

SHARE CERTIFICATE

Certificate No. 33

Membership No. 33

OM SHIVAM GO-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./M/s. NAHAL H. RUNGTA

of Flat / Shop No. 207 Wing A is/are the registered holder/s of 5

fully/paid-up Shares Numbered 151 to 155 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/-

Chairman

*Ram Lal*

Hon. Secretary

Member of the Committee





147 (11) 9

# ग्रुप ग्रामपंचायत नवधर (भाईवदर-पूर्व)

## GROUP VILLAGE PANCHAYAT NAVDHAR (Bhayandar-East)

पो. भाईवदर, ता. जि. टाणे.

दि. 12/6/63

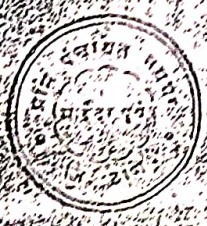
दिनांक 12/6/1963

श्री/स. रमेशचंद्र बापुसाहेब शिंदे  
 विषय भौतिकीय बांधणे घाटतीचे मतीने जाणवतायत करणे बांधणे  
 ठरले

दाखल देणांन येतो की नं० रमेशचंद्र  
 बापुसाहेब शिंदे यांनी नवधर येथे भाईवदर पूर्व ता. जि. टाणे  
 येथे 9 एकर क्षेत्रात नवधर येथे बांधणे घाटतीचे मतीने  
 जाणवतायत करणे बांधणे ठरले आहे. या बांधणे घाटतीचे  
 मतीने जाणवतायत करणे बांधणे ठरले आहे.



