

Om Healthcare

210

No. 23235

खातेदाराची प्रत / Party Copy
बॅंसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

(रोझवुड बँक)
Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager
नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 6/5/2009

मुद्रांक शुल्क / Stamp Duty रु./Rs. 25740/-

सेवा शुल्क / Service Charges रु./Rs. 10/-

एकूण दस्तऐवज / No. of Documents
एकूण / Total रु./Rs. 25750/-

अक्षरी रूपये / Amount in Words
Twenty Five Thousand Seven Hundred fifty only

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of stamp duty paying party- Shri/Smt. Umesh

नाम / Name of counter party
Laxman Wasale

पत्ता / Address 304, A Wing, Varadik
Plaza, Phoolpada Rd., Virar (E)

समोरच्या पक्षकाराचे नांव / Name of counter party
Shri/Smt. Ravindra P. Shirke

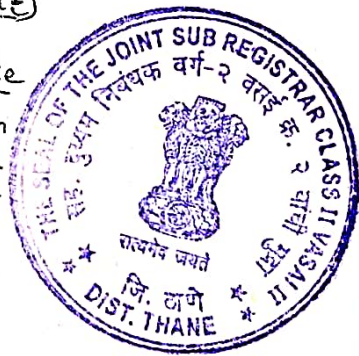
व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction
Agreement For Resale

घनादेश / पे ऑर्डर ज्या बँकेचा काबला आहे त्या बँकेचे नांव / Name of the Drawing Bank
SCHEDULED BANK

6 MAY 2009

रोखपत्र / Cashier
श्री. नं. 04 Cashier

मुद्रांक केल्यावर / After stamping
आवश्यक आहे / This Counterfoil to be presented at the time of delivery of stamps



AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT made and entered into at VIRAR, on this 6th day of MAY in the Christian year Two Thousand Nine BETWEEN MR. RAVINDRA PRAKASH SHIRKE, age 30 years, Occupation Service, residing at Flat No. Fourth Floor, Building No.7, Lambodar Bui Shreeganesh Sankul, Shashikant Patil Phoolpada Road, Virar (East), Taluka District Thane, hereinafter called "TRANSFEROR" (which expression shall unless

Handwritten signatures of Ravindra Shirke and Laxman Wasale

BASEIN CATHOLIC CO-OP. BANK LTD., NALLASOPARA BRANCH, SAVI KIRAN BUILDING, KARANAVAN TALUKA, NALLASOPARA (E) DIST. THANE-401 209. D-5/ST(V)/CB.1022/02/05/912 TO SIS

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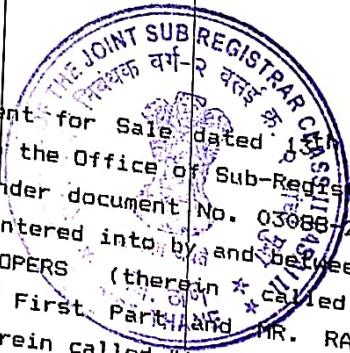
repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART;

A N D

MR. UMESH LAXMAN WASULE, age 30 years, Occupation Business, residing at Flat No.304, 'A' Wing, Vartak Plaza, Phoolpada Road, Virar (East), Taluka Vasai, District Thane, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS :-

a) By an Agreement for Sale dated 13th March, 2007, registered in the Office of Sub-Registrar at Vasai-2 (Virar), under document No. 03088-2007 on 13th March, 2007, entered into by and between M/s. SHREEGANESH DEVELOPERS (therein * called "the Builders") of the First Part and MR. RAVINDRA PRAKASH SHIRKE (therein called "the Purchaser") of the Second Part and hereinafter called "the Transferor"; M/s. SHREEGANESH DEVELOPERS sold the Shop bearing No. 8, on the Ground Floor, admeasuring 210 Square feet, i.e. 19.50 Square metres (Super Built-up Area), in Building No.7 known as "LAMBODAR", in the complex known as "SHREEGANESH SANKUL", constructed on a portion of Non-Agricultural land bearing Survey No.110, Hissa No.4 (Part), 4 (Part), Survey No.111, Hissa No.3 (Part), 3 (Part), 9, 13, 14, Survey No.127, Hissa No.2 (Part), Survey No.352, lying, being and situated at Village VIRAR, Taluka Vasai, District



