

# AGREEMENT FOR SALE



Dated this 03<sup>rd</sup> day of November 20 20

Res. House / Bungalow / Flat / Shop / Ind. Gala No. 6

on Ground floor in BLDG No. 3, Mahesh in 'Riddhi

Siddhi Sagar Premises Co-op Hsg. Soc Ltd.

Gekhvare, Vasai Road East Palghar 401 208.

Between

Shri. / Smt. / M/S. Atul Vrajlal Vaghela

AND

Shri. / Smt. / M/S. Sushant Bhaskar Patil

## UNIQUE

FINANCE & PROPERTY CONSULTANTS

Office : B/4, 124 - A, 1st Floor, Vishwakarma Paradise,  
Phase - 1, Behind Carmel Classes, Ambadi Road,  
Vasai Road (W), Dist. Palghar - 401 202.  
Mobile : 998 706 4704 / 932 640 8637  
Tel.: 0250 - 2340649

Office : Shop No. 17, Ground Floor,  
Shubh Laxmi Shopping Centre, Vasant Nagri,  
Sector 9, Vasai Road (E), Dist. Palghar - 401 208.  
Mobile : 997 508 6398 / 738 752 0444

Email: [uniquefinance1.898@gmail.com](mailto:uniquefinance1.898@gmail.com) / [anjay11898@gmail.com](mailto:anjay11898@gmail.com)

335 3872

पावती

Original/Duplicate

Tuesday, November 03, 2020

नोंदणी क्र. :39म

12:46 PM

Regn.:39M

पावती क्र.: 4496 दिनांक: 03/11/2020

गाबाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वसई6-3872-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री.सुशांत भास्कर पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:05 PM ह्या वेळेस मिळेल.

JSR Vasai-6

बाजार मुल्य: रु.2251000/-

मोबदला रु.3575000/-

भरलेले मुद्रांक शुल्क : रु. 107300/-

सह दुय्यम निबंधक वसई-६  
वर्ग - २

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006464657202021E दिनांक: 03/11/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2810202003840 दिनांक: 03/11/2020

बँकेचे नाव व पत्ता:



03-11-2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 8

दस्त क्रमांक : 3872/2020

नोंदणी :

Regn 63m

गावाचे नाव : गोखिवरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	357 5000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2251000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: गाव मीजे गोखिवरे ता वसई, जि.पालघर येथिल स.न.242 ही न.1/ए,2,3डी,6पी,4,5 स.न.243 ही.न.1/ए 4,2,3, स.न.244 ही.न.112 पी,3ए 6पै 7पै, स.न.245 ही.न.2पै,3ए,7पै,8ए,4,6,9 स.न.246 ही.न.1/बी ह्या भिळकती वरील गाळा नं.6 तळमजला, क्षेत्र.438.63 चौरस फुट बिल्टअप, बिल्डींग न.3 महेश बिल्डींग इन रिछ्दी सिध्दी सागर प्रीमायसेम को ऑप सोसायटी लि, (( Survey Number : स.न.242 ही.न.1/ए,2,3डी,6पी,4,5 स.न.243 ही.न.1/ए 4,2,3, स.न.244 ही.न.112 पी,3ए 6पै 7पै, स.न.245 ही.न.2पै,3ए,7पै,8ए,4,6,9 स.न.246 ही.न.1/बी ; ))
(5) क्षेत्रफळ	1) 438.63 चौ.फूट
(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:-श्री. अतुल वृजलाल वाघेला -- वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका नं.401 चौथा मजला, आकाश अपार्टमेंट, राजहंस रेसीडेन्सी कॉम्प्लेक्स, डी जी नगर जवळ, वसईरोड वसई-प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAOPV9404B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-श्री.सुशांत भास्कर पाटील -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 1/19 नाथ माधव को ऑप हौ सोसा लि, अकुली क्रॉस रोड नं.1, कल्पतरु टॉवर समोर, आर्य चाणक्य नगर, कांदीवली -पू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AMAPP2354G
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	3872/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	107300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वसई-२  
वय - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग.  
मुल्यांकन अहवाल सन २०२०

वसई - ६

दस्त क्रमांक ३१०२/२०२०

१: ३५

- १) दस्ताचा प्रकार कृषि अनुच्छेद क्रमांक : ३१०२/२०२०
- २) सादरकर्त्याचे नांव : सुशान्त मारकर पार्ले
- ३) तालुका : २२१२ ४) गावाचे नांव : साखव
- ५) नगरभूमापन क्रमांक/सदरे नं./अंतिम भुखंड क्रमांक : २४२, २४३, २४४, २४५, २४६
- ६) मूल्य दरविभाग (झोन) : ५५२००/- उपविभाग : विभाग ६ न २
- ७) मिळकतीचा प्रकार - खुली जमिन/निवासी/कार्यालय/दुकान/सौद्योगिक/ कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मिटर/फुट.
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ - ४३८.६३ चौ. मी. ५०२ वि०२३५
- ९) कार पार्किंग : ४०.७६ चौ. मी. पोटमाळा : ४२०६
- १०) मजला क्रमांक : १०० मजला उदयाहन सुविधा - आहे / नाही.
- ११) बांधकाम वर्षे : २०१८ घसारा : —
- १२) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे.
- १३) बाजार मूल्य तक्क्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्यये दिलेली घट / वाढ.
- १४) लिट्ट अँड लायसन्सचा दस्त : —
१. प्रतिमाह भाडे रकम : —
- नियासी / अनियासी २. अनामत रकम/अगावू भाडे : —
३. कालावधी —
- १५) निर्धारित केलेले बाजारमूल्य :- २२.५१,०००/- ✓
- १६) दस्तमध्ये दर्शविलेला मोबदला :- ३५.७५,०००/- ✓
- १७) देय मुद्रांक शुल्क :- १,०७,३००/- १८) भरलेले मुद्रांक शुल्क :- १,०७,३००/-
- १९) देयक नोंदणी फी :- ३०,०००/-

