

Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)		AQXPK5630K	
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name		PRAVIN SUDAM KAPDIS	
Location THANE		Flat/Block No.		Flat No. 1402, 14th Floor	
Year 2024-2025 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030046401 Stamp Duty		1827500.00		Road/Street	
0030063301 Registration Fee		30000.00		Project - Vijay Vilas - Phase III, Building Name - Orion - 3	
				Area/Locality	
				Town/City/District	
				ne	
				PIN	
				4 0 0 6 1 5	
		Remarks (If Any)			
		Amount In		Eighteen Lakh Fifty Seven Thousand Five Hundred Ru	
Total		18.57.500.00		Words	
				pees Only	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332024082120310	2885230544
Cheque/DD No.		Bank Date	RBI Date	21/08/2024-18:31:06	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8082499499

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten signatures]

दस्त क्र E2100/2028
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Thane on this 22nd day of August in the Christian year Two Thousand Twenty Four (2024) **BETWEEN VIJAY SURAKSHA REALTY LLP.**, a Limited Liability Partnership duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008 having Registered office at 205, Marine Chambers, 43, New Marine Lines, Mumbai - 400 020, hereinafter referred to as "**BUILDERS/PROMOTER**" (which expression shall unless otherwise repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assignors) of the **ONE PART**;

Beegh
ghn

AND

ghn

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Beegh

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KAPDIS, Thane, her/its/their address at Flat No. 104, C-1, Aster Building, Sai Baba Vihar Complex, Near Muchhala College, G.B. Road, Thane (West) – 400 615.,

hereinafter referred to as the "PURCHASER/S / ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART :**

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

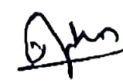

- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS :

(A) (a) One Shri Rama Govrya Goshte (hereinafter referred to as 'the said Rama') acquired the land situate, lying and being at Village Kavesar, Taluka & District Thane bearing Survey No. 238, Hissa No. P, adm. area 2810 sq.mtrs. or thereabout (hereinafter referred to as "the said Property No.1") under the provisions of the Bombay Tenancy & Agricultural Act, 1948 (hereinafter referred to as "the Tenancy Act").

(b) The said Rama died intestate in or about 1982, leaving behind Shri Anant Rama Goshte as the only heirs and legal representative in accordance with the provisions of the Hindu Succession Act, 1956 (hereinafter referred to as "the said Succession Act") by which the said Rama was governed at the time of his death.

(c) By Development Agreement dated 06/04/1988 (hereinafter referred to as 'the First Agreement') made and executed between Shri Anant Rama Goshte and others therein referred to as the Owners of the one part and M/s. Tanya Estates & Investments Pvt. Ltd. (now known as M/s. Anuj Housing Development Pvt. Ltd. & hereinafter referred to as 'the said Anuj') therein referred to as the Developers of the other part, the Owners therein granted development rights for and in respect of the said Property No.1 in favour of the said Anuj at or for the consideration and upon the terms and conditions therein contained. The said First Agreement is registered in the

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IN WITNESS WHEREOF the parties have set and subscribed their respective
hand and seal to this writing on the day and the year first mentioned hereinabove.

SIGNED AND DELIVERED)

by the within named Builder/s)

Vijay Suraksha Realty LLP.)

through its Authorised Signatory)

MR. MANGESH B. DAHAKE)

Pursuant to Resolution passed on 9th December'2020)

In the meeting of Partners held on 9th December'2020)

in the presence of,)

1) Dinesh Malusare *Din*

2) Abhijeet Ghule *Abh*

SIGNED AND DELIVERED)

by the within named Purchaser/s)

MR. PRAVIN SUDAM KAPDIS *Pravin*)

MRS. PRIYANKA PRAVIN KAPDIS *Priyanka*)

in the presence of,)

1) Dinesh Malusare *Din*

2) Abhijeet Ghule *Abh*

For VIJAY SURAKSHA REALTY LLP

Abhijeet Ghule
Authorised Signatory



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SCHEDULE - 'A'
(Said Flat)

Flat No. 1402, admeasuring 174.63 sq. metres equivalent to 1879.72 square feet (carpet area) on the 14th floor of the ORION - 3, project Vijay Vilas Phase III to be / being constructed on the said Property. Situated at G B Road, Kavasar, Thane (West) - 400 607.

