

NEW OM SAI PALACE CO-OPERATIVE HOUSING SOCIETY

Reg. No. TNA/ULR/HSG./ (TC)/14992 Date 30-12-2003.

Plot No. 216/224, Shiv Ganga Nagar, Ambernath (East) Pin-421 501.

Ref. No. _____

Date 10-3-2011

TO WHOM SO EVER IT MAY CONCERNED

The application of DR S-B. Paudil resident of plot NO 922 of this society for a fairway loan from MRS ABHINAV Co-operative Bank limited of any other institution has been considered by the managing committee and expressed its clearance for obtaining such loan @



For New Om Sai Palace Co-operative Housing Society Ltd. Ambernath (East)
Amth Chairman
R. S. Shetty Secretary

New Om Sai Palace CO-Operative
Housing Society Ltd. Ambemath (East)

CO - OPERATIVE HOUSING SOCIETY

LTD. AMBERNATH

(Registered under M C. S. Act 1960)

No. 26

Date 26/1/2004

Authorised Share Capital Rs. 20,000 Divided into 400 Shares each of Rs. 50/-

Member's Register No 26

THIS IS TO CERTIFY that Shri / Smt. Suresh B. Patil

of - is the Registered Holder of Shares (5) From No. 126

130 of Rupees 250/- ()

The New Om Sai Palace CO-OPERATIVE HOUSING SOCIETY LTD. Ambemath

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum

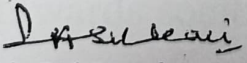
of Rupees 250/- has been paid

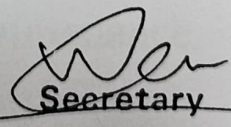
GIVEN under the Common Seal of the said Society at Ambemath This

