

350/5936
Thursday, May 31, 2018
10:09 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 6679 दिनांक: 31/05/2018

गावाचे नाव: आचोळे
दस्तऐवजाचा अनुक्रमांक: वसई3-5936-2018
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अलोक कुमार तिवारी - -

नोंदणी फी रु. 28300.00
दस्त हाताळणी फी रु. 800.00
पृष्ठांची संख्या: 40

एकूण: रु. 29100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:19 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मूल्य: रु.2499000 /-
मोबदला रु.2830000/-
भरलेले मुद्रांक शुल्क : रु. 169800/-

मह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.28300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002141322201819E दिनांक: 31/05/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-



CHALLAN
MTR Form Number

बमई - ३

दस्त क्र. YCB E / 2018

GRN MH002141322201819E BARCODE [Barcode] Date 30/05/2018-21:41:00 Form ID 252

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AEWPT0688P
Location	PALGHAR	Full Name	ALOK KUMAR TIWARI
Year	2018-2019 One Time	Flat/Block No.	FLAT NO H 301, BLDG NO 5, SHANTI
		Premises/Building	LIFESPACES CHSL

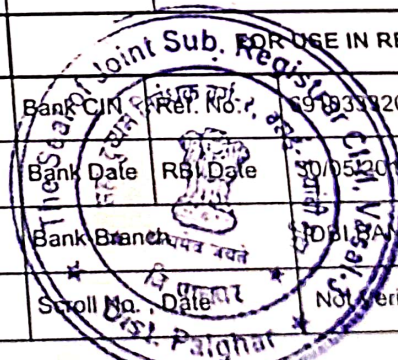
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	169800.00	VILLAGE ACHOLE SECTOR IV, YASHWANT	TALUKA VASAI		4 0 1 2 0 9
0030063301 Registration Fee	28300.00				

Remarks (If Any)	PAN2=APSPB9425R-SecondPartyName=VISHAL BOGATI-CA=2830000
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Total	1,98,100.00	Amount In Words	One Lakh Ninety Eight Thousand One Hundred Rupees Only
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Payment Details IDBI BANK

Cheque-DD Details		Bank CIN	Ref. No.	69193492018053110287	168189849
Cheque/DD No.		Bank Date	RBI Date	30/05/2018-21:41:34	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No.	Date		Not Verified with Scroll



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 93242088



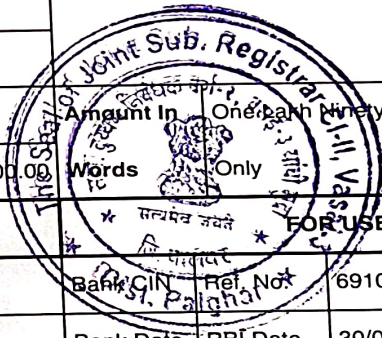
CHALLAN
MTR Form Number-6



वसई - ३
दस्त क्र. ५०३६ १२०१८
५१४०

SRN	MH002141322201819E	BARCODE	Date 30/05/2018-21:41:00		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)				
	Registration Fee	PAN No.(If Applicable)	AEWPT9688P			
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	ALOK KUMAR TIWARI		
Location	PALGHAR		Flat/Block No.	FLAT NO H 301, BLDG NO 5, SHANTI		
Year	2018-2019 One Time		Premises/Building	LIFESPACES CHSL		
Account Head Details		Amount In Rs.				
030046401	Stamp Duty	169800.00	Road/Street	VILLAGE ACHOLE SECTOR IV, YASHWANT VIVA TOWNSHIP		
030063301	Registration Fee	28300.00	Area/Locality	TALUKA VASAI		
			Town/City/District			
			PIN	4	0	1 2 0 9
			Remarks (If Any)	PAN2=APSPB9425R~SecondPartyName=VISHAL		
				BOGATI-CA=2830000		
Total		1,98,100.00	Amount In Words	One lakh Ninety Eight Thousand One Hundred Rupees		

DEFACED
198100.00
DEFACED



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	69103332018053110287	168189849
Cheque/DD No.		Bank Date	RBI Date	30/05/2018-21:41:34	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

