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1) देकावा प्रकार: eChallan क्र. १, 18600/-
श्री/श्रीमती/श्री अर्जुन काफ़े क्र. 26/09/2017
देकावा नाम व पता:
2) देकावा प्रकार: By Cash क्र. १, 760/-
श्री/श्रीमती का देकावा नाम व पता:

देकावा प्रकार: ₹. 11200/-
श्री/श्रीमती का देकावा नाम व पता: ₹. 1808000/-
देकावा प्रकार: ₹. 1852000/-

Sub Registrar Uhasnagar 2
उहासनागर-२

₹. 18600.00
₹. 760.00
₹. 19360.00

श्री/श्रीमती का देकावा नाम व पता: 38
₹. 760.00

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₹. 760.00
देकावा प्रकार: ₹. 18600.00
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श्री/श्रीमती का देकावा नाम व पता: 38
₹. 760.00

Regn.: 39M

श्री/श्रीमती का देकावा नाम व पता: 38

Original/Duplicate

श्री/श्रीमती का देकावा नाम व पता: 38

Tuesday, September 26, 2017
4:58 PM

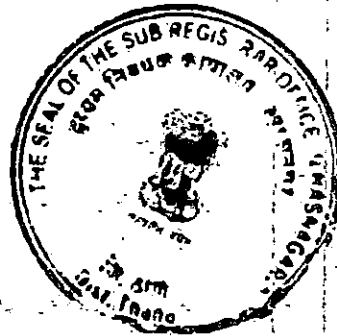
Verified with Original
श्री/श्रीमती का देकावा नाम व पता: 38
₹. 760.00
FOR STATE BANK OF INDIA
Branch Manager
BADAPUR (W) BRANCH-16388



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201709264320	26 September 2017 09:38:09			
मूल्यांकनाचे वर्ष	2017	92832 2090			
निम्न	ठाणे	30			
मूल्या विभाग	तालुका : अंबरनाथ				
उप मूल्या विभाग	7/15-डी -2) बेतवती गावातील संव्हे नंबर 83 व 58 जवळील नात्याच्या उत्तर परिधेमकडील भाग				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /ज. भू. क्रमांक :			
वार्षिक मूल्या दर तक्त्यानुसार मूल्यादर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7550	37600	47900	55800	47900	घ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	49.2196घा. मीटर	मिळकतीचा साधर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे घय	0 TO 2वर्षे	मूल्यादर/बांधकामाचा दर	Rs.37600/-
उद्देगवाहन सुविधा	आहे	मजला	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति घ.मीटर मूल्यादर	=(वार्षिक मूल्यादर * घसा-यानुसार मजिन दर) * मजला-निहाय घट/वाढ				
	=(37600 * (100 / 100)) * 100 / 100				
	= Rs.37600/-				
य मिळकतीचे मूल्या	= इरीत प्रमाणे मूल्या दर * मिळकतीचे क्षेत्र				
	= 37600 * 49.2196				
	= Rs.1850656.96/-				
एकत्रित अंतिम मूल्या	= मूल्या मिळकतीचे मूल्या + तळघराचे मूल्या + मॅगॅनईन अजला क्षेत्र मूल्या + संजतच्या गव्हीचे मूल्या + परीत कव्हीचे मूल्या + वंदित क्वन तळघरे मूल्या + घुन्या जमिनीवरील घाइन तळघरे मूल्या + इजावती क्षेत्राच्या मूल्या जागेचे मूल्या				
	= A + B + C + D + E + F + G + H				
	= 1850656.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1850656.96/-				

Home Print

सह दुय्यम चिबंघक वर्ग-२
उल्हासनगर-२





CHALLAN
MTR Form Number-6

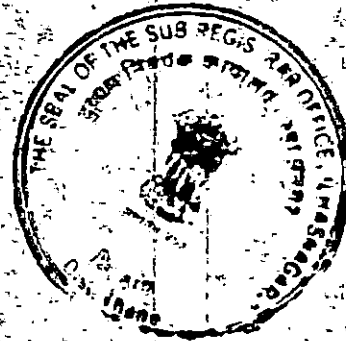
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GRN	MH005739484201718E	BARCODE	[Barcode]		Date	26/09/2017-16:16:33	Form ID	25.2
Department : Inspector General Of Registration				Payer Details				
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name		ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	Akshay Madhukar Bansode			
Location		THANE		Flat/Block No.	Flat No 401 Maruti Vandan			
Year		2017-2018 One Time		Premises/Building				
Account Head Details			Amount In Ra.	Road/Street	Belvali Village Taluka Ambernath			
0	01	Stamp Duty	111200.00	Area/Locality	Thane			
0030063301. Registration Fee			18500.00	Town/City/District				
				PIN	4	2	1	5 0 3
				Remarks (If Any)				
				SecondPartyName=Maruti Developers-				
Total				Amount In	One Lakh Twenty Nine Thousand Eight Hundred Rupees			
				Words	Only			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332017092614564	137185400	
Cheque/DD No.				Bank Date	RBI Date	26/09/2017-16:17:46	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चालन फेकल दुयया निवांक कार्यालयत मोदणी कयवयाच्या दस्तांसाठी लागू आहे. मोदणी न कयवयाच्या दस्तांसाठी सदर चालन लागू नाही.



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Ward No. :-
 Village :- BELVALI
 Market Value :- 1852000/-
 Actual Value :- 1808000/-
 Stamp Duty :-
 Flat Area :- 441.50 Sq. ft. Carpet

: THREE :

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at Village BELVALI Taluka Ambarnath, Dist Thane; on this 26th day of

sep 2017.

BETWEEN

(Signature)

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(Signature)

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MARUTI DEVELOPERS A partnership firm Through its partner
 SHRI. Arvind Valji Patel Aged 52 Years, Occu- Business having office at :- A-10, Akardeep, Agarkar Road, Dombivali (E) Dist- Thane. PAN CARD NO. AGBFM 0431 H hereinafter called and referred to as the Promoters/ Builders (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor and their / his or her assigns of the One Part.

AND

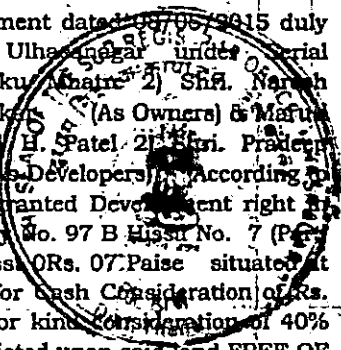
1) MR./MRS. AKSHAY MADHUKAR DANDAGE Aged 27 Years, Both
 2) MR./MRS. SUCHITRA AKSHAY DANDAGE Aged 20 Years, Both
 R/at: R. no. 2915 Ladi Naka, Binwada, Ambekar chawki, Near Amulhase Bakery, Ambarnath (W)
 Hereinafter referred to as "the FLAT PURCHASERS" (which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :-

1) Shri. Tukaram Barku Mhatre 2) Shri. Naresh Tulshiram Meher 3) Shri. Tushar Trimbak Bambalkar are actual owner of property bearing Survey No. 97 B Hissa No. 7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq.Mtrs. Asst ORs. 07 Paise situated at Village BELVALI Tal- Ambarnath Dist- Thane within local limit of Kulgaon Badlapur Municipal Council (hereinafter referred as "said land")

AND WHEREAS the said owner purchase the said property by Sale Deed on dtd. 28/01/2011 from Smt. Vijaya Deb for consideration of Rs. 19,00,000/- & simultaneously as per the mutation entry no. 3363 the name of 1) Shri. Tukaram Barku Mhatre 2) Shri. Naresh Tulshiram Meher 3) Shri. Tushar Trimbak Bambalkar was mutated as owner on 7/12 extract of the said land.

AND WHEREAS according to Development Agreement dated 08/05/2015 duly registered at the Office of Sub-Registrar Ulhasnagar under Serial No. 4325/2015 Between 1) Shri. Tukaram Barku Mhatre 2) Shri. Naresh Tulshiram Meher 3) Shri. Tushar Trimbak Bambalkar (As Owners) & Maruti Developers Through Its Partner 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel (As Developers). According to the said Development Agreement the Vendors granted Development right in favour of Developers regarding land bearing Survey No. 97 B Hissa No. 7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq.Mtrs. Ass. ORs. 07 Paise situated at Village BELVALI Tal- Ambarnath Dist- Thane for cash consideration of Rs. 16,00,000/- (Rupees Sixteen Lacs only) & also for kind consideration of 40% salable area to allotted to owner in building constricted upon said land FREE OF COST as ownership basis & simultaneously Power of Attorney also granted by land owner mentioned above in favour of Developers i.e. Maruti Developers Through Its Partner 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel on dated 08/05/2015 duly registered at the Office of Sub-Registrar Ulhasnagar under Serial No. 4326/2015 for enabling the developers for the Development of the said land & also granted all rights & powers regarding said land.



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AND WHEREAS, according to construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. Javak No. KBNP/NRV/BP/5320 Unique No. 94 on dated 31/08/2015 construction permission is granted to M/s. Maruti Developers Through Its Partner Shri. Vinod H.Patel For Admeasuring Area 720.83 Sq. Mtrs only for construction of Stilt, Ground + Fourth upper floors.

AND WHEREAS according Non Agricultural permission issued by District Collector Thane on dtd. 18/06/1999 by order bearing no. Mahsul/K-1/T-14/N.A.P/SR/ / in favour of have applied to convert the said land Non Agricultural use. & thus according to the said order, the above mentioned land area admeasuring Sq.Mtrs. is converted into Non-Agricultural use.

AND WHEREAS the promoters have appointed the professional supervision of the Architect to work out on the said building/s.

AND WHEREAS by virtue of the above said agreements and Power of Attorney, the Promoters have the sole, absolute right to sell the flats to prospective Purchasers on ownership basis, according to the provisions of the Maharashtra Ownership of flats Act.

AND WHEREAS the promoters have offered for sale, of Flats in the said building that is now under construction to prospective buyers.

AND WHEREAS the Purchaser on getting knowledge that the various flats under constructions in said building are offered for sale, expressed his/ her desire to Purchase and or acquire on Ownership Flat No. 401 on fourth floor of building Name "MARUTI VANDAN" which is to have Total Carpet area 441.50 Sq. ft.

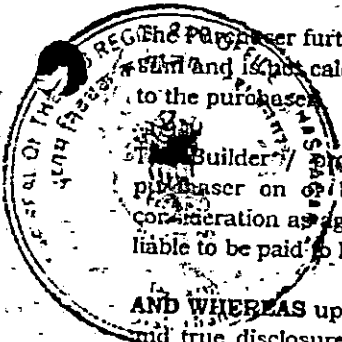
AND WHEREAS the price and/ or consideration of the said flat is agreed to be Rs. 18,02,000/- (Rupees Eighteen Lakh Eight thousand only. Only).

The Purchaser further records and confirms that the consideration fixed is lump sum and is not calculated on the basis of the area that would be made available to the purchaser.

Builder / Promoter shall give the possession of said premises to flat purchaser on or before October subject to full & final payment of consideration as agreed here in above & further such sums which purchaser is liable to be paid to Builder / Promoter herein terms of present agreement.

AND WHEREAS upon a request of the Purchaser, the Promoters have made full and true disclosure of the nature of their title to the said land, on which the proposed building is constructed. And have also given the Purchaser inspection of the plans and specifications of the said building.

AND WHEREAS the copies of Certificate of title of the said land issued by Advocate of the Promoters, copies of Extract of VII-XII or any other relevant document showing the nature of the title of the said land and the copies of the plans and specifications approved by Kulgaon-Badlapur Municipal Council, and any other documents which are required to be given under Rule 4 of the Maharashtra Ownership Flats Act, are hereto annexed.



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AND WHEREAS the purchaser have also inspected the documents relating to the said land himself, or through his attorney/agent and is satisfied about the promoters title on the said land.

AND WHEREAS, the purchaser has seen the site of building, and the work of the construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS, the purchaser has been informed by the Promoters and thereof, knows that the Promoters have offered to sell all the respective Flats in the building under construction on the said land to different purchasers. And they executed Agreement for sale of the flats with a clear-cut understanding to the Purchasers there of, that the Purchasers who are taking the said flats ultimately shall join the rest of the purchasers in forming a Co-operative Housing Society and to be a member thereof.

AND WHEREAS the promoter agree to sell to the Purchaser, and the purchaser agrees to Purchase/ acquire the said above- mentioned flat upon the terms and conditions mentioned hereunder:

NOW THIS AGREEMENT WITNESS AND IT HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The promoters shall construct the said building as mentioned hereinabove in accordance with the plans, designs and specifications thereof, sanctioned and approved by the concerned planning authority. [i.e. Kulgaon-Badlapur Municipal Authority or Body. PROVIDED]

2. The Purchaser hereby agrees, to purchase and/or acquire from the promoters and the promoters hereby agree to sell to the purchaser Flat No. 401 on Fourth floor of building Name "MARUTI VANDAN" which is to have Total Carpet area 44150 Sq. ft. now under construction and more particularly described by showing it on the plan thereof hereto annexed and marked Annexure 'D' (herein after called 'the said flat') for a total consideration of Rs. 18,08,000/- (Rupees Eighteen Lakh Eight thousand only, Only) The Purchaser further records and confirms that the consideration fixed is lump sum, and is not calculated on the basis of the area that would be made available to the purchaser. The said consideration to be paid by the purchasers to the Promoters

at various stages of construction of the building in which flat is situated, in the following manner, that is to say :-

- a) 15% On Booking.
- b) 10% On Commencement of Work.
- c) 10% On Commencement of Plinth.
- d) 10% On Commencement of First Slabs.
- e) 10% On Commencement of Second Slabs.



