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referred as "the TRANSFERORS") on the terms and conditions mentioned in the said Agreement for Sale. They have paid full purchase price to the Said Builder and all the dues of the said society.

- SHOP and FLAT purchaser/s of the said building have formed and registered a Co-operative Housing Society under Maharashtra Co-operative Societies Act, 1960 in the name and style of "HDIL RESIDENCY PARK 'F' WING CO-OP. HSG. SOC. LTD." bearing Soc. Registration No. PLR / VSI / HSG / (TC) / 812 / Year 2019, Dt.26.09.2019 hereinafter for brevity's sake collectively referred to as "The said Society".
- As such the TRANSFERORS are the member of aforesaid society, they are entitled and hold 10 shares of the said Society having Share Certificate No.

 of the said society & of the face value of Rs.50/- each, bearing No.

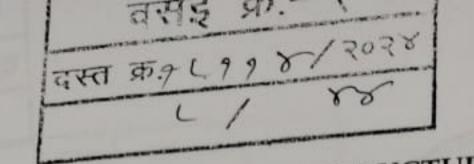
 to ____ (hereinafter for brevity's sake collectively referred to as "The said Shares").
- The TRANSFERORS are absolute owner & in exclusive possession of & otherwise well & sufficiently entitled to the said Shop and they are ready & willing to sell, assign & transfer right, title & interest & shares of the said Shop to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum consideration price of Rs.20,25,000/- (Rupees TWENTY LAKHS TWENTY FIVE THOUSAND Only).
- The TRANSFEREES have prior to the execution of this Agreement satisfied about the title of the TRANSFERORS of the said SHOP & have agreed to purchase the said SHOP & the right, title & interest on the terms & conditions hereinafter appearing;

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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- M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD., a Company, having its registered office at HDIL Tower, 9th Floor, A.K.Marg, a) Station Road, Bandra East, Mumbai 400051, hereinafter referred to as "THE SAID BUILDER", have constructed a residential Complex with shop line known as "RESIDENCY PARK", residential building, comprising of Ground + 7 uppers floors, Building No.F, in the Complex known as "RESIDENCY PARK" on N.A. land bearing Survey No. 217 (old-76), Hissa No.4, 5, 6, 7, 9, 10, 11, 12, 13, Survey No.218 (old-80), Hissa No.5 Pt., Survey No.226 (old-74), Hissa No.1,2,5, (vide Kami Jasta Patrak issued by TILR-Vasai, vide No.540/2012, Dt.16.02.2012 New Survey No. assign to the said above mentioned property is Survey No.214, the effect of the same has been reflected by C.I. Virar on 21st March, 2012) which are lying and being situated at Village-DONGARE, Virar - West, Taluka-Vasai, District-Palghar, hereinafter referred to as "THE SAID BUILDING".
- b) The Commencement Certificate is granted U/S 45 of MRTP ACT,1966 by CIDCO vide Order No. CIDCO / VVSR / CC / BP-4501 / W / 4680, Dt.17.08.2009.
- Development Permission & Commencement Certificate is granted by C) VVCMC vide Order No. VVCMC / TP / CC / VP-0693 / 3180 / 2012-2013, Dt.22.02.2013.
- By an Agreement for sale dated 20th DECEMBER, 2013 duly registered d) vide Document Reg. No.Vasai-2-108-2014, Dt.07.01.2014, The aforesaid M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD. have sold a Shop, bearing SHOP No. 8, in Wing-F-3, on the Ground Floor, admeasuring 16.44 Square meters CARPET area, in the said building, within the area of sub-Registrar at Vasai No. II (Virar) (hereinafter for brevity's sake collectively referred to as "The said Shop") to (1) MR. SAQIB QASIM KAPADIA & (2) MRSaROBINA SAQIB KAPADIA (Herein

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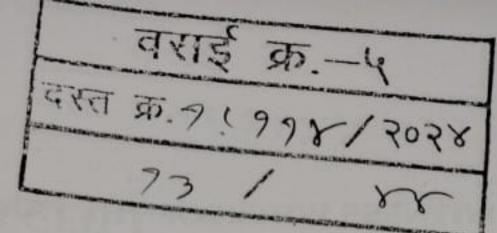
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THE SCHEDULE ABOVE REFERRED TO

