

WHEREAS:

वसई प्र.
दस्त क्र. ११४/२०२४
८ / ४४

a) **M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD.**, a Company, having its registered office at HDIL Tower, 9th Floor, A.K.Marg, 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.

c) Development Permission & Commencement Certificate is granted by VVCMC vide Order No. VVCMC / TP / CC / VP-0693 / 3180 / 2012-2013, Dt.22.02.2013.

d) By an Agreement for sale dated 20th DECEMBER, 2013 duly registered 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) **MRS. RUBINA SAQIB KAPADIA** (Herein



Signature of Qasim Kapadia

Signature of Rubina Kapadia

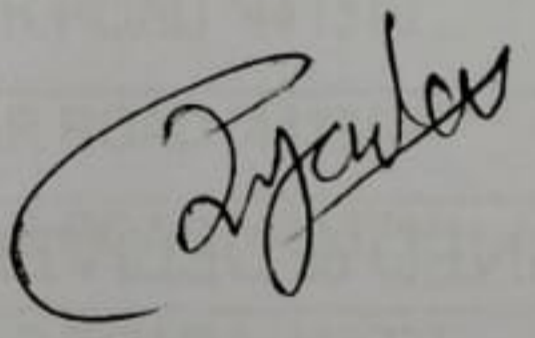
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दस्ता क्र. १११४/२०२४
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THE SCHEDULE ABOVE REFERRED TO

SHOP No. 8, wing "F-3" , on the Ground Floor, admeasuring 16.44 Square meters 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.

Satapadi
Bhishu


गुणवती-४२१६०





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 18114/2024

22/11/2024

नोंदणी :

Regn:63m

गावाचे नाव : डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2025000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1559000
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन :, इतर माहिती: गांव मीजे डोंगरे, सर्व्हे 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 कॉम्प्लेक्स, ((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 करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-साक्रिब 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 साक्रिब 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 करून 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 कॉम्प्लेक्स, ईडन रोड, बेवरली पार्क, कनकिया, मीरा-भायंदर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ATUPY0443N 2): नाव:-गुलाबचन्द पी. यादव - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/501, पाचवा मजला, विल्डींग नं.02, ओम शिवालय कॉम्प्लेक्स, ईडन रोड, बेवरली पार्क, कनकिया, मीरा-भायंदर., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABGPY7471G
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18114/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20250
(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.



वसई क्र.-५
दस्त क्र. ११२/२०२४
✓ / २४

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**:-

S. Kapadia
Rubina

Pankaj