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On Commencement of Third Slabs.

- g) 10% On Commencement of Fourth Slabs.
- h) 10% On Commencement of Fifth Slabs.
- h) 7% On Commencement of Brick Work & Plaster Work.
- i) 3% On Commencement of Flooring Work.
- j) 3% on Color & Plumbing Work.
- k) 2% On Provisional Possession.

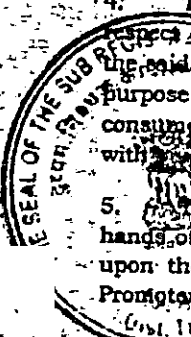
100% Total amount of consideration.

3. The promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned planning Authority at the time of Sanctioning the said plan and thereafter and may before handing over possession of the said flat to the Purchaser, (obtain from the concerned Local Authority Occupation and/ or Completion Certificate in respect of the said flat).

4. The Promoters hereby declares that the floor space index available in respect of the said land is as shown in the approved plan, and that no part of the said floor space index has been utilized by the Promoters elsewhere, for any purpose what so ever. The residual F.A.S. (F.S.I) in the land or the layout not consumed will be available to the Promoters till, conveyance of the said land with building/s thereon.

5. The promoters do hereby agree that the title of said land is clear in the hands of promoter, & the promoter have constructed, building upon said land upon the specification of Kulgaon Badlapur Municipal Council thereon. The Promoter have disclosed all the common amenities to be given to flat purchaser.

6. a) The Purchaser agrees that he/she shall pay each of the installments as stated in clause 2 ("a to j") hereinbefore indicated, as agreed and shall not commit any default. It is agree that each of the prescribed stage of construction as fixed in the clause 2' of this Agreement., when any installment becomes due, the promoters shall make the demand of the due installments in writing (by the letter send under Certificate of Posting) and the Purchaser shall make the payments to the promoters at their office within 7 days, from the receipt of such written communications. The purchaser agrees that his/her failure to pay the agreed installments on demand within the period of 7 days as stipulated hereinabove shall be, treated as a default on the part of the Purchaser, in which event the promoters will bring the present Agreement to its end. In such event the Purchaser will being entitled to the refund of the money paid to him/ her after deduction there from, if any.



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b) Provided always that the option or right if the promoters hereinafore contain of rescinding this Agreement shall not, be exercised by the promoters unless and until the purchaser is given a 15 days prior notice in writing, by the promoters of their intention to terminate this Agreement mentioning therein on default on the part of the purchaser in payment of the amounts of installments and other outgoings.

c) The purchaser agrees that he/ she shall not claim a refund of his/ her money immediately, and shall be entitled for refund only after a fresh booking of the said flat by the promoters. The purchaser agrees that in case this Agreement is rescinded by them under this clause, promoters shall repay the purchaser his/ her money on fresh booking of the said flat deducting any necessary charges if any.

d) It is hereby agreed that after the present Agreement is rescinded for reason stated in the clause, the promoters shall have the right to book the said flat again to the others and the purchaser herein shall have no claim whatsoever of any/ or over the said flat.

e) After fresh booking of the said flat the promoters, will inform the purchaser (who has committed a default) about the time and place to receive back his/ her money)

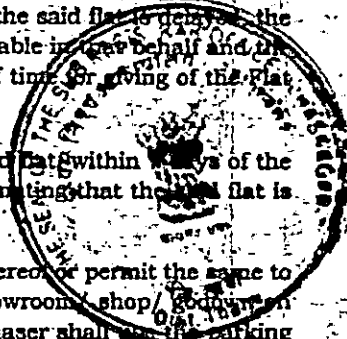
7. If the promoters elects not to exercise their option of rescinding the present Agreement on account of any default committed by the Purchaser as contemplated by Clause 6 of the Agreement, The Purchaser will agree to pay to the Promoters interest at the rate of 18% per annum, on all the amounts which becomes due and payable by the Purchaser to the Promoters, under the terms of this Agreement from the date of said amount becomes due.

It is agreed that if for want of cement, and any other building material or for any other reason or reason which are beyond the control of the Promoters, and that in the event handing over the possession of the said flat to the purchaser will not be entitled to hold the Promoters liable in law behalf and the Promoters shall be entitled to reasonable extension of time for giving of the flat to the Purchaser.

8. The Purchaser shall take possession of the said flat within 15 days of the Promoters giving written notice to the Purchaser intimating that the said flat is ready for use and occupation.

9. The Purchaser shall use the flat or any part thereof or permit the same to be used only for the purpose of residence/ office/ showroom/ shop/ godown or for carrying on any profession or business. The Purchaser shall use the parking space only for the purpose of keeping the Purchaser's own vehicles.

10. It is agreed that the Purchaser along with other Purchaser of the flats in the said building will join in forming and registering the Society, or a limited company to be known by such names as the Promoters may decide, and for this purpose also from time to time sign and execute necessary papers and documents required for the purpose of formation and/ or registration of a Co-operative Housing Society, And for becoming member thereof including the Bye-laws of the proposed Society and duly fill in, sign and return to the Promoters by the Purchaser, so as to enable the Promoters to register the organization of the Purchaser of the flats in the said building under section 10 of the Maharashtra Ownership Flats Act, 1963 the Maharashtra Ownership Flats (regulation of promotion of the said Society) No objection shall be taken by the purchaser if.



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e	and changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Associations as may be required by the Register of the Co-operative Societies or the Register of companies as the case may be or any other Competent Authority. It is agreed that the execution of all the necessary documents required for the formation and registration of a Co-operative Society shall be a pre-condition for occupation of the said flat by the purchaser. It is specifically agreed that only upon sale of all the flats in the said building consisting of 2 wings, the Promoters shall take step for formation and registration of Co-operative Housing Society.

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and changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Associations as may be required by the Register of the Co-operative Societies or the Register of companies as the case may be or any other Competent Authority. It is agreed that the execution of all the necessary documents required for the formation and registration of a Co-operative Society shall be a pre-condition for occupation of the said flat by the purchaser. It is specifically agreed that only upon sale of all the flats in the said building consisting of 2 wings, the Promoters shall take step for formation and registration of Co-operative Housing Society.

11. Unless it is otherwise agreed to by the between the parties hereto, the promoters after registration of the society, as aforesaid cause to be transferred to the said Society all the right, title and interest of the said owners/Promoters in the said land together, with the said building thereon in favour of the said society and such conveyance shall be in keeping with the terms and condition of this agreement. The Promoters shall take steps for formation and registration of the Co-operative Housing Society only upon sale of all the flat in the said building and the Purchaser shall not take any objection in that behalf.

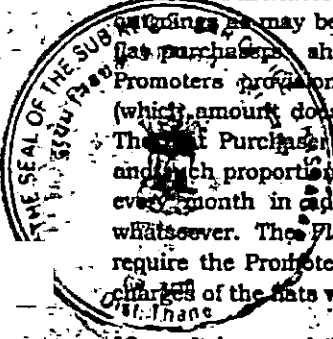
12. Commencing a week after notice in writing is given by the Promoter's to the Flat purchaser that the said Flat is ready for use and occupation the Flat Purchaser shall by regularly & punctually whether demand or not at all times his/her share (i.e. in proportion to the floor area of the flat) on the basis of Municipal and Revenue assessment in respect of the said flat pay all outgoing charges such as rates, taxes dues, duties impositions insurances premium maintenance charges for common lights and repairs salaries of employees such as Clerks, chowkidars, sweepers and all other expenses necessary.

And incidental to the management and maintenance of the said land building The Flat Purchaser shall pay to the Promoters such proportionate share or outgoing as may be determined. The Flat Purchaser further agrees that till the flat purchaser share is so determined the Flat Purchaser shall pay to the Promoters provisional monthly contribution of Rs. _____/- per month (which amount does not include the local taxes etc.) towards the outgoing. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly, on the 10th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Flat Purchaser along with other Flat Purchaser's will not require the Promoters to contribute a proportionate share of the maintenance charges of the flats which are not sold and disposed off by the Promoters.

13. It is agreed that as long as the proposed society of all the Flat - holders in the said building is not registered, and so long as the property (i.e. the said land with building/s thereon) is not conveyed to it the Purchaser he shall pay to the promoters such proportionate share of the outgoing as may be determined.

c) The Purchasers who is to be flat holder agrees and undertakes, to pay to the Promoters his /her proportionate share of the aforesaid charges, and outgoing as fixed by the Promoters and the provisional monthly contribution regularly and punctually on or before the 10th of each and every month in advance to and shall not withhold the same for any reason whatsoever.

d) The Purchasers shall also deposit the amount with the promoters, as may be called upon by the promoters and the deposits shall not carry any interest and will remain with the Promoters until the Deed of Conveyance is executed in favour the Society or any other Cooperative Body. And the Deposits shall then be paid over to the Society or Corporative Body so formed, as the case



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may be, after deducting there from the actual expenses incurred on various accounts.

e) The Flat Purchaser do hereby agree that, the Flat Purchaser nor the propose Co-Op. Hsg. Soc. to be formed of said flat purchasers shall not have any right, Title, Claim in whatsoever nature on the basement of said building and the Flat Purchaser have exclusively no objection if the builder/Promoter sales the said Basement to any third party or converts the said Basement into commercial use or occupy and use the said Basement for their own.

f) The Flat Purchaser do hereby agree that, they have inspected all the documents relating said plot of land and they are fully aware that the Basement constructed upon the said land shall not belong to Flat Purchaser or propose Co-Op. Hsg. Soc.

g) The promoters shall maintain an account, in respect of various amount received by the Promoters from the Purchaser as advance or deposits and shall utilize the amounts only for the purpose for which they have been received.

14. At the time of registration, the Purchasers shall pay to the Promoters the Purchasers share of Stamp Duty and Registration charges payable if any by the said Society, on the Conveyances in respect of the said land and the building/s thereon to be executed in favour of the Purchaser's Society.

15. The Purchasers both hereby Covenants with the promoters as follows:-

a) The Purchasers shall from date of possession, maintain the said flat at his/her own cost in good and tenantable condition, and shall not do or suffer to be done anything in or to the said building or the said flat, staircase or any passages which may be against the rules and regulations and bye- laws of any concerned local authority or government. Nor shall the purchaser change, alter or make addition in or to the said flat or to the building or any part thereof. The Purchaser shall be responsible for any breach of the provision.

b) The Purchaser shall not store in the flat any goods, which are hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing, in which goods is objected by the concerned local authority or other authority, and shall not carry or cause to carried out heavy packages on upper floors, which may damage or likely to damage staircase, common passages or any other structure of the building which the flat is situated. And in case any damage is caused to the flat on account of negligence or default of the Purchaser in his behalf, the purchaser shall be liable for the consequences of the breaches.

c) The Purchasers shall at his/her own costs carry all the said flat maintain the flat in same condition state and order in which it was delivered by the Promoters to the Purchaser, and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be against the rules and regulation an bye-laws of the concerned local authority or other public Authority. And in the event of the purchaser committing default shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

d) The Purchaser further covenants with promoters that, he/she shall not demolish or cause to be demolished Flat or any part of the building in which the said flat is situated. Nor will he/she at any time make or cause to made any new construction of whatsoever nature in the said building, nor will he/she made any addition or alternation of whatsoever nature is or to the said flat or any part thereof without the previous consent and /or permission in writing of

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the Promoters of the said co-operative Housing Society when it comes to be formed. The Purchaser shall not be permit the closing of Varandha or Balconies or make any alternations in the elevation and outside Colour Scheme of that flat to acquired by him/her, without the previous permission in writing of the Promoters of the Co-operative Housing Society when it comes to be formed. If the building or any part thereof gets demolished and/or damaged on account of any act of god, such as the beyond the control of the Promoters, such losses incurred to the structure /building will be fully substained by the purchaser along with the other Purchaser and promoter shall not be responsible for such losses.

e) To carry at his own costs all internal repairs to the flat /Shop and maintain it in the same conditions, state and order in which it was delivered to the flat /Shop Purchaser, and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be against the rules, regulations and bye-laws of the concerned local authority or other public authority and the flat Purchaser shall be responsible to the concerned local authority and/or other public authority. And in the event of the flat purchaser committing any act in contravention of the above provision, he shall be responsible and liable for the consequences hereof the concerned local authority and/or other public authority.

f) Not to do or permit to be done any act, or thing which may render void or avoidable any insurance of the said land and the building in which, the flat /Shop is situate of any part thereof or whereby any increased premium shall become payable of the insurance.

g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the flat/Shop in the compound or any portion of the said land and the building in which the flat/ Shop is situated.

h) Pay to the Promoter's within ten days of demand by the promoters, his share of deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the flat is situated.

i) To bear and part increase in local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of use of the flat /Shop by the flat Purchaser viz. user for any purpose other than for residential purpose.

j) The Flat Purchaser shall not let, sublet, transfer assign or part, with his interest or benefit factor of this agreement or part with the possession of the flat, until all the dues payable by him to the Promoters under this Agreement are fully paid up and only if the Flat Purchaser had, not been guilty of breach or non observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Promoters.

k) The Flat Purchaser shall observe and perform all the rules and regulations which the society or the Limited Company may adopt at its inception, and the additions alternations or amendments thereof that may be made from time to time for projection and maintenance of the said building. And the flats therein and for the observance of performance of the Building Rules, Regulations and Bye Laws for the time being of the concerned local authority and of Government and other Public bodies. The flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the society/ limited Company regarding the Occupation and use of the flat in the building, and shall pay and

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contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of the this Agreement.