Prakash Shirke
Umesh Wasule

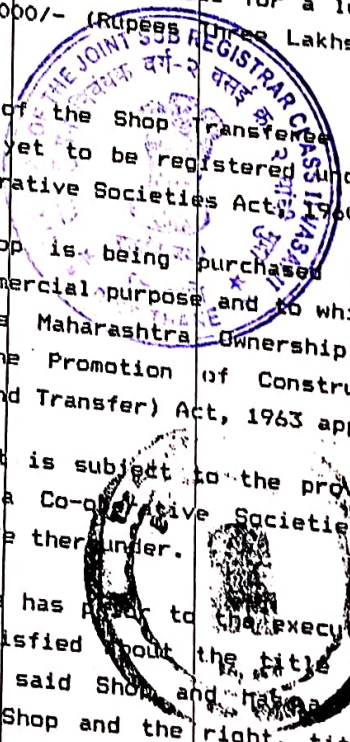
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Thane, within the area of Sub-Registrar at Vasai-2 (Virar) (hereinafter for brevity's sake collectively referred to as "the said Shop"), to the Transferor, on the terms and conditions mentioned in the said Agreement.

- b) The Transferor has paid full purchase price in respect of the said Shop to the Builders.
- c) As such the Transferor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Shop.
- d) The Transferor is ready and willing to sell, assign and transfer right, title and interest in the said Shop to the Transferee, which the Transferee has agreed to purchase for a lump sum price of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only).
- e) The Society of the Shop transferee in the said building is yet to be registered under the Maharashtra Co-operative Societies Act, 1960.
- f) The said Shop is being purchased by the Transferee for commercial purpose and to which the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 apply.
- g) This Agreement is subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 with rules made thereunder.
- h) The Transferee has agreed to the execution of this Agreement satisfied about the title of the Transferor to the said Shop and has agreed to purchase the said Shop and the right, title and interest on the terms and conditions hereinafter appearing;

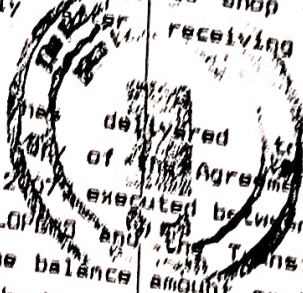
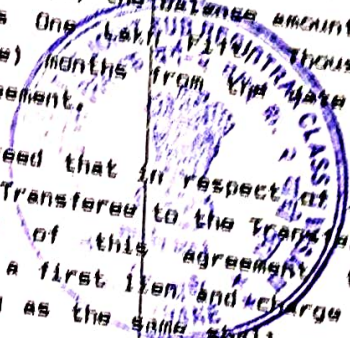
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NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) The Transferor has agreed to sell and transfer the right, title and interest to the Transferee in the said Shop for a total consideration of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only), which the Transferee has agreed to purchase and acquire for the said price.
- 2) The Transferee has paid to the Transferor a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) as and by way of part consideration money on or before execution of this agreement and further the Transferee has agreed to pay the balance amount of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) within 3 (three) months from the date of execution of this agreement.
- 3) It is hereby agreed that in respect of any amount payable by the Transferee to the Transferor under or by virtue of this agreement, the Transferor shall have a first lien and charge on the said Shop so long as the same shall remain unpaid.
- 4) The Transferor shall hand over the peaceful and vacant possession of the said Shop to the Transferee immediately after receiving full consideration amount.
- 5) The Transferor has delivered to the Transferee, the xerox copy of this Agreement for Sale dated 13th March, 2007 executed between M/s. M/s. SHREEGANESH DEVELOPERS and the Transferor. Upon the payment of the balance amount mentioned in Clause No.2 above, the Transferor shall deliver



[Signature]

[Signature]

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the original Agreement for Sale dated 13th March, 2007, executed between M/s. BHIREGANESH DEVELOPERS and the Transferor, alongwith original registration receipt bearing document No. 03088-2007 dated 13th March, 2007 and all other necessary papers in respect of the said Shop.

