



BILL NO (GGN): 000001901253099
ग्राहक क्रमांक : 000220004597

मोबाईल/ईमेल : 98xxxxxx58

MR/MRS SAMEER A MUKADAM/MUSKAN S MUKADAM
PLOT NO 5 FLAT NO 602SECTOR 11 KOPARKHAIRNE 400709

GSTIN: 27AAECM2933K1ZB

देयक दिनांक : 16-02-2023
देयक रक्कम रु : 2450.00

देय दिनांक : 08-03-2023
या तारखे नंतर : 2480.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



बिलींग युनिट : 4753/KOPARKHAIRENE S/DN.WASHI
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 5/14/1118/0039/4753679
मिटर क्रमांक : 07614764053
रिडिंग ग्रुप : K5

पुरवठा दिनांक : 18-10-2010
मंजूर भार : 2.00 KW
सुरक्षा ठेव जमा (रु) : 2825.44
चालु रिडिंग दिनांक : 11-02-2023
मागील रिडिंग दिनांक : 11-01-2023

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
4568	34322	1.00	246	0	246

Meter Status: Normal
Bill Period: 1.03/

महिना	युनिट	वापर
जानेवारी-2023	263	
डिसेंबर-2022	310	
नोव्हेंबर-2022	357	
ऑक्टोबर-2022	311	
सप्टेंबर-2022	289	
ऑगस्ट-2022	311	
जुलै-2022	310	
जून-2022	473	
मे-2022	578	
एप्रिल-2022	484	
मार्च-2022	307	
वीज वापर		
फेब्रुवारी - 2022		231
फेब्रुवारी - 2023		246

छपाील बिला ऐकजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपांच्या गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपाील बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे किज बिल मरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टॅक्स व ड्युटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 11-03-2023 ह्या तारखेला होईल

For making Energy Bill payment through RTGS/NEFT mode, use following details

o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000220004597
o IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
o Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number. In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा



QR कोड स्कॅन करा ऍप डाऊनलोड करा
App मध्ये सर्वे भरा आणि आकर्षक बक्षीस जिंक



DELIVERING TRUST
SINCE 1998

India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

स्थळप्रत	बिलींग युनिट	ग्राहक क्रमांक	पी.सी.	दर	या तारखे पर्यंत भरल्यास	27-02-2023	Rs. 2430.00
अंतिम तारीख	08-03-2023		K5	90	या तारखे नंतर भरल्यास	08-03-2023	Rs. 2480.00

बँकेची स्थळप्रत:

बिलींग युनिट : 4753
ग्राहक क्रमांक : 000220004597
47535000220004597080320230000024500030002702230020

डिजिटल क्र. : 4753679
पी.सी. K5 दर : 90

अंतिम तारीख	08-03-2023	Rs. 2450.00
या तारखे पर्यंत भरल्यास	27-02-2023	Rs. 2430.00
या तारखे नंतर भरल्यास	08-03-2023	Rs. 2480.00





नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळ, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भाप्र/ प्र. क्र. बी-६५४७/२०३/२०११
दिनांक :- २४/०२/२०११

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/
प्र.क्र. ए-९८०६/१२०४/२००९, दि.३१/०३/२००९
२) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे
परिपत्रक.
३) वास्तुविशारद होम वर्क यांनी दि.०२/११/२०१० रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ०५, सेक्टर क्र.११, गा.वि.यो., कोपरखैरणे, नवी मुंबई या जागेचे मालक
मे. कामधेनु बिल्डर्स यांनी जागेवरील बांधकाम दि.११/०९/२०१० रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला
संबंधित वास्तुविशारद, होम वर्क, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ
प्रमाणपत्र दि. ३१/०३/२००९ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ च्या
अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे
सादर जागेत.

१) भुखंडाचे क्षेत्रफळ	:-	५४९.८० चौ.मी.
२) अनुज्ञेय चटई क्षेत्र निर्देशांक	:-	१.५०
३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - २८)	:-	८२३.९०१ चौ.मी.
४) बाल्कनी खालील बांधकाम क्षेत्र यानुसार वापर करणेस परवानगी देण्यात येत आहे.	:-	१३८.६१२ चौ.मी.

(जितेंद्र ल. भोपळे)

नगररचनाकार

नवी मुंबई महानगरपालिका



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नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळ, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.