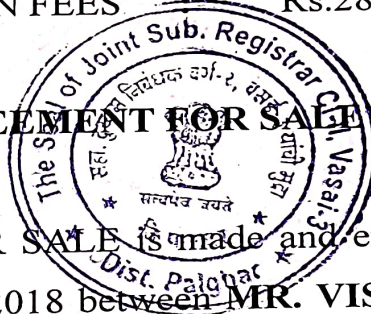
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-350-5936	0001183931201819	31/05/2018-10:10:07	IGR135	28300.00

वसई - ३
दस्त क्र. Y/EBE/12018
Y/120

VILLAGE : ACHOLE
 FLAT NO. : 301 in H wing
 AREA IN BUILT UP : 44.38 Sq. Mtrs.
 AGREEMENT VALUE : Rs.28,30,000/-
 GOVE.VALUE : Rs.24,99,000/-
 STAMP DUTY : Rs.1,69,800/-
 REGISTRATION FEES : Rs.28,300/-

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 31st day of May 2018 between **MR. VISHAL K. BOGATI** (Pan No. APSPB9425R) aged 31 years AND **MR. KHUMBAHADUR BOGATI** (Pan No. AKPPB7452G) aged 59 years, adults, Indian Inhabitants, Residing at Flat No.H-301, on the Third Floor, Bldg No.5, Shanti Lifespaces Co-operative Housing Society Ltd, Sector-IV, Yashwant Viva Township, Nallasopara-East, Taluka Vasai, Dist-Palghar-401209. hereinafter called '**THE TRANSFERORS**' (which expression shall unless repugnant to the context and meaning thereof include their administrators, executors and assigns etc.) of the **FIRST PART:**

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Vishal

Khumbhadur

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९/१०

AND

MR. ALOK KUMAR TIWARI (Pan No. AEWPT9688P) aged 40 years, adult, Indian Inhabitant, residing at Flat No.A-202, Deep Jyot Apartment, Opp. Rahul Hindi High School, Tulinj Road, Deep Jyot Nallasopara-East, Taluka Vasai, Dist-Palghar-401209. hereinafter called '**THE TRANSFEREE**' (which expression shall unless repugnant to the context and meaning thereof include his heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFERORS have been admitted as a member of Shanti Lifespaces Co-operative Housing Society Ltd, situated at Sector-IV, Yashwant Viva Township, Village Achole, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired the rights, title and interest in respect of Flat No. 301, admeasuring to **398 Sq. Ft. (Carpet)** equivalent to **36.988 Sq. Mtrs. (Carpet)** area on **Third Floor**, in **H-wing**, Building No.5, in Building Known as "**SHANTI LIFESPACES**" Co-operative Housing Society Ltd, SECTOR-IV, situated at Yashwant Viva Township, New Vasai - Nallasopara Link Road, **Revenue Village Achole**, on land bearing Survey No. 49, 50, 51, 52, 53, 54, 55, 56, Nallasopara-East, Taluka Vasai, Dist-Palghar-401209, within the Jurisdiction of Vasai-Virar Shahar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as '**the Said Flat**' for brevity's sake)

WHEREAS the Shanti Lifespaces Co-operative Housing Society Ltd., has been registered under Registration No. PLR(VSI)/HSG/TC/328/2018 under Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as "**the said Society**")

Alok

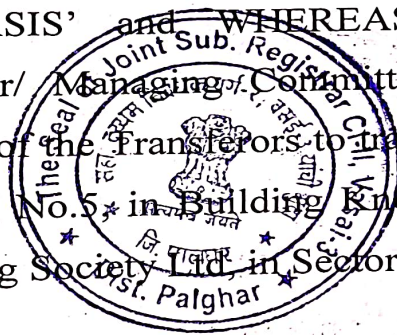
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दस्त क्र. YC3E-2012
6/80