15. Till a Conveyance of building in which the flat is situated is executed the flat Purchaser shall permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times to enter into view and examine the state and condition thereof.

16. The Flat Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deed and things as the Promoters and /or the flat Purchaser and other flat Purchasers of the Flat in the said building.

17. Nothing contained in this Agreement is intended to, nor shall be construed as a grant, demise or assignment in law of the flat/Shop or of the said land and building or any part thereof. The flat Purchaser shall have no clean save and except in respect of the flat hereby agreed to be sold to him and all open spaces parking spaces, lobbies staircase, terraces, till recreation spaces, etc. will remain the property or the Promoters till the same is handed over to the society as hereinbefore mentioned.

18. Any delay tolerated indulgence shown by the Promoters in enforcing the terms of this Agreement, or any for any for balance of giving of time to the flat purchase by the promoters shall not constructed as a waiver in the part of the Promoter's of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat /Shop Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

19. All costs, charges and expenses, penalties sales tax, if any including stamp duty registration charges and expenses in connection with the preparation and execution of this Agreement or any other document or the conveyance shall be borne shared and paid by all the Flat Purchaser's of the flats in the said building in proportion to the purchase price of their respective flats garages or other spaces. The Promoters shall not contribute anything towards all expenses. The Promoters shall present this Agreement at the proper registration office for registration within the time prescribed by the Registration act and the Promoter's will attend such office and admit execution thereof.

20. All notices to be served on the flat Purchaser as contemplated in this agreement, shall be deemed to have been duly serve & sent to the flat/Shop purchaser under Certificate of posting at his/her address specified above.

21. (a) The Promoters shall be entitled to transfer, assign, dispose of and/or sell in any manner as they deems, proper the stilt open terraces, parking (if any) garages society office etc, to anybody. The Flat /Shop Purchaser along with the other Flat Purchasers will not raise any objection of whatsoever nature.

b) The promoters shall become member of the Society in respect of their rights, and benefits conferred above if the Promoters transfer assign and dispose of such rights and benefits at any time to anybody the assignee/ transferee shall become the member of the society and /or the Limited Company in respect of the said rights and benefits. The flat Purchase will not have any objection to admit such assignee or transferee as the member of the society.

c) The flat Purchaser agrees that, he along with the other flat /Shop Purchaser's of flats will not charge anything from the Promoters or their nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoing for use of such terrace, compound, compound.

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d) The Flat Purchaser shall not decorate the exterior of the Flat or the building otherwise than in a manner agreed to with the Promoters.

e) Even after the execution of conveyance in respect of the said land, of any additional construction in available by way of additional F.S.I. or balance/residential F.S.I., then the Promoters shall be entitled to put up such additional construction at their cost and to sell the tenements thereon the ownership basis. The co-operative society/company to be formed by the Flat Purchases of the flat/Shop shall admit the flat Purchaser's of such tenements as its members.

f) The Flat Purchaser shall also pay the Proportionate share of development charges levies by the Municipal Authority.

22. The Flat Purchaser will not be entitled to any rebate and /or concession in the price of his/her Flat; on account of the construction of additional floors in the said building and/or on account of the construction of any other building structures etc. and/or the changes alternations and additions made in the building. The Flat Purchaser shall also not claim any deduction in the cost of his/her flat on account of deduction of any item of construction as per his requirement in his flat.

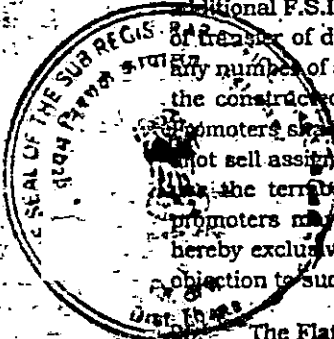
23. If additional amenities are required by the flat purchaser/s, then in that event the flat Purchaser/a agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Architects of the Promoters and their decision shall be final and binding.

24. It is expressly agreed between the promoters and the flat purchaser, that the Promoters alone shall be entitled to the benefit for and utilization of the additional F.S.I. that may be available either in respect of the said land or by way of transfer of development rights, and the promoter will be at liberty to put up any number of additional floors over and above the building of make additions to the constructed building or buildings other structures in the compound. The Promoters shall also be entitled to use the terrace in the said building or to give not sell assign lease for consideration the terrace, and shall also be entitled to use the terrace for putting additional floors on the existing building as the promoters may deem fit in their absolute discretion. And the Flat Purchaser hereby exclusively agrees and declares and confirms not to raise any dispute or objection to such reservation of the Promoters.

The Flat Purchaser hereby covenant with the Promoters, to pay amounts liable to be paid by the flat purchaser as agreed under this agreement and to observe and perform the covenants and conditions in this Agreements, and to keep the Promoters indemnified against the said payments and observances and performance of the said covenants and conditions except so far as the same ought to be observed by the promoters.

26. If the Planning authority intends to acquire a part or portion of the said land for the purpose of road wideing or for any other purpose, in such event the compound wall constructed is required to be demolished then the promoters shall not be required to construct a new compound wall. The Flat Purchaser along with other flat Purchaser in the building shall be liable to construct the same at their own expenses.

27. The name of the building to be constructed by the promoters shall be "MARUTI VANDAN" and shall, not be changed without the written permission of the Promoters.



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28. In the event of the co-operate body being formed and registered before the sale and disposal by the promoter's of all the flats in the said building, the powers and authority of the flat purchaser shall be subject to the overall control of the Promoters in respect of any other matters concerning the said building the construction and completion thereto and all amenities pertaining to the same in particular, the Promoters shall have absolute authority and control as regards to the unsold flats or other units and the disposal thereof.

29. The Promoters will also control the management of the building, realization of the outgoing and the disbursement of the apartments to be made till the conveyance and the flat purchase along with other flat purchase's, and/or corporate body will have no objection to the same till the Deed of conveyance of the said land and building is executed in favour of the corporate body as contemplated herein.

30. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963, and the rules made there under.

31. In case of any dispute pertaining to this agreement in shall be solely referred arbitrator under the Arbitration Act.

32. The Purchaser hereby agrees with the Developers / Builders that, he/she will pay amount of sales tax/Value added Tax (VAT)/Service Tax at the time of registration or after the registration to the Builders as may be necessary demanded from time to time by the Government.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land situate and lying and being at Survey No. 97 B Hissa No. 7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq.Mtrs. Asst ORs. 07 Paise situated at Village BELVALI Tal- Ambarnath Dist- Thane within local limit of Kulgaon Badlapur Municipal Council.

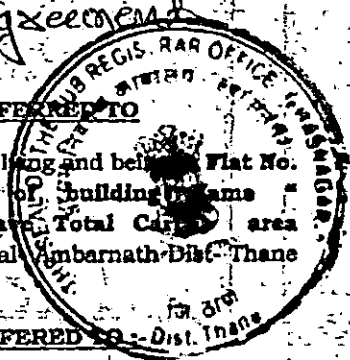
Bounded as follows:-

EAST
WEST
SOUTH
NORTH

: : } As per Land Agreement

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land situate and lying and being at Flat No. 101 on fourth floor of building name "Maxuti Vandan" which is to have Total Carpet area 44150 Sq. ft. Situated at Village BELVALI Tal- Ambarnath Dist- Thane Local Limits of Kulgaon Badlapur Municipal Council.



THE THIRD SCHEDULE ABOVE REFERRED TO

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorata right along with all flat/ shop purchasers of the premises in the said property in limited common area i.e. to say staircase landing entrance hall Terrace, Compound lobbies passage.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands, seal the day and the year hereinabove mentioned

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SIGNED & DELIVERED BY

The Within named PROMOTERS

MARUTI DEVELOPERS

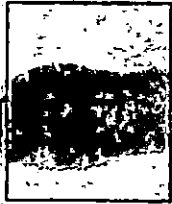
PAN CARD NO. ABBFM 0431 H.

Through its Partner

SHRI Arvind Valji Patel.

Sign

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SIGNED & DELIVERED BY

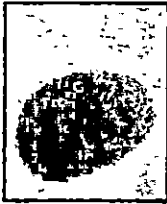
The Within named THE FLAT PURCHASERS

1. MR. AKSHAY MADHUKAR BANSODE.

PAN CARD NO. ARQPB 5594 D

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2. MRS. SUCHITRA AKSHAY BANSODE.

PAN CARD NO. CGTPB 2090 Q

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Witness :-

Sign

1. Name :- Prasanna S. K.
R/at :- W. H. D. Complex
Baldhikar, Belgaum

Sign

2. Name :- Sandip H. Karm
R/at :- S. S. V. Road, Fore
Apalgaon



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RECEIPT

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RECEIVED of from the flat Purchaser above named the sum of Rs. 52,000/- (Rupees Fifty Eight thousand Only) by following manner:-

Date	Amount	Cheque No.	Bank Name
24/09/17	52,000/-	750233	State Bank of India

Regarding Flat No. 401 on fourth floor of building Name "Maruti Vardar" which is to have Total Carpet area 441.50 Sq. ft. Constructed on Survey No. 97 B Hissa No. 7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq.Mtrs. Asst ORs. 07 Paise situated at Village BELVALI Tal- Ambernath Dist- Thane being the sum of earnest part payment paid to us as within mentioned.

Rs. 52,000/-
I say Received

MARUTI DEVELOPERS
Through Partners

Mx. Arvind Vajji Patel
THE PROMOTER

Witness:-

Sign [Signature]

1. Name: Aravind H. S. Kalghe
R/at: Palmer complex belvali
Badli, Thane

Sign [Signature]

2. Name: Sandip L. Kalikute
R/at: Shrikrupa Forest area
Ambernath



The flat purchaser shall issue the cheque to the Promoters against the flat purchasing, on only in the name of 'M/s. MARUTI DEVELOPERS', State Bank of Hyderabad, Kon-branch, Thane Dist. - 421 311. On Account No. 62409948042, IFSC code SBHY0021680.

The Promoters hereby declares that their Company i.e. M/s. MARUTI DEVELOPERS do not have any accounts in any other bank or banking institutes other than above mentioned bank.

[Signature]

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ANNEXURE

LIST OF AMENITIES

- 1) Joint Free Flooring in all Rooms with matching skirting
- 2) Designer Glaze Tiles in Bathrooms and W.C.
- 3) Green Marble top Kitchen Platform with S. S. Sink.
- 4) Glazed Tiles in Kitchen window Level.
- 5) Marble Frame for W.C. & Bath Doors and all Windows.
- 6) 3/4" Aluminium Sliding Windows.
- 7) Concealed wiring with attractive switches.
- 8) P.O.P. Patta in Living Room.
- 9) Quality Factory made main Door with Wooden Frame & Good Quality Flushed Doors.
- 10) Concealed Plumbing, Quality Sanitary ware & Fittings.
- 11) All Exterior Walls finished with Sand face Plaster & Paint with good Quality Paint.
- 12) All Rooms Paint by Good Distemper Paint.



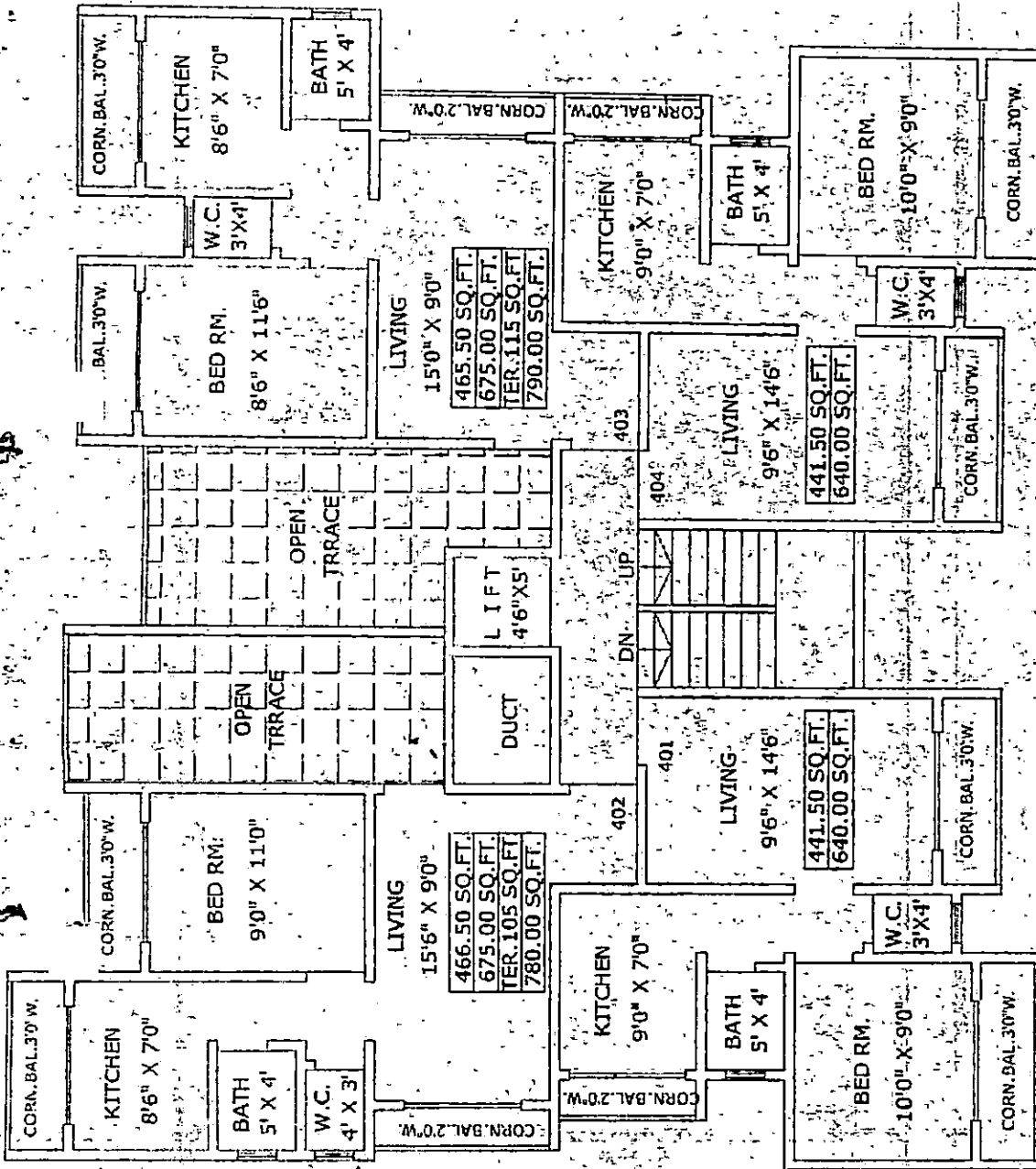
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FOURTH FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

* Maxuti Vandan

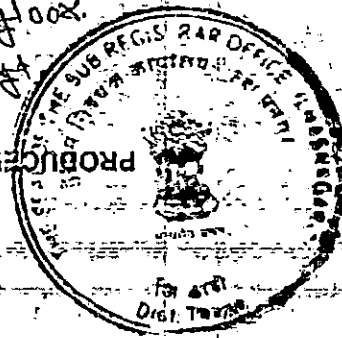
* Flat no:- 401

* Carpet 441.00 sq. ft.