day of 26/1/2004

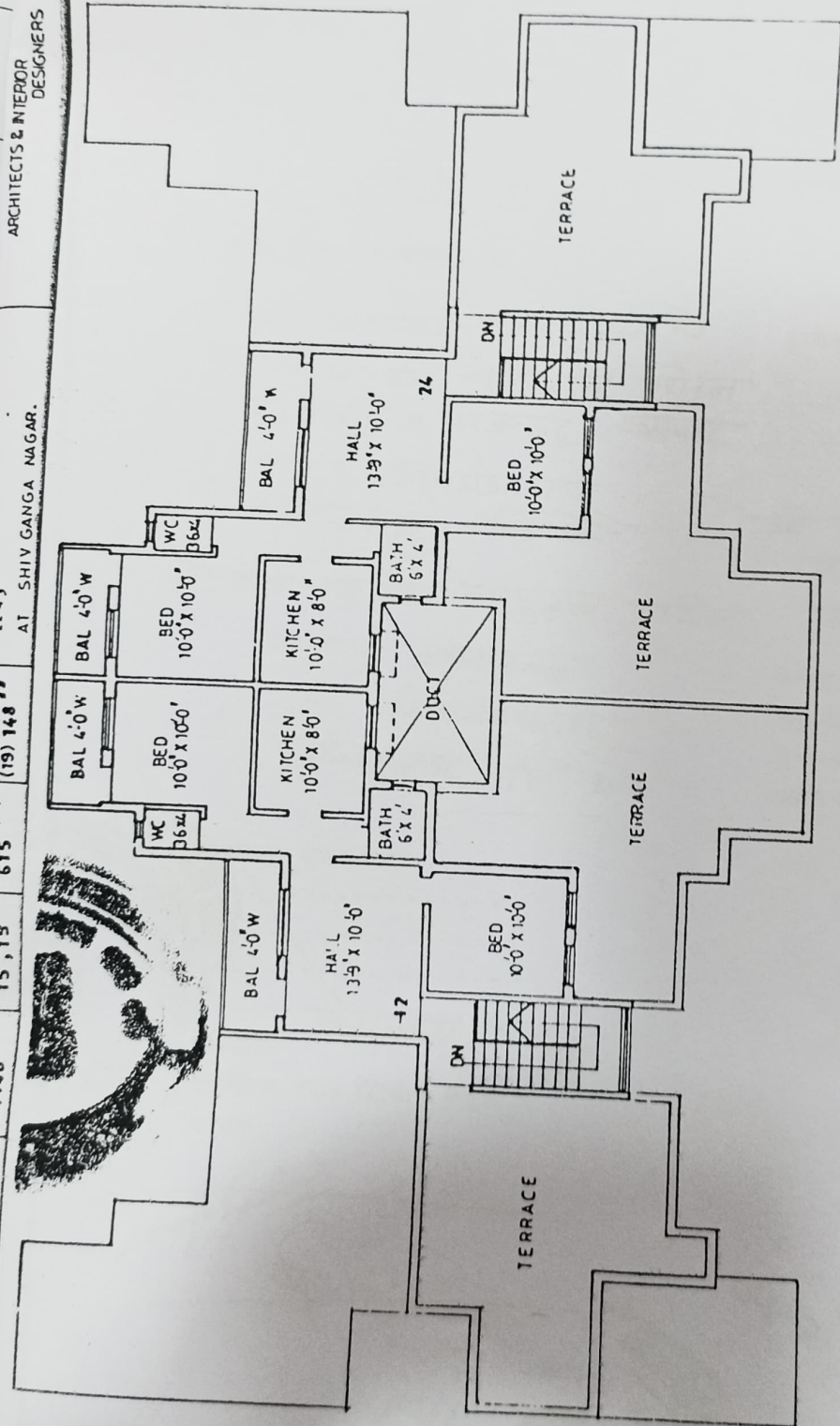
250/-

New Om Sai Palace CO-Operative
Housing Society Ltd. Ambemath (East)