लिपिक

अह दुय्यम निबंधक

## प्रतिज्ञा / घोषणा पत्र

- मी/आम्ही १. श्री./श्रीमती सुशान्त मारकर पार्ले
२. श्री./श्रीमती —
३. श्री./श्रीमती —

सत्य प्रतिज्ञेवर कथन करितो की, दस्ताऐवजाची प्रत अस्तित्वात असल्याची माहिती ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी वा इतर अन्य प्रकारचे किंवा अन्य कोणत्याही प्रकारचे वाटविलेली नाही. यांची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Serach) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख मध्ये नोंद घ्यावी करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमची राहिली याची मी / आम्ही हमी देतो.



२.

३.

खरेदी घेणार (Purchaser)





CHALLAN  
MTR Form Number-6

वसई - ६  
दस्त क्रमांक ३१०२/२०२०  
४/३५



GRN	MH006464657202021E	BARCODE			Date	02/11/2020-18:41 24	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AMAPP2354G				
Location	PALGHAR			Full Name	SUSHANT BHASKAR PATIL				
Year	2020-2021 One Time			Flat/Block No.	INDL GALA NO.6, GROUND FLOOR, MAHESH IN				
Account Head Details	Amount In Rs.		Premises/Building	RIDDHI SIDDHI SAGAR PREMISES CSL					
0030046401 Stamp Duty	107300.00		Road/Street	GOKHIVARE					
0030063301 Registration Fee	30000.00		Area/Locality	VASAI EAST					
			Town/City/District						
			PIN	4		0		1 2 0 8	
			Remarks (If Any)	PAN2=AAOPV9404B~SecondPartyName=ATUL VRAJLAL VAGHELA-					
			Amount In	One Lakh Thirty Seven Thousand Three Hundred Rupee					
Total	1,37,300.00		Words	s Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN		Ref. No.	69103332020110218222		2639429652			
Cheque/DD No.	Bank Date		RBI Date	02/11/2020-18:42:10		Not Verified with RBI			
Name of Bank	Bank-Branch			IDBI BANK					
Name of Branch	Scroll			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.  
सदर चलान फॉर्म दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलान लागू नाही.



Mobile No. : 9987064704

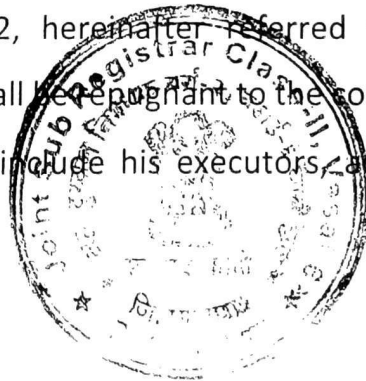
दस्तावेज क्र. 3(02) 194

**SCHEDULE OF THE PROPERTY**

VILLAGE	GOKHIVARE
SURVEY NO.	242, 243, 244, 245, 246
BUILDING NAME	MAHESH IN "RIDDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD.,
INDUSTRIAL GALA NO.	6, GROUND FLOOR, BLDG. NO.3
AREA	438.63 SQ. FT. BUILT UP AREA (40.76 SQ. MTRS.)
CONSIDERATION	RS.35,75,000/-
MARKET VALUE	RS.22,51,000/-
STAMP DUTY	RS.1,07,300/-
REGISTRATION FEES	RS.30,000/-

**AGREEMENT FOR SALE**

Articles of Agreement made and entered into at VASAI, on this 03<sup>rd</sup> day of ~~November~~ 2020 BETWEEN MR. ATUL VRAJLAL VAGHELA age 49 years, adult, Indian Inhabitant, having address at, FLAT NO.401, FOURTH FLOOR, A' WING, AAKASH APARTMENT, RAJHANS RESIDENCY COMPLEX, NEAR D. G. NAGAR, VASAI ROAD (W), DIST.PALGHAR 401202, hereinafter referred to as 'THE SELLER/ TRANSFEROR' [which expression shall be repugnant to the context or the meaning thereof be deemed to mean and include his executors, administrators and/or assigns] of the FIRST PART,



