

278

SHIVAM APARTMENT



AGREEMENT FOR SALE

WING A

ROOM/FLAT/SHOP NO 206

SHARMILA CONSTRUCTION CO. PVT. LTD.



OFFICE :

KEVAL MAHAL, 14/B (PART)
GROUND FLOOR,
MARINE DRIVE
BOMBAY-400 020.

SITE :

SHIVAM APARTMENT
169/4 NAVGHAR ROAD
BHAYANDAR (EAST).
DIST THANE-401 105

SHARE CERTIFICATE

Certificate No. 32

Membership No. 05 32

OM SHIVAM CO-OP. HOUSING SOCIETY LTD.

169/4, Navghar Road, Bhayander (East), Dist. Thane-401 105.

Regd. No. TNA (TNA) / HSG / TC 4685 / 1992-93 Dated 18-5-92

Authorised Capital : Rs. 5,03,000/- divided into 10,060 shares of Rs. 50/- each

This is to Certify that Shri/Smt./Mts. Arun N. Rungta.
of Flat / Shop No. 206 Wing A is/are the registered holder/s of 5
fully/paid-up Shares Numbered 146 to 150 inclusive, of Rs. 50/-
each in the OM SHIVAM CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the Bye-laws
thereof.

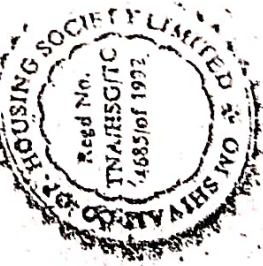
Given under the Common Seal of the said Society at

Bhayander this date of 22nd Oct 1992

RS. 250/-

N.K. Rungta

Chairman



[Signature]

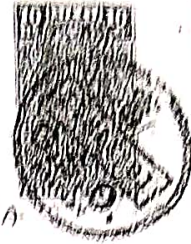
Hon. Secretary

[Signature]

Member of the Committee

Impounded under Section 60
of Bombay Stamp Act, 1958

Collector of Stamps, THANE



ARUNIMA ROOMTA
SMT/SHRI ARUNIMA ROOMTA
has paid an amount
of deficit stamp duty of Rs. 195/-
only
and penalty of Rs. 100/-
only in the State Bank of India,
Branch: v/d Chhatrapati
dated 15/12/88
Credited w/s 41 of the Bombay
Stamp Act, 1958 that the full stamp
duty of Rs. 195/-
only has been paid in respect of this
Instrument.

Subject to the Provision of
Sec. 53A of Bombay Stamp Act, 1958.

EVNMO 9455
8/5/95



Collector of Stamps, THANE

AGREEMENT FOR SALE

THREE ARTICLES OF AGREEMENT made at BOMBAY this
day of 27th Dec in the Christian year one thousand nine
hundred and eighty/ninty Two BETWEEN SHARMILA
CONSTRUCTION CO. PVT. LTD. a company incorporated
under the Indian Companies Act having its office at Koval
Mahal, 14/B(part), Ground floor, Marine Drive, Bombay-
400 020 hereinafter called the "DEVELOPER" (which expression
shall unless it be repugnant to the context or meaning
thereof shall mean and include their executors, administrators)
of the ONE PART, AND MESSRS/SMT/SHRI ARUNIMA M.
ROOMTA

Indian Inhabitants residing at B/S Normal Apt.
Navayam Cross Road, Brayarater (Candy B/S), Trane: 40110
hereinafter referred to as the "PURCHASER" (which expression
shall unless it be repugnant to the context or meaning
thereof shall mean and include their/her/his heirs, executors,
administrators and assigns) of the OTHER PART:

AND WHEREAS (1) Shri. Vinodkumar Sharma (2)
Mrs. Sarita V. Sharma (3) Shri. Mohanlal Prahladka and
(4) Mrs. Asha M. Prahladka by an sale deed Agreement
dated 27.12.1988 in absolutely notified and possessed of

Handwritten notes and signatures in the bottom left corner, including what appears to be 'B/S' and some illegible scribbles.

an otherwise well and sufficiently entitled to piece or parcel of nonagricultural plot of land bearing No.169, Hissa No.4, admeasuring about 1542Sq. Yares equivalent to 1289. 112 Sq mts or thereabouts.