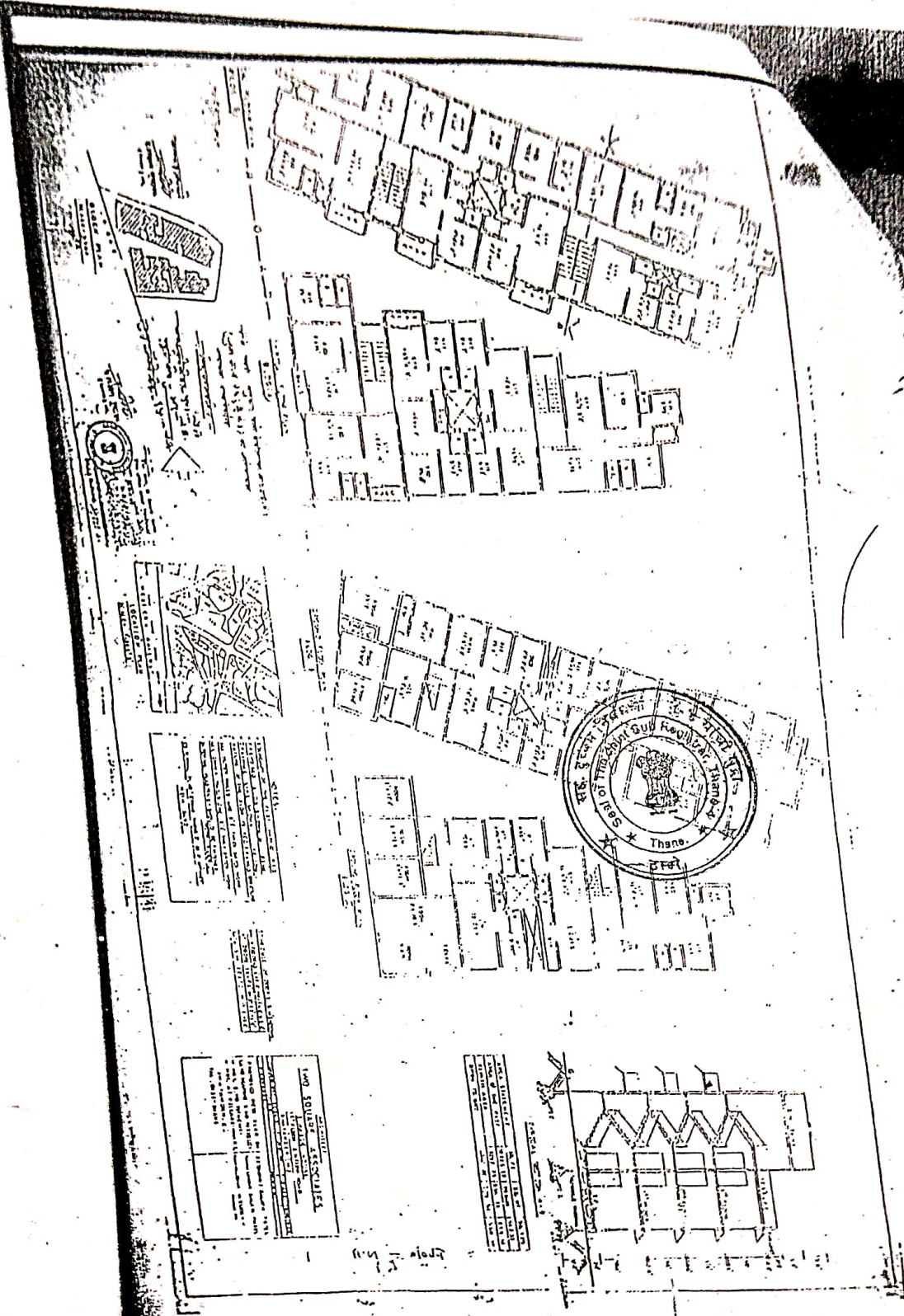
दाखल देणांन येतो की



नाम ( ) दिनांक ( )

ग्रुप ग्रामपंचायत, नवधर  
ता. जि. टाणे

ट.न.न.-४
दस्त क्रमांक 23e9 / 12014
9e/2e



TWO SQUARE RESIDENCES	
NO. OF HOUSES	10
AREA IN SQUARE FEET	10,000
PERCENTAGE OF AREA	100
PERCENTAGE OF COST	100
PERCENTAGE OF TIME	100
PERCENTAGE OF LABOR	100
PERCENTAGE OF MATERIAL	100
PERCENTAGE OF UTILITIES	100
PERCENTAGE OF MAINTENANCE	100
PERCENTAGE OF REPAIRS	100
PERCENTAGE OF DEPRECIATION	100
PERCENTAGE OF PROFIT	100

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PERCENTAGE OF DEPRECIATION	100
PERCENTAGE OF PROFIT	100

ट.न.न.-४  
 दस्त क्रमांक २३९१/२०१५  
 २०/२६



सत्यमेव जयते  
महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / टी.सी. / ४६८५ / ९२-९३

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,  
ओम शिवम् कोऑपरेटिव्ह वॉसिंग सोसा.  
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील  
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)  
अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /  
(टीसी) / ४६८५ / ९२-९३ / दिनांक १९ / ५ / १९९२  
ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये  
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक  
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून  
उप - वर्गीकरण भाडे कर सह भागीदारी गृह निर्माण



दिनांक १९ / ५ / १९९२

[एच. व्ही. सांगळे]

उप निबंधक

सहकारी संस्था, ठाणे ता. ठाणे

द्वारा

**OM SHIVAM CO-OP. HSG. SOCIETY LTD**

Reg. Cert No. TNA/HSG (TC) 4685 of 1992 Dated 18-05-1992.

SHIVAM APARTMENT, S.V. ROAD, NAVGHAR ROAD, BHAYANDAR (E), THANE - 401 105.

Bill No : 7768	Bill Date : 31/10/2024	Due Date : 15/11/2024
Name : Mrs. A. N. Rungta		
Flat No : A/206	A WING SHIVAM APARTMENT	Area : 380 380 Carpet
Particulars : Bill for October 2024.		
Note HAPPY DIWALI TO ALL.....		

Sr.No.	Nature Of Charges	Amount
1	Sinking Fund	95
2	Repair Fund	100
3	Maintenance Charges	475
4	Non Occupancy Charges	50
Principal		720
Principal Int.Free		0
Interest		0
Service Tax		0
Total Arrears		720
Total		720
Interest		0
Arrears		720
Amount Due		1440

One Thousand Four Hundred Fourty Rupees AND Zero Paise

- Note
- 1) For adding your Mobile no. in Socieity Whatsapp group call Ajay 84520 99800.
  - 2) Balance due more than Rs.1000 will be charged interest @ 1.75% pm.
  - 3) Make ONLINE PAYMENTS before 20th of month. Cash accepted on 1st & 2nd Sunday.
  - 4) For NEFT payment (a/c no.) 1062500100049901 (IFSC) KARB0000106

E.&O.E. FIRST WRITE FLAT/SHOP NO. then NAME in ONLINE PAYMENTS send in Whatsapp Group.