दूरध्वनी क्र. : २७५७ ७० ७०

फैक्स : २७५७ ५७ ००
२७५७ ३७ ८५

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जा.क्र./नरवि/मोप्र/ प्र. क्र. बी-६५४७/८०३/२०११

दिनांक :- २४/०२/२०११

प्रति,

मे. कामधेनु बिल्डर्स

भुखंड क्र.०५, सेक्टर क्र.११, गा.वि.यो.,

कोपरखैरणे, नवी मुंबई.

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.२१७/२००९,

प्रकरण क्रमांक बी-६५४७

विषय :- भुखंड क्र.०५, सेक्टर क्र.११, गा.वि.यो., कोपरखैरणे नवी मुंबई बाबत
भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.०२/११/२०१० रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. ०५, सेक्टर क्र.११, गा.वि.यो.,कोपरखैरणे नवी मुंबई येथील

निवासी वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

अट - प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपुर्ण वाहनतळ व्यवस्था दर्शविणारे
सिमांकन (Marking) कायमस्वरुपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी घेणेबाबत याची.

आपला,

(जितेंद्र ल. भोपळे)

नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. होम वर्क , वास्तुविशारद,
१०३ए, त्रिशुल अपार्टमेंट, सिंधी सोसा. ८ रोड, चेंबुर, मुंबई -७१
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त , परिमडळ -१/२, नमुंमपा.
४. कर निर्धारक व संकलक, नमुंमपा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
६. विभाग अधिकारी नमुंमपा, कोपरखैरणे



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

सिडको / वसाहत / साटयो / पावणे / 272 / 2016 / 12499

दिनांक: 23/09/2016

Date :

Ref. No.

मे. साई स्वर्ण को-ओप हौ. सोसा. लि.
तर्फे चेअरमन प्रसाद रामचंद्रन
रा. भुखंड क्र. 05, सेक्टर .11.
कोपरखैरणे, नवी मुंबई

विषय:- साडेबारा टक्के योजनेनुसार मौजे कोपरखैरणे येथे वाटप करण्यात आलेल्या भुखंडाच्या हस्तांतरणाबाबत.

संदर्भ :- आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/पावणे/272/2016/
दिनांक-24.08.16

महोदय,

साडेबारा टक्के योजनेप्रमाणे मौजे कोपरखैरणे येथे मे. कामधेनु बिल्डर्स तर्फे प्रो. प्रा. सतीश सबलोक यांनी धारण केलेला भुखंड क्रमांक -05, सेक्टर-11, क्षेत्र-549.80 चो.मी, मे. साई स्वर्ण को-ओप हौ. सोसा. लि. यांच्या नावे हस्तांतरित वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडावर अभिहस्तांकणाचा विलेख दिनांक -19.09.2016 रोजी सिडको, मे. कामधेनु बिल्डर्स तर्फे प्रो. प्रा. सतीश सबलोक आणि मे. साई स्वर्ण को-ओप हौ. सोसा. लि. यांच्यामध्ये करण्यात आला असून या अभिहस्तांकण विलेखाची नोंदणी दुय्यम निबंधक टनन-6 यांचेकडे नोंदणी क्रमांक टनन 6-8856-2016, पावती क्र. 9713, दिनांक-19.09.2016 अन्वये करण्यात आलेली असल्याने व सदर अभिहस्तांकणाचा विलेखाची सत्यप्रत आपण आमच्याकडे सादर केली असल्यामुळे उपरोक्त भुखंडास परवानाधारक म्हणून मे. साई स्वर्ण को-ओप हौ. सोसा. लि. यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळावे.

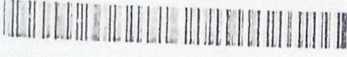
आपला विश्वासू

सहाय्यक सचिव (प्रशासकीय);
वसाहत, किनासा, ५, ला. म. म. म. म.;
सिडको, ली. सी. वी. सी. व. म. म. म. म.;
नवी मुंबई - ४००६१४.

प्रत - मे. साई स्वर्ण को-ओप हौ. सोसा. लि.

