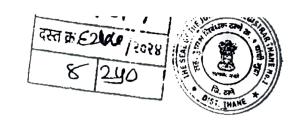
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Department Inspector General Of Registration			Payer Details									
Stamp Duty			TAX ID / TAN (If Any)		וער							
Type of Payment Registration Fee				PAN No.(H Applicable)		AQXPK5630K						
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1			Full Name			PRAVIN SUDAM KAPDIS						
Location THANE												
Year 2024-2025 One Time				ck No.	1	Flat No. 1402, 14th Floor						
Account Head Details Amount in Rs.		Premises/Building										
0030046401 Stamp Duty 1827500.00			Road/Street			Project - Vijay Vilas - Phase III, Building Name - Orion - 3						
2030063301 Registration Fee 30000.00			Area/Locality		1	Village - Kavesar, G. B. Road, Tha						
			Town/City/District			ne						
			PIN	,			4	0	0	6	1	5
			Remark	s (If Any)			بتعير		_			
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			Amount In Eighteen		een	Lakh Fifty Seven	Thous	and F	ive Ho	ındre	d 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.		0.	69103332024082120310 2885230544					ı	
Cheque/DD No.			Bank Da	ate RBI Da	ate	21/08/2024-18:3	21/08/2024-18:31:06 Not Verified v			with I	RBI	
Name of Bank		Bank-Branch			IDBI BANK							
Name of Branch	ne of Branch			o. , Date		Not Verified with Scroll						

Department ID : Mobile No. : Mobile No. : NOTE:- This challen is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुव्यम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन होते.



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Thane on this 22 nd 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;

AND

1

KAPDIS The 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.,

referred to as the "PURCHASER/S / ALLOTTEE/S" hereinafter 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.

- The singular wherever used shall include plural and vice-versa. i.
- 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").
- The said Rama died intestate in or about 1982, leaving behind Shri (b) 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.
- By Development Agreement dated 06/04/1988 (hereinafter referred to as 'the First Agreement') made and executed between Shri Anant Rama Gosthe 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

Dun Penagh

area or for residence or for sleeping. as a means of access to the flat but not for the purpose of storing as a recreation Lambig In the stairs on the floor on which the particular flat is located,

- 2) reaching the other floors, available to all residents and visitors. particular floor and for visitors thereto, but is subject to means of access for This landing is limited for the use of the residents of the flat located on that
- ω facilities exclusively meant for the residents of the Building Orion-1,2 & 3. Common garden area as approved by T.M.C. with play equipments and other
- 4 etc. exclusively meant for the residents of the Building Orion-1,2 & 3 Society office, common toilet, meter room, telephone control box, intercom,
- 5) OHWT / UGWT. Treated water from STP for flushing with separate water compartment in

Common Amenities for Vijay Vilas Phase-I & Phase-II Complex:

- Common internal roads, street lights, storm water drains, cable trenches.
- 2. Sewage Treatment Plant with Pump Room
- podium area for the use for all the residents of entire Vijay Vilas complex. 3. Club house, swimming pool & all other Recreation facilities on existing central

THE TWENTIETH FIRST SCHEDULE ABOVE REFERRED TO (Specifications)

RCC Civil structure:

- The structural system consists of RCC framed structure with columns, shear walls and beam-slab floor construction.
- b) Pile foundation system is provided.
- c External and Internal (partition) walls are non-load bearing walls constructed with AAC block

Ofras Como

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.

Hand and Sea to the	,	FOR VIJAY BURAKSHA REALTY LLP
SIGNED AND DELIVERED)	
by the within named Builder/s)	Authorized Signatory
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) Dineth Malusage Din 2) Abhijeet Ghule Bly	_	
2) Abhijeet Ghule (Alm		
SIGNED AND DELIVERED by the within named Purchaser/s MR. PRAVIN SUDAM KAPDIS))	
MRS. PRIYANKA PRAVIN KAPDIS .,	7	
in the presence of, 1) Dineth Maluscoe Din 2) Abhirelt Gibule Am		•
2) Applicat orbale Pu		

240 Flat to 100 admen

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 Vikas Phase III to be / being constructed on the said Property. Satuated at G B. Road, Kavesar, Thank (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)

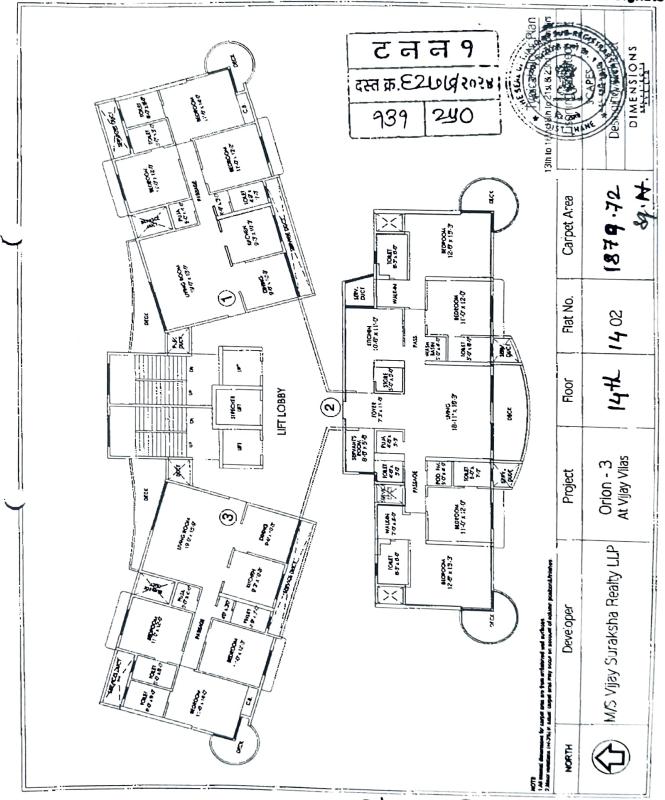
ANNEXURE - 'E'

(amenities for the said Flat)

For VLIAY SURAKSHA REALTY LLP

SCHEDULE -'B.

Authorised Signatory



Ohn Bungh