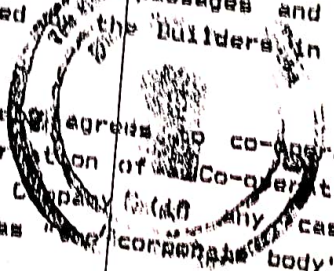
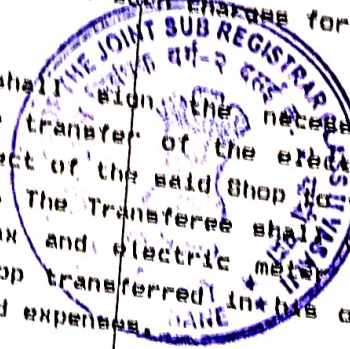
6) The Transferor hereby declares that he has paid all dues towards the municipal house tax, electric and water charges, maintenance charges etc., in respect of the said Shop for the period ending on the day previous to the execution of this agreement. The Transferor hereby agrees and undertakes to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

7) The Transferor shall sign the necessary transfer forms for the transfer of the electric meter, deposits in respect of the said Shop to the name of the Transferee. The Transferee shall get the municipal house tax and electric meter in respect of the said Shop transferred in his own name at his own costs and expenses.

8) The Transferee shall have no claim save and except in respect of the Shop hereby agreed to be purchased by him, the common passages and the common amenities provided by the Builders in the said building.

9) The Transferee hereby agrees to co-operate with the Builders in formation of a Co-operative Society or a Limited Company (in any case, hereinafter referred to as "corporate body").

[Handwritten signatures]



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writings to the execution of and in pursuance thereof, shall be borne and paid by the Transferees alone and each party shall bear and pay their own Advocates's fees. The transfer fees/charges payable to the Builders for the transfer of the said Shop shall be paid by the Transferor and the Transferees equally.

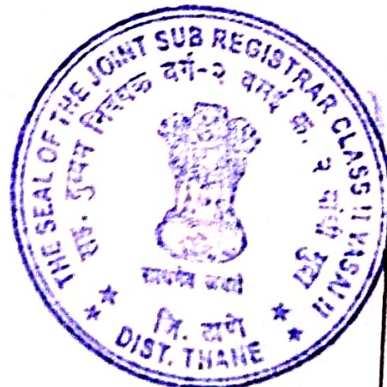
19) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERELIANTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINAFOVE MENTIONED.

THE SCHEDULE ABOVE REFERRED TO SHOP

Shop No. 8, on the Ground Floor, admeasuring 210 Square feet i.e. 19.35 Square metres (Super Built-up area), in Building No.7 known as "LAMBODAR", in the complex known as "SHREEBANESH SANKUL", constructed on forming part of Non-Agricultural land bearing Survey No.10, Hissa No.4 (Part), 4 (Part), 9, 13, 14, Survey No.111, Hissa No.3 (Part), 3 (Part), 9, 13, 14, Survey No.127, Hissa No.2 (Part), Survey No. 352, being and situated at Village VIRAR, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai-2 (Virar).

P. S. ...
A. ...



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SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFEROR")
MR. RAVINDRA PRAKASH SHIRKE,)
in the presence of.....)