M.C. Member

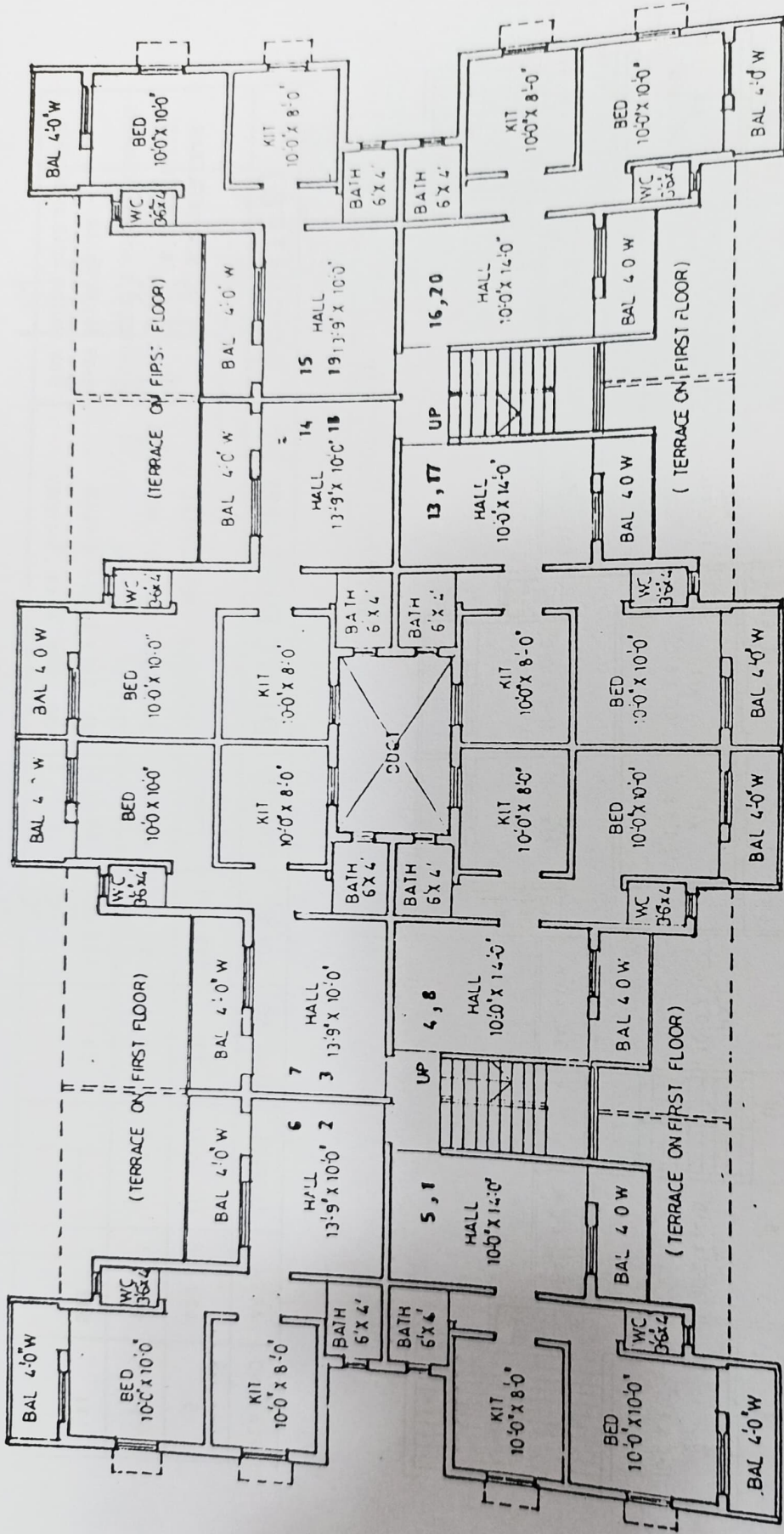

Secretary


Chairman



third floor plan
SCALE: 1" = 8'-0"

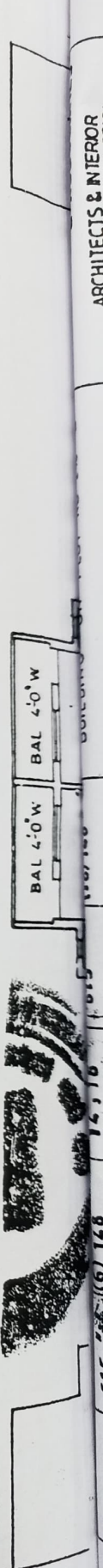
FLAT NO	AREA	TERRACE	ELAT NO	AREA	TERRACE	DESCRIPTION	ARCHITECT
12	740 sq ft	400 sq ft	24	740 sq ft	400 sq ft	PROPOSED RESIDENTIAL, BUILDING ON PLOT NO 216 & 224, AT SHIV GANGA NAGAR FOR SHRI AMAR . SACHDEV	S. V. JOGLEKAR & ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS
							C-4 SHIV BASAV NAGAR SHIV MANDIR ROAD AMBERNATH.