*Atul Vaghela*

*Party*

*Atul Vaghela*  
*Party*

वसई - ६
दस्तावेज क्रमांक ११०२/२०२०
७/१५

AND

MR. SUSHANT BHASKAR PATIL age 43 years, adult, Indian Inhabitant presently residing at. 1/19, NATH MADHAV CHS LTD., AKURLI CROSS ROAD NO 1, OPP. KALPATARU TOWER, ARYA CHANAKYA NAGAR, KANDIVALI (E), MUMBAI 400101, hereinafter called 'THE PURCHASER/TRANSFeree' [Which expression shall unless repugnant to the context and meaning thereof include his heirs, successors, representatives, executors, administrators and assigns] of the SECOND PART:

Whereas the TRANSFEROR has been admitted as member of, MAHESH IN "RIDDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD., VILLAGE GOKHIVARE, TALUKA VASAI, DIST.PALGHAR and whereas the TRANSFEROR acquired the rights, title and interest in respect of INDUSTRIAL GALA NO.6, GROUND FLOOR, BLDG. NO.3, in MAHESH IN "RIDDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD., registered under Registration No.TNA/(VSI)/GNL/(O)/745/1996-1997 under Maharashtra Co-operative Societies Act 1960. Whereas MR. ATUL VRAJLAL VAGHELA had purchased the said INDUSTRIAL GALA by an AGREEMENT FOR SALE Dated 18<sup>th</sup> SEPTEMBER, 2018 vide a DOCUMENT NO.VASAI-6-6090-2018 DATED 18/09/2018 from M/S. AEROMECH MARKETING CO., through Proprietor MR. VITHALBHAI VRUNDAVAN TIKADIA.

Whereas M/S. AEROMECH MARKETING CO., through Proprietor MR. VITHALBHAI VRUNDAVAN TIKADIA had purchased the said INDUSTRIAL GALA by an AGREEMENT FOR SALE Dated 17<sup>th</sup> OCTOBER, 1994 vide a DOCUMENT NO.VASAI-1-CH-4359-1994 DATED 31/10/1994 from M/S. SAGAR ENGINEERS, therein referred to as 'THE BUILDER' of the first part and M/S. AEROMECH MARKETING CO., through Proprietor MR. VITHALBHAI VRUNDAVAN TIKADIA, therein referred to as 'THE PURCHASER' of the second part,

*[Handwritten Signature]*



*[Handwritten Signature]*

302/2020  
34

And MR. SUSHANT BHASKAR PATIL agreed to acquire on what is known as 'OWNERSHIP BASIS' INDUSTRIAL GALA NO.6, GROUND FLOOR, BLDG. NO.3, admeasuring 438.63 SQ. FT. BUILT UP AREA in building known as, MAHESH IN "RIDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD., situated at, SURVEY NO.242, HISSA NO.1/A, 2, 3/D, 6(P), 4, 5, SURVEY NO.243, HISSA NO.1/A, 4, 2, 3, SURVEY NO.244, HISSA NO.1, 2(P), 3/A, 6(P), 7(P), SURVEY NO.245, HISSA NO.2(P), 3/A, 7(P), 8/A, 4, 6, 9, SURVEY NO.246, HISSA NO.1/B, VILLAGE GOKHIVARE, TALUKA-VASAI, DIST. PALGHAR hereinafter referred to as the 'SAID INDUSTRIAL GALA' for brevity's sake.

And whereas the TRANSFEROR herein has agreed to sell, transfer all the right, title and interest along with SHARE CERTIFICATE NO.14 of Rs.50/- each BEARING NOS.66 TO 70 in member's register FOLIO NO.14 in respect of the said INDUSTRIAL GALA to the TRANSFEREE and the TRANSFEREE herein has agreed to acquire the said INDUSTRIAL GALA on 'OWNERSHIP BASIS' AND WHEREAS the Hon. Secretary / Chairman / Treasurer / Managing Committee of the Society has agreed to as per the request of THE TRANSFEROR to transfer the INDUSTRIAL GALA NO.6, GROUND FLOOR, BLDG. NO.3 in MAHESH IN "RIDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD., to THE TRANSFEREE on the terms and conditions as appearing herewith.

**NOW THIS INDENTURE WITNESSES AS UNDER:-**

1. The TRANSFEROR is the sole and absolute owner and has the exclusive possession of the said INDUSTRIAL GALA NO.6, GROUND FLOOR, BLDG. NO.3, MAHESH IN "RIDDHI SIDDHI SAGAR PREMISES" CO-OP.SOC.LTD., CHINCHPADA, GOKHIVARE, VASAI ROAD, DIST. PALGHAR 401208, admeasuring 438.63 SQ. FT. BUILT UP AREA, situated at, VILLAGE GOKHIVARE, TALUKA-VASAI, DIST. PALGHAR.



*[Handwritten signature]*

*[Handwritten signature]*

42/24  
The TRANSFEREE has agreed to acquire from the TRANSFEROR and the TRANSFEROR has agreed to sell and transfer the said INDUSTRIAL GALA on 'OWNERSHIP BASIS' for the sum of **RS.35,75,000/- (RUPEES THIRTY FIVE LAKHS SEVENTY FIVE THOUSAND ONLY)** in Full & Final Payment consideration of their claim to the condition contained in the said agreement for sale.



