

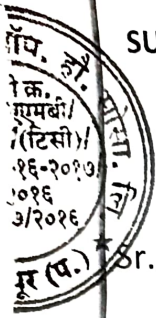
SHRIDEV PLAZA CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under M.C.S. Act 1960)

SURVEY NO.82, HISSA NO. 15, PLOT NO. 2, 3 & 4, RAMESHWADI, BADLAPUR-W, DISTRICT-THANE- 4

Registration. No.TNA/AMB/HSG/[TC]/28647/2016-17 Dt: 19-07-2016

SHARE CERTIFICATE



Sr.No.:-14

Date:19.07.2016

Member's Registration No.:-14

THIS IS TO CERTIFY that,

Shri./Smt./M/s. Chandrakant Shankar Bamne

_____ (Flat No.304) of Badlapur(W)
is the Registered Holder of **TEN** Shares From **131** to **140** of **Rs. 500/-** (Rupees Five Hundred Only) in **Shridev Plaza Co-Operative Housing Society Ltd., Badlapur(W)** Subject to the Bye-Laws of the Said Society and that upon Each of such Shares the sum of Rupees **FIFTY** has been paid.

GIVEN under the Common Seal of the said Society at Badlapur, this

Rs.500/-



Chachegankar

Chachegankar

Chachegankar

Chairman Hon.Secretary Member of the
For SHRRIDEV PLAZA CO-OP.HSG.SOC.LTD Committee

Chairman Secretary Treasurer

P.T.O



GAJARAM BHIKAJI CHAUDHARY

BUILDERS & DEVELOPERS

Shree Dev Apartment, Rameshwadi, Kulgaon - Badlapur - 421 503.

Ref. No.

Date : 23/12/03

POSSESSION LETTER

WE HAVE SOLD FLAT NO. 304 IN BUILDING CALLED SHRIDEV APARTMENTS ON SURVEY NO. 82 C.T.S. NO. 15 PLOT NO. 1 To 7 TO MR/MRS. CHANDRAKANT Shankar ^{Bamhe} VIDE AGREEMENT DATED 4/12/03 NOW YOUR FLAT IS READY. WE ARE HEREBY GIVING YOU PEACEFUL POSSESSION OF THE SAID FLAT. HEREINAFTER YOU SHALL HAVE TO FOLLOW THE TERMS & CONDITIONS MENTIONED IN AGREEMENT.

YOURS FAITHFULLY,

FOR GAJARAM BHIKAJI CHAUDHARY

PROPRIETOR.

DATE :

॥ SHREE ॥



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08/02/2003

**SHRIDEV
APARTMENT**

AGREEMENT

FOR SALE

OF

FLAT/SHOP No. 304

On THIRD Floor

BUILDER

Shri. GAJARAM BHIKAJI CHAUDHARY,
Rameshwadi, Post Kulgaon, Badlapur (East),
Dist. Thane - 421503.

1000Rs.



4 DEC 2003

Sr. No. 3731 Date
Issued to.. Chandrakant Shankar Bamne
Stamp paper of Rs 1000

Sub Treasury Officer
Ulhasnagar

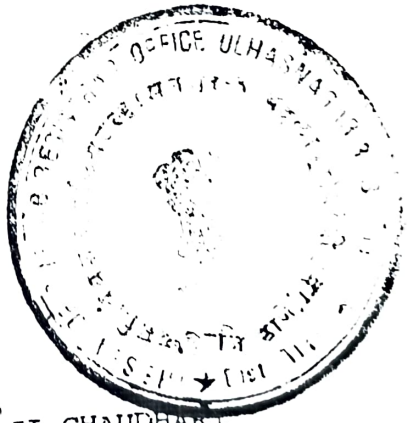
28 NOV 2003

Stamp Vendor Katrap/Badlapur
S. K. ATMAPAMANI
LICENCE NO. 9/95

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AGREEMENT FOR SALE



BUILDER : SHRI GAJARAM BHIKAJI CHAUDHARI

PURCHASER : SHRI CHANLRAKANT SHANKAR BAMNE

Bamne

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4230/1003
C/38

2/9, B-1/C-3

WARD NO. _____
 AREA OF FLAT/SHOP _____
 GOVT. RATE _____
 ACTUAL VALUE _____
 MARKET VALUE _____
 STAMP DUTY _____
 GROUND + THREE FLOORS

KULGAON Met-ee
 49.70 Sq. (built-up)
 @ Rs 7,455/- Per Sq mtr
 Rs. 3,21,000/-
 Rs. 3,71,000/-
 Rs. 8,600/-

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at KULGAON, TALUKA AMBARNATH this 4th day of DECEMBER-2003 BETWEEN:

Shri. GAJARAM BHIKAJI CHAUDHARY, aged about 36 years, Hindu, Indian inhabitant, residing at Rameshwadi, Kulgaon, Badlapur (West), Dist. Thane 421503, hereinafter called as "**the PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors administrators and assigns) of the One Part.