* Fourth Floor

* With Lift

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क्र.मह./क-१/ट-३/जामिनबाब/भाग-१०२/२०१६
मौजे वेलवली, ता. अंबरनाथ, जि. ठाणे

स.नं.९७/ब/७/१३ प्लॉट नं.१३ क्षेत्र ०-०६-०७ हे.आर. (स.नं.९७ ब/७/१३ प्लॉट नं.१३ क्षेत्र ०-०६-०७ चौ.मी.) नांदीनुसार असणारा जामिनीवरील भार खालीलप्रमाणे दिसून येत आहे.

अ. क्र.	गावाचे नाव	स.न./हि.नं.	क्षेत्र (हे.आर.)	जमिनीचा वर्ग	महसूल अभिलेखांनुसार असणारे भोगवटदाराचे नाव	इतर हक्कातील नोंद व जमिनीवरील भार
१	वेलवली	९७/ब/७/१३ प्लॉट नं.१३	०-०६-०७	वर्ग - १	तुकाराम बारकु म्हात्रे नरेश तुळशीराम मेहर तुषार त्रिचक वेचळकर	

- मौजे- वेलवली, ता. अंबरनाथ, जि. ठाणे स.नं.९७/ब/७/१३ प्लॉट नं.१३ क्षेत्र ०-०६-०७ हे.आर. (६०७.०१ चौ.मी.) ही जमीन भोगवटदार वर्ग-१ या धारणाधिकाराने भोगवटदार १) श्री. तुकाराम बारकु म्हात्रे २) श्री. नरेश तुळशीराम मेहर ३) श्री. तुषार त्रिचक वेचळकर यांनी धारण केली आहे.
- सदर जमिनीच्या अद्यावत अधिकार अभिलेखावरून सदर जमिनीवर कोणत्याही स्वरूपात भार नाही, असे निष्पन्न झाले आहे.
- सदर जमिनीच्या अद्यावत अधिकार अभिलेखा पाहता प्रस्तुतची जमीनही अनुसूचित जमातीच्या खातेदाराची नाही.
- सदरची विनिश्चिती ही शासन निर्णय दिनांक २२/०१/२०१६ नुसार करणेत आलेली असून आपणामार्फत विकास प्रस्ताव दाखल करणारे व्यक्ती / संस्था/ कंपनी यांनी जमिनीचे ७/१२ नुसार असणारे भोगवटदार याचेकडून कोयदशीयला विकासार्थे हक्क प्राप्त करून घेतले असल्याबाबतची खात्री प्रथम आपले स्तरावरून करण्यात यावी.
- प्रस्तुत प्रकरणी विषयाधीन जमिनीच्या फेरफाराबाबत / अभिलेखा बाबत कोणत्याही दिवाणी न्यायालयात किंवा इतर कोणत्याही सक्षम प्राधिकारी यांचे न्यायानुसार द्यावा/अपिल सुरु नसल्याबाबत अजदार याचेकडून प्रतिसाधने आपले स्तरावरून घ्यावे याची तसेच प्रस्तावित जमिनी निष्क्रीयताबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरचे पत्र हे आपोआप रद्द झाले असे समजणेत येईल व त्याकरिता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही. याप्रमाणे अट आपले विकास परवानगी मध्ये नमूद करण्यात यावी.
- प्रस्तावित जमिनीबाबत ना.ज.क.धा. कायदा १९७६ / भूस्पादन/पुनर्वसन/वनाबाबतच्या तटअनुषंगीक तत्तदनुसार सुवाधत विभागाचे/सक्षम प्राधिकार्याचे अभिप्राय आवश्यकतेनुसार आपले स्तरावरून घ्यावे याचेत.
- प्रस्तुत प्रकरणी विषयाधीन जमिनी कोणत्याही शासकीय विभाग अथवा महामंडळ यांचेकडील प्रकल्पाबाबतचे अधिसूचनेने/आयताने बाधित होते आहे किंवा नाही याबाबतची खात्री आपले स्तरावरून करणेत यावी.
- प्रस्तावित जमिन अखंड स.नं. / हि.नं. ची नसल्यास (जमीन पेकीची असल्यास) तसेच आपले कडे दाखल प्रस्ताव हा अखंड स.नं./हि.नं. ची नसल्यास अशा प्रकरणी पातळिच्या मातणगी करणेत येऊन अधिकार अभिलेख हे अद्यावत करून घेणे हे अजदार यांना बंधनकारक राहिल अशी अट आपलेकडील विकास परवानगी मध्ये नमूद करण्यात यावी.



३७२	
१२६३२	२०१७
१६	३८

क्र.मह./क-१/टे-३/जमिनवाब/कावि-१०२/२०१६
मौजे बेलवली, ता. अंबरनाथ, जि. ठाणे

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय अंबरनाथ

पत्ता :- नवीन प्रशासकीय इमारत पहिला माळ्या, अंबरनाथ (पश्चिम) ४२३ ५०१

दुरध्वनी क्रमांक- ०२५१-२६८८००० फॅक्स क्रमांक- ०२५१-२६८८०००

E-Mail- tahambarnath@gmail.com

क्र.मह./क-१/टे-३/जमिनवाब/कावि-१०२/२०१६

दिनांक - ०८/०७/२०१६

प्रति,
नियोजन प्राधिकारी, तथा मुख्याधिकारी,
कुळ्याव बदलापुर नगरपरिषद, कुळ्याव

विषय:- महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२अ(१) (अ)
प्रमाणे वर्ग भोगवटा व भार विनिरिचतीबाबत
मौजे-बेलवली, ता. अंबरनाथ, जि. ठाणे
(स.नं.९७ ब/७पै. प्लॉट नं.१३ क्षेत्र-६०७-०१ चौ.मी.)
स.नं.९७ ब/७/१३ प्लॉट नं.१३ क्षेत्र-०-०६-०७ हे.आर.
श्री. तुकाराम ब्राह्मण म्हात्रे व इतर

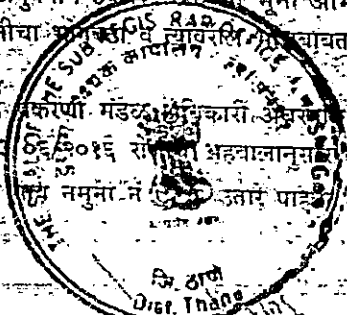
- संदर्भ :- १) महसूल व वनविभाग यांचेकडील शासन निर्णय क्र.एनएपी-
२०१६/प्र.क्र.७/टी-१ दि.२२/०३/२०१६
२) मा. जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे-
२/विनिरिचती/२०१६ दि. ११/०३/२०१६
३) आपलेकडील पत्र संदर्भ क्र. कुचनप / न.व.वि. / विनिरिचती प्रस्ताव
संदर्भ क्र./२४२९/२०१६-२०१७ दि.२९/०२/२०१६

परिशिष्ट "अ"

महाराष्ट्र जमिन महसूलसंहिता, १९६६ च्या कलम ४२अ (१) (अ) मधील तरतुदीन्वये जमिनीचा
भोगवटा, वर्ग व भार याच्या विनिरिचतीबाबतचे प्रमाणपत्र

नियोजन प्राधिकारी, तथा मुख्याधिकारी, कुळ्याव बदलापुर नगरपरिषद, कुळ्याव या
नियोजन प्राधिकार्याकडून मौजे-बेलवली, ता. अंबरनाथ, जि. ठाणे स.नं.९७ ब/७पै. प्लॉट नं.१३
क्षेत्र ६०७-०१ चौ.मी. या जमिनीच्या संदर्भात कलम ४२अ (१) (अ) अन्वये विनिरिचतीसाठी प्राप्त
झालेल्या संदर्भाच्या अनुषंगाने उपरोक्त जमिनीच्या मूला अभिलेखाच्या आधारे सदर जमिनीसंबंधातील
जमिनीचा वर्ग, जमिनीचा भोगवटा व भार याबाबत खालीलप्रमाणे विनिरिचती करण्यात येत
आहे.

प्रस्तुत करिणी मंडळ अधिकारी अंबरनाथ यांचेकडील क्र.म.अ.अ / विनिरिचती /
एसआर-८२/१६ दि.१६/०३/१६ रोजी अहवालानुसार तसेच आपण प्रस्तावासोबत सादर केलेले
जमिनीचे आजरोजीचे नमुने उतार पाद / मौजे-बेलवली, ता. अंबरनाथ, जि. ठाणे



क्र.मह./क-३/टे-३/ज
मौज वेल्हली, ता. अ
महसूलसंहिता १९६६

१) शासन निर्णय दि. २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूलसंहिता १९६६ च्या कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमिनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तदनंतर कलम ४१ अ मध्ये नमूद केलेल्या द्दाराप्रमाणे रूपांतरण करांचा आणि त्याबद्दल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे. याप्रमाणे अट आपले विकास परवानगीमध्ये नमूद करण्यात यावी.

महाराष्ट्र जमीन महसूलसंहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंदही एतच्चिद्ध सिद्ध करण्यात येईपर्यंत किंवा त्याबद्दल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत स्विकारल्याचे गृहीत धरण्यात येते, या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमिनीसंदर्भातील उपलब्ध अद्यावत अधिकार अभिलेख व फेरफारांची तपासणी करून देण्यात येत आहे.

नियोजन प्राधिकरणास वरीलप्रमाणे विनिश्चिती कळविण्यात येत असलीतरी, या प्रमाणपत्रान्वये भोगवटादार वर्ग-१ या धारणाधिकाराची विनिश्चिती करण्यात आलेली जमिन भविष्यात भोगवटादार वर्ग-२ या धारणाधिकाराची असल्याचे निष्पन्न झाल्यास त्यासाठी प्रचलित तरतुदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी नजराण्याची व शासनास देय असलेली अन्य रक्कम विहित कार्यपध्दती अवलंबून संबंधित महसूल प्राधिका-याने मागणी केल्यास सदर रकमा शासनास जमा करणेही संबंधित भोगवटादाराची जबाबदारी राहिल आणि हे संबंधित भोगवटादारास मान्य आहे, असे संबंधित भोगवटादार याच्याकडून बंधपत्राच्या स्वरूपात नियोजन प्राधिकरणाने लिहून घेणे अनिवार्य राहिल.



Mobile No:- 9822825660

MR. SATISH ANAND FARAD SEARCHER

22	2096
3C	

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref No.

Date:- 16/10/2015

SEARCH REPORT

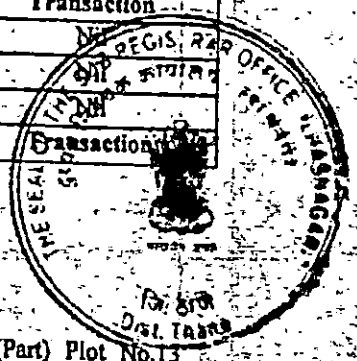
DESCRIPTION OF PROPERTY:-

Survey No. 97/B Hissa No.7(Part) Plot No.13 Admeasuring Area.607.01 Sq.Mtre Asst.0Rs.-07Paise Situated at Mouje BELVALI Tal -Ambernath Dist-Thane. Within local limit of Kulgaon- Badlapur Municipal Council and Sub-Register Ulhasnagar -2 at Badlapur.

I have taken the Search in respect of above mentioned property and he have gone through available Index II Registered kept in the office of Sub-Registered Ulhasnagar II & III for the period of 30 years i.e. 1986 to 2015 (Upto 16/10/2015).

Search report as under :-

Year	Transaction	Year	Transaction
1986	Books Not Available	2001	Nil
1987	Books Not Available	2002	Nil
1988	Books Not Available	2003	Nil
1989	Books Not Available	2004	Nil
1990	Books Not Available	2005	Nil
1991	Torn Condition	2006	Nil
1992	Torn Condition	2007	Nil
1993	Torn Condition	2008	Nil
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Transaction
1997	Torn Condition	2012	
1998	Torn Condition	2013	
1999	Torn Condition	2014	
2000	Torn Condition	2015	Transaction



1) Transaction for Year 2011 :-
 Nature of Transaction:- Sale Deed
 Actual Value of Rs. 19,00,000/-
 Market Value of Rs. 12,63,000/-

Description of Property :- Survey No. 97/B Hissa No.7(Part) Plot No.13 Admeasuring Area 607.01 Sq.Mtre Asst.0Rs.-07Paise Situated at Mouje BELVALI Tal -Ambernath Dist-Thane.