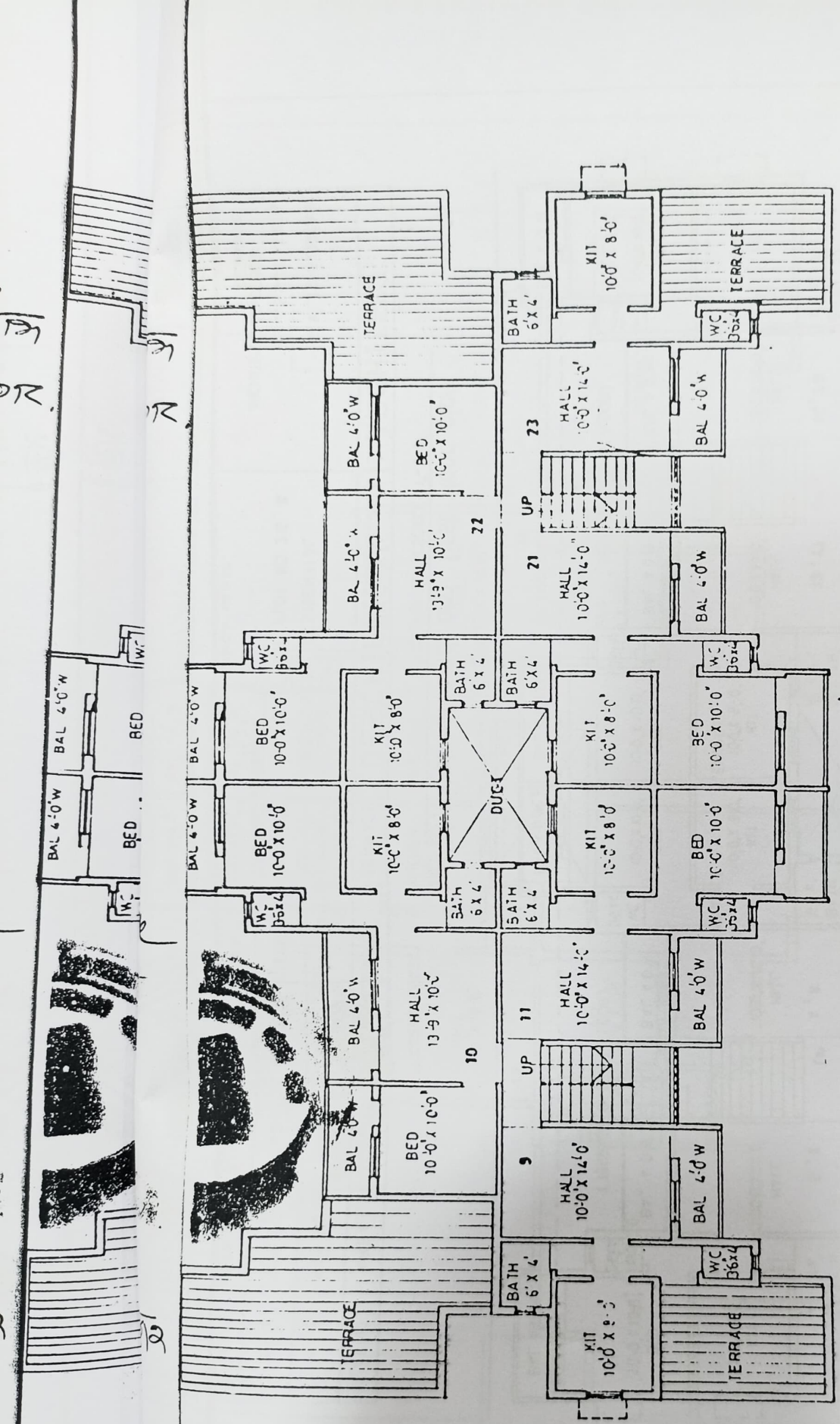


typical ground and first floor plan

SCALE: 1"=8'-0"

FLAT NO	AREA	TERRACE	AREA	TERRACE	DESCRIPTION	ARCHITECT
1, 5	599 SQ FT	(5) 128 SQ FT	599 sq ft	(17) 96 sq ft	PROPOSED RESIDENTIAL BUILDING ON PLOT NO 216 & 224, AT SHIV GANGA NAGAR.	S. V. JOGLEKAR & ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS
2, 6	615 "	(6) 148 "	615 "	(18) 148 "		
3, 7	615 "	(7) 148 "	615 "	(19) 148 "		





Second floor plan
SCALE 1" = 8'-0"

FLAT NO	AREA	TERRACE	FLAT NO	AREA	TERRACE	DESCRIPTION	ARCHITECT
5	422 sq ft	165 sq ft	21	599 sq ft	—	PROPOSED RESIDENTIAL BUILDING ON PLOT NO 216 & 224, AT SHIV GANGA NAGAR FOR SHRI AMAR . SACHDEV	S.V. JOGLEKAR & ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS SHIV BASAV NAGAR SHIV MANDIR ROAD AMBERNATH
10	791 " "	450 " "	22	791 " "	450 sq ft		
11	599 " "	—	23	422 sq ft	165 sq ft		

D. L. BHIDE LL. B. (Pleader)

C. D. BHIDE M. Com, (Hon.) LL.B. Advocate

Sita Vallabh Co-op. Hsg. Soc. Ltd., 1st Floor, Near Welcome Hotel, Shivaji Chowk, KALYAN-421 301.
Phone : 41 47 17 □ 27 27 8

Ref. No. _____

: 3 :

Date _____

IN pursuance to the said Agreement and Power of Attorney and on the strength of the sanctioned plans and permissions, M/S. JALARAM CONSTRUCTIONS have commenced the construction on the said property.

ON perusal of the above referred papers I hereby certify that the title of the owner to the property described in the SCHEDULE hereunder written is clear, marketable, free from reasonable doubts and encumbrances.

SCHEDULE

ALL THAT PIECE AND PARCEL OF N.A. land lying and situate at village AMBERNATH, Tal. Ulhasnagar, Dist. Thane, Registration Dist. Thane, Sub-registration Dist. Ulhasnagar within the limits of Ambernath Municipal Council bearing :

Survey No.	Hissa No.	Layout Plot No.	Area
38	(P)	216	596.86 Sq.mts

and bounded as follows :

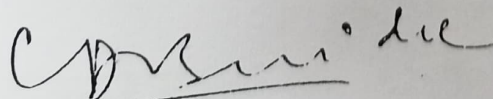
ON OR TOWARDS EAST : Road

ON OR TOWARDS WEST : Plot No. 224

ON OR TOWARDS SOUTH : Public Garden

ON OR TOWARDS NORTH : Plot No. 215

together with all easement rights etc.,



SHRI C. D. BHIDE
Advocate



READ :