WHEREAS by an Agreement For Sale dated 07/06/2012 duly registered in the Sub-Registrar office Vasai-3, Taluka Vasai, District Palghar, vide registration No. Vasai-3-07243-2012 dated on 07/06/2012 the present Transferors have purchased and acquired said Flat from M/S. SHETH AND CHOPRA DEVELOPERS, having their Office at Shanti Lifespaces, Sector-IV, Bldg No.5, Yashwant Viva Township, New Alkapuri Link Road, Nallasopara (East), Dist Palghar 401209, hereinafter called "THE DEVELOPERS"

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. ____ of five shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From ____ to ____ (both inclusive) in member's register folio No. ____ issued by the said Society in respect of the said flat and the Transferee herein has agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferors to transfer the Flat No. 301, in H-wing, in Building No.5 in Building known as Shanti Lifespaces Co-operative Housing Society Ltd, in Sector-IV, to the Transferee



NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferors are the sole and absolute owners and in exclusive possession of the said Flat No. 301, on the Third Floor, in H-wing, in Building No.5, in Building known as "SHANTI LIFESPACES" Co-operative Housing Society Ltd, in SECTOR-IV, situated at Yashwant Viva Township, Village Achole, New Vasai - Nallasopara Link Road, Taluka Vasai, Dist-Palghar.

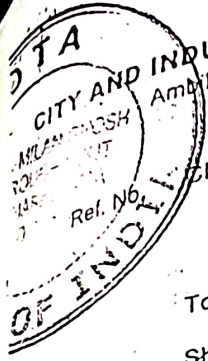
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CIDCO

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. CIDCOM/VS/CC/BP-687/E/3138

Date :

-108/2008-
12/09/2008

वसई - ३
दस्त क्र. ५०३६/२०१८

वसई - ३
१६/१२/२००८
३६/६६

To,
Shri Deepak P. Shah
Mirza Shopping Centre,
19A, 1st floor, opp. Railway station,
Virar(E), Tal. Vasai,
DIST : THANE.

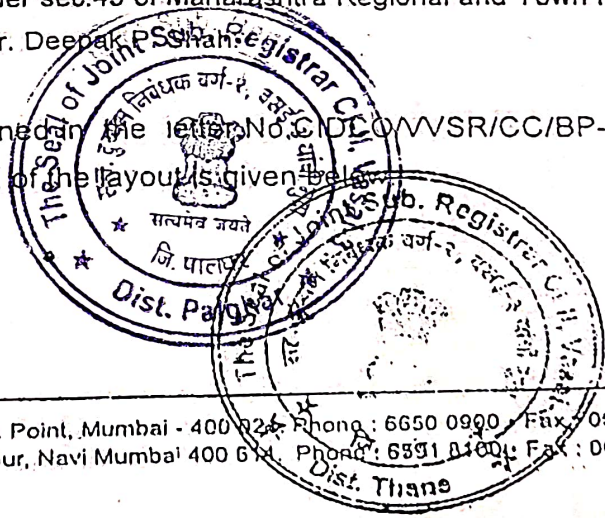
Sub: Commencement Certificate for the proposed layout of Residential-Cum-Commercial Buildings on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56 & 77, of Village Achole, Taluka Vasal, Dist. Thane.

- Ref:
- 1) Appeal passed vide Order No. TPS 1292/1824/UD-12 dated 28/05/1993.
 - 2) Commencement certificate from CIDCO vide order No.CIDCOM/VS/CC/BP-687/II/2925 dated 21/09/1993.
 - 3) Commencement certificate from CIDCO order No.CIDCOM/VS/CC/BP-687/II/3158 dated 08/02/1994.
 - 4) NA order No. REV/D-1/T-9/NAP-CR-72/88 dated 08/03/1989 from the Collector, Thane.
 - 5) TLR M.N. No. 1090/07 dated 15/12/2007 for measurement.
 - 6) NOC for construction work from Nallasopara Municipal Council vide letter dated 5/04/2005.
 - 7) Water assurance letter from Nallasopara Municipal Council vide letter dated 22/01/2008.
 - 8) Your Licensed Surveyor's letter dated 29/08/2008.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential cum Commercial buildings under sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Mr. Deepak P. Shah.