तर्फे चेअरमन प्रसाद रामचंद्रन

- मे. कामधेनु बिल्डर्स लि. प्रे. प्रा.
सतीश सबलोक



सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखेरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,943,750.00
वा.भा. रू. 1,347,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: भुखंड नंबर 5 से 11 कोपरखेरणे साईस्वर्ण सदनिका नंबर 602, सहावा मजला नवी मुंबई
- (3) क्षेत्रफळ (1) 330 चौ फुट + री वी एरीया 17.40 चौ + ओपन ऐरेस 42.00 चौ फुट + रटील्ट कार पार्किंग 4 - 120 चौ फुट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षाकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - मे कामधेनु विल्डर्स तर्फे प्रो प्रा सतीश सवलोक यांचे कु मु साईनाथ मानकर ; घर/प्लॅट नं: 20, 2 रा मजला से 17 वाशी शांती सेंटर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए वी वाश पी एस 6161 के.
- (6) दस्तऐवज करून घेण्या-या पक्षाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - समीर अलिनिया मुकादम ; घर/प्लॅट नं: 8 वी 21, सागर पॉकेट हाऊस से 10 कोपरखेरणे नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एच के पी एम 0162 री.
(2) - - मुरकान समीर मुकादम ; घर/प्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए जी ए पा ए 5946 एम .
- (7) दिनांक करून दिल्याचा 21/10/2009
- (8) नोंदणीचा 22/10/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 5672 /2009
- (10) वाजारभावाप्रमाणे गुद्रांक शुल्क रू 79800.00
- (11) वाजारभावाप्रमाणे नोंदणी रू 19440.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. 3

SBI Home Top Up Loan- Application Form

Annexure-2

		Current photograph of 3 rd applicant
Name: SAMIR MUKADAM	Name: MUSKAN MUKADAM	

To,

State Bank of India
MAHUL ROAD
CHEMBUR MUMBAI.

Dear Sir/Madam,

I/We have availed Home Loan of Rs.(Rs.only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of Renovation. I/We, therefore, request you to sanction loan of Rs- 200000/- (Rupees TWO LACS ONLY.) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i	(a) Existing Home Loan account number	3098997307-3		
	(b) Home Loan availed in (Year)	2009.		
ii	Existing Home Top-Up or Home plus or Home Equity account number, if any			
iii	Savings Bank/ Current Account Number	30954640851		
iv	Personal details of 1 st applicant: <u>SAMIR MUKADAM</u>			
	Age(years)	<u>49YRS</u>	Marital Status	<u>MARRIED</u>
	No. of Dependents	<u>03</u>	Educational Qualifications	<u>GRADUATE</u>
	Current Employment/Occupation	<u>SELF EMPLOYED</u>		
	Current Residential Address & contact no.	<u>602 SAJSWARNA CHS PLOT NO 5 SECTOR II KOPER KHAIRANE NAVINUMBAI 400709.</u>		

9820024158
 9820272950

B.S.

Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No.	Tie up (if applicable)	
LOS Reference No.:	Take Over	

Applicant Name : SAMIR MURADAM

Co-Applicant Name :

Contract (Resi.) Mobile :

Loan Amount : <u>2 LAKH</u>	Tenure :
Interest Rate :	EMI :
Loan Type : <u>TOP UP</u>	SBI LIFE : YES / NO
Hsg. Loan _____	Maxgain _____
Realty _____	Home Equity _____

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- <u>MAHUL ROAD</u>	Code No.
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

Val in agmt

Gross Amount:

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	<u>Agent Subhakar</u>	<u>2/3/23</u>
VALUATION	<u>Vasudev</u>	<u>09/03/23</u>
SITE		
LOAN A/C		
T.D.		
D.E.		

SBI
STATE BANK
RACPC SOL

Clean

Samir mukadam
9820024158
920272950
TOP UP

Pranjali mam
Sbi sion



Thursday, October 22, 2009
12:29:23 PM

Original
नोंदणी 39 न
मिळणे 30 न

पावती

Compliance

① S e
② mortgage if any?