WITNESSES :-

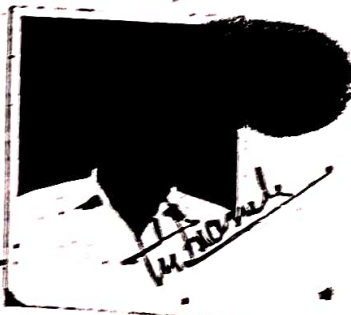
1. Qirasele

Name :- MR. Laxman Govinda Wasule.
Address :- 304/A wing, Vastak Plaza
Phoolpada Road, Vihar (East)
- 401303

2. Bhimwankar

Name :- Nilesh D. Bhivwankar
Address :- A/9, Mira Nagar, Vihar (E)
Tal. Vasai

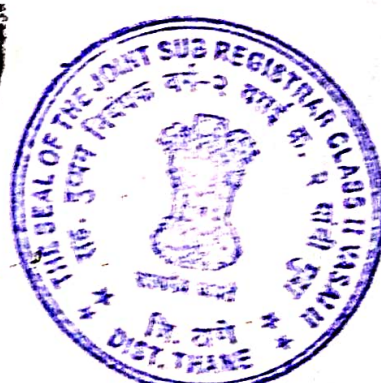
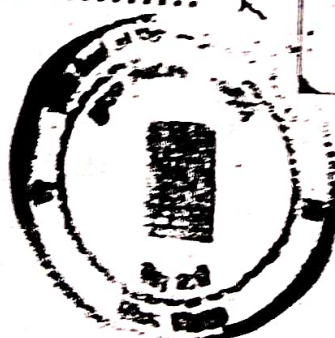
SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFEREE")
MR. UMESH LAXMAN WASULE,)
in the presence of.....)



WITNESSES :-

1. Qirasele

2. Bhimwankar



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

011000

Ref. No. CIDCO/VVSR/POC/BP-3362/E/2823

Date: 06/07/2007

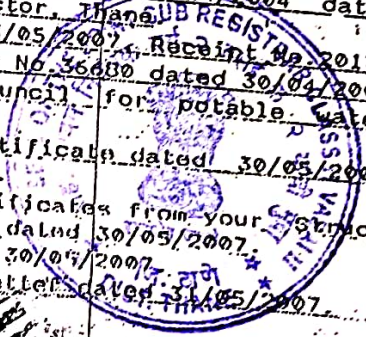
To,

Shri Jagdish Raut & others through
 P.A. Holder Shri Hemant Mhatre
 Mhatre Wadi, Vadivkar Bhavan
 Gaothan, Virar (E), Taluka Vasai
 DIST : THANE.

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Sub: Grant of Part Occupancy Certificate for Residential Building No.5, Wing A, B & C (Gr.+ 4) and Residential with Shopline Building No.7, Wing A & B (Gr.+ 4) on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Tal. Vasai, Dist. Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3362/E/788, dated 15/06/2004.
 - 2) Amended plan approved vide letter No. CIDCO/VVSR/AM/BP-3362/E/1304 dated 15/02/2005.
 - 3) N.A. Order No. REV/DESK-1/T-9/NAP/GR-14/2004 dated 15/04/2004 from the Collector, Thane.
 - 4) Receipt No. 37540, dated 23/05/2007, Receipt No. 20174 dated 31/03/2006 & Receipt No. 36680 dated 30/04/2007 from Virar Municipal Council for potable water supply.
 - 5) Development completion certificate dated 30/05/2007 from the licensed surveyor.
 - 6) Structural Stability certificates from your Structural Engineer vide letter dated 30/05/2007.
 - 7) Plumbing certificate dated 30/05/2007.
 - 8) Your Licensed Surveyor's letter dated 31/05/2007.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. 5, Wing A, B & C (Gr.+ 4) and Residential with Shopline Building No. 7, Wing A & B (Gr.+ 4) on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar Taluka Vasai, Dist. Thane, along with building drawings.