Bijaya Dev

Vendor

92832 28 36

..2..
AND

- 1) Shri. Tushar Tribak Bealkar
 - 2) Shri. Naresh Tulshiram Meher
 - 3) Shri. Tukaram Barku Mhatre
- Purchasers

Date of Execution :- 21/01/2011
 Date of Registration :- 21/01/2011
 Register Document No:- 792/2011
 Stamp Duty Paid of Rs. :- 1,14,000/-
 Registrar Charges of Rs. :- 30,000/-

2) Transaction for Year 2015 :-
Nature of Transaction:- Development Agreement
Actual Value of Rs. 59,20,000/-
Market Value of Rs. 48,00,000/-

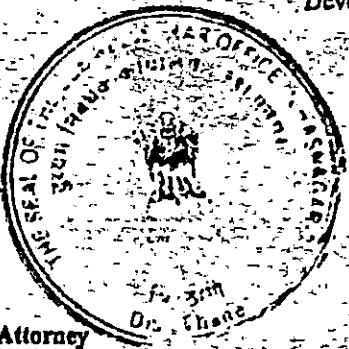
Description of Property :- Survey No. 97/B Hissa No.7(Part) Plot No.13
 Admeasuring Area OH-06R-0P Asst.0Rs.-07Paise Situated at Mouje BELVALI
 Tal -Ambernath Dist-Thane.

- 1) Shri. Tushar Tribak Bealkar
 - 2) Shri. Naresh Tulshiram Meher
 - 3) Shri. Tukaram Barku Mhatre
- Owners

AND

- Maruti Developers Through Partners
- 1) Shri. Vinod H. Patel
 - 2) Shri. Pradeep Gulabchand Sharma
 - 3) Shri. Arvind Valji Patel
- Developers

Date of Execution :- 08/05/2015
 Date of Registration :- 08/05/2015
 Register Document No:- 4325/2015
 Stamp Duty Paid of Rs. :- 2,36,800/-
 Registrar Charges of Rs. :- 30,000/-



3) Transaction for Year 2015 :-
Nature of Transaction:- Power Of Attorney
Actual Value of Rs. 1.00/-
Market Value of Rs. 0.00/-

Description of Property :- Survey No. 97/B Hissa No.7(Part) Plot No.13
 Admeasuring Area OH-06R-0P Asst.0Rs.-07Paise Situated at Mouje BELVALI
 Tal -Ambernath Dist-Thane.

- 1) Shri. Tushar Tribak Bealkar
 - 2) Shri. Naresh Tulshiram Meher
 - 3) Shri. Tukaram Barku Mhatre
- Principals

AND

- Maruti Developers Through Partners
- 1) Shri. Vinod H. Patel
 - 2) Shri. Pradeep Gulabchand Sharma
 - 3) Shri. Arvind Valji Patel
- Power of Attomey Holders

MR. SATISH ANAND FARAD
SEARCHER

Mobile No- 9822825660

28	2090
	36

Office At- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref No.

Date:- 16/10/2015

Date of Execution :- 08/05/2015
Date of Registration :- 08/05/2015
Register Document No:- 4326/2015
Stamp Duty Paid of Rs:- 500/-
Registrar Charges of Rs:- 100/-

Search Receipt No:- 000011930
Search Application No:-11930/2015

HENCE THIS SEARCH REPORT

Date : 16/10/2015
Place: Badlapur

Searcher

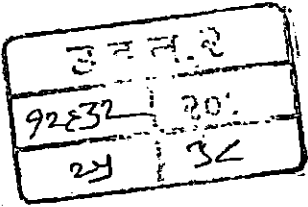
SATISH A. FARAD
Vikas Smruti, Ward No.4, Vangani (E)
Tal. Ambernath, Dist. Thane

Note :-

At the time of taking search it was found that -

- Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- The Index II from 2002, to 2015 is not properly binded hence the report is also subject to said condition, search is taken as per available record.





KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id:- kiranbanote17@gmail.com

Ref.

TITLE CERTIFICATE

Date:- 25-10-2015

TO,

Maruti Devevopers thorough Partner,

- 1) Shri. Vinod H. Patel
- 2) Shri. Pradeep Gulabchand Sharma
- 3) Shri. Arvind Valji Patel

Having Office at:- A/10, Akardeep, Agarkar Road,
Dombivli(E) Dist-Thane.

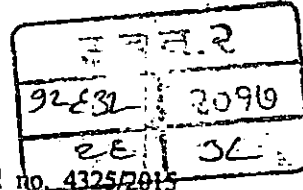
DESCRIPTION OF PROPERTY:-

Survey No. 97 B, Hissa No.7 (Part) Plot No. 13 Admeasuring Area 607.01 Sq. Mtrs. Asst 0Rss.07Paise Situated at Village BELVALI Tal -Ambernath Dist- Thane. Within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-2 at Badlapur.

A DOCUMENTS PERSUED :-

- 1) Survey No. 97 B, Hissa No.7 (Part) Plot No.13 Admeasuring Area 607.01Sq.Mtrs. Asst 0Rss. 07Paise Situated at Village BELVALI Tal - Ambernath Dist-Thane. Issued by Talathi Saja Manjarli Tal-Ambernath in favour of 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar.
- 2) Read Mutation Entry No. 694
- 3) Read Mutation Entry No. 1396
- 4) Read Sale Deed dtd. 28/01/2011 duly registered at the Office of Sub-Registrar Ulhasnagar -2 at sr. no. 792/2011 between Smt. Vijaya Deb (As a Land Owner) & 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar. (As a Purchasers)





5) Read Mutation Entry No. 3363

6) Read Development Agreement dt. 08/05/2015 at serial no. 4325/2015 between 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher, 3. Shri. Tushar Trimbak Bembelkar. (As a Land Owners) & Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel (As a Developers).

7) Read Irrevocable Power of Attorney dt. 08/05/2015 registered at serial no. 4326/2015 between 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar (As a Principal) & Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel (As a Power of Attorney Holders).

8) Read Search Report on dated 16-10-2015 issued by Searcher Shri. Satish Anand Farad of land bearing Survey No. 97 B, Hissa No.7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq. Mtrs. Asst ORs.-07Paise Situated at Village BELVALI Tal-Ambarnath Dist-Thane.

FLOW OF TITLE :-

WHEREAS According to 7/12 extract issued by Talathi Saja Manjarli the land bearing Survey No.97 B, Hissa No.7 (Part) Plot No. 13 Area Admeasuring 607.01 Sq.Mtrs. Asst ORs. 07Paise Situated at Village BELVALI Tal-Ambarnath Dist-Thane. Is mutated in name of Shri. 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar.

AND WHEREAS according to Mutation entry no. 694

AND WHEREAS according to Sale Deed dtd. 28/01/2011 duly registered at the Office of Sub-Registrar Ulhasnagar -2 at sr. no.792/2011 between Smt. Vijaya Deb (As a Land Owner) & 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar. (As a Purchasers). The land owner have sold the said plot of land to purchaser for total consideration of Rs. 19,00,000/- (Rupees Nineteen Lacs Only) by Sale Deed mentioned above. And thus in pursuant to the said Sale Deed mentioned above by mutation entry no. 3363 certified on dtd. 12/02/2011 the said land is mutated in the name of owner Karun Kumar Das.



37312
9252 20919
219 31

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95231-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

Date:- 25-10-2015

.. 3 ..

AND WHEREAS according to Development Agreement dt. 08/05/2015 at serial no. 4325/2015 between 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar. (As a Land Owners) & Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel (As a Developer). The said owner had granted development rights to & Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel for cash consideration of Rupees 16,00,000/- (Rupees Sixteen Lacs Only) and also for kind consideration of 40% Salable area to be allotted to owner in building constructed upon said land FREE OF COST, the said document is admitted before the Sub-Registrar Ulhasnagar-2 by Power of Attorney Holder Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel and pursuant to the said Development Agreement Power of Attorney. is also granted by the; land owner 1. Shri. Tukaram Barku Mhatre 2. Shri. Naresh Tulsiram Meher 3. Shri. Tushar Trimbak Bembelkar. in favour of Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel on dtd. 08/05/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under sr.no. 4326/2015.

AND WHEREAS according to Search Report on dtd. 16-10-2015 issued by Searcher Shri. Satish A. Farad for land bearing Survey No. 97 B, Hissa No. 7(Part) Plot No. 13 Area Admeasuring 607.01 Sq. Mtrs. Asst ORs. 07 Paise Situated at Village BELVALI Tal-Ambernath Dist-Thane. & There is no adverse entry on the index II of said land except stated above for last 30 years i.e. 1986 to 2015.

It is further observed from the document submitted before me that in pursuant of the above Development Agreement and Power of Attorney in favour of Maruti Devevopers thorough Partner, 1) Shri. Vinod H. Patel 2) Shri. Pradeep Gulabchand Sharma 3) Shri. Arvind Valji Patel the said owner have rights & title to develop the said land bearing Survey No. 97 B, Hissa No. 7 (Part) Plot No. 13 Area Admeasuring 607.03 Sq. Mtrs. Asst ORs. 07 Paise Situated at Village BELVALI Tal-Ambernath Dist-Thane. Within local limit of Kulgaon- Badlapur Municipal Council and Sub-Registrar Ulhasnagar -2 at Badlapur



22832	2090
2C	3C

VERIFICATION OF TITLE:-

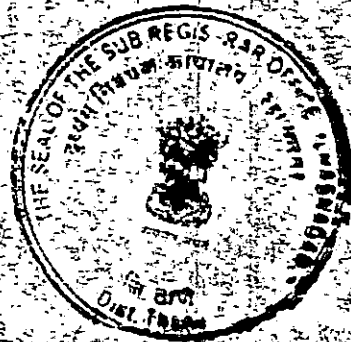
In the aforementioned circumstance I am of the Opinion that Property bearing Survey No.97 B Hissa No.7 (Part) Plot No.13 Admeasuring Area 607.01 Sq. Mtrs. Asst ORs: 07Paise Situated at Village BELVALI Tal -Ambemath Dist- Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 25 October 2015.

Sign

Shri. K. B. Banote
(Advocate High Court)

Adv. Kisan B. Banote
B.A.L.L.B.
Trimurti Apt., Near Karmavati Cross,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Tal. Ambemath Dist. Thane





कुळगांव व बदलापूर नगरपरिषद



२३ नं. २	
२०१७	
३०	३८

महाराष्ट्र प्रदेश नगरपालिका अधिनियम, १९६६ च्या अर्जां विरुद्ध व बदलापूर नगरपालिका क्षेत्रात (पूर्व) कुळगांव, पिन-४११२०१, मा.अ.नगरपालिका क्षेत्र.
 ईमेल:- kbmc123@gmail.com, वेबसाईट:- http://kbmc.gov.in

संदर्भ : क्र.कुचनप/नरवि/सां.प./५३२० /२०१५-२०१६ युनिक क्र. ८४ दिनांक: ३१/८/२०१५

प्रति,
 मे.मारुती डेव्हलपर्स तर्फे भागीदार श्री.विनोद एच.पटेल,
 डॉ.श्रीमती.सुहासिनी जठार, वास्तुशिल्पकार, बदलापूर.

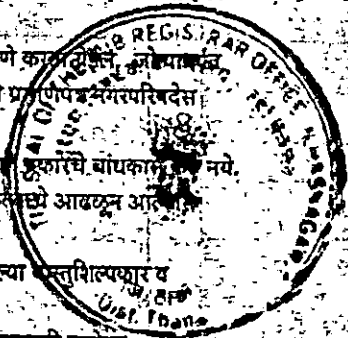
विषय : स.नं.१७ब, हि.नं.७ पैकी प्लॉट नं.१३ मोजे बेलवली, ता.अंबरनाथ येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. ८/७/२०१५ चा अर्ज क्र.८७७३
 श्रीमती.सुहासिनी जठार, वास्तुशिल्पकार, बदलापूर, यांचे मार्फत सादर केलेले अर्ज.
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं.१७ब, हि.नं.७ पैकी प्लॉट नं.१३ मोजे बेलवली, ता.अंबरनाथ मध्ये ६०७.०१ चौ.मी. + २०% अधिमूल्य १२१.३५ चौ.मी. असे एकूण ७२८.३६ चौ.मी. पैकी ७२०.८३ चौ.मी. क्षेत्र भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६६ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.८/७/२०१५ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत रंगाने दुरुस्ती दाखविल्याप्रमाणे, भाग रिटल्ट, तळमजला/पहिला मजला/दुसरा मजला/तिसरा मजला/चौथा मजला/रहाणेसाठी/वाडे भितीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

:- अटी :-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्यांच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- मा.जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि चालून दिलेल्या अटी प्रमाणे काम सुरू करावे. बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
- भूखंडाचे हद्दीत भोवती मोकळा सोडायच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केलेल्या बांधकामाबाबत शहराची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेटी) जबाबदारी सर्वेस्वी आपल्या वास्तुशिल्पकार व स्यापत्य विशारद यांचेवर राहिल.
- बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्यापत्य विशारद यांच्या विहित ममुन्यातील दाखल्यासह (५ प्रतीत) इतर आवश्यक कामद पत्रासह सादर करण्यात यावा.
- बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
- नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टिक टँक पाहिजे व संडास भविष्य काळात जवळच्या मलनिःसारण नलिकेस



1. The Government of Madhya Pradesh hereby...

2. The Government of Madhya Pradesh hereby...

3. The Government of Madhya Pradesh hereby...

4. The Government of Madhya Pradesh hereby...

5. The Government of Madhya Pradesh hereby...

6. The Government of Madhya Pradesh hereby...

7. The Government of Madhya Pradesh hereby...

8. The Government of Madhya Pradesh hereby...

9. The Government of Madhya Pradesh hereby...

10. The Government of Madhya Pradesh hereby...

11. The Government of Madhya Pradesh hereby...

12. The Government of Madhya Pradesh hereby...

13. The Government of Madhya Pradesh hereby...

14. The Government of Madhya Pradesh hereby...

15. The Government of Madhya Pradesh hereby...

16. The Government of Madhya Pradesh hereby...

17. The Government of Madhya Pradesh hereby...

18. The Government of Madhya Pradesh hereby...

19. The Government of Madhya Pradesh hereby...

20. The Government of Madhya Pradesh hereby...

21. The Government of Madhya Pradesh hereby...

22. The Government of Madhya Pradesh hereby...

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28. The Government of Madhya Pradesh hereby...