R+

पावती क्र. : 5796
दिनांक 22/10/2009
मावाचे नाव जोपरकरणी
दस्ताऐवजाचा अनुक्रमांक टनन3 - 05672 - 2009
दस्ता ऐवजाचा प्रकार भरतनाथ

सादर करणाऱ्याचे नाव: - समीर अश्विनिया मुकादम

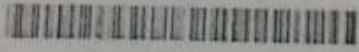
नोंदणी फी	-	19440.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकात्रित फी (50)	-	1000.00
एकूण	रु.	20440.00

आपणास हा दस्त अंदाजे 12:44PM ह्या वेळेस मिळेल

दुय्यम निबंधक
टाणे 3

बाजार मूल्य: 1347500 रु. मोबदला: 1943750 रु.
भरलेले मुद्रांक शुल्क: 79800 रु.
देयताचा प्रकार: डीडी घनाकर्षणीदार
बँकेचे नाव व पत्ता: बँक ऑफ इंडिया
डीडी घनाकर्षण क्रमांक: 208158; रक्कम: 19440 रु.; दिनांक: 21/10/2009

मुळ दस्त परत मिळाला
पसकरणी सही
दुय्यम निबंधक टाणे-3



दस्तावेजांक व वर्ष: 5672/2009

Thursday, October 22, 2009

12:31:41 PM

दुय्यम निबंधक: ठाणे 3

Page 63 of 63

Page 63 of 63

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 1,943,750.00
वा.भा. रु. 1,347,500.00
- (2) भू-मापन, फोटोहिरसा व घरक्रमांक (असल्यास) (1) वर्णना भुखंड नंबर 5 से 11 कोपरखैरणे साईरवर्ण सदनिका नंबर 602, सहावा मजला नवी मुंबई
- (3) क्षेत्रफळ (1) 330 चौ फुट + सी वी एरीया 17.40 चौ + ओपन ऐरेस 42.00 चौ फुट + रटील्ट वलर पार्किंग 4 - 120 चौ फुट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - मे कामधेनु विल्डर्स तर्फे प्रो प्रा सतीश सवलोक यांचे कु मु साईनाथ मानकर ; घर/प्लॅट नं: 20, 2 रा मजला से 17 वाशी शांती सेंटर ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए वी वाय पी एस 6161क.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - समीर अलिनिया मुकादम ; घर/प्लॅट नं: 8 वी 21, सागर पॉकेट हाऊस से 10 कोपरखैरणे नवी मुंबई; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएच के पी एम 0162सी.
(2) - - मुरकान समीर मुकादम ; घर/प्लॅट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए जी ए पी ए 5946 एम .
- (7) दिनांक करून दिल्याचा 21/10/2009
- (8) नोंदणीचा 22/10/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 5672 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 79800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 19440.00
- (12) शेरा



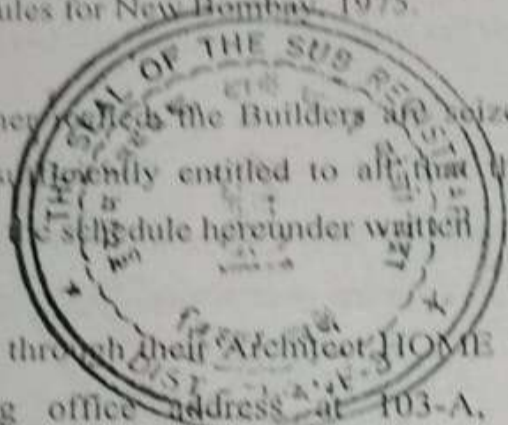
सह दुय्यम निबंधक प्रथम ठाणे क्र. 3

244-3
15/02/2008
2/50

Second Part and the Builders of the Third Part, duly registered with the Sub-Registrar of Assurances, Thane-11, under Serial No. TNN-11/5123/2008, the Corporation granted permission to the Lessee to sell and transfer his right and interest in the said Plot to the Builders for the consideration and upon terms and conditions contained therein.

AND WHEREAS pursuant to the aforesaid Tri-Partite Agreement, the Corporation by its letter dated 26th November 2008, incorporated the name of the Builders in the records of the Corporation as Licensee of the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay, 1975.