[Handwritten Signature]

Contd. 2.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390187 • Fax : (Code : 95250) 2390166

CIDCO

Ref. No. CIDCO/VVSR/POC/DP-3362/E/ 2828

Date: /07/2007

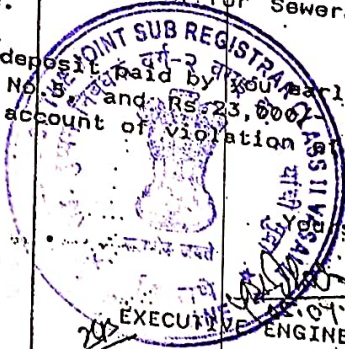
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You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for provisional p.c.c. or o.c.c. of last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for occupancy certificate.

You are required to finalise location for Sewerage Treatment Plant and develop the same.

Please note that security deposit paid by you earlier amounting Rs.20,600/- for Building No. 5, and Rs.23,000/- for Building No.7 is forfeited on the account of violation of Commencement Certificate condition.



Yours faithfully,

EXECUTIVE ENGINEER (BP & VV)

Encl.: a.a.

c.c. to:-

- 1) M/s. En-Con Architectural & Project Consultants
 G-7,8, Wing D, Sethi Palace
 Ambadi Road, Vasai (W)
 Taluka Vasai, Dist : Thane
- 2) The Chief Officer
 Virar Municipal Council, Virar.

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(Handwritten signature)



OFFICE : 'Nirmal', 2nd Floor, Indman Point, Mumbai - 400 021, Phone : 5650 0900 • Fax : 00-91-22-2202 2500
 OFFICE : CIDCO Bhavan, CBD-Balepur, Navi Mumbai - 400 014, Phone : 8801 0100 • Fax : 00-91-22-5501 0100

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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

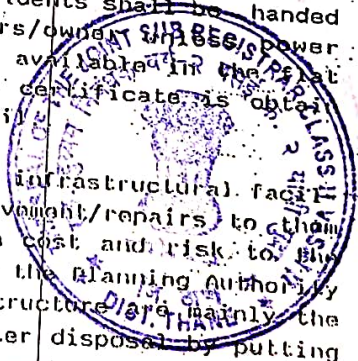
Ref. No. CIDCO/VVSR/POC/BP-3362/E/2828

Date: 06/07/2007

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building No.5, Wing A, B & C (Gr.+ 4) with Built Up Area 1641.60 sq.m. and Residential with Shopline Building No.7, Wing A & B (Gr.+ 4) with Built Up Area 1909.69 sq.m. on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Tal.Vasai, Dist. Thane, completed under the supervision of M/s. En-Con Architectural & Project Consultants, Architect (License/ Registration No. N/111/LS) and has been inspected on 12/06/2007 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.CIDCO/VVSR/CC/BP-3362/E/E/788, dated 15/06/2004 and Amended plan approved vide letter No.CIDCO/VVSR/M/BP-3362/E/1304 dated 15/02/2005 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

1. No physical possession to the residents shall be handed over by the applicant developers/owner at whose expense power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sillage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, etc.



[Handwritten signature]

Contd..... 2.

OFFICE : 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509
OFFICE : CIDCO Bhavnagar, CPD-Belapur, Navi Mumbai 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466
 Ref. No. CIDCO/VVSR/POC/BP-3362/E/ 2828

Date: 06/07/2007

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3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance infrastructure facilities during reasonable hours of day and with prior notice.

6. This certificate of occupancy is issued only in respect of 75 Flats contained in Residential Building No. 5, Wing A & B & C (Gr. + 4) and 46 Flats and 13 Shops contained in Residential with Shopline Building No. 1 & B (Gr. + 4) only.