For OM SHIVAM CO-OP. HSG. SOCIETY LTD

Chairman Secretary Treasurer

### OM SHIVAM CO-OP. HSG. SOCIETY LTD

Reg. Cert No. TNA/HSG [TC] 4685 of 1992 Dated 18-05-1992.

SHIVAM APARTMENT, S.V. ROAD, NAVGHAR ROAD, BHAYANDAR (E), THANE - 401 105.

Bill No : 7769	Bill Date : 31/10/2024	Due Date : 15/11/2024
Name : Mrs. A. N. Rungta		
Flat No : A/207	A WING SHIVAM APARTMENT	Area : 375     375     Carpet
Particulars : Bill for October 2024.		
Note HAPPY DIWALI TO ALL.....		

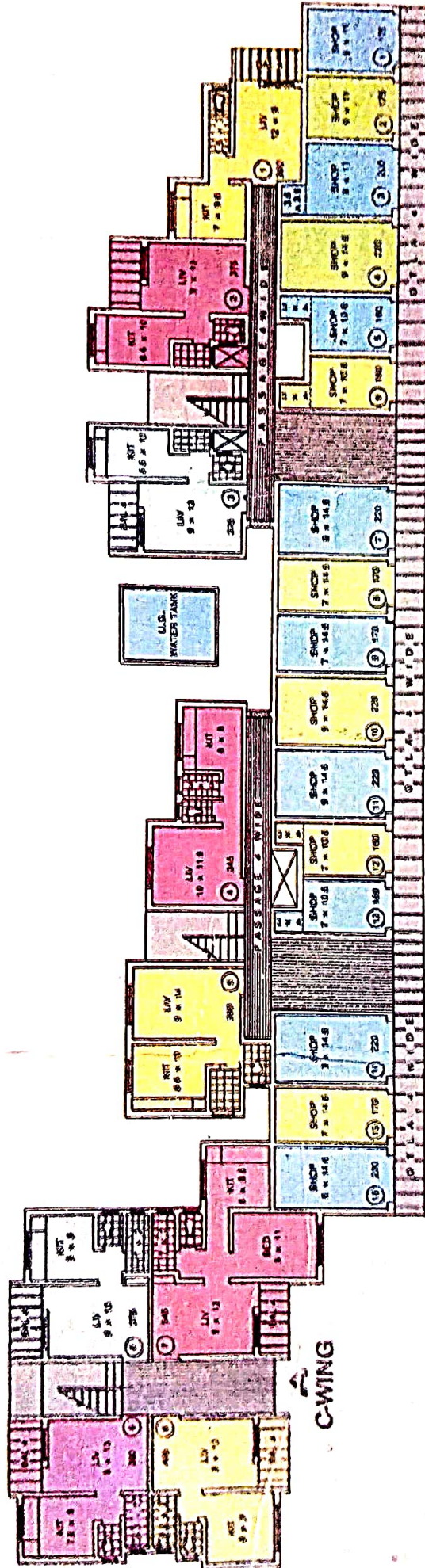
Sr.No.	Nature Of Charges	Amount					
1	Sinking Fund	95					
2	Repair Fund	100					
3	Maintenance Charges	470					
4	Non Occupancy Charges	50					
		715					
Principal	Principal Int.Free	Interest	Service Tax	Total Arrears	Total Interest	0	
715	0	0	0	715	Arrears	715	
						Amount Due	1430

One Thousand Four Hundred Thirty Rupees AND Zero Paise

- Note**
- 1) For adding your Mobile no. in Socoety Whatsapp group call Ajay 84520 99800.
  - 2) Balance due more than Rs.1000 will be charged interest @ 1.75% pm.
  - 3) Make ONLINE PAYMENTS before 20th of month. Cash accepted on 1st & 2nd Sunday.
  - 4) For NEFT payment (a/c no.) 1062500100049901 (IFSC) KARB0000106
- E.&O.E. FIRST WRITE FLAT/SHOP NO. then NAME in ONLINE PAYMENTS send in Whatsapp Group.