SCHEDULE - 'B'

Floor Plan of the said Flat annexed herewith

ANNEXURE - 'A'

Title Certificate

ANNEXURE - 'B'

(Authenticated copies extract Village Form of the said Property)

ANNEXURE - 'C'

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - 'D'

(Authenticated copies of the plans and specification of the said Flat agreed to be purchased by the Purchaser/s as approved by the concerned Local Authority)

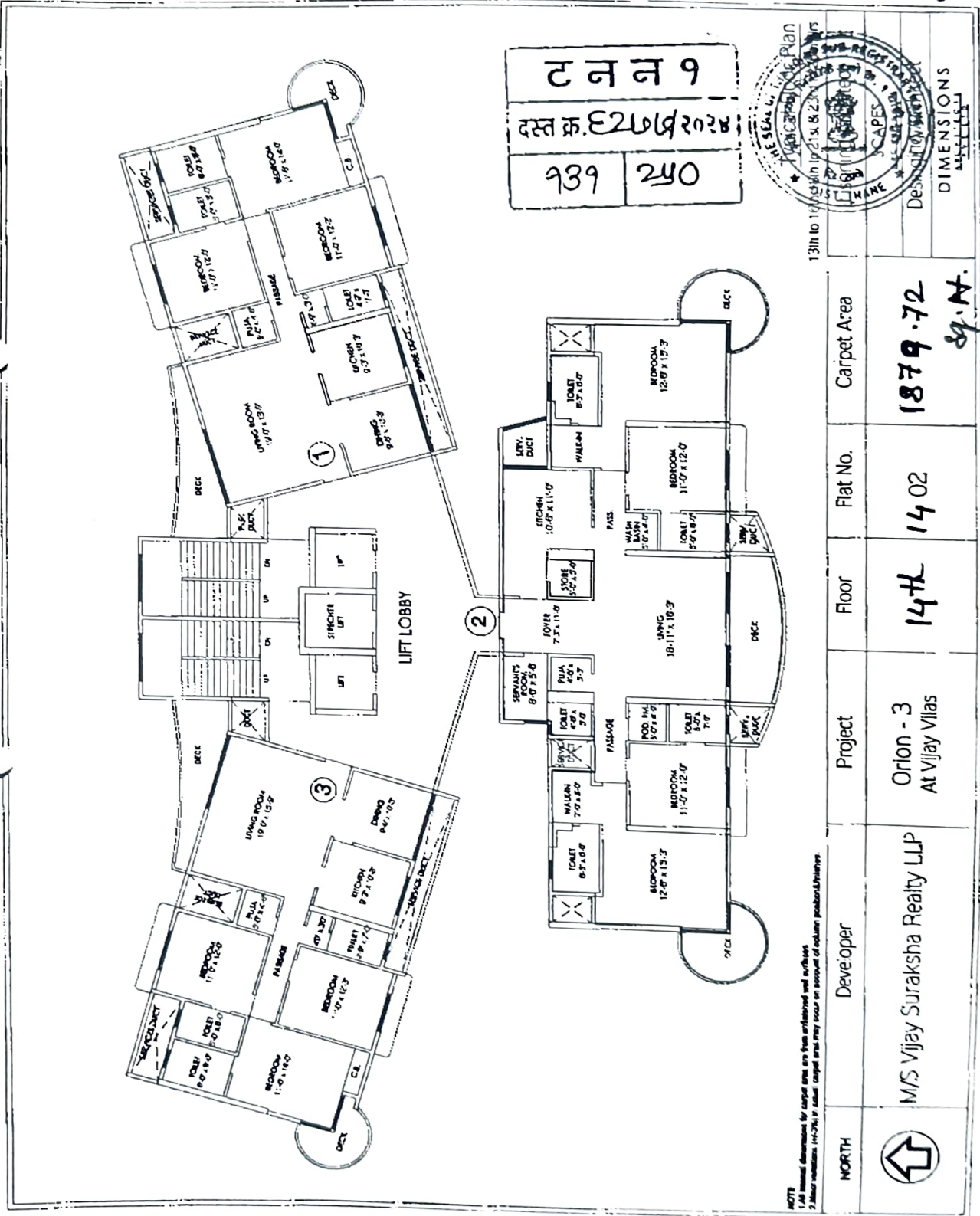
ANNEXURE - 'E'

(amenities for the said Flat)

✓ John Peugh

SCHEDULE - 'B'

Authorized Signatory



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दस्त क्र. E266/2028
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Deve/oper	Project	Floor	Flat No.	Carpet Area
M/S Vijay Suraksha Realty LLP	Orion - 3 At Vijay Vilas	14th	14 02	1879.72 sq.m.

NOTE:
1. All internal dimensions for carpet area are given and finished wall thickness
2. Floor numbers (14-20) in main carpet area may occur in amount of column positions/frames

John Pugh