AND

Shri. / Smt. CHANDRAKANT SHAN BAMNE



aged about 45 years, Indian inhabitant, residing at Saekam

Umeshnagar, Near Sujata Building, Dombivli (W)

hereinafter referred to as "**the PURCHASER/S**" (which expression shall unless the context does not so admit includes his/her/their heirs, executors, administrators and assigns) of the Other Part.

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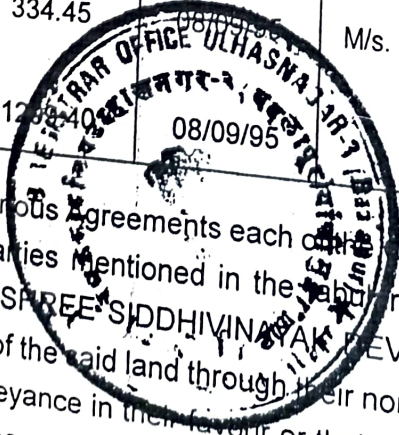
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WHEREAS :

i) By and under eight different agreements all dated 08/09/1995, (details of which eight agreements are shown in tabular form hereunder) between the Owners of the respective plots of the First Part and M/s. SHREE SIDDHIVINAYAK CONSTRUCTION (a Partnership firm of Kalwa, Thane) of the Second Part and M/s. SHREE GURUKRIPA ASSOCIATES (a partnership firm of Ghatkopar, Mumbai) as Confirming Party of the Third Part, each of the respective Owners have agreed to sell with the consent of the said Confirming Party to M/s. SHREE SIDDHIVINAYAK CONSTRUCTION or their nominees the development rights and ultimately all that piece and parcel of land or ground belonging to the Owners situated at revenue village KULGAON, Taluka Ambarnath, Dist. Thane bearing Survey No. 82, Hissa No. 15 Part, Plot Nos. 1 to 7 (both inclusive) and Survey No. 82, Hissa No. 15 part admeasuring 3,642.22 Sq. metres or thereabouts in the aggregate and more particularly described in the First Schedule hereunder written at the consideration and on the terms and conditions therein set out.

Plot Details S. No./H. No.	Area Sq. mtrs	Agreement Date	Owner's Name
82/15 pt. Plot No. 1.	438.96	08/09/95	PRAVINCHAND M. KAMDAR
82/15 pt. Plot No. 2	250.84	08/09/95	M/s. SHREEJIKRUPA LAND DEVELOPMENT
82/15 pt. Plot No. 3.	272.58	08/09/95	PARESH D. JHARKIA
82/15 pt. Plot No. 4.	293.48	08/09/95	BHARAT D. SHAH
82/15 pt. Plot No. 5.	313.55	08/09/95	RAKESH M. GANDHI
82/15 pt. Plot No. 6.	438.96	08/09/95	M/s. SHREEJIKRUPA LAND DEVELOPMENT
82/15 pt. Plot No. 7.	334.45	08/09/95	M/s. SHREEJIKRUPA LAND DEVELOPMENT
82/15 pt.			MAHADEO B. GAIKWAD



ii) By the said various agreements each of the Owners of the respective plots and the Confirming Parties mentioned in the tabular form above have given full right to the said M/s. SHREE SIDDHIVINAYAK CONSTRUCTION or their nominees, pending the execution of the development of the said land through their nominees, by constructing residential buildings thereon as per the plan sanctioned by the Kulgoan-Badlapur Municipal Council and selling the flats and other premises therein on ownership basis and

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ultimately transferring the said land with the building thereon to the Co-operative Housing Society of the flat purchasers in the said building.

Pursuant to the said Agreements the said M/s. SHREE SIDDHIVINAYAK CONSTRUCTION had entered into possession of the said land in terms of the various Agreements and completed construction work on the said land of three buildings viz. building Nos. 2, 3 and 4 and the F.S.I. for construction of one building i.e. Building No.1 was the balance/unutilised F.S.I. in respect of the said entire property.