It is conditions mentioned in the letter No. CIDCOM/VS/CC/BP-687/E/3137 dated 12/09/2008. The detail of the layout is given below.



Contd.....2.

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दिस्त क्र. 4534/2013
32180

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



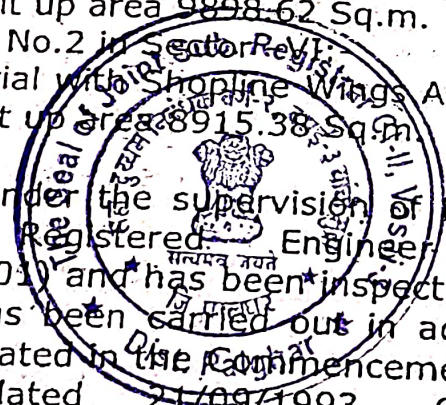
दूरधनी : ०२२०-२६२५०१/०२२५०२/०२२५०३
फॅक्स : ०२२०-२६२५०३
ई-मेल : vasai@vaircorporation.org
जा.क्र. : व.वि.रा.म.
दिनांक : ०७/०८/२०१३

VVCMC/TP/OC/VP-0127/95/2013-14

OCCUPANCY CERTIFICATE

I hereby certify that the development for Buildings on land bearing S. No. 49 to 56 & S. No. 77 of Village-Achole, Taluka-Vasai, Dist.- Thane as Under :-

- i) Building No.2 In Sector -III :-
Residential with Shopline Wings C, D, E & Residential Wings A, F & G with Built up area 7753.96 Sq.m.
- ii) Building No.3 in Sector -III :-
Residential with Shopline Wings A, B, C, D & E with Built up area 7395.41 Sq.m.
- iii) Building No.1 in Sector -IV:-
Residential with Shopline Wing A with Built up area 1484.98 Sq.m.
- iv) Building No.2 in Sector -IV:-
Residential with Shopline Wing J with Built up area 2078.04 Sq.m.
- v) Building No.3 in Sector -IV:-
Residential with Shopline Wings K, L, M, N & O with Built up area 7976.28 Sq.m.
- vi) Building No.5 in Sector -IV:-
Residential with Shopline Wings A, B, C, D, G, H, I, J & Residential Wings E & F with Built up area 16730.25 Sq.m.
- vii) Building No.4 in Sector -V:-
Residential with Shopline & Commercial Wings E, F, N & Residential Wings G, H, I, J, K, L & M with Built up area 15151.73 Sq.m.
- viii) Building No.1 in Sector -VI:-
Residential with Shopline Wings A, B, C, D, & Residential Wings E & F with Built up area 9898.62 Sq.m.
- ix) Building No.2 in Sector -VI:-
Residential with Shopline Wings A, B, C, D, & Residential Wings E & F with Built up area 8915.38 Sq.m.



Is completed under the supervision of M/s. En-Con Project & Architectural Consultants; Registered Engineer (License/ Registration No. VVCMC/ENGR/01) and has been inspected on 24/05/2013 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP-687/II/2925 dated 21/09/1993, Commencement Certificate No. CIDCO/VVSR/BP- 687/I/3158 dated 08/02/1994, Commencement Certificate No. CIDCO /VVSR / CC/BP-687/E/3138 to 3166 dated 12/09/2008 & Revised Development Permission granted vide letter dated 18/08/2009, 07/07/2010, 21/02/2012, 06/04/2013 & 29/06/2013 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

Contd...2....