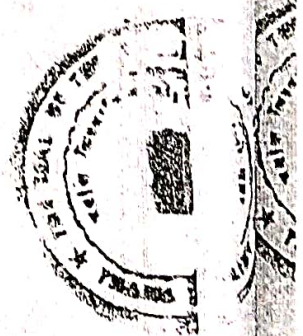
WHEREAS THE DEVELOPER has by an Agreement dated 8.6.89 executed between (1) Shri. Vinod Kumar sharma (2) Mr. Sarita V.Sharma (3) Mohanlal Prahaladka (4) Mrs. Asha M.Prahaladka of Bombay therein referred to as the vendors of the One part and the Developer herein therein referred to as the Developer of the Onepart, then Vendors have agreed with the Developer for developing the all that piece of parcel of freehold land, lying being and situated at village, Bhayandar in the Registration sub-district of Thane, and admeasuring 1542 yards i.e.1289. 112Sq. metres of there abouts more particularly described in the first Schedule hereunder written (hereinafter referred to as the said land)

AND WHEREAS it has been interalia provided in the said agreement for sale dated 8.6.89 that the Developer and Vendors jointly together developing the above said property by constructing a building thereon and selling flats/shop therein on ownership basis.

AND WHEREAS the Developer has, through his Architect and Engineers submitted plans designs and specification to the concerned local authorities for necessary approval and sanction which approved and sanctioned under No....., dated _____.

AND WHEREAS the said Building shall always be known as "SHIVAM APARTMENT" and whereas the DEVELOPER has entered into a standard Agreement with Architect, Registered with the Council of Architect, and such Agreement is as per the Agreement prescribed by the Council of Architects and such Agreement is as per the Agreement is as per the Agreement prescribed by council of Architects.

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the purchaser of all the documents of title relating to the said property and the agreement for sale deed dated 27.12.1988 and Agreement dated 8.6.1989 plus designs



B.P. 1/2/81
27.12.1988

and specifications prepared by the Developer Architects' M/s ARCH. DESIGNER & CONSULTANTS, Bhayandar (West) Maharashtra Ownership Flats (Regulations of Construction, Sale, management & transfer) Act of 1963 (hereinafter referred to as "the said Act, and the rules made thereunder:-

AND WHEREAS the copies of certificates of title issued by the Advocate of the Developer copies of the property card & other relevant revenue records showing in nature of the title of the Vendor to the said land on which the buildings is being constructed by the Developer as per the sanctioned and approved plans and specifications local Annexure "A" "B" and "C" respectively.

AND WHEREAS while sanctioning the said plans and specifications of the said building, concerned, local authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said property and the said property and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the concerned local authorities.

AND WHEREAS the Developer have accordingly commence construction of the said building in according with the said plans and specifications.

AND WHEREAS the purchaser has agreed to purchase from the Developer flat/shop No A/206 on 2nd floor of the said building "SHIVAM APARTMENT"

AND WHEREAS prior to the such agreement as aforesaid as required by the Provisions of laws Maharashtra State Co-operative Society's Act, 1960 (Maharashtra Act NO. XXIV of 1960) and (Urban Land ceiling & Regulations) Act, 1976, the Purchaser has made as declaration to effect that neither the purchaser nor the members of the family of the Purchaser own/s a tenant, house or building within the limits of Bhayandar (E) Dist.Thane.

By R.D.
22/12/11



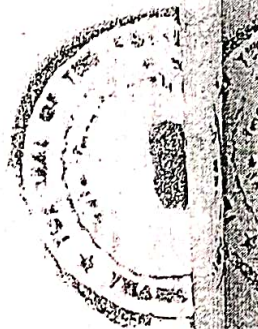
AND WHEREAS relying upon the said declaration and agreement, the Developer agreed to sell to the purchaser flat/shop at the price and on other terms and conditions has paid to the Developer as sum of Rs. 95000/- (Rupees ninety five thousand only) being the part payment or deposit (the Payment and receipt where of Developer doth hereby admit and acknowledge which shall, in no event, exceed 15% of the sale price of the flat/shop agreed to be sold to the Purchaser, and the Purchaser has agreed to pay to the promoter balance of the sale price in the manner hereinafter appearing.