1. DEED OF CONVEYANCE dated 07.03.1975 between DR. BISHORCHAND ARORA & OTHER as VENDORS and SHRI BHIRAJI LADUJI SAWANT as PURCHASER. (ULH. SR. NO. 353 dated 07.03.1975)

2. DEED OF CONVEYANCE dated 07.05.1993 between SHRI BHIRAJI LADUJI SAWANT as VENDOR and SHRI ANAND SACHDEV as PURCHASER. (ULH. SR. NO. 662 dated 07.05.1993)

3. EXTRACT of 7/12.

4. MUTATION ENTRIES.

5. PERMISSION under Section 26 (1) of the URBAN LAND (Ceiling and Regulation) Act, 1974 obtained for the conveyance.

6. PUBLIC NOTICE issued in MAHARASHTRA TIMES dated 23.05.1995.

7. BUILDING PERMISSION issued by the Ambarnath Municipal Council under No. AMC / NRV / BP / 95 - 96 / 330 - 201 dated 05.07.1995.

8. N.A. ORDER issued by Additional Tahsildar Ulhasnagar under No. SR / 38 / 95 Dated 22.12.1995.

ANNEXURE "A"

LIST OF AMENITIES

Building will be R.C.C. framed structure.

Main doors and windows will be plywood doors or flush doors both side oil painted.

All Bed-rooms door will be plywood doors or flush doors both side oil painted.

All flats will have one magic eye on main entrance door.

Grey cement mosaic tiles will be laid in every room.

Raised cooking platform will be with sink in the Kitchen.

Electric fittings will be open type. There will be light point, fan point and plug point in each room.

Loft over bath and W.C. in each flat.

White enameled tiles in bath and W.C. in flooring and dado 3' in bath and 1' - 6" in W. C.

Water storage tank on each building.

\$

SCHEDULE

ALL THAT PIECE AND PARCEL OF N.A. land lying and situate at village AMBERNATH, Tal. Ulhasnagar, Dist. Thane, Registration Dist. Thane, Sub-registration Dist. Ulhasnagar within the limits of Ambernath Municipal Council bearing :

Survey No.	Hissa No.	Layout Plot No.	Area
38	(P)	216	556.86 Sq.mts
38	(P)	224	577 Sq.mts.

and bounded as follows :
ON OR TOWARDS EAST : Road
ON OR TOWARDS WEST : Plot No. 10
ON OR TOWARDS SOUTH : Public Garden
ON OR TOWARDS NORTH : Plot No. 215 & 225

together with all easement rights etc.,
IN WITNESS WHEREOF we have set and subscribed our hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED SEALED & DELIVERED
By the within named
BUILDERS / DEVELOPERS

M/S. JALARAM CONSTRUCTIONS
through its Partner :

~~SRI JIVRAJ MOHAN BAPARKA~~
~~SURESH YADAV~~
SIGNED SEALED & DELIVERED

By the within named PURCHASER

~~Sri DR. SURESH BAPURAO PATIL~~.....
Suresh Jadhav
S. Patil.....

WITNESSES :

1. *[Signature]*
Alok
(S.T.P.)

2.

to the PROMOTERS / BUILDERS Rs. 2,97,500/-
 (Rs. Two lakh ninety seven thousand five hundred only.
 as the agreed price / consideration in respect of the
 said flats / ~~shops~~ / ~~tenament~~ / ~~galas~~ and garages etc.,
 being unit No. 02 on Basement floor, in " OM SAI
 PALACE " allotted to the Purchaser/s and shown and
 marked accordingly on the floor plan annexed hereto.

AND NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS
 HEREBY AGREED AND DECLARED THAT :-

1. THE Purchaser/s hereby agrees to purchase from the
 PROMOTERS / BUILDERS and the PROMOTERS / BUILDERS hereby
 agrees to sell to the Purchaser/s the flat No. 02
 on Basement FLOOR in the building known as " SAI
 PALACE ", admeasuring about 850 sq. ft. (BUILT UP)
 approximately as shown in the floor plan annexed hereto
 in the said new building (hereinafter referred to as the
 "SAID PROPERTY) at and for price /consideration of Rs.
2,97,500/- (Rs. Two lakh ninety seven thousand
five hundred only. ONLY).