3. The TRANSFEREE has paid to the TRANSFEROR the sum of **RS.9,51,000/- (RUPEES NINE LAKHS FIFTY ONE THOUSAND ONLY)** as being PART PAYMENT on execution of this agreement. The receipt of payments made is attached herewith as 'Annexure-1'. The TRANSFEREES further agree to pay the BALANCE PAYMENT of **RS.26,24,000/- (RUPEES TWENTY SIX LAKHS TWENTY FOUR THOUSAND ONLY)** within \_\_\_ days from the date of agreement by obtaining loan from Bank or any other Financial Institution, time for BALANCE PAYMENT shall be essence of this contract.
4. On receiving full price consideration of the said INDUSTRIAL GALA the TRANSFEROR shall put the TRANSFEREE in the possession of the said INDUSTRIAL GALA and all rights and title of the said INDUSTRIAL GALA shall stand Transferred in the name of TRANSFEREE and the TRANSFEREE shall be entitled to enter upon occupy, possess and enjoy the said INDUSTRIAL GALA with all the amenities including electricity, sanitary, fittings and fixture to the said INDUSTRIAL GALA given by the Builders.
5. The TRANSFEROR hereby declare and state as under :
- a) That the said INDUSTRIAL GALA is free from all encumbrances and liabilities and demands of any nature whatsoever and the title said INDUSTRIAL GALA is clear, marketable and free from all reasonable doubts.



वसई - ६
दस्त क्रमांक ७८०२/२०२०
१०/७५

- b) That the said INDUSTRIAL GALA is free from all encumbrances and claims and demands and the same are not subject to any charges, damage, action, mortgage, lease, lien lis pence, inheritance, probate, testamentary or any other matters and there are no statutory, commercial or personal liability in any private, public or revenue authority for payment on the said INDUSTRIAL GALA on or before the date of execution of this Agreement and he is entitled and competent to transfer the said INDUSTRIAL GALA and said shares to the TRANSFEREE herein.
- c) That he shall pay and discharge the rates and taxes, society charges and electricity charges if any, for the period up to the date of handing over possession to the TRANSFEREE.
- d) That he has not mortgaged, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated his rights, title and interest in the said INDUSTRIAL GALA on or before the date of execution of this agreement.
- e) The TRANSFEROR declares and confirms that there are no litigation or other proceedings pending in respect of the said INDUSTRIAL GALA and there are no attachment levied before and/or after judgement by any Court of Law in respect of the said INDUSTRIAL GALA nor has any competent authority issued any order prohibiting the sale, transfer or assignment of the said INDUSTRIAL GALA or the benefits of the agreement for acquiring the same.

*[Handwritten Signature]*



*[Handwritten Signature]*

क्रमांक 302/2020  
99/34

The TRANSFEROR hereby indemnify and keep indemnified the TRANSFEREE against all costs, claims, charges, damages, actions, attachments, mortgages, lease, lien, lis pendence, claim, inheritance, probate, testamentary or any other matters raised or action initiated by the government or public body, central or state or any income tax authorities or any other tribunal in respect of the said INDUSTRIAL GALA and undertake to make loss of which the TRANSFEREE may suffer by virtue of any litigation, attachment, orders, injunction, receiver, liquidation etc. on account of purchase of said INDUSTRIAL GALA from the TRANSFEROR till the date of handing over possession to the TRANSFEREE.

- g) That he will hand over all the original documents pertaining to the said INDUSTRIAL GALA to the TRANSFEREE at the time of possession of the said INDUSTRIAL GALA.
6. The TRANSFEROR will co-operate with the TRANSFEREE in getting the said INDUSTRIAL GALA transferred to the name of TRANSFEREE in the records of Vasai-Virar City Municipal Corporation, Electricity board and the society and for the said purpose shall sign all letters, applications and forms as and when required.
7. The TRANSFEROR hereby declare that he has full rights and authority to enter into this agreement and he has not done or performed any act, deed or thing whatsoever whereby he may be prevented from entering into this agreement or transferring the said INDUSTRIAL GALA and whereby the TRANSFEREE hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in his favour.

*[Handwritten Signature]*



*[Handwritten Signature]*



7  
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दस्तावेज क्रमांक 9702 / 2020  
२२/३/२०

8. The TRANSFEROR hereby declare that he shall pay his shares of the water and electric charges, maintenance charges, Municipal taxes and other dues till handing over possession of the said INDUSTRIAL GALA to the TRANSFEREE. The TRANSFEROR agrees and undertakes to indemnify and keep indemnified TRANSFEREE from the payment of the said charges for such period.
9. That in pursuance of this agreement, the TRANSFEROR shall put the TRANSFEREE in quite, vacant, exclusive, actual, physical and peaceful possession of the said INDUSTRIAL GALA.
10. The TRANSFEROR has agreed to sign all the necessary transfer forms and other papers for the transfer of the said INDUSTRIAL GALA in the society record in the names of the TRANSFEREE on receiving the full price consideration amount and shall handover the original title deed i.e. Agreement for Sale, Registration Receipt and the Share Certificate in respect of the said INDUSTRIAL GALA to the TRANSFEREE on the day of execution of this agreement and the TRANSFEREE do hereby Acknowledge for receiving the original documents from the TRANSFEROR.
11. THE TRANSFEREE HEREBY DECLARE AND ASSURE:-
- a) That he will become the member of the society, after taking possession of the said INDUSTRIAL GALA from the TRANSFEROR.
- b) That he will observe and perform all the terms and conditions contained in the aforesaid agreement for sale between the Builder as 'THE SELLER' and the present TRANSFEROR as the 'THE PURCHASER'.