For OM SHIVAM CO-OP. HSG. SOCIETY LTD

Chairman     Secretary     Treasurer



A-WING

B-WING

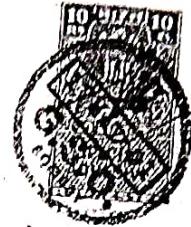
C-WING

GROUND FLOOR PLAN



Impounded under Section 33  
of Bombay Stamp Act, 1958

*K. Jagan*  
Collector of Stamps, THANE



Shri / Smt. N. H. Roongta  
of B. Heyan has paid an amount  
of deficit stamp duty of Rs. 100/-  
one hundred only  
and penalty of Rs. 250/-  
only in the State Bank of India,  
Branch Vasai vide Challan No 6  
dated 15.13.1975

Certified u/s 41 of the Bombay  
Stamp Act, 1958 that the full stamp  
duty of Rs. 100/-  
only has been paid in respect of this  
Instrument.

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

*K. Jagan*  
Collector of Stamps, THANE

*EUN 289450  
61595*



AGREEMENT FOR SALE

THESE ARTICLES OF AGREEMENT made at BOMBAY this  
day of 4th March in the Christian year one thousand nine  
hundred and eighty/ninty Two BETWEEN SHARMILA  
CONSTRUCTION CO. PVT. LTD. a company in incorporated  
under the Indian companies Act having its office at Keval  
Mahal, 14/B(part), Ground floor, Marine Drive, Bombay-  
400 020 hereinafter called the "DEVELOPER" (which expression  
shall unless it be repugment to the context or meaning  
thereof shall mean and include their executors, administrators)  
of the ONE PART. AND MESSRS/SMT/SHRI HAVAL

HARIRAM ROONGTA

Indian Inhabitants residing at BIS, Nirmal Apt.  
Naughton Cross Road, Bhayander (East) Dist: Thane: 401105  
hereinafter referred to as the "PURCHASER" (which expression  
shall unless it be repugment to the context or meaning  
thereof shall mean and include their/her/his heirs, executors,  
administrators and assigns) of the OTHER PART:

*Billed  
N.K. Jangals*

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 is absolutely seized and possessed of

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 plans designs

*Handwritten:*  
BIREN  
N.K. SHARMA



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.

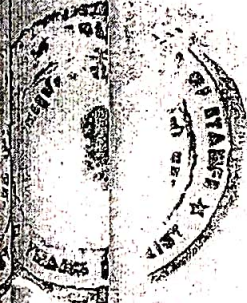
AND WHEREAS while sanctioning the said plans and specifications of the said building, concerned, local authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said property and the said property and 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/207 on 2<sup>nd</sup> 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.

WAPPE  
N.K. RAMESH



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. 50000 (=) (Rupees fifty 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. 207 Building No. A on 2<sup>nd</sup> floor admeasuring 375 Sq. ft (which is inclusive of the area of balconies) as shown in floor plan annexed, in the building known "SHIVAM APARTMENTS" situated at village

*By  
M.K. Prasad*



THE FIRST SHEDULE 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 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. A Building No. 207  
admeasuring 375 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 Bhaya..der (East) Navghar  
Road, Dist. Thane. Pin Code-401 105.

*Barly*  
*N.K. Purohit*

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.F.VT.LTD. ) *Bhagyathi Senthilal Pti*  
 through its Director in the )  
 presence of ) DIRECTOR  
 1) Witness: *mohambep* )  
 2) )

SIGNED SEALED AND DELIVERED )  
 by the withinnamed )  
 PURCHASER. )  
~~M/s/Smt.~~ *Shri NAVAL HARIRAM* ) *Naval H Prasad*  
*ROONATA* )  
 in the presence of )  
 1) Witness: )

Received of and from the within-named \*  
 purchaser the sum of Rs. 5000/- \*  
 (Rupees *Five thousand* \*  
 \*  
 only) by cash/cheque No. 491003 \*  
 dated 4/3/92 of union Bank of India \*  
 Bank Bhayanagar (W) 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. 50000/-