CARPET area, in the Building known as "RESIDENCY PARK building No.F" and Society known as "HDIL RESIDENCY PARK 'F' WING CO-OP. HSG. SOC. LTD.", in the Complex known as "RESIDENCY PARK" on N.A. land bearing Survey No. 217 (old-76), Hissa No.4, 5, 6, 7, 9, 10, 11, 12, 13, Survey No.218 (old-80), Hissa No.5 Pt., Survey No.226 (old-74), Hissa No.1,2,5, (vide Kami Jasta Patrak issued by TILR-Vasai, vide No.540/2012, Dt.16.02.2012 New Survey No. assign to the said above mentioned property is Survey No.214, the effect of the same has been reflected by C.I. Virar on 21st March, 2012) which are lying and being situated at Village-DONGARE, Virar – West, Taluka Vasai, District Palghar-401303, within the area of Sub-Registrar at Vasai No. 1 to 6.

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नोदंणी : Regn:63m

गावाचे नाव: डोंगरे

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

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(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार

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ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास) 1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गांव मौजे डोंगरे,सर्व्हें नं-217(76),218(80),226(74),214,हिस्सा नं-4 व इतर,विभाग क्र-1,दुकान नं.8,तळ मजला,विंग-एफ3,क्षेत्र-16.44 चौ.मी.कारपेट एरिया,रेसिडेन्सी पार्क विल्डींग नं.एफ,एचडीआयएल रेसिडेन्सि पार्क एफ विंग को.ऑ.हौ.सो.लि.,रेसिडेन्सि पार्क कॉमप्लेक्स,((Survey Number: 217(76), 218(80), 226(74),214;))

(5) क्षेत्रफळ

1) 16.44 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:-साक़िब कासम कापडिया - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं.502, नूर मंझील , पाचवा मजला,59/73 जय रोड , दक्षिण., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400009 पॅन नं:-BAUPK3593F

2): नाव:-रुबिना साक्षित्र कापडिया वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं.502, नूर मंझील , पाचवा मजला,59/73 जय रोड , दक्षिण., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400009 पॅन नं:-CAQPK3724B

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-पंकज जी. यादव - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/501, पाचवा मजला, विल्डींग नं.02, ओम शिवालय कॉमप्लेक्स, ईडन रोझ, बेवरली पार्क, कनिकया, मीरा-भायंदर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ATUPY0443N

(9) दस्तऐवज करुन दिल्याचा दिनांक

22/11/2024

(10)दस्त नोंदणी केल्याचा दिनांक

22/11/2024

(11)अनुक्रमांक,खंड व पृष्ठ

18114/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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(13)बाजारभावाप्रमाणे नोंदणी शुल्क

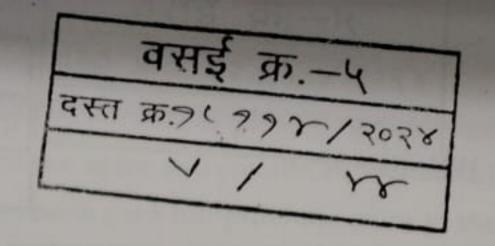
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(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





AGREEMENT FOR SALE

Agreement Value: Rs.20,25,000/-

ARTICLES OF AGREEMENT is made & entered into at Virar on this 22nd day of NOVEMBER in the Christian Year 2024.

BY AND BETWEEN

(1) MR. SAQIB QASIM KAPADIA, age 50 years, PAN: BAUPK3593F & (2) MRS. RUBINA SAQIB KAPADIA, age 51 years, PAN: CAQPK3724B, both adult, Indian inhabitant, Presently residing at Room No.502, fifth floor, Noor Manzil, 59/73, Jail Road, South Mumbai, Mumbai 400009, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators & assigns) of the FIRST PART:

AND

(1) MR. PANKAJ G. YADAV, age 26 years, PAN: ATUPY0443N & (2) MR. GULABCHAND P. YADAV, age 52 years, PAN: ABGPY7471G, both adult, Indian Inhabitant, presently residing at Flat No. A/501, Building No.02, Om Shivalaya Complex, Eden Rose, Beverly Park, Kanakia, Mira- Bhayander, Pin 401107, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators & assigns) of the SECOND PART:-

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