7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

[Handwritten Signature]



EXECUTIVE ENGINEER (DP & VV)

OFFICE : 'Nirma', 2nd Floor, Narimani Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509
 OFFICE : CIDCO Bhavan, CBD-Belt Road, Navi Mumbai 400 014. Phone : 5691 0100 • Fax : 00-01-22-5591 0160

3229/2006
22/28

TOTAL BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA	EXCESS BALCONY	TOTAL B/U AREA
GR. FLOOR	405.57 SQMTS	NIL	405.57 SQMTS

The amended Plan duly approved here with super sedes all the earlier approved plans.

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP, FOR ANY DISPUTES IN ANY COURT OF LAW.

Approved as amended in
Subject to the Conditions mentioned in this
Office letter/ No. C1530/15/2005 dated 15/02/2005

30/1/2006
DATE SIGNATURE

CERTIFICATE OF AREA
THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/02/2005 AND THE DIMENSIONS OF THE SIDE ETC. OF THE PLOT ARE AS LIMITED ON THE PLANS ATTACHED ON SITE AND THE AREA SO WORKED OUT ACCORDS WITH THE AREA STATED IN THE OFFICIAL RECORDS OF OWNERSHIP (SECOND FLOOR, VASAI (EAST)).
DIST. THANE

IF BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. I CERTIFY THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY A REGISTERED STRUCTURAL ENGINEER AT LEAST B.E.(CIVIL) OR EQUIVALENT

DESCRIPTION OF PROPOSAL & PROPERTY
RESIDENTIAL COMMERCIAL BLDG ON S.NO.110 H.NO.4 S.NO.111 H.NO.3,9,13,14
TAL-VASAI, DIST-THANE