THE Purchaser hereby agrees to pay the said purchase
 price to the PROMOTERS / BUILDERS by instalments in the
 following manner viz.:-

(a) Rs. 1,50,000/- (Rs. One lakh fifty thousand
only.) paid on/or before
 execution of this presents as earnest money.

(b) Rs. 1,40,000/- (Rs. One lakh forty thousand only.
 ONLY) to be paid on/or before 1-3-1997.

(c) Rs. _____ (Rs. _____
 ONLY) to be paid on/or before _____

(d) Rs. _____ (Rs. _____
 ONLY) to be paid on/or before _____

(e) Rs. _____ (Rs. _____
 ONLY) to be paid on/or before _____

229
 A

ENGINEER for the preparation of the structural designs and drawings of the building and the PROMOTERS / BUILDERS accept the professional supervision of the Architects and the R.C.C Engineer, till the completion of the building.

AND WHEREAS while granting the building permission and sanctioned plans, the Municipal / Planning authorities have laid down certain terms, conditons, stipulation and restrictions which are to be observe and performed by the PROMOTERS / BUILDERS while developing the said property and upon due observance and performance of which only completion and / or occupation certificate in respect of the new building shall be granted by the concerned local authority.

AND WHEREAS the PROMOTERS / BUILDERS expressed their intention to dispose off the flats / shops / tenaments / galas and garages etc., in the proposed new building when completed shall be known as " OM SAI PALACE ".

AND WHEREAS the purchaser herein have offered to purchase a flat / shop / unit / garage being flat / shop / ~~unit~~ / garage No. 02.

AND WHEREAS prior to making offer as aforesaid as required by the provisions of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976, the Purchaser/s has made a declaration to the effect firstly, that neither the Purchaser nor the members of the family of the Purchaser/s own a tenement, house or building within the limits of the Registration District and Sub-Registration District mention in the SCHEDULE hereunder written.

the provision of the MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement, the Purchaser/s has accorded his / her consent as required under section 9 of the said MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT, 1963, whereby the PROMOTERS / BUILDERS shall be entitled to sell, mortgage or create charge on any flats / shops / other units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser/s has accorded his / her / their consent as required under section 7 of the said MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT, 1963 whereby the PROMOTERS / BUILDERS, will be entitled to make such alteration in the structures in respect of the said flats /shops / terraces / balconies and garages etc., agreed to be purchased by the Purchaser and / or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the PROMOTERS / BUILDERS have entered into a standard agreement SHARAD JOGLEKAR, Architects, having its office at C - 4, SHIV BASAV NAGAR, SHIV MANDIR Road, AMBERNATH registered with the council of Architects and such agreement is as per the agreement prescribed by the council of Architects and the PROMOTERS / BUILDERS have also appointed M/S. C. N. CONSULTANT as STRUCTURAL

AND WHEREAS in pursuance to the said sanctioned plans and permissions the PROMOTERS / BUILDERS have commenced the construction work on the said property.

AND WHEREAS the PROMOTERS/BUILDERS, hereby declares that the sanctioned building plans and permission are still valid and subsisting and are in full force.

AND WHEREAS the PROMOTERS/BUILDERS, the Party of the First Part herein, are entitled to develop the said property and carry out the construction work of the proposed building, at their own costs and expenses in pursuance to the sanctioned plans and permission from the Competent Authority.

AND WHEREAS the PROMOTERS/BUILDERS have sole and exclusive right to dispose of the residential flats / shops / units constructed in the building on OWNERSHIP BASIS, to enter into agreement/s with the Purchaser/s and receive the sale price in respect thereof, and upon such disposal of the flats / shops / units to the said property to develop that is the said land together with the building constructed thereon in favour of cooperative housing society of all those several persons acquiring the respective flats / shops / units etc.

AND WHEREAS the purchaser has agreed to pay the said price/consideration in respect of the said flat / shop / unit in accordance with the provisions of MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction of work of the said scheme.

AND WHEREAS this agreement is made in accordance with

WHEREAS SHRI AMAR SACHDEV owns the property lying and situate at village AMBERNATH, Tal. Ulhasnagar, Dist. Thane bearing Survey No. Layout Plot No. 216 and 224 area measuring about 556.86 and 577 Sq.mts. respectively and more particularly described in the SCHEDULE hereunder written (hereinafter called and referred to as the SAID PROPERTY for the sake of brevity).