AND WHEREAS in the manner in which the Builders are seized and possessed of or otherwise well and sufficiently entitled to all the said property more particularly described in the schedule hereunder written



AND WHEREAS the Builders through their Architect HOME WORK Architects Interior Designers having office address at 103-A, Trishul Apartments Sindhi Society, 8th Road, Chembur, Mumbai 400 071 have prepared Building Plans by proposing to construct a Building of Ground plus Seven Floors (hereinafter referred to as the said Layout). The Builders have submitted to the Navi Mumbai Municipal Corporation (hereinafter referred to as "NMMC") and other Authorities the said Building plans, specifications and designs for the said plot. NMMC has sanctioned the building plans, specifications and designs submitted by the Builders and granted a Commencement Certificate vide Letter No. NMMC/TPD/BP/CASE No.A-9806/1204/09 dated 31st March 2009 to the Builders, copy whereof is annexed hereto and marked Annexure "A"

AND WHEREAS the Builders have commenced development of the said Plot by constructing thereon residential units in accordance with the sanctioned plans and as per the terms and conditions in the Agreement to Lease & Tri-partite Agreement mentioned above and in accordance with the Commencement Certificate, Annexure "A" hereto

HUKADAN

Hukadan

FOR KAMD. "BU" RS

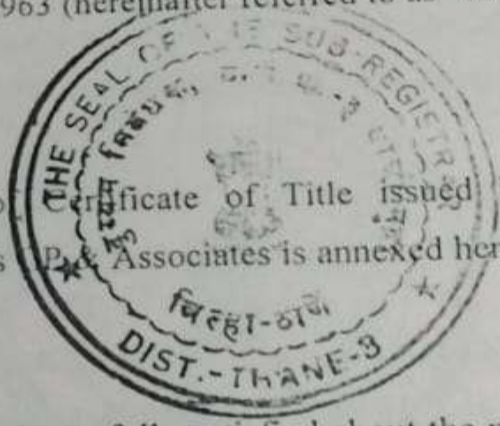
PROPRIETOR

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टनन-३
५९०२/२००९
५९०२/२००९

AND WHEREAS, the Builders alone have the sole and exclusive right to sell residential units being constructed by him on the said Plot and to enter into agreement/s with the Purchaser/s and to receive the sale price in respect thereof

AND WHEREAS, the Purchaser/s demanded from the Builders and the Builders have given inspection to the Purchaser/s of all the documents of title relating to the property, the plan, designs and specifications prepared by the Builders' Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.

AND WHEREAS, a copy of Certificate of Title issued by the Advocates & Solicitors for the Builders P. & Associates is annexed hereto and marked Annexure "B"



AND WHEREAS the Purchaser/s are fully satisfied about the nature of the right and title of the Builders in the said Plot

AND WHEREAS upon satisfying themselves about the plans and other terms and conditions including the nature of title of the Builders in the said Plot, the Purchaser/s hereby agrees to purchase Flat No. 602, admeasuring about 330 sq. ft. carpet area alongwith C.B. Area. 17.40 sq. ft. area and open terrace admeasuring about 42.00 sq. ft. area on 6th floor of the building being constructed by the Builders on the said Plot to be known as "SAI SWARNA" lying being and situate at Plot Nos. 05, Sector-11, Koparkhairne, Navi Mumbai and more particularly described in the Second Schedule hereunder written for a total consideration of Rs.19,43,750/- (Rupees Nineteen Lakhs Forty Three Thousand Seven Hundred and Fifty only) (hereinafter referred to as "the said Flat"). The Purchaser/s also agrees to pay Service Tax or any other tax or charge by whatever name called that may be imposed by any government or local authority. The Parties hereto agree that the carpet area of

Prakash

Prakash

FOR KAMDHENU BUILDERS

Prakash
PROPRIETOR

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3. The Purchaser/s has/have, prior to execution of this Agreement satisfied himself/herself/themselves about the title of the Builders to the said Plot described in the First Schedule hereunder written and the Purchaser/s shall not to raise requisitions or objections in respect thereof or in respect of any matter relating thereto.

4. The Purchaser/s agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser/s Flat bearing No. 602, admeasuring about 330 sq. ft. carpet area alongwith C.B. Area. 17.40 sq. ft. area and open terrace admeasuring about 42.00 sq. ft. area on the Sixth floor of the building which is being constructed by the Builders and to be known as "SAI SWARNA", lying, being and situate on a Plot along with Built Parking No.4 admeasuring about 120 Sq. Ft. in the area said building and more particularly described in the Second Schedule herein under written (hereinafter referred to as "the said Flat") for the total consideration of Rs. 19,43,750/- (Rupees Nineteen Lakhs Forty Three Thousand Seven Hundred and Fifty Only) which includes the proportionate price of the common areas and facilities appurtenant to the building constructed or being constructed on the said Plot. The Purchaser has paid a sum of Rs. 2,91,000/- (Rupees Two Lakhs Ninety One Thousand only) as earnest or deposit money on or before the execution of this Agreement for Sale. The Purchaser/s hereby agreed to pay to the Builders the balance amount in the following manner:



- | | |
|---|-----|
| 1. On execution of this Agreement | 10% |
| 2. Within 30 days on execution of this agreement | 68% |
| 3. On or before completion of Eight Slab | 8% |
| 4. On or before completion of brick work | 6% |
| 5. On or before completion of inside and
Outside plastering work | 6% |
| 6. On completion of the building | 2% |

The above purchase price does not include the following charges, deposits and expenses and which shall be paid by the Purchaser/s to the Builders within 10 days from the date of demand made by the Builders:-

FOR KAMDHENU BUILDERS

H. K. MOHANTY

[Signature]
 PROPRIETOR

Mukundan

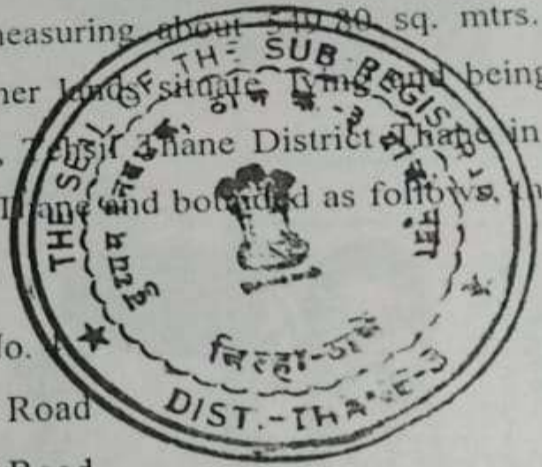
277
3002/2009
218/80

48. This Agreement for Sale shall be governed by and construed in accordance with the laws of India, and the parties hereto select the courts at Navi Mumbai and/ or Thane only as the case may be to settle any disputes arising out of or in connection with this Agreement for Sale.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land admeasuring about 510.80 sq. mtrs. or thereabouts bearing Plot No.05, and other lands situate and being at Sector-11, Koparkhairne, Navi Mumbai, Thane District Thane in the Registration Sub-District Thane District Thane and bounded as follows, that is to say:



- On the North by - Plot No.
- On the East by - 10 M2 Road
- On the South by - 15 M2 Road
- On the West by - Plot No.6

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 602, admeasuring about 330 sq. ft. carpet area alongwith C.B. Area. 17.40 sq. ft. area and open terrace admeasuring about 42.00 sq. ft. area on 6th floor of the building to be known as "SAI SWARNA", lying, being and situate on the said Plot along with Stilt Parking No. 4 admeasuring 120 Sq. Ft. area, in the aforesaid building in the registration Sub-District Thane, District Thane and bounded as follows that is to say:-

- On the North by: Open Space
- On the East by: Flat No.603
- On the South by: Flat No.601
- On the West by: Open Space

FOR KAMDHENU BUILDER

[Signature]
PROPRIETOR

[Signature]

[Signature]

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५६७२/२००९
६/५०

the said Flat is as per actual measurement taken in the presence of the representatives of both the Parties and includes internal partition walls, internal area of wardrobes, internal bathrooms, lavatories, kitchen and pantry. The wash area provided in the ducts for water supply and sanitary installations, ducts for electrical installations, fire hydrants, flower beds, sit outs have not been considered and the carpet area is measured from wall to wall excluding thickness of plaster. The plans and specifications in respect of the said Flat is annexed hereto and marked Annexure "C". A list of amenities to be provided by the Builders in the said Flat are set out in Annexure "D" hereto.

AND WHEREAS, the Builders have agreed to sell to the Purchasers a said Flat at the price and on the terms and conditions hereinafter appearing

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

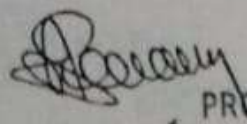


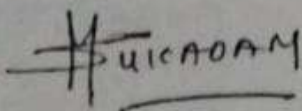
1. The Builders shall under normal conditions construct the building over all that Plot of land bearing No. 05, measuring about 549.80 sq. mtrs. lying being and situate at Sector-11, Koparkhane, Near Mumbai and more particularly described in the First Schedule herein under written (hereinafter referred to as "the said Plot") as per the plans, design and specifications duly approved and sanctioned by the Navi Mumbai Municipal Corporation (hereinafter referred to as "NMMC") and in accordance with the Commencement Certificate NMMC/TPD/BP/CASE No.A-9806/1204/09 dated 31st March 2009 issued by NMMC to the Second allottees Annexure "A" hereto and as may be revised from time to time. The plans and specifications have been kept at the office of the Builders for inspection.