SIGNATURE OF APPLICANT
SANJAY NARANG
LICENSED SURVEYOR
REG. NO. 17/11/11/LS

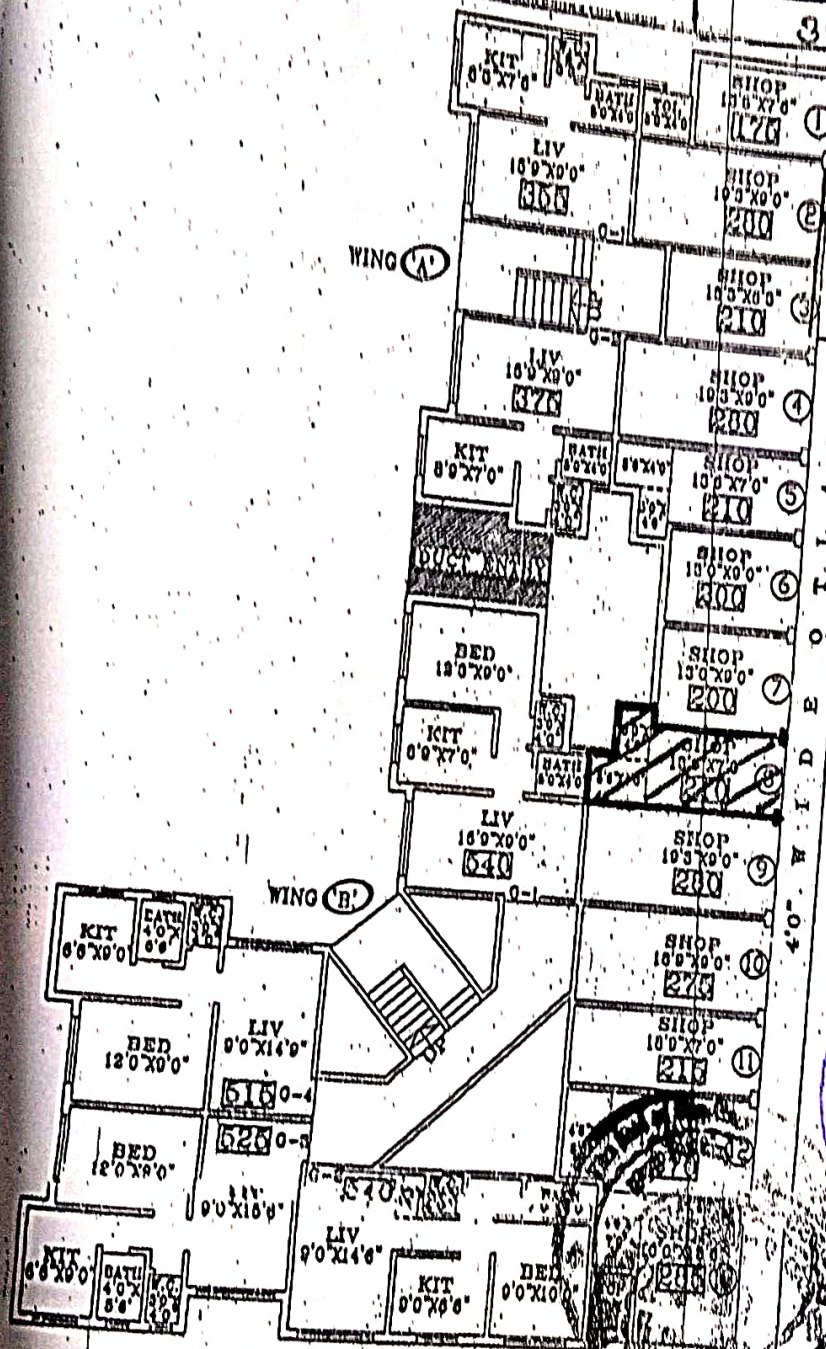
DATE 05/01/2005

SCALE AS SHOWN
DRAWN BY JOBI
CHECKED BY Shabbir Hussain

EN-CON
Architectural & Structural Works
Project Consultants
G 7/1, 2ND FLOOR, SEMI PALACE, AMBADI RD,
VASAI ROAD (WEST) 401 202
PHONE: 022-28318314, 2831404
E: tollancon@bom.gov.in

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3027

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3229/2002
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SEAL OF THE JOINT SUB REGISTRAR CLASSIFICATION
DIST. THANE

GROUND FLOOR PLAN (BLDG. NO. 7)

DEVELOPERS.

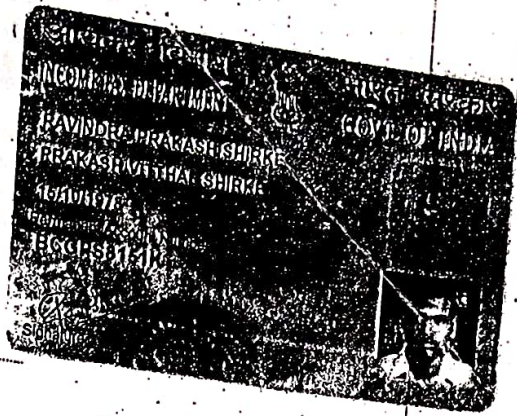
LAMBODAR

EN-COR
Architectural & Structural Works
Project Consultants
07/8 "D" WING, SETHI PALACE,
AMWADI ROAD, VASAI ROAD (WEST)
PHONE: 02250-336318, 333404
Email: encon@punjabvandev.net.in

PROPOSED RESIDENTIAL BLDG. WITH SHOP LINE ON PLOT
BEARING S.NO.110, H.NO.4, S.NO.111, H.NO.3,9,13,14,
S.NO.127, H.NO.2, S.NO.128, H.NO.15, S.NO.352.
VII, -VIHAR, TAL-VASAI, DIST-THANE.

AYAN COMPLEX,
H QARIYA BLDG.

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AANPW0371P
 नाम / NAME
UMESH LAXMAN WASULE
 पिता का नाम / FATHER'S NAME
LAXMAN G WASULE
 जन्म तिथि / DATE OF BIRTH
11-12-1978



हस्ताक्षर / SIGNATURE
Handwritten signature

आपकल कम्प्युटर (कम्प्युटर सेंटर)
 Commissioner of Income-tax (Computer Operations)

Handwritten signature