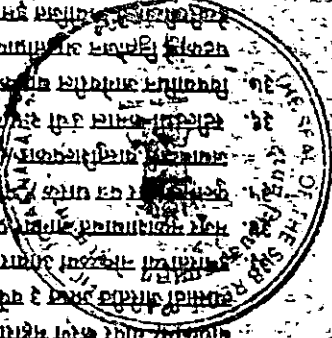
29. The Government of Madhya Pradesh hereby...

30. The Government of Madhya Pradesh hereby...

31. The Government of Madhya Pradesh hereby...

32. The Government of Madhya Pradesh hereby...

33. The Government of Madhya Pradesh hereby...



9253



37	20916	92303	27002
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKSHAY MADHUKAR BANSODE
MADHUKAR BUWAJI BANSODE

23/10/1990
Permanent Account Number
ARQPB5594D

Akshay Bansode
Signature



उत्तर नं. २
१२६३२११ २०१७
३६ ४८

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUCHITRA AKSHAY BANSODE
BABURAO GHODKE

24/05/1997
Permanent Account Number
CGTPB2090Q

Suchitra Bansode
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDIP LAXMAN KALVIKATTE
LAXMAN JOTIBA KALVIKATTE

12/07/1981
Permanent Account Number
AWCPK8421H

Sandip Kalvikatte
Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADQPK0854R



नाम / NAME
RAGHUNATH SAYAJI KOLGE

पिता का नाम / FATHER'S NAME
SAYAJI NAGOJI KOLGE

जन्म तिथि / DATE OF BIRTH
01-06-1952

हस्ताक्षर / SIGNATURE

Raghunath Sayaji Kolge
Signature

आयकर आयुक्त (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



26/09/2017

सूची क्र.2

दुय्यम नियंत्रक : सह दु.नि. उत्साहनगर 2

दस्ता क्रमांक : 12632/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलवली

(1) विलेखाचा प्रकार करारनामा

(2) मोवदला 1808000

(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी घेतो की पट्टेदार ते नमुद करावे) 1852000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मौजे बेलवली, ता. अंबरनाथ, जि. ठाणे येथील स.नं. 97 व. हि. नं. 7 पैकी, प्लॉट नं. 13, क्षेत्र 607.01 चौ.मी. यावरील मारुती बंदन मधील सदनिका क्र. 401, पीया मजला, क्षेत्र 441.50 चौ.फूट कार्पेट. (Survey Number : 97-ब ;)

) क्षेत्रफळ

1) 441.50 चौ.फूट

(5) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता.

1) : नाव: मारुती डेव्हलपर्स तर्फे प्रागोदार अरविंद बालजी पटेल - - वय: -52; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. - आकारदीप, आगरकर रोड, सोविवली पूर्व महाराष्ट्र, ठाणे. पिन कोड: -421201 पॅन नं. -ABBFM0431H

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता.

1) : नाव: अक्षय मधुकर धमसोडे - - वय: -27; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. - रु. नं. 3915, सावी नाका, बुवा पाडा, आंबेडकर चौक, अंबरनाथ प. महाराष्ट्र, THANE. पिन कोड: -421501 पॅन नं. -ARQPB5594D
2) : नाव: सुबिद्रा अक्षय बनसोडे - - वय: -20; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. - रु. नं. 3915, सावी नाका, बुवा पाडा, आंबेडकर चौक, अंबरनाथ प. महाराष्ट्र, ठाणे. पिन कोड: -421501 पॅन नं. -CGTPB2090Q

(9) दस्तऐवज करून दिल्याचा दिनांक 26/09/2017

(10) दस्त नोंदणी केल्याचा दिनांक 26/09/2017

(11) अनुक्रमांक, खंड व पृष्ठ 12632/2017

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 111200

(13) वाजारभावाप्रमाणे नोंदणी शुल्क 18600

(14) शेरा



सह दुय्यम नियंत्रक वर्ग-२.
उत्साहनगर-२

मुल्यांकनासाठी विचारत घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1915.



मारुती वंदन को. ऑप. हौसिंग सोसायटी लि.

Reg. No. TNA/AMB/HSG/(TC)/29873/2017-2018 YEAR-2017

पत्ता : अंबरनाथ - बदलापुर रोड, पाटील पेट्रोल पंपजवळ, बेलवली बदलापुर (प.) ४२१५०३

जा.क्र.

दिनांक: / /

To:
The Asst. General Manager
State Bank of India
RACPC,
THANE (WEST) - 400602

Madam/Dear Sir,

We, Comity of Maruti Vandan Society, here by certify that:

We have transferable rights to the property described below, which has been allotted by us to Shri/Smt. Akshay Madhukar Bansode & Suchitra Akshay Bansode herein after referred to as "the owners", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 26th Sept 2017 (herein after referred to as the "Sale document")

Description of the property:

Flat No./ House No. 401
Building No./Name Maruti Vandan Society
Plot No/ C.S.T. No : 13
Street No./Name Kalyan Badlapur Road
Locality Name Belavali
Area Name Belavali
City Name Badlapur
Pin Code - 421503

That the total consideration for this transaction is Rs. 13,25,000/-

towards sale

document towards sale documents

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



For MARUTI VANDAN CO. OP. HSG. SOC.

BAORA
President

Secretary

Treasurer



मारुती वंदन को. ऑप. हौसिंग सोसायटी लि.

Reg. No. TNA/AMB/HSG/(TC)/29873/2017-2018 YEAR-2017

पत्ता : अंबरनाथ - बदलापुर रोड, पाटील पेट्रोल पंपजवळ, बेलवली बदलापूर (प.) ४२१५०३

जा.क्र.

5. The said flat has been mortgaged with ICICI BANK and the purchaser intends to transfer the said loan to your Bank, we confirm that we have no objection whatsoever to

Mr/Mrs Akshay Madhukar Bansode & Suchitra Akshay Bansode transferring the loan from above institution to State Bank of India and mortgaging the flat to State Bank of India as security subject to payment has been made to above institution/Bank.

6. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above-named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the society vide Society AGM Resolution.

9. This NOC is valid only on closure of above Take over home loan.

Yours faithfully,

For

C.H.S.L.

Chairman / Secretary

For MARUTI VANDAN CO-OP. HSG. SOC
BADRU
President Secretary Treasurer





अंबरनाथ - बदलापूर रोड, घाटील पेट्रोल पंपजवळ, बेलवली बदलापूर (प.) ४२२५०३

भावी क्र. 574 दि. 10/01/23

श्री / श्रीमती श्री. शंका देव

सदसिका क्र. 401 याच कडून खालील दर्शविलेल्या राशिलाप्राप्ती वार्षीय स्विकारली.

म.क्र.	वर्ष	राशिल	रकम
१	२०२१ - २०२२	१५०२२०२२	८५०/-
२	सिक्रींग फंड	
३	दंड वंदन वार्जस	
४	भाकिंग वार्जस	
५	गोन ऑक्यु. वार्जस	
६	शेअर हस्तांतर वार्ज	
७	वंदन आकारणी	
८	वंदन	

असती क्र. 3180/4074 दि. 10/01/23
 व. रा. व. माला

भावी अनादीत (बाकस) आल्यास त्याचा वार्षिक दंड समाप्त होईल.
 भावी बदलापूर भावी मास भावी वार्डन. मास्की बंदन को. ऑप. डी.सिंगा सोसायटी लि.

भावी क्र. _____ दि. / / _____
 व. रा. व. माला

खालीलप्रमाणे संपत्ती अथवा

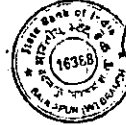


कुळगांव बदलापूर नगरपरिषद
2013-2014/म.न.अ. 1965 कलम 163 आणि न.ले.सं. 1971 नियम 78/1
RECEIPT./पावती F.Y./सन : 2020-2021

Customer Copy/ग्राहक प्रत

Receipt No./पावती क्र.	Date/दिनांक	Related To/व्या करीता	CFC Reference/सी.एफ.सी. निर्देश	Counter Reference/सिडकी निर्देश		
AS/64538	19/03/2021	कर व्याकरणी व वसुली विभाग	1/195	60/92		
Received From/कोणाकडून	श्री अक्षय मधुकर वनसोडे व सुचित्रा अक्षय वनसोडे					
Subject/विषय	निकळ कर भरणे वानव					
Narration/विवरण	Zone वेतवती, भूखंड क्र. 97, मालमत्ता क्र. 7016107, फ्लॅट क्र./शेळखपत्र क्र. 401, घरमालकाचे नाव श्री अक्षय मधुकर वनसोडे व सुचित्रा अक्षय वनसोडे					
Address/पत्ता	97, 401, मारुती वंदन, रतन गॅलेक्सी जवळ, वेतवती, बदलापूर					
Paymt./दियेक प्रकार	Amount/रक्कम	Cheque No./घनादेश क्र.	Cheque Date/घनादेश दिनांक	Bank Name/बँकेचे नाव		
रोख	5,580.00					
Bill No. बिल क्र.	Date/दिनांक	Details/तपशील	Payable Amount/दिये रक्कम		Received Amount/स्वीकारलेली रक्कम	
			Arrears/घरबाकी	Current/चालू	Arrears/घरबाकी	Current/चालू
39659	20/08/2020	सर्वसाधारण कर	0.00	2,533.00	0.00	2,533.00
117559	16/09/2019	शिक्षण कर	0.00	467.00	0.00	467.00
		वृक्ष कर	0.00	105.00	0.00	105.00
		द्वयिश्मन सेवा कर	0.00	50.00	0.00	50.00
		2% शांती	644.00	410.00	644.00	410.00
		घन कचरा व्यवस्थापन सेवा शुल्क	480.00	480.00	480.00	480.00
		दिवावती कर	105.00	105.00	105.00	105.00
Excess / Advance Amount अतिरिक्त / आगाऊ रक्कम :		Total Amount एकूण रक्कम	1,429.00	4,150.00	1,429.00	4,150.00
Payable Amt/दिये रक्कम			Actual Payable Amt/एकूण दिये रक्कम		Total Received Amt/एकूण स्वीकृत रक्कम	
5,579.00			5,579.00		5,560.00	
Amount In Words / अक्षरी रक्कम :			पाच हजार पाचशे ऐंशी फक्त			
इलेक्ट्रॉनिक ईमारत, अदर्श विद्या मंदिर रोड, बदलापूर स्टेशन पुर्व, कुळगांव पिन 421503/Help Line-9323496644/ Email ID- kbmc123@gmail.com Web-kbmc.gov.in.					Receiver's Signature/स्वीकारणा-याची स्वाक्षरी	

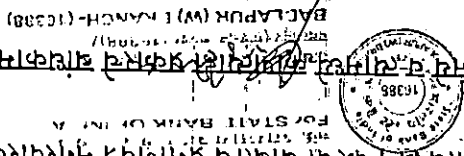
1 / 60 / Rohan Mandlik / 19-MAR-2021 02:01 PM



Verified With Original
रुपय 5,579.00
के घनादेशासाठी
For STATE BANK OF INDIA

शाखा प्रबंधक / Branch Manager
बदलापूर (पश्चिम) शाखा - (16389) /
BADLAPUR (W) BRANCH - (16389)

१३. नवीन इमारतीस मजूर नकाशा प्रमाण सेटिंग टूक पाहिजे व सडसस शिष्य काळाल जवळच्या मजनि:सारण नलिकेस
 १२. नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
 ध्याता येती आणि तसा दाखला नगरपरिषदकडे सादर केल्यानंतर बांधकाम सुरू करावे.
 ११. बांधकाम चालू करण्यापूर्वी नगर मंमाण अधिकाऱी / मंत्री अभिलेख खात्याकडे नजारी आख्या करून
 दाखल्यास (५ प्रतीत) इतर आवश्यक कागद पत्रांसह सादर करण्यात यावे.
 ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थानपत्र विभाग यांच्या विहित नमून्यातील
 १०. बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर
 स्थापत्य विभागाद यांचेवर राहिले.
 ९. इमारतीच्या बांधकामाच्या सुविधितेची इमी (सर्व्हरल सेट) जबाबदारी सेवस्वी आपल्या वास्तुशिल्पकार व
 सादरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
 ८. बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास



७. मंडळाचे इंदीत शिष्यी मोकळी सोडवण्याचा जागत बदल करू नये व त्याच्या बांधकाम करे
 सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
 बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस
 ६. बांधकाम या सोबतच्या मजूर केल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे येईल. जोत्यापूर्व
 देत नाही.
 ५. ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्तिवित जमिनीवर बांधकाम अंगर विकास करण्यास हेक
 ४. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयस लेखी कळविण्यात यावे.
 नगरपरिषदकडे पाठविणे आवश्यक राहिले.
 ३. एमच्यावर राहिल व विनशेतीच्या परवानगीची एक सत्य प्रत काम सुरू करवाय्याचे पधरा (१५) दिवस अगोदर
 मा.जिल्हाधिकारी ठाणे, योजकडेन बांधकाम चालू करवाय्याचे अगोदर विनशेती परवानगी घेण्याची जबाबदारी
 २. नकाशात दिल्या याने केल्या रुकस्या आपल्यावर बंधनकारक राहतील.
 अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनशेतीने छाननी करण्यात येईल.
 वेध मुदतीत बांधकाम पूर्ण कराणे आवश्यक आहे. नतनीकणा करताना किवा नवीन परवानगी घेताना त्यावेळी
 नतनीकरणा मुदत संपणे आधी कराणे आवश्यक राहिले. अशाप्रकारचे नतनीकरणा फक्त तीन वर्ष करता येईल.
 १. ही बांधकाम परवानगी दिलेल्या तारखेपर्यंत एक वर्ष पयत वेध असले, नतर पूर्वील वर्षासाठी परवानगीचे

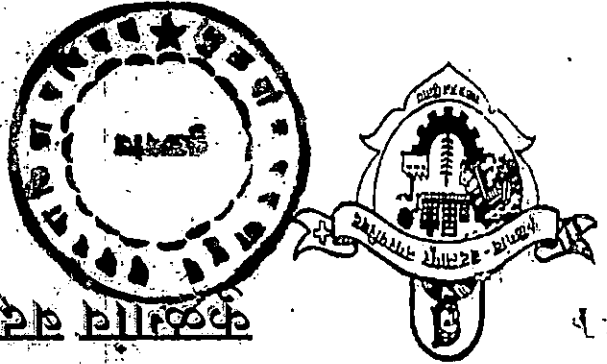
:- अटी :-

बांधकाम परवानगी/प्राथम प्रमाण पत्र देण्यात येत आहे.
 तळ मजला / पहिला मजला / दुसरा मजला / तिसरा मजला वेकी / खोसयोरी/वाडे शितीच्या इमारतीच्या बांधकामाबाबत,
 दि.१०/३/२०११ च्या अजास अर्तसकन पूर्वील शासि अधिन राहिन एहिन एमच्या मालकीच्या जागेत ----- याने रुकस्ती दाखविल्याप्रमाणे
 मंडळाच्या विकास कारवायास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या
 स.नं.७ व दि.नं.७ वेकी एाट नं.१३ मौजे बेववली ता.अंबरनाथ मध्ये ३०७.०१ चौ.मी./५९७.५४ चौ.मी.निर्माजित क्षेत्र
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.
 श्री.शांका अहिरे, वास्तुशिल्पकार, अंबरनाथ, यांचे मार्फत सादर केलेले अर्ज.
 संदर्भ : आपला दि. १०/३/२०११ चा अर्ज क्र. ४३११

मंजूरी बाबत.

विषय : स.नं.७ व दि.नं.७ वेकी एाट नं.१३ मौजे बेववली ता.अंबरनाथ येथे बांधकाम करण्याच्या
 श्री. विकास बार्क मंडे, व इतर दोन द्वारा श्री. शांका अहिरे, वास्तुशिल्पकार, अंबरनाथ.

यावेक क्र. २२२ दिनांक : २२/०३/२०११
 कळ्याव-बदलापर नगरपरिषद कार्यालय, कळ्याव.
 जावेक क्रमांक/क-ब.म.प./बा.प./२०१० - ११ / २५०० - ३७८



कळ्याव बदलापर नगरपरिषद, कळ्याव.

(४) नगर प्रमाणन अधिकाारी, अंबारनाथा.

(३) ----- अधिकारी कि निमाण सत्या.

(२) मा. लिखाधिकारी, ठाणे.

प्रत : (१) मा. वरिष्ठ निधाजक, मुंबई महानगर प्रदेशाधिकार प्रधिकारण ठाणे.

BAIDARPUR (W) BRANCH
अधिकारी (अधीनस्थ) (अधीनस्थ)
अधीनस्थ, ब्रांच मॅनेजर

कळ्याव.

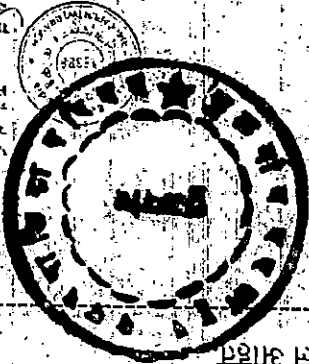
कळ्याव-बदलापूर नगरपरिषद,

मुंबई अधिकाारी निमाण प्रधिकारी,

कळ्याव.

कळ्याव-बदलापूर नगरपरिषद,

मुंबई नगरप्रधानकार,



परवानगी रद्द करण्याचे अधिकाारी रजिस्टर ठेवले आहेत

परवानगी देण्यात आले असून ती बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी विकासाकरी राहिल आणि बांधकाम

५७. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, केकर उतारे, मोबाणी नकाशा, कळमखतार पत्राच्या आधारे सदर रद्द बांधकाम

ना-इकरत दाखला आढळत राहिल.

५६. मोफा कायद्यानुसार सुधारित बांधकाम परवानगी घेताना इमारतीमध्ये सुधारित सदनाकारक किंवा सोसायटी यांचा

तपुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.

५५. सदर स.क.हा माथील इकाई संसिटेक तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ३ च्या

परवानगी रद्द समजण्यात येईल.

५४. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९६६ अंतर्गत इमारत बांधकामाच्या

५३. मध्यात रस्त्याकडील उभारलेल्या पृथील सामासिक अतारची मज मासल्यास हिरो मारुतीवर रस्त्याकडील उभारणे करण्यात येईल.

रद्द आकारण्यात येईल.

५२. बापूर परवानगी घेतल्याशिवाय तसे रडिवास बापूर कल्यास संपूर्ण इमारत अनधिकृत ठरवून प्रामाणिक रजिस्टर

५१. सदनाकारक विकासांना मोफा कायद्यानुसार कापूट रडिवास रडिवास करण्यात येईल.

५०. मोफा कायद्यानुसार मा. सीएम कोर्ट निर्णयानुसार रिस्ट विकासांना बापूर नाही.

४९. अधिनियम अधिकाऱ्यांचा ना इकरत दाखला घेणे आणुगीवर बंधनकारक राहिल.

४८. नगरपरिषदेच्या निर्देशानुसार सुधारित उपकरणे बांधण्यात आणुगीवर बंधनकारक राहिल.

बांधकाम करू नये.

४७. कळ कायद्याची जमिन असल्यास टेनन्सी अंतर्गत कलम ४३ प्रमाणे मा. लिखाधिकारी, ठाणे यांची मूर्खी घेतल्याशिवाय

४६. इमारतीच्या टायलिंगमध्ये लो वॉल्यूम फ्लोरा सिस्टमचा बापूर करण्यात येईल.

४५. प्रत्येक मजला व प्रत्येक विभाग मध्ये फायर प्रकुरीतीवर बांधणे बांधणे.

कलम २५ अचे आदेशानुसार सुधारित इमारत बांधकाम ठेवणे घेतले जाणे बांधणे.

४४. सदर इमारत बांधकामामागळे काही वृक्ष बांधले जाणे असल्यास वृक्ष अधिकाऱ्यांच्या विहित परवानगी परवानगी प्राप्त

पावसाचे पाणी वाहून घेणे बांधणे नाही व ते जमिनीमध्ये मूले.

४३. टापूचे पावसाळी पाणी जमिनीमध्ये लिखित अशा परवानगीने उडवणे बांधणे करण्यात येईल. जोणेकलम

४३. नैसर्गिक पावसाळी पाण्याचा बापूर करणेसाठी उपकरणे बांधण्यात येईल. यंत्रणा उभारण्यात येईल. तसेच कळ

मध्यात वेळवेळी सुधारित वृष्टीने तपसणी करण्यात येईल.

४२. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असणे तसेच तीची

क्यू.एम.ए.धारक / जमिन मालक यांची राहिल.

४१. जागीच्या मालकी रकबाबाबत / वडीलवाडीबाबत वाद निर्माण झाल्यास त्याची सवस्वी जबाबदारी विकासाकरी /

४०. नगरपरिषदेचे क्षेत्रफळ व इतर मध्ये फरक आढळल्यास सुधारित परवानगी घेणे बंधनकारक राहिल.

३. इमारतीत बांधलेल्या प्रमाणपर विना बांधणे नाही.

2-23





कुळगांव बदलापूर नगरपरिषद



नगरपरिषद दुवे रुग्णालय इमारत, पहिला मजला, आदर्श विद्यमानंदी रोड, बुरखीयल्वे स्टेशन (पूर्व) कुळगांव, पिन-४२१५०३, ता.अंबरनाथ जि.ठाणे.
ईमेल:- kbmc123@kumbhgaonbadlapur.org वेबसाईट:- http://kbmc.gov.in

संदर्भ : क्र.कुबनप/नरवि/बां.प./ ५३२० /२०१५-२०१६ युनिक क्र. ८४ दिनांक : ३१/८/२०१५

प्रति,

मे.मारुती डेव्हलपर्स तर्फे भागीदार श्री.विनोद एच.पटेल,
द्वारा श्रीमती.सुहासिनी जठार, वास्तुशिल्पकार, बदलापूर.

विषय : स.नं.९७ब, हि.नं.७ पैकी प्लॉट नं.१३ मौजे बेलवली, ता.अंबरनाथ येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. ८/७/२०१५ चा अर्ज क्र.८७७३

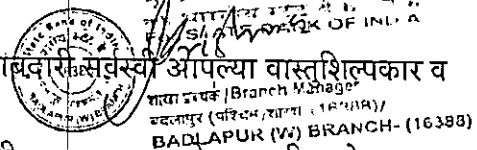
श्रीमती.सुहासिनी जठार, वास्तुशिल्पकार, बदलापूर. यांचे मार्फत सादर केलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं.९७ब, हि.नं.७ पैकी प्लॉट नं.१३ मौजे बेलवली, ता.अंबरनाथ मध्ये ६०७.०१ चौ.मी. + २०% अधिमूल्य १२१.३५ चौ.मी. असे एकूण ७२८.३६ चौ.मी. पैकी ७२०.८३ चौ.मी क्षेत्र भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.८/७/२०१५ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत ----- रंगाने दुरुस्ती दाखविल्याप्रमाणे, भाग स्टिल्ट, तळमजला/पहिला मजला/दुसरा मजला/तिसरा मजला/चौथा मजला/रहाणेसाठी/वाडे भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

-: अटी :-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमाचा व नियोजित विकास आराखड्याच्या अनुशंगाने छाननी करण्यात येईल.
- नकाशात ----- रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- श.जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
- भूखंडाचे हद्दीत भोवती मोकळा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामांत कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सादरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेप्टी) जबाबदारी सर्वस्व आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (५ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
- बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
- नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टिक टँक पाहिजे व संडास भविष्य काळात जवळच्या मलनिःसारण नलिकेस





July 27, 2020

Mr. Akshay Madhukar Bansode
Flat 401 Maruti Vandan Society
Behind Patil Petrol Pump
Kulgaon
Belavali
Badlapur West
Thane-421503

Your ICICI Bank Home Loan Account LBKLY00005243362

Dear Mr. Akshay Madhukar Bansode,

Greetings from ICICI Bank.

We write with reference to the Mortgage Loan sanctioned to you.

Further to your request for a disbursement, the Terms and Conditions on which the loan is being disbursed are summarised as below:

Loan Amount Sanctioned (Rs.)	9,28,329.00
Disbursement Date	February 28, 2020
Disbursement Amount (Rs.)	9,28,329.00
Cumulative Disbursement Amount (Rs.)	9,28,329.00
Cheque Amount (Rs.)	9,28,329.00
Type of Interest**	Floating
Effective Rate (%)	7.65
Rate at which EMI is calculated	7.65
Term (months)	217
Equated Monthly Instalment (EMI) is calculated on	Monthly Rest
First EMI date	April 10, 2020

We would like to inform you that in terms of the credit facility application form / facility agreement the repayment will be through EMI's comprising of principal and interest. All the repayment of dues (Pre-EMI and EMI) will need to be paid by the due date.

Your EMI's will commence from the next month and for the balance days of the current month, you will be paying Pre-EMI (PEMI) interest, which is simple interest at the rate applicable on the loan amount disbursed from the date of disbursement, until the end of the month.

The details of the payments to be made by you are given below:

- PEMI for March, 2020 is Rs. 2,383.00/-
- EMI for the next month is Rs. 7,998.00/-

For loans booked under Developer PEMI scheme, please refer the other terms and conditions on details related to repayment and PEMI scheme period in the sanction letter.

In case of Post Dated Cheques (PDCs), please ensure that you replenish the PDCs before the previous set is exhausted. Any delay in repayment of dues or non-replenishment of PDCs will attract additional interest at 24% p.a. or as mentioned in credit facility application form / facility agreement whichever is higher. The PDCs can be submitted at our nearest branch.

ICICI Bank shall have the sole discretion to shred any PDCs including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked PDCs / SPDCs, a request for the same must be made by the applicant/s



within thirty days of the closure of the loan/change of repayment mode.

ICICI Bank reserves the right to recover Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time.