*[Handwritten Signature]*



*[Handwritten Signature]*



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दस्त क्रमांक ९०१२/२०२०

९०/२५

The TRANSFEREE hereby agree to abide by the Rules and Regulations and Bye laws of the Society of which he is being admitted as the member and to pay and discharge all the costs, demands, constructions and dues in respect of the said INDUSTRIAL GALA including Municipal Taxes after the date of handing over the possession of the said INDUSTRIAL GALA by the TRANSFEROR to the TRANSFEREE.

d) That he will abide by all the singular, Byelaws, Rules & Regulations in force of the Society and which it may adopt from time to time.

12. The Transfer charges if any payable to the Society will be borne by the TRANSFEROR and TRANSFEREE equally i.e. (fifty/fifty).

13. The Stamp Duty and Registration Charges, Legal charges shall be borne and paid by the TRANSFEREE only.

14. The Permanent Account Number (PAN) & Unique Identification Authority of India (UIDAI) (AADHAAR NUMBER) of THE TRANSFEROR is as followed and a copy annexed herewith.

MR. ATUL VRAJLAL VAGHELA

-

AAOPV 9404 B

-

9199 3817 6997

15. The Permanent Account Number (PAN) & Unique Identification Authority of India (UIDAI) (AADHAAR NUMBER) of THE TRANSFEREE is as followed and a copy annexed herewith.

MR. SUSHANT BHASKAR PATIL

-

AMAPP 2354 G

-

6699 9478 5167

*[Handwritten Signature]*



*[Handwritten Signature]*

दस्त क्रमांक 3002/2020  
98/34

Subject to the clause 3 and 4 above the TRANSFEROR hereby assigns his rights, title and interest in the said INDUSTRIAL GALA to the TRANSFEREE who is entitled to hold possess, occupy and enjoy the said INDUSTRIAL GALA without any interruption from him.

**SCHEDULE OF THE PROPERTY**

All that INDUSTRIAL GALA bearing No.6, GROUND FLOOR, BLDG. NO.3 in the building known as, MAHESH IN "RIDDDHI SIDDHI SAGAR PREMISES" CO-OP. SOC.LTD., registered under No.TNA/(VSI)/GNL/(O)/745/1996-1997 INDUSTRIAL GALA admeasuring 438.63 SQ. FT. BUILT UP AREA, constructed on the land bearing SURVEY NO.242, HISSA NO.1/A, 2, 3/D, 6(P), 4, 5, SURVEY NO.243, HISSA NO.1/A, 4, 2, 3, SURVEY NO.244, HISSA NO.1, 2(P), 3/A, 6(P), 7(P), SURVEY NO.245, HISSA NO.2(P), 3/A, 7(P), 8/A, 4, 6, 9, SURVEY NO.246, HISSA NO.1/B, lying, being and situated in the revenue VILLAGE GOKHIVARE, within the jurisdiction of VASAI-VIRAR CITY MUNICIPAL CORPORATION, within the limits of the Sub-Registrar, VASAI-1/2/3/4/5/6, TALUKA VASAI, DIST. PALGHAR.

*[Handwritten Signature]*



*[Handwritten Signature]*

Unique Id : 1

वसई - ६
दस्ता क्रमांक १०२ / २०२०
IN WITNESS WHEREOF the parties hereto have to set and subscribed their respective hands to these presents on the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED BY  
Within named "the TRANSFEROR"

Thumb Impression

Photograph

MR. ATUL VRAJLAL VAGHELA



In the presence of *Kirun Vaghela*

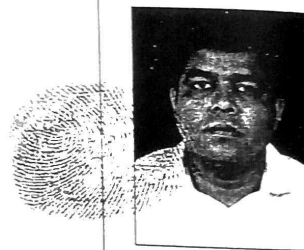
*Rita*

SIGNED, SEALED & DELIVERED BY  
Within named "the TRANSFEREE"

Thumb Impression

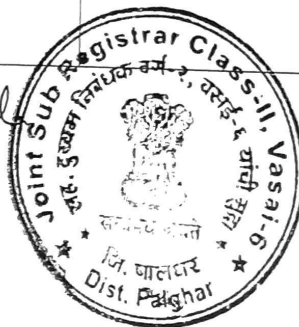
Photograph

MR. SUSHANT BHASKAR PATIL



In the presence of *Kirun Vaghela*

*Rita*



CHARGES

Rs. (Rupee(s) And Zero Pais)

CONTACT TO PRALESH P. ... FOR RECEIVING THE

IFSC CODE - CNRB001

For R

SAGAR PREMI

RECEIPT

MG/6) a sum o

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Cash/Chq

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Annexure "1"  
RECEIPT

वसई - ६
दस्त क्रमांक १२०२/२०२०
९६१३५

I, say received a sum of RS.9,51,000/- (RUPEES NINE LAKHS FIFTY ONE THOUSAND ONLY) as being PART PAYMENT from MR. SUSHANT BHASKAR PATIL, PURCHASER/TRANSFEE, towards sale of INDUSTRIAL GALA NO.6, GROUND FLOOR, BLDG. NO.3, MAHESH IN "RIDDDHI SIDDHI SAGAR PREMISES" CO-OP. SOC.LTD., CHINCHPADA, GOKHIVARE, VASAI ROAD (E), DIST. PALGHAR 401208, by details mentioned below:

Cash/Chq./RTGS/ DD/Ref. No.	Bank/Branch	Date	Amount
000009	HDFC Bank,		51,000/-
509944	Saraswat Co-op. Bank Ltd.,		9,00,000/-
TOTAL RS.			9,51,000/-
(RUPEES NINE LAKHS FIFTY ONE THOUSAND ONLY)			

(Subject to Realization of Cheque/s)

I, SAY RECEIVED,



DATE : 03.11.2020

PLACE : VASAI [E]

WITNESSES :

1. Atul Vaghele
2. Ratna

Member Register No. 14

Certificate No. 14

# SHARE CERTIFICATE

RIDDHI SIDDHI SAGAR PREMISES  
CO-OP. SOC. LTD.  
PLOT No. 45, CHINCHPADA, GOKHIVARE, VASAI (E),  
THANE - 401 208.

वसई - ६  
क्रमांक ७०२  
१०/१५

This is to Certify that M/S. AEROMEC MARKETING CO.

is/are the Registered Holders of FIVE fully paid-up  
Shares Numbered 66 to 70 inclusive, of  
Rs. 50/- each in the above named RIDDHI SIDDHI SAGAR PREMISES  
CO-OP. SOC. LTD.  
subject to the Bye-Laws thereof.

**Rs. 250/-**



Give under the Common Seal of the said

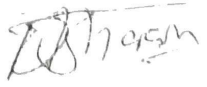
*[Signature]*  
Hon. Secretary

this 1st day of January 1999  
*[Signature]*  
Chairman



5112 - B  
 26/10/19

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

No. of Shares	Transferor's Name & Address	Ref No of transferee	Signature
1	MR. ANIL KUMAR SINGH	09	



नमई - ६
दस्तावेज क्रमांक ७/०२/२०२०
१९/१२/१९९१

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO/VVSR/BP-  
January 06, 1992

Regd. Office: MIRAZAR 2nd Floor  
Haram Point Bldg. 400 021 \* (GRAM) CITWIN  
PHONES: 2022491-2022420-2022509-2022578  
Head Office: CIDCO BHAJAP  
Belapur, New Bombay-400 514,  
PHONES: STD 0215-871241,2,3,4,  
871056, 871059  
TELEX: 77116 (COCO)

DATE:

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to Shri Sadanand Raut, P.A. Holder in S.No. 242, 243, 244(pt), 245, 246, Village Gokhivora, Taliwazal, Dist:Thane, as per the approved plans, layout of plots for Industrial use and buildings on Plot Nos. 1, 26, 27, 28 & 45 and subject to the following conditions for the development work of proposed Industrial Buildings/Layout of Plots.

i) No. of buildings	Plot 1	26,27,28	45
ii) Total Built-up Area (sq. m)	748.44	2326.67	4408.26
iii) Layout of land	88,556.46 m <sup>2</sup> .		

1. This certificate is liable to be revoked by the Corporation if :-

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

वसई - ६  
दस्त क्रमांक १०२ / २०२०  
२०/३५

Regd. Office : 'NIRMAL' 2nd Floor,  
Nariman Point, Bombay-400 021 \* GRAM : CH  
PHONES : 2022481-2022420-2022509-2022578  
Head Office : 'COCO BHAVAN'  
Balaour, New Bombay-400 614.  
PHONES : STD 0215-671241, 2, 3, 4  
671066, 671069  
TELEX : 77118 (COCO)

DATE:

2. The applicant shall :-
  - a) Give notice to the Corporation immediately after starting the development work in the land under reference.
  - b) Give notice to the Corporation on completion upto the plinth level not more than seven days before the commencement of the further work.
  - c) Give written notice to the Corporation regarding completion of the work.
  - d) Obtain an occupancy certificate from the Corporation.
  - e) Permit authorized Officers of the Corporation to enter the building or premises for which the purpose of endorsing the building control regulations and conditions of the Certificate.
  - f) Pay to COCO the development charges as indicated in Appendix 'A' alongwith interest @ 15% p.a. on the balance amount. If the rate of interest is enhanced by COCO the same will be applicable. The applicant shall pay to COCO the development charges as agreed in the undertaking submitted by you on 2/1/92.

3. The Structural Design, Building Materials, Plumbing Services, Fire Protection, Electrical Installation, etc. shall be in accordance with the provisions (except for the provisions in respect of Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Indian Standards Institution.