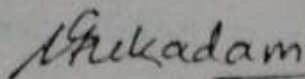
C.C
31/3/09

2. This Agreement for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force.

FOR KAMDHENU BUILDERS


PROPRIETOR





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५६१७२/२००९
५९/५०

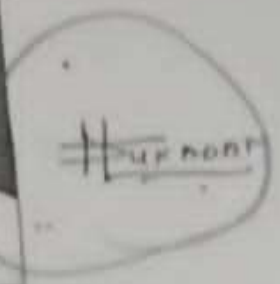
SIGNED AND DELIVERED
BY THE WITHIN NAMED BUILDERS
M/S.KAMDHENU BUILDERS
THROUGH ITS PROPRIETOR
MR. SATISH SABHLOK
IN THE PRESENCE OF

Ramesh Rns



SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASERS/

MR. SAMIR ALIMIYA MUKADAM



MRS. MUSKAN SAMIR MUKADAM

IN THE PRESENCE OF

Ramesh



include his/her/their heirs, executors, administrators, and permitted assigns of the OTHER PART.

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WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation") is a Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act") for the Town of Navi Mumbai

AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf



AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it

AND WHEREAS by an Agreement to Lease dated 21st October 2008 entered between the Corporation of the One Part and Mr. Sainath Shivram Patil (hereinafter referred to as "the Lessee") of the Other Part, duly registered with the Sub-Registrar of Assurances-Thane-11, under Serial No. TNN-11/4650/2008, the Corporation agreed to grant lease of the all that piece or parcel of land, bearing Plot No. 05, admeasuring about 549.80 sq. mtrs. or thereabouts, lying, being and situate at Sector-11, Koperkhairane, Navi Mumbai and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Plot") to the Lessee for a period of sixty years for the consideration and upon terms and conditions contained therein under the 12.5% Scheme of the Corporation.

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AND WHEREAS by a Tri-Partite Agreement dated 24th November 2008, entered between the Corporation of the One Part, the Lessee of the

FOR KAMDHENU BUILDERS

HUKADAM

Proprietor
PROPRIETOR

Hukadam



Customer Copy Sr No 3502
 VASHI BRANCH Date 21/10/09
 For (ESB) bank AC Stamp duty

Type of Document	Agreement for sale		
Type of Stamp	Special Adhesive		
Franchising Value	Rs	39,800/-	
Service Charges	Rs	10/-	
Total	Rs	39,810/-	

Name and address of stamp duty paying party
Mr. Samir A. Mukadam
B/b1 Sagar Chis Pocket House
8/C-10 Koperkhairane,
Navi Mumbai

PAN No AIHKPM162C
 Copy No 100/100
 Date of Purchase 21/10/09
 Name of Purchaser Mr. Samir A. Mukadam
 Signature of Purchaser [Signature]
 Date 21/10/09
 Franchising Sr No [Blank]
 Authorized By [Signature]
 (Sign, Name & EN)



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Vashi, Navi Mumbai on this 21 day of October 2009 between M/S.KAMDHENU BUILDERS through the hands of its Proprietor Mr. Satish Sabhlok, having his Office at 20, Floor, Shanti Centre, Sector 17, Vashi, Navi Mumbai (PAN NO.ABYP56161K) hereinafter referred to as the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their/his heirs, executors, administrators and assigns) of the **ONE PART.**

AND

MR. SAMIR ALIMIYA MUKADAM & MUSKAN SAMIR MUKADAM adult, Indian inhabitant residing at 8/B-21, Sagar CHS, Pocket House, Sector 10, Koperkhairane, Navi Mumbai. (PAN NO. AIHKPM162C AGAPA5946M) hereinafter called as the PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof be deemed

FOR BUILDERS
[Signature]
 PROPRIETOR

[Signature]
Mukadam

Industrial Development Bank of India Ltd. 1-3, Shanti Centre, Palm Beach Marg, Sector-17, Vashi, New Mumbai-400 703.

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