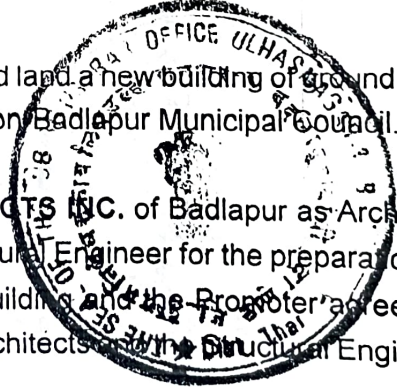
In the meantime, after completion of the development of the said entire property (but for construction of Building No.1 out of the entire scheme, the Partners of the said M/s. SHREE SIDDHIVINAYAK CONSTRUCTION have by and under an agreement dated 11/05/2000, assigned the development rights in respect of the balance F.S.I. out of the said entire property to the extent of 717.94 Sq. metres for construction of the said proposed building No. 1 in favour of the Promoter herein and which property is more particularly described in the Second Schedule hereunder.

In pursuance of the Agreement dated 11/05/2000 and by virtue of Power of Attorney, the said Shri. GAJARAM BHIKAJI CHAUDHARY (the Promoter/Builder) is authorised to develop the said land more particularly described in the Second Schedule hereunder written (hereinafter referred to as " the said land ") and upon the terms and conditions contained in the said Agreement dated 11/05/2000.

i) The Promoter proposes to construct on the said land a new building of ground and three upper floors as permitted by the Kulgaon Badlapur Municipal Council.

ii) The Promoter has appointed M/s. ARCHITECTS INC. of Badlapur as Architect and Shri. RAVI YADAV of Badlapur as Structural Engineer for the preparation of the structural design and drawings of the building and the Promoter agrees to accept the professional supervision of the Architects and the Structural Engineer till the completion of the building.

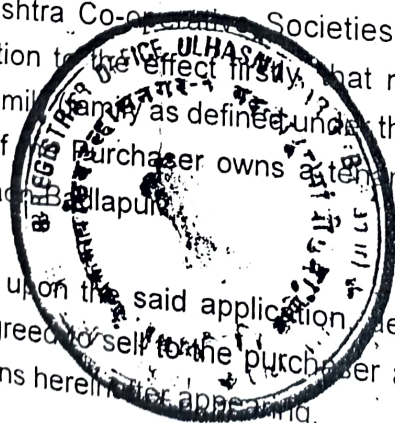
iii) The purchaser demanded from the promoter and the promoter has given inspection to the flat purchaser of all the documents of title relating to the said property, and the plans, designs and specifications prepared by the Promoter's Architects M/s. ARCHITECTS INC. of Badlapur and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as " the said Act ") and the rules made thereunder.



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- ix) The copies of Certificate of Title issued by the advocate of the Promoter, copy of 7/12 extract, list of amenities and the floor plans approved by the concerned local authority have been annexed hereto and marked Annexures A, B, C and D respectively.
- x) The Promoter has got approved from the KULGAON BADLAPUR MUNICIPALITY COUNCIL the plans, the elevations, section and details of the said building by their letter No. KBMC/TPD/BP/136-33 dated 04/05/2000 in respect thereof.
- xi) While sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and upon performance of which only the Completion and Occupation Certificate in respect of the said building shall be granted by the concerned local authority.
- xii) The Promoter has accordingly commenced construction of the said building in accordance with the said plans hereinafter referred to as " the said building".
- xiii) Accordingly the Purchaser applied to the Promoter for allotment of a Flat No. 304 on the THIRD floor admeasuring 595 Sq. feet (built-up area) plus open terrace admeasuring — Sq. feet adjacent to the building of the building to be known as " **SHRIDEV APARTMENT** " being CONSTRUCTED ON THE SAID PROPERTY described in the First Schedule hereunder written.
- xiv) Relying upon the said application, declaration and agreement, the Promoter has agreed to sell to the Purchaser a flat at the price and on the terms and conditions hereinafter appearing.
- xv) Prior to making application as aforesaid as required by the provisions of the Maharashtra Co-operative Societies Act, 1960 the Purchaser has made a declaration to the effect that neither the Purchaser nor the members of the family as defined under the Urban Land (Ceiling & Regulation) Act, 1976) of the Purchaser owns a tenement, house or building within the limits of Kulgaon Badlapur.
- xvi) Relying upon the said application, declaration and agreement, the Promoter has agreed to sell to the purchaser a Flat at the price and on the terms and conditions hereinafter appearing.
- xvii) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 51,000 (Rupees Fifty one Thousand) being the part consideration of the sale price of the Flat agreed to be sold by



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Promoter to the Purchaser as advance Payment (the payment and receipt whereof the Promoters doth hereby admit, acknowledges, acquits and discharges the Purchaser forever) and the Purchaser has agreed to pay to the Promoter the balance of the sale price of Rs. 2,70,000/- to the Promoter in the manner stipulated herein.