4. This certificate shall remain valid for a period of one year from the date of its issue.





PLEASE QUOTE REF. NO.  
WHILE WRITING LETTERS

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वसई - ६
२९/७५
२९/७५

# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

ASSOCIATED PLANNING OFFICE  
P.O. LIMITED  
CENTRAL OFFICE, 100, BOMBAY  
ROAD, BOMBAY 400 001

Regd. Office : 'NIRMAL' 2nd Floor,  
Nariman Point, Bombay-400 021 \* 'GRAM': CITWIN  
PHONES : 2022481-2022420-2022539-2022579  
Head Office : 'CIDCO BHAVAN'  
B-14pur, New Bombay-400 614.  
PHONES : STD 0215-671241,2,3,4  
671066, 671069  
TELEX : 77116 (CIDCO)

DATE:

: 3 :

5. The conditions of the certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.
11. You should approach Executive Engineer (ISEE) for the temporary power requirement, location of transformer etc. The permanent power connection from ISEE can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary occupancy certificate is obtained by the applicant before such transfer.



.....p/4

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NIRMAL, 2nd Floor, Nariman Point, Bombay 400 021 \* GRAM: CITIWIN PHONES: 2022491-2022420-2022609-2022679 'CIDCO BHAVAN' Belapur, New Bombay-400 614. PHONES: STD 0215-071241, 2, 3, 4 671066, 671069 TELEX: 77111R (CIDCO)

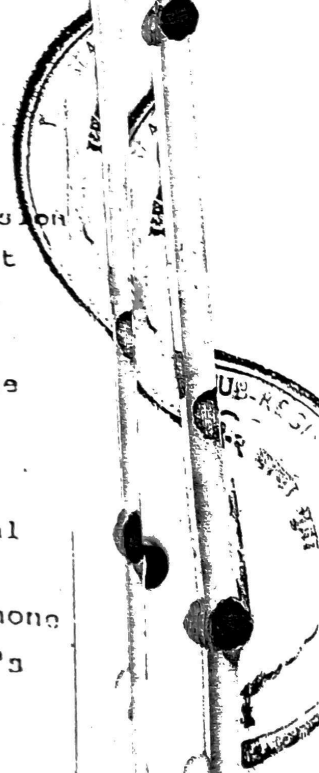
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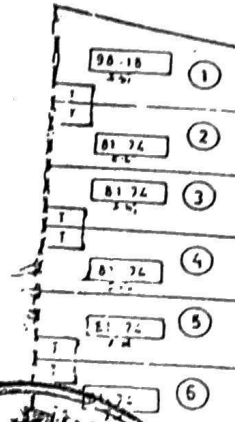
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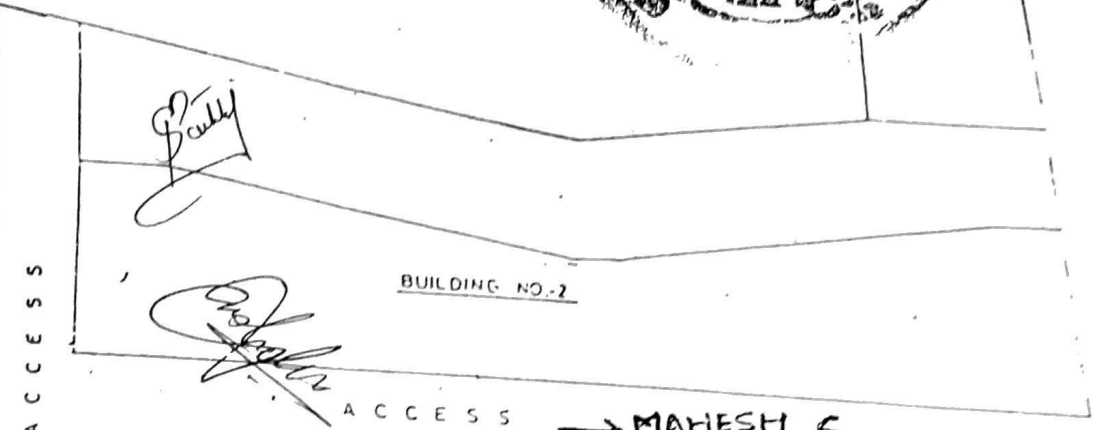
- 13. You shall provide at your own cost, the physical and social infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection of solid waste) before applying for occupancy certificate. Occupancy certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
- 14. 1100 Nos. of trees shall be planted on site.
- 15. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
- 16. The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable in the relevant other facts of the case e.g. Urban Land (Ceiling and Regulations) Act 1976 and getting the building plans approved from the various Authorities, and also obtaining NOC's from such Authorities before starting the construction.
- 17. The applicant shall have to keep necessary horizontal and vertical clearances from the electrical line or any other services lines / pipe-lines / gas-lines / telephone line etc. that may be passing through the applicant's land.