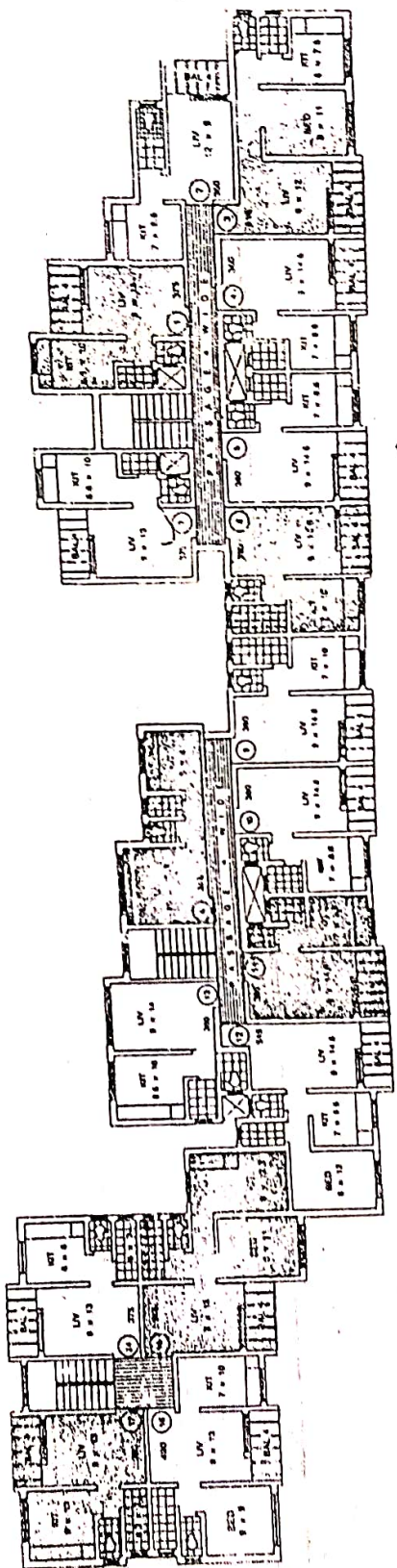
WE SAY RECEIVED FOR SHARMILA CONSTRUCTION CO.PVT.LTD.

*Bhagyathi Senthilal Pti*

DIRECTOR

# SHIVAM APARTMENTS

SHIVAM APARTMENTS, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

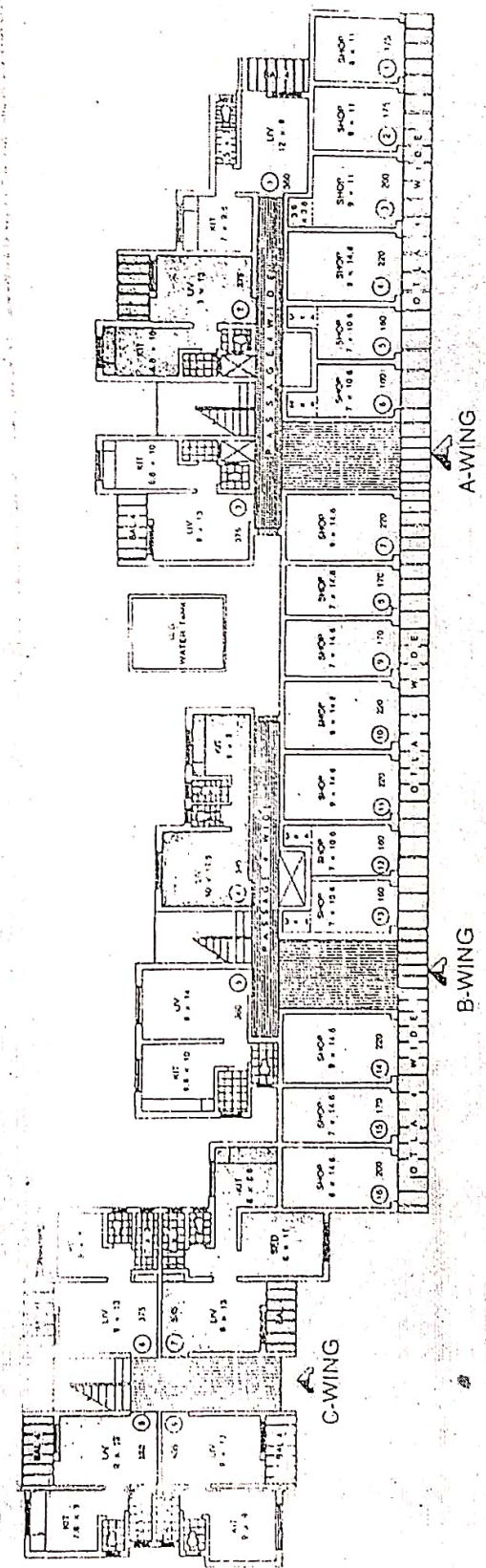


2nd floor

TYPICAL FLOOR PLAN

APPE  
NICE  
funds

# SHIVAM APARTMENTS



GROUND FLOOR PLAN

*Blade*  
*N.K. Rang*



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