AND WHEREAS the said AMAR SACHDEV had purchased the aforesaid plots by two separate Deed of Conveyance dated 07.05.1993 from SHRI BHIKAJI L. SAWANT. And the said Deed of Conveyances are duly registered at the office of Sub-registrar of Assurances, Ulhasnagar under their No. 661 and 662 respectively.

AND WHEREAS by Development Agreement dated 01.06.1995 said SHRI AMAR SACHDEV has agreed to sell development rights and ultimately the said property to M/S. JALARAM CONSTRUCTIONS, the Party of the First Part herein.

AND WHEREAS said SHRI AMAR SACHDEV has also executed the necessary Power of Attorney for the purpose of Development in favour of partners of M/S. JALARAM CONSTRUCTIONS.

THE said Agreement and Power of Attorney is valid and subsisting.

AND WHEREAS after execution of the said agreement the Party of the First Part submitted the necessary plans to the Ambernath Municipal Corporation and obtained the necessary Building Permission from the Ambernath Municipal Corporation under No. ANP / NRV / BP / 95 - 96 / 330 - 201 DATED 05.07.1995.

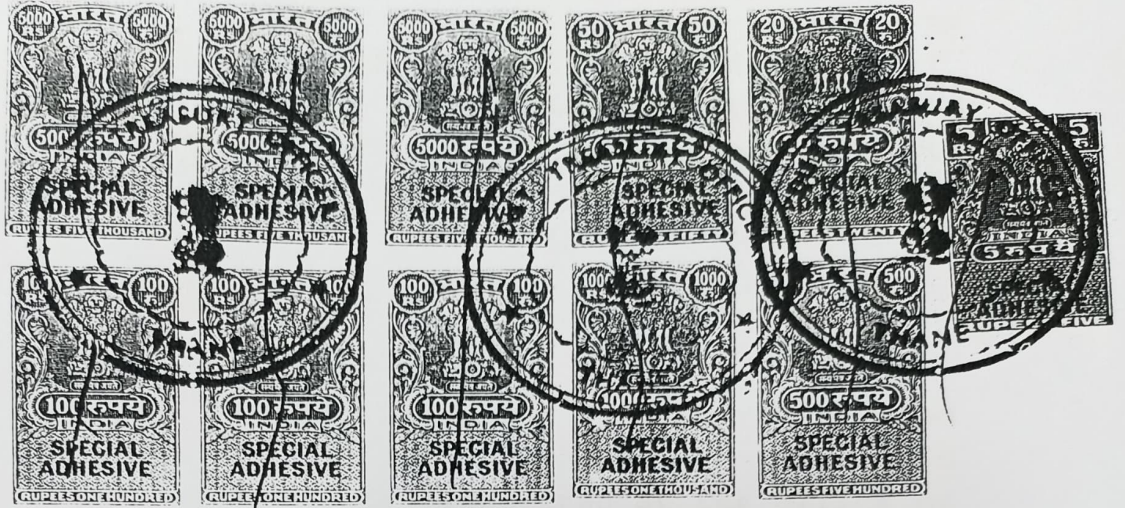
M/S. JALARAM CONSTRUCTIONS, A partnership firm having its office at 5, SHIVGAURAV, Shivganga Nagar, Plot No. 6, AMBERNATH through its partner SHRI JIVRAJ MOHAN RAPARKA hereinafter called and referred to as the BUILDERS / DEVELOPERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, successors, survivors, administrators and assigns) the PARTY OF THE FIRST PART.

DR. SURESH AND
BAPURAO PATIL

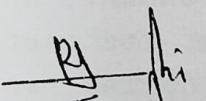
aged about 37 years, occupation Pathologist
residing at 5, MADHUVAN APARTMENT
Plot No. 5, Shivganga Nagar, Ambernath (East).
hereinafter called and referred to as the PURCHASER / S
(which expression shall unless it be repugnant to the
context or meaning thereof mean and include his / her /
their respective heirs, executors, administrators and
assigns) the PARTY OF THE SECOND PART.

copy

SP



Rs 16875/- Sixteen thousand eight hundred
seventy five


Addl. Treasury Officer
Thane

18 FEB 1997

Ward No. C-2 Flat / Shop / Unit Area 850
sq. ft. built up, Actual Value Rs 2,97,500/-
Market Value Rs. 5,86,500/- . pages _____

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at AMBERNATH
ON THIS 20th DAY OF February 1997.

BETWEEN

