with Shopline Buildings and Residential Buildings on land bearing S.No.188, H.No.2, S.No.176, H.No.5A & 6, S.No.177, H.No.2, S.No.187, H.No.3A, 4, B & 9 of Village Virar(E), Taluka Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. Permission granted vide letter No. CIDCO/VVSR/NAP/BP-3444/E/2422 dated 27/02/2004.
 2) N.A. order No. REV/O-1/J-9/NAP/SR-47/2004 dated 29/05/04 from the Collector, Thane.
 3) Assurance letter from Virar Municipal Council vide letter dated 12/04/2004 for potable water supply
 4) NOC for construction work from Virar Municipal Council vide letter dated 29/03/2004.
 5) TILR M.R. No. 538/2003, 539 & 480 dated 09/12/2003 for measurement.
 6) EE(VY) Report dated 15/02/2004.
 7) Appeal passed vide Appeal Order No. TPS 1203/1870/CR/255/03/UD-12 dated 09/01/2004 from Urban Development Department, Mantralaya.
 8) Your architect's letter dated 26/05/2004.

Sir/Madam,

Development Permission is hereby granted for layout of the Residential with Shopline Building and Residential Buildings under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Pramod S. Purandare & others through Self & P.A. Holder Shri Pramod S. Purandare.

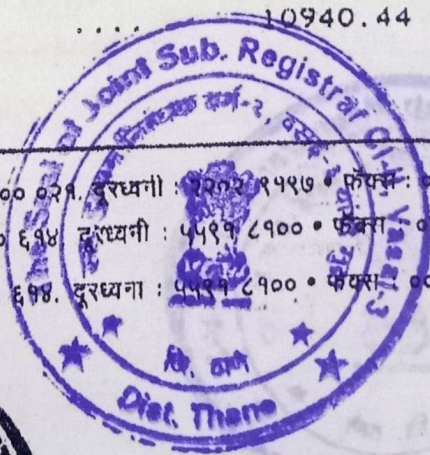
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It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3444/E/ 659, dated 01/06/2004. The detail of the buildings are given below:

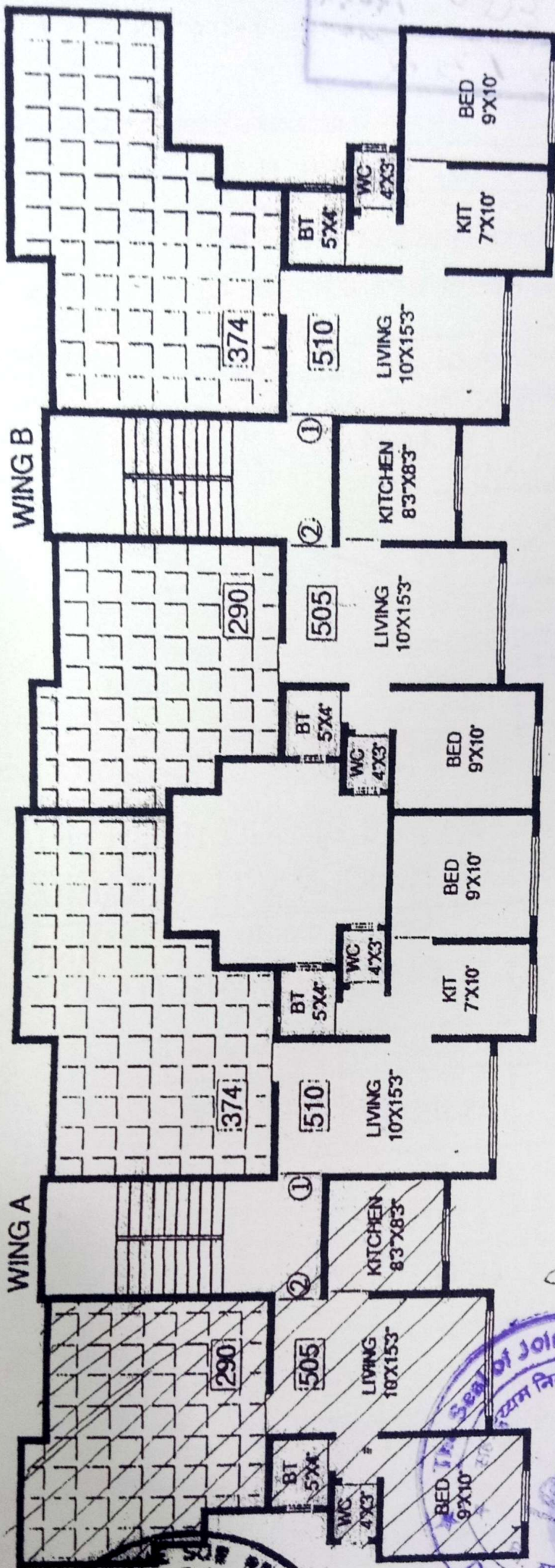
1. Location: S.No.188, H.No.2, S.No.176, H.No.5A & 6, S.No.177, H.No.2, S.No.187, H.No.3A, 4, B & 9 of Village Virar (E), Dist : Thane.
- 2) Gross land area as per 7/12.. 11570.00 sq.m.
- 3) D.P. Road 629.56 sq.m.
4. Net Plot Area 10940.44 sq.m.