In the event, you have made disbursement request vide e-mail sent through your registered e-mail ID or by fax sent and/or digital channel (OTP) / through Branch / ICICI Bank personnel / any other permissible modes. Kindly note, that basis the instructions received vide above referred e-mail / fax / other permissible modes, ICICI Bank has proceeded to make disbursement for above-mentioned amount. If there is a discrepancy, error or omission in the particulars above, please intimate ICICI Bank within 5 days of receipt of this letter. In absence of any intimation, we shall presume that your request has been processed in accordance with the instructions issued by you.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 A.M. and 8:00 P.M. alternatively, you may visit the nearest ICICI Bank Asset Servicing Branch.

Looking forward to more opportunities to be of service to you.

Sincerely,

P.S: All further communication to you would be sent at the above mentioned address. If you wish to update your address, please visit your nearest ICICI Bank loan servicing Branch.

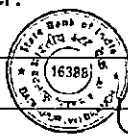
The address of your property as per our records is:

401
4th Fir Maruti Vandan Apartment Village Belavali
Badlapur
01
Thane-421503
Maharashtra
Thane

In case of any change, please intimate us at our Customer Care numbers mentioned below.

The current applicable charges to your loan are as under:

PDC Swap Charges (Rs.)	500.00 *
Document Retrieval Charges (Rs.)	500.00 *

Verified with...

 For...
 BADLAPUR BR. DIVISION-16388

*Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time would be additionally charged.

**Type of interest reflects the current applicable rate and same is subject to change basis the terms and conditions of credit facility application form / facility agreement signed and accepted by you. For more details on type of interest, applicable rate of interest and tenure refer to the credit

October 20, 2020

Mr. Akshay Madhukar Bansode
Flat 401 Maruti Vandan Society
Behind Patil Petrol Pump
Kulgaon
Belavali
Badlapur West
Thane-421503

Your ICICI Bank Home Loan Account LBKLY00005243364

Dear Mr. Akshay Madhukar Bansode,

Greetings from ICICI Bank.

We write with reference to the Mortgage Loan sanctioned to you.

Further to your request for a disbursement, the Terms and Conditions on which the loan is being disbursed are summarised as below:

Loan Amount Sanctioned (Rs.)	3,50,000.00
Disbursement Date	September 2, 2020
Disbursement Amount (Rs.)	3,50,000.00
Cumulative Disbursement Amount (Rs.)	3,50,000.00
Cheque Amount (Rs.)	3,50,000.00
Type of Interest**	Floating
Effective Rate (%)	7.40
Rate at which EMI is calculated	7.40
Term (months)	240
Equated Monthly Instalment (EMI) is calculated on	Monthly Rest
First EMI date	October 05, 2020

We would like to inform you that in terms of the credit facility application form / facility agreement the repayment will be through EMI's comprising of principal and interest. All the repayment of dues (Pre-EMI and EMI) will need to be paid by the due date.

Your EMI's will commence from the next month and for the balance days of the current month, you will be paying Pre-EMI (PEMI) interest, which is simple interest at the rate applicable on the loan amount disbursed from the date of disbursal, until the end of the month.

The details of the payments to be made by you are given below:

- PEMI for September, 2020 is Rs. 216.00/-
- EMI for the next month is Rs. 2,799.00/-

For loans booked under Developer PEMI scheme, please refer the other terms and conditions on details related to repayment and PEMI scheme period in the sanction letter.

In case of Post Dated Cheques (PDCs), please ensure that you replenish the PDCs before the previous set is exhausted. Any delay in repayment of dues or non-replenishment of PDCs will attract additional interest at 24% p.a. or as mentioned in credit facility application form / facility agreement whichever is higher. The PDCs can be submitted at our nearest branch.

ICICI Bank shall have the sole discretion to shred any PDCs including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked PDCs /SPDCs. a request for the same must be made by the applicant/s



within thirty days of the closure of the loan/change of repayment mode.

ICICI Bank reserves the right to recover Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time.

In the event, you have made disbursement request vide e-mail sent through your registered e-mail ID or by fax sent and/or digital channel (OTP) / through Branch / ICICI Bank personnel / any other permissible modes. Kindly note, that basis the instructions received vide above referred e-mail / fax / other permissible modes, ICICI Bank has proceeded to make disbursement for above-mentioned amount. If there is a discrepancy, error or omission in the particulars above, please intimate ICICI Bank within 5 days of receipt of this letter. In absence of any intimation, we shall presume that your request has been processed in accordance with the instructions issued by you.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 A.M. and 8:00 P.M. alternatively, you may visit the nearest ICICI Bank Asset Servicing Branch.

Looking forward to more opportunities to be of service to you.

Sincerely,

P.S: All further communication to you would be sent at the above mentioned address. If you wish to update your address, please visit your nearest ICICI Bank loan servicing Branch.

The address of your property as per our records is:

401
Maruti Vandan Apartment Village Belavli Flat No 401 4th Floor
Badlapur
01
Thane-421503
Maharashtra
Thane

In case of any change, please intimate us at our Customer Care numbers mentioned below.

The current applicable charges to your loan are as under:

PDC Swap Charges (Rs.)	500.00 *
Document Retrieval Charges (Rs.)	500.00 *

Verified with the
with authority for
FOR STATE BANK OF INDIA

महाराष्ट्र शाखा
बदलापुर (पिन कोड - 421503)

*Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time would be additionally charged.

**Type of interest reflects the current applicable rate and same is subject to change basis the terms and conditions of credit facility application form / facility agreement signed and accepted by you. For more details on type of interest, applicable rate of interest and tenure refer to the credit



facility application form / facility agreement signed and accepted by you.

Safety Tips:

- Be safe; make digital payments.
- Always make payments only to the authorised representative of the bank.
- Always insist for a valid receipt for the payments made.

Retail Customer Care : 1860 120 7777

Regd.Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAAC1195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051. India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.

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Verified with Original
Signature
For STAFF BRANCH

शाखाप्रबंधक Branch Manager
बदलापुर (पश्चिम) (16388)
BADLAPUR (W) BRANCH- (16388)

September 02, 2021

Ref No.: BLUE DART/N/84

ABU-ABU-38911900333



Mr AKSHAY MADHUKAR BANSODE
401 MARUTI VANDAN SOCIETY BEHIND, PATIL PETROL PUMP-BELAVALI
BADLAPUR WEST AMBARNATH
THANE, 421503
MAHARASHTRA

Your ICICI Bank Mortgage Loan Account XXXXXXXXXXXXXXX0167

Dear Mr AKSHAY BANSODE,

Greetings from ICICI Bank.

Further to your request for a disbursement, the Terms and Conditions on which your Insta Top Up Loan is being disbursed are summarised as follows:

Loan amount (in Rs)	69,000.00
Disbursement date	1-Sep-21
Type of interest**	Fixed
Effective rate per annum (%)	8.90
Term (months)	96
Equated Monthly Instalment (EMI) is calculated on	Monthly rest
First EMI date	10-Oct-2021

In terms of the credit facility application form, repayment will be through EMIs comprising principal and interest. All repayments of dues will need to be paid by the due date.

ICICI Bank reserves the right to recover Goods and Services Tax (GST) levied under the applicable laws as may be amended from time to time.

Basis your instruction, ICICI Bank has proceeded to make disbursement for the amount mentioned above. If there is a discrepancy, error or omission in the particulars above, please intimate ICICI Bank within 5 days of receipt of this letter. In the absence of any intimation, we shall presume that your request has been completed in accordance with the instructions issued by you.

Stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

All further communication to you would be sent at the address mentioned above. If you wish to update your address, please visit the nearest ICICI Bank Asset Servicing Branch.

In case you require any further information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 a.m. and 8:00 p.m. Alternatively, you may visit the nearest ICICI Bank Asset Servicing Branch.

Looking forward to more opportunities to be of service to you.

Sincerely,

For ICICI Bank Limited

Safety tips:

- Be safe, make digital payments
- Always make the payment only to the authorised representative of the Bank
- Always insist on a valid receipt for the payments made.

AOG_SR193297396_27112021

ICICI Bank Limited
Regd. Office : ICICI Bank Tower,
Near Chakli Circle, Old Padra Road,
Vadodara 390 007, Gujarat, India.
CIN : L65190GJ1994PLC021012
Website : www.icicibank.com

Customer Care Numbers
Retail : 1860 120 7777
Wealth Management : 1860 120 3399



Verified With Original
For Stamp

Branch Manager
BADLAPUR (W) BRANCH (16388)

Amortisation schedule:

LAN Number	: HPTNE00044280167	Loan Amount	: ₹ 69,000.00
Location	: THANE	No. Of advance EMI	: 0
Name	: Mr AKSHAY MADHUKAR BANSODE	Tennure (Months)	: 96
Address	: 401 MARUTI VANDAN SOCIETY BEHIND; PATIL PETROL PUMP BELAVALI BADLAPUR WEST AMBARNATH THANE, 421503 MAHARASHTRA	Installment	: ₹ 1,010.00
		Start Date	: 10-Oct-2021
		Repayment Mode	: AUTODEBIT
		Rate of Interest (%)	: 8.90
		Principal Amount (less) Adv. EMIs: ₹ 69000.00	

Instl No.	Installment Date	Instl. Amount (₹)	Principal (₹)	Interest (₹)	Closing Principal (₹)
1	10-Oct-2021	1010.00	345.00	665.00	68655.00
2	10-Nov-2021	1010.00	501.00	509.00	68154.00
3	10-Dec-2021	1010.00	505.00	505.00	67649.00
4	10-Jan-2022	1010.00	508.00	502.00	67141.00
5	10-Feb-2022	1010.00	512.00	498.00	66629.00
6	10-Mar-2022	1010.00	516.00	494.00	66113.00
7	10-Apr-2022	1010.00	520.00	490.00	65593.00
8	10-May-2022	1010.00	-524.00	486.00	65069.00
9	10-Jun-2022	1010.00	527.00	483.00	64542.00
10	10-Jul-2022	1010.00	531.00	479.00	64011.00
11	10-Aug-2022	1010.00	535.00	475.00	63476.00
12	10-Sep-2022	1010.00	539.00	471.00	62937.00
13	10-Oct-2022	1010.00	543.00	467.00	62394.00
14	10-Nov-2022	1010.00	547.00	463.00	61847.00
15	10-Dec-2022	1010.00	551.00	459.00	61296.00
16	10-Jan-2023	1010.00	555.00	455.00	60741.00
17	10-Feb-2023	1010.00	560.00	450.00	60181.00
18	10-Mar-2023	1010.00	564.00	446.00	59617.00
19	10-Apr-2023	1010.00	568.00	442.00	59049.00
20	10-May-2023	1010.00	572.00	438.00	58477.00
21	10-Jun-2023	1010.00	576.00	434.00	57901.00
22	10-Jul-2023	1010.00	581.00	429.00	57320.00
23	10-Aug-2023	1010.00	585.00	425.00	56735.00
24	10-Sep-2023	1010.00	589.00	421.00	56146.00
25	10-Oct-2023	1010.00	594.00	416.00	55552.00
26	10-Nov-2023	1010.00	598.00	412.00	54954.00
27	10-Dec-2023	1010.00	602.00	408.00	54352.00
28	10-Jan-2024	1010.00	607.00	403.00	53745.00
29	10-Feb-2024	1010.00	611.00	399.00	53134.00
30	10-Mar-2024	1010.00	616.00	394.00	52518.00
31	10-Apr-2024	1010.00	620.00	390.00	51898.00
32	10-May-2024	1010.00	625.00	385.00	51273.00
33	10-Jun-2024	1010.00	630.00	380.00	50643.00
34	10-Jul-2024	1010.00	634.00	376.00	50009.00
35	10-Aug-2024	1010.00	639.00	371.00	49370.00
36	10-Sep-2024	1010.00	644.00	366.00	48726.00
37	10-Oct-2024	1010.00	649.00	361.00	48077.00
38	10-Nov-2024	1010.00	653.00	357.00	47424.00
39	10-Dec-2024	1010.00	658.00	352.00	46766.00
40	10-Jan-2025	1010.00	663.00	347.00	46103.00
41	10-Feb-2025	1010.00	668.00	342.00	45435.00
42	10-Mar-2025	1010.00	673.00	337.00	44762.00
43	10-Apr-2025	1010.00	678.00	332.00	44084.00
44	10-May-2025	1010.00	683.00	327.00	43401.00
45	10-Jun-2025	1010.00	688.00	322.00	42713.00
46	10-Jul-2025	1010.00	693.00	317.00	42020.00
47	10-Aug-2025	1010.00	698.00	312.00	41322.00
48	10-Sep-2025	1010.00	704.00	306.00	40618.00
49	10-Oct-2025	1010.00	709.00	301.00	39909.00
50	10-Nov-2025	1010.00	714.00	296.00	39195.00
51	10-Dec-2025	1010.00	719.00	291.00	38476.00
52	10-Jan-2026	1010.00	725.00	285.00	37751.00
53	10-Feb-2026	1010.00	730.00	280.00	37021.00
54	10-Mar-2026	1010.00	735.00	275.00	36286.00
55	10-Apr-2026	1010.00	741.00	269.00	35545.00
56	10-May-2026	1010.00	746.00	264.00	34799.00
57	10-Jun-2026	1010.00	752.00	258.00	34047.00
58	10-Jul-2026	1010.00	757.00	253.00	33290.00

December 26, 2022

Mr./Ms. Akshay Madhukar Bansode
Flat 401 Maruti Vandan Society
Behind Patil Petrol Pump
Belavali
Badlapur West
Thane - 421503

To:
ICICI Bank Limited
KALYAN-MUMBAI

LAN No. : LBKLY00005243