31/05/2018 10:11:56 AM

दस्त गोपवारा भाग-2

वसई 3 20180
दस्त क्रमांक: 5936/2018

दस्त क्रमांक: असई3/5936/2018
दस्ताचा प्रकार: - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अलोक कुमार तिवारी - पत्ता: प्लॉट नं: ए/202, माळा नं: -, इमारतीचे नाव: दिप ज्योत अपार्टमेंट, ब्लॉक नं: राहुल हिंदी हाय स्कूल समोर, तुळीज रोड, अंबवाडी, रोड नं: नालासोपारा-पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AEWPT9688P	लिहून देणार वय: -40 स्वाक्षरी: <i>Acinam</i>		
2	नाव: विशाल के. बोगटि - पत्ता: प्लॉट नं: एच-301, बिल्डिंग नं.5, माळा नं: तिसरा, इमारतीचे नाव: शांती लाईफस्पेसेस कॉ. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-4, यशवंत व्हिवा टाउनशिप, न्यू वसई-नालासोपारा लिंक रोड, रोड नं: नालासोपारा-पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: APSPB9425R	लिहून देणार वय: -31 स्वाक्षरी: <i>Vishal</i>		
3	नाव: खुंबाहदर बोगटि - पत्ता: प्लॉट नं: एच-301, बिल्डिंग नं.5, माळा नं: तिसरा, इमारतीचे नाव: शांती लाईफस्पेसेस कॉ. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-4, यशवंत व्हिवा टाउनशिप, न्यू वसई-नालासोपारा लिंक रोड, रोड नं: नालासोपारा-पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AKPPB7452G	लिहून देणार वय: -59 स्वाक्षरी: <i>Kud</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 31 / 05 / 2018 10 : 01 : 12 AM

ओळख:-

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विशाल पाटील - वय: 29 पत्ता: आचोळे, नालासोपारा पूर्व पिन कोड: 401209	<i>Vishal</i>		
2	नाव: सचिन पांडेय - वय: 35 पत्ता: वसई-पूर्व पिन कोड: 401208	<i>Sachin</i>		

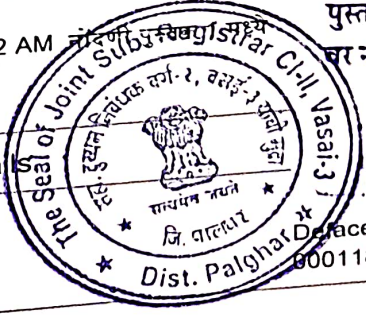
शिक्का क्र.4 ची वेळ: 31 / 05 / 2018 10 : 01 : 54 AM

शिक्का क्र.5 ची वेळ: 31 / 05 / 2018 10 : 02 : 02 AM

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग - REPayment Data

वसई क्र. 3



प्रमाणित करण्यात येते की
दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/ वसई-३/ क्रमांक ५९३६/२०१८
चा नोंदला, दिनांक.

39/01/18

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

sr. 1 Epayment Number
MH002141322201819E

Displacement Number
0001183931201819

5936 / 2018

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2. Get print immediately after registration.
For feedback, please write to us at feedback.isarita@gmail.com

वसई - ३
दस्त क्र. ५०३६ - २०१६
- ११ १८०

11. The Transfer charges if any payable to the society/Builders will be borne equally by the Transferors and Transferee.

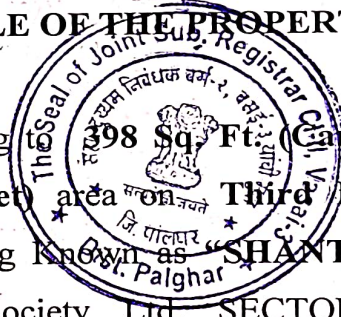
12. The Stamp duty and Registration charges shall be borne and paid by the Transferee.

Subject to the clause 3 & 4 above the Transferors hereby assign his rights, title and interest in the said Flat to the Transferee who is entitled to hold, possess, occupy and enjoy the said Flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

SCHEDULE OF THE PROPERTY

Flat No. 301, admeasuring to 398 Sq. Ft. (Carpet) equivalent to 36.988 Sq. Mtrs. (Carpet) area on Third Floor, in H-wing, Building No.5, in Building known as "SHANTI LIFESPACES" Co-operative Housing Society Ltd, SECTOR-IV, situated at Yashwant Viva Township, New Vasai - Nallasopara Link Road, Revenue Village Achole, on land bearing Survey No. 49, 50, 51, 52, 53, 54, 55, 56, Nallasopara-East, Taluka Vasai, Dist-Palghar-401209, within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar.



Azawat

Vishal

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