Contd... 2.

नियुक्त कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी : २२२ ९५९७ • फॅक्स : ००-९९-२२-२२०२ २५०९
 कार्यालय : सिडको भवन, सी.बी.डी.-बेलापूर, नवी मुंबई - ४४० ६९४ दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९९-२२-५५९९ ८९६६
 कार्यालय : सिडको भवन, सा.बा.डी.-बेलापूर, नवी मुंबई - ४०० ६९४. दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९९-२२-५५९९ ८९६६



यसई-९
 ०४२ / १४०६
 २०/०६



FOURTH FLOOR PLAN

22 2000
22 32

+ 290 sqft Open Terrace



वसई - २

ASHRAJ DEVELOPERS

OFF: A-7, 2nd FLOOR,
MIRZA SHOPPING CENTR
VIRAR (E), DIST. THANE . . . 1 303
TEL: 95250-2522805/2525622

SHUB LAXMI

IN
LAXMI COMPLEX
VIRAR (EAST)

SHAH GATTANI CONSULTANTS
ARCHITECT & ENGINEERS
103, LUCKY PALACE, STATION, ROAD VASAI (W)
☎ 95-250-2350001/2350002, FAX :2350003



27/02/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 1670/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) विरार

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2625000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: , इतर माहिती: मौज -विरार,सर्वे नं.176,187,188 .हिस्सा नं .5ए,3ए,2,4,8,9,.एरिया 46.93 चौमी सुपर विल्टअप + 290 चौफुट ओपन टेरेस .सदनिका क्र .402,ए-विंग,चौथा मजला "ओम शुभ लक्ष्मी को.ऑ.हौ.सो.लि." गाव -विरार,विरार(पूर्व)((Survey Number : 176,187,188 ; HISSA NUMBER : 5ए,3A,2,4,8,9 ;))
(5) क्षेत्रफळ	1) 46.93 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रकाश एन सालियन वय:-40; पत्ता:-प्लॉट नं: बी /१७ , माळा नं: -, इमारतीचे नाव: रबी हिरेन को .ऑ .हौ .सो .लि ., ब्लॉक नं: -, रोड नं: जीवदानी कॉम्प्लेक्स, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AODPS0724G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साक्षी संदीप कोटकर वय:-29; पत्ता:-प्लॉट नं: ए /३३ , माळा नं: -, इमारतीचे नाव: साई आशिर्वाद विलिंडिंग , ब्लॉक नं: -, रोड नं: बी .पी .रोड , . . पिन कोड:-401105 पॅन नं:-BEUPK5893L 2): नाव:-संदीप दत्ता कोटकर वय:-32; पत्ता:-प्लॉट नं: ए /३३ , माळा नं: -, इमारतीचे नाव: साई आशिर्वाद विलिंडिंग , ब्लॉक नं: -, रोड नं: बी .पी .रोड , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AOOPK8875K
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/02/2015
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2015
(11)अनुक्रमांक,खंड व पृष्ठ	1670/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२
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.

SUB: Pre-intimat

<p>Borrower Name & Contact</p>	
<p>Shri Sandeep Datta Kotekar 9769483564</p>	<p>A Ash Ltd. Ne Marke Eas 4</p>