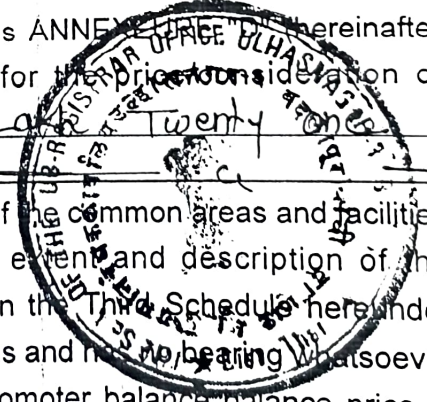
- i) Under Section 4 of the said Act the Promoter is required to execute a written agreement for sale of said flat to the Purchaser, being in fact these presents and also to register the said agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

The Promoter shall construct the said building consisting of ground and three upper floors on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with such variations and modifications as the Promoter may consider necessary or as may be required by the Kulgaon-Badlapur Municipal Council to be made in them or any of them for which the Purchaser hereby gives consent.

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s one Flat/Shop No. 304 on the THIRD floor admeasuring 535 i.e. 49.70 Sq. m² (built-up) area (which is inclusive of the area of balconies and proportionate common areas) together with the open terrace admeasuring _____ Sq. feet adjacent thereto, in the building to be known as " **SHRIDEV APARTMENT** " as shown in the floor plan Annexed hereto and marked as ANNE~~X~~^E " hereinafter referred to as "the said Flat/Premises") for the price/consideration of Rs. 3,21,000/- (Rupees Three Lakh Twenty one Thousand only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities are described in the Third Schedule hereunder written. The said price is fixed on lumpsum basis and no bearing whatsoever on the actual area assures to pay to the Promoter balance price of Rs. 2,70,000/- in the following manner. :-

- (i) ~~30%~~ To be paid on completion of plinth ;
 (ii) ~~15%~~ To be paid on casting of first slab ;
 (iii) ~~15%~~ To be paid on casting of second slab ;



Handwritten initials/signature

THE FIRST SCHEDULE ABOVE REFERRED TO :

All THAT PIECE AND PARCEL of land lying and situate at village KULGOAN, Taluka Ambarnath, within the limits of the KULGAON-BADLAPUR MUNICIPAL COUNCIL, within Registration District Thane, Sub-Registration District Ulhasnagar bearing Survey No. 82, Hissa No. 15 part, Plot No. 1 to 7 and Survey No. 82, Hissa No. 15 part admeasuring 3,642.22 Sq. metres or thereabouts in the aggregate.

THE SECOND SCHEDULE ABOVE REFERRED TO :

All THAT portion of unutilised, balance floor space index to the extent of 717.94 Sq. metres (built-up) under building No.1 shown in the revised approved plan dated 04/05/2000 in respect of the amalgamation of lands lying and situate at Village KULGAON, Taluka Ambarnath, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub-registration district Ulhasnagar out of land bearing Survey No. 82, Hissa No. 15 part, Plot Nos. 1 to 7, and the land out of Survey No. 82, Hissa No. 15 part admeasuring 3,642.22 Sq. metres or thereabouts in the aggregate.

THE THIRD SCHEDULE ABOVE REFERRED TO :

Proportionate common areas and facilities, area of immediate landing area abutting the main door after the landing on the said floor. Prorata right along with all purchasers of the premises in the said property in limited common area i.e. to say Staircase, Staircase landing, Entrance hall, Terrace, Compound, Lobbies, Passage.

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands on the day and the year first hereinabove written.