*[Signature]*  
ASSOCIATE PLANNER (VUSR)

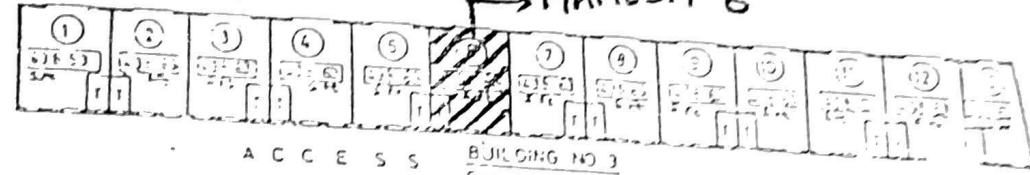




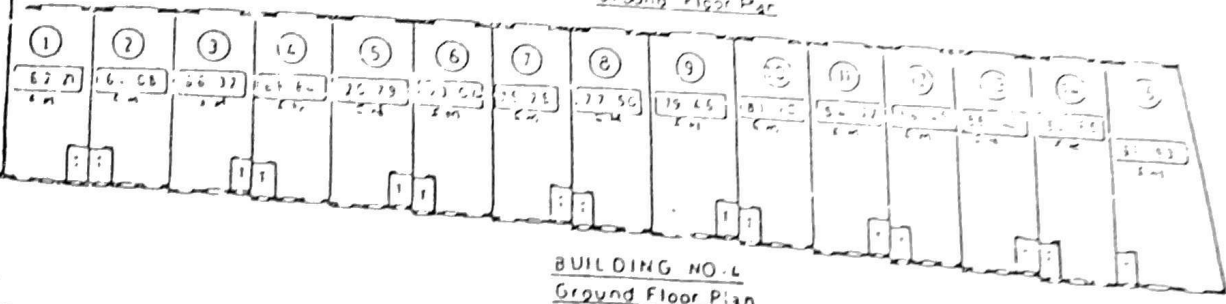
BUILDING NO-1  
Ground Floor Plan



BUILDING NO-2



BUILDING NO 3  
Ground Floor Plan



BUILDING NO-4  
Ground Floor Plan

PLOT NO.45

**R J ASHAR**  
STRUCTURAL AND ARCHITECTURAL -  
CONSULTANT,  
1/11 MITTAL ROAD, SARVODAYA,  
ANDHERI WEST, BOMBAY-69  
PH NO. 2326560, 8332522

RICHHI SAGAR (BUILDING NO 1) } INDUSTRIAL ESTATE  
SIDDHI SAGAR (BUILDING NO 4) }  
VILLAGE GOKHMARE, TALUKA VASAI, DISTRICT THANE  
SURVEY NO. 242, 243, 244(P), 245, 246

**BUILDERS -**  
M/S SAGAR ENGINEERS,  
KHOJANE BLDG,  
NEAR FLY STAT ST,  
VASAI (W), DIST. THANE,  
PH NO 217-22 2363

वर्क - ६  
१०/१३५  
१०/१३५

For SAGAR ENGINEERS,  
*[Signature]*  
Partner

For AEROMEC MARKETING CO.

*[Signature]*  
Proprietor

# RIDDHI SIDDHI SAGAR PREMISES CO-OP. SOCIETY LTD.

TNA/VSI/GNL(O)/745 DT. 23-10-1996

Survey No. 242 To 246 Plot No. 45Gokhivare Vasai (East) Dist. Palgharvasai

SUSHANT BHASKAR PATIL

Member Id : 7943

BillableArea : 438.63 Sq. Feet

Unique Id : 10029

Bill No :2400281

BillDate :01/11/2024

Period : 01/11/2024 To 30/11/2024

GALA No :MG/6

Due Date:30/11/2024

SrNo	Particulars	Amount
1	MAINTENANCE & SERVICE CHARGES	548.00
2	BOREWELL CHARGES	500.00
3	SINKING FUND	66.00
4	REPAIR FUND	197.00
	Current Charges:	1,311.00
	Old Outstanding:	0.00
	Old Int. Amt:	0.00
	Interest on Late	0.00
	Advance:	0.00
	Total Payable:	1,311.00

One Thousand Three Hundred Eleven Rupee(s) And Zero Paise Only.

- \* FOR ANY QUERY ON MAINTENANCE BILL CONTACT TO PRALESH PANDEY # 7030835856 #
- \* PLS UPDATE LATEST EMAIL ID & MOBILE NO FOR RECEIVING THE SOFT COPY OF MAINTENANCE BILL
- \* FOR NEFT BANK DETAILS
- \* CANARA BANK , A/C NO. 54642010017899, IFSC CODE - CNRB0015464 VALIV BRANCH SAVINGS ACCOUNT.
- \* Note - Interest will be charged on Conveyance Fund from January 2023

For RIDDHI SIDDHI SAGAR PREMISES CO-OP. SOCIETY LTD.

Ch.No - 101963

Hon. Secretary / Treasurer

RIDDHI SIDDHI SAGAR PREMISES CO-OP. SOCIETY LTD.

TNA/VSI/GNL(O)/745 DT. 23-10-1996

Survey No. 242 To 246 Plot No. 45Gokhivare Vasai (East) Dist. Palgharvasai

## RECEIPT

Receipt No : 2400121

Receipt Date : 22/10/2024

Received with Thanks from SUSHANT BHASKAR PATIL ( MG/6 ) a sum of Rs. \*\*\*\*\*1311.00 (One Thousand Three Hundred Eleven Rupee(s) And Zero Paise Only.) by Cheque No . 101945 Dated 22/10/2024 drawn on USSB Against Bill No.2400245 Dated01/10/2024

For RIDDHI SIDDHI SAGAR PREMISES CO-OP. SOCIETY LTD.

\*Receipt subject to realisation of cheque

Hon. Secretary / Treasurer

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