AND WHEREAS Under section 4 of the said Act, the Developer is required to execute a written agreement for the said flat/shop to the purchaser, being the 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.

1. That the Developer shall construct or put up building consisting of residential flats/shops in the land described in the Schedule 'A' written hereunder in accordance the concerned local authority and which has been seen and approved by the flat/shop purchaser. That developer is entitled to make additions and/or alternations in the building which are necessary. That it is agreed that Developer shall take written consent of the flat/shop Purchaser for such additions or alternations is affecting the flat/shop.
2. The flat/shop Purchaser hereby agreed to purchase from the Developer hereby agrees to sell flat/shop No. 206 Building No. A on 2nd floor admeasuring 3805 Sq. ft (which is inclusive of the area of balconies) as shown in floor plan annexed, in the building known "SHIVAM APARTMBNTS" situated at village

31/2/21
24/01/21



THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION
OF LAND

SCHEDULE "A"

(SCHEDULE OF PROPERTY)

ALL THAT piece or parcel of freehold agricultural land hereditament situated NAVGHAR revenue village BHAYANDAR, within limits of Kharigoan, Navghar Group Gram Panchayat, Byanyander (East), Dist. Thane, Registrar and Sub-registrar Thane admeasuring totally 1542 Sq.yds. equivalent to 1289.112 Sq.mts. or thereabouts under survey 32 & 6-1 S.No.169, Hissa No.4 and bounded as follows:

- On or towards East : By the Property of S.No.169
Hissa No.5 and B.
- On or towards West : by the property of S.No.168.
- On or towards North : by the property of S.No.169
Hissa No.3.
- On or towards South : by the Property of S.No.169
Hissa No.9.

SCHEDULE "B"

FLAT/SHOP bearing No. 206 Building No. A
admeasuring 3805.6 Sq. feet on 2nd floor of the
building known as "SHIVAM APARTMENTS" together with
proportionate share of common area and facilities appurte-
nance to the said property in the land bearing Survey
No.169, Hissa NO.4 situated at Bhayander (East) Navghar
Road, Dist. Thane. Pin Code-401 105.

3805.6
3/10/21

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

SIGNED SELED AND DELIVERED) For SHARMILA CONSTRUCTION CO.PVT.LTD.
by the withinnamed Developer)
SHARMILA CONT.CO.PVT.LTD.)
through its Director in the)
presence of)

Bhagyulch. Sandhalal Ptl

DIRECTOR

1) Witness: *metanbip*
2))

SIGNED SEALED AND DELIVERED)
by the withinnamed)
PURCHASER.)

*M/S/Smt./SHRI ARUNA N.
ROONGTA*

31/11/21

In the presence of)
1) Witness:)
2))

Received of and from the within-named
Purchaser the sum of Rs. 45000/-
(Rupees ninety five thousand)

only) by cash/cheque No. 501379
dated 27/6/21 of Union Bank of India
Bank Bangalore (West) Branch
(Subject to realization) being the
15% of the Sale Price of the premises
as advance payment or deposit to
be by him/them said to us.

