

WHEREAS:

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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



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