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ANNEXURE "C"
LIST OF AMENITIES AND SPECIFICATIONS

- (1) STRUCTURE : The entire construction shall be of R.C.C. frame structure as per directions and drawings from the Architects & R.C.C. specialists.
- (2) WALLS : White wash to be provided with inside the room and external colour of the building will be of Snocem Colour.
- (3) FLOORING : Living rooms, Bed room, balconies, passage and kitchen shall be in good quality mosaic tiles of approved size and colour.
- (4) All rooms shall have half tile skirting to match.
- (5) Bathroom shall be provided with Tandoor stone flooring.
- (6) W.C. shall be provided with white glazed tiles
- (7) 3' Glazed tiles dado shall be provided in bathroom.
- (8) 1.5' White tiles dado shall be provided in W.C.
- (9) R.C.C. loft will be provided in Bathroom.
- (10) R.C.C. loft will be provided in W.C.
- (11) Kitchen shall be provided with one suitable cooking platform and sink with Kadappa Stone.
- (12) Kitchen platform shall have 1.5' dado of white glazed tiles.
- (13) In Bathroom a shower shall be provided.
- (14) Good quality three water taps shall be provided in Kitchen, Bathroom and W.C. (one each).
- (15) Doors : Partition door shutter will be of flush/ply door.
- (16) Main door shutter will be of Flush/ply.
- (17) Alluminium sliding will be provided to windows.
- (18) Glazed windows or alluminium windows shall be provided.
- (19) One Wash Basin of suitable size shall be provided in passage with tap conk and hanger cock.
- (20) Electric connection with copper wiring 2.5 points in each room shall be provided, in casing patti.
- (21) One Bell point will be provided in each room.
- (22) Over head water tank will be provided.
- (23) Underground water tank will be provided.
- (24) Doors and windows shall be oil painted.
- (25) Fancy Handle for doors from outside, safety chain and peep hole from inside will be provided.

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"Shriher Apartment"

FLAT NO - 304

Area - 535 sq. feet - Built-up
Third Floor

श्रीहर अपार्टमेंट
सं. ३०४
अक्षांश १८° ५५' ३०" उत्तर
देशांतर ७२° ४०' ००" पूर्व
प्लॉट नं. ७३.४
विल - कुल्गाँव, ताल - अम्बरानाथ,
जिल्हा - ठाणे.
श्रीहर अपार्टमेंट
अक्षांश १८° ५५' ३०" उत्तर
देशांतर ७२° ४०' ००" पूर्व
प्लॉट नं. ७३.४
विल - कुल्गाँव, ताल - अम्बरानाथ,
जिल्हा - ठाणे.

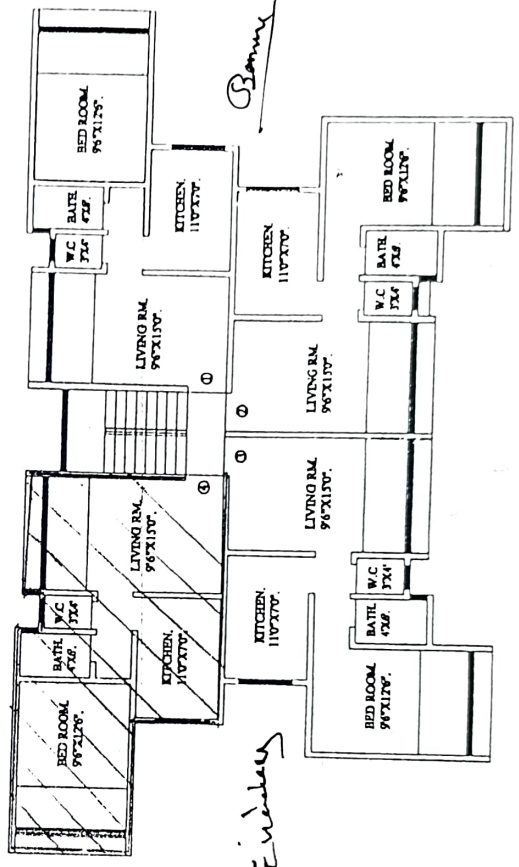
DOOR & WINDOW SCHEDULE

D 1	W PANELLED DOOR	1.00 X 2.11 M
D 2	W PANELLED DOOR	0.90 X 2.11 M
D 3	W FLUSH DOOR	0.76 X 2.00 M
W 1	W GLAZED WINDOW	1.50 X 1.25 M
W 2	W GLAZED WINDOW	1.00 X 1.25 M
W 3	W LOUVERED WINDOW	0.90 X 0.60 M

PROPOSED BUILDINGS ON PROPERTY
BEARING S. NO. 82 H. NO. 15 PLOT NO. 7 3.4
VILL - KULGAON TAL - AMBERANATH
DIST - THANE
FOR
SHRI - R. R. JOSHI & S. B. BHOIR
C. A. TO SHRI - DINESHCHANDRA SHAHA.

SIGN OF OWNER

Architects Inc.
ARCHITECTS IN DESIGNERS
VAISHALI THEATRE COMP
KULGAON - BANGALUR (W)



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