Rs. 95000 /-

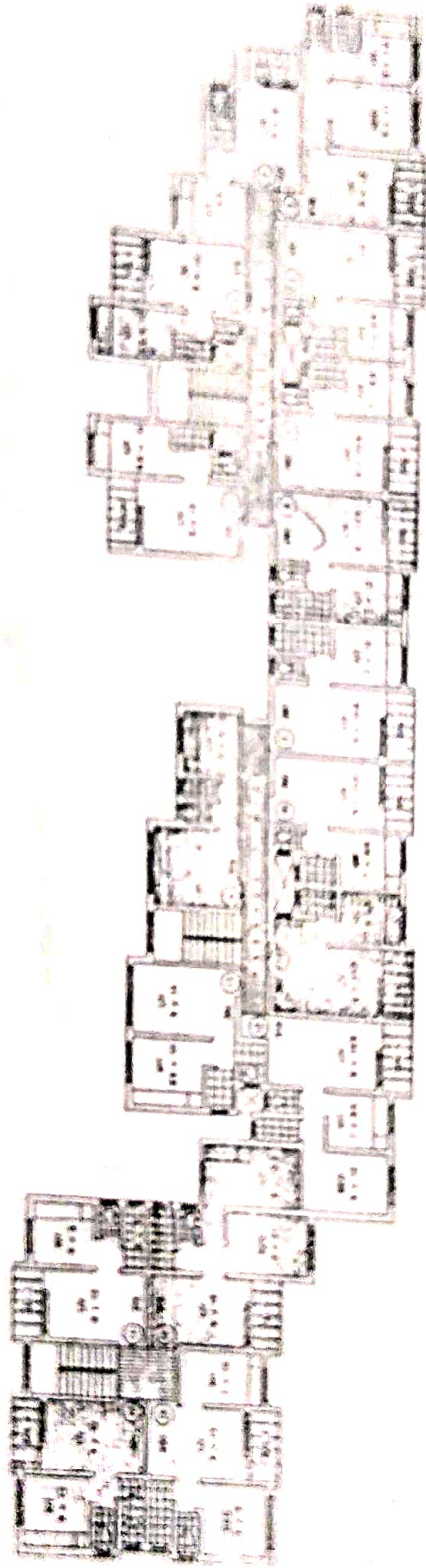
WE SAY RECEIVED
FOR SHARMILA CONSTRUCTION CO.PVT.LTD.

Bhagyulch. Sandhalal Ptl

DIRECTOR



SHIVAM
APARTMENTS



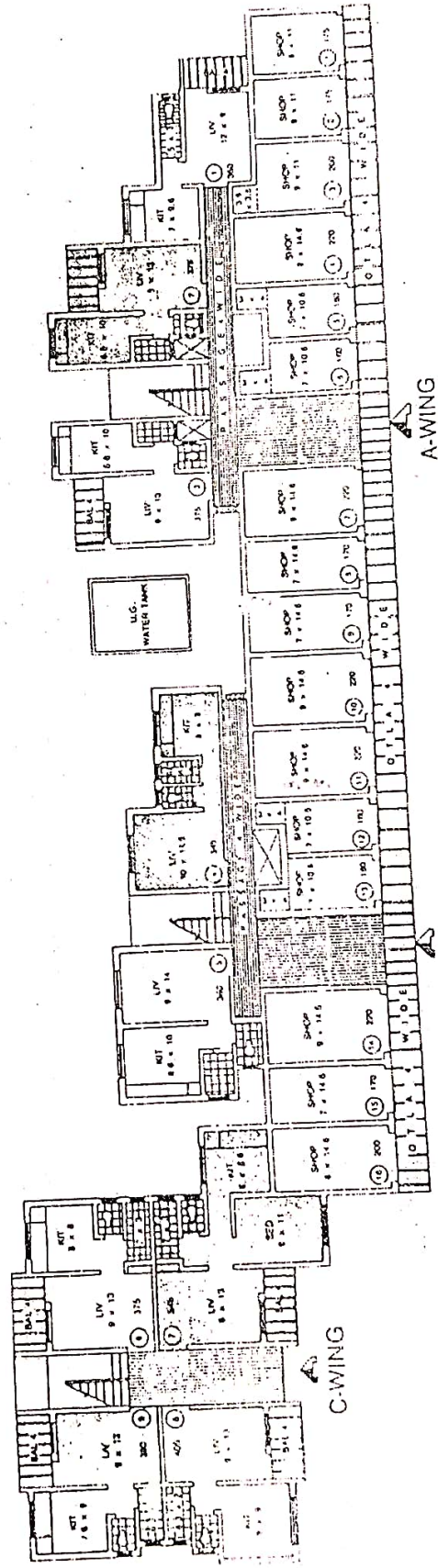
3rd floor

TYPICAL FLOOR PLAN

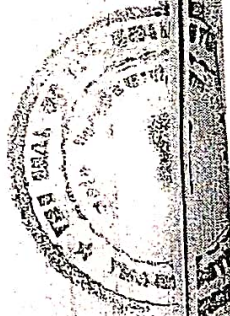


Scale 1:100

SHIVAM APARTMENTS



GROUND FLOOR PLAN



12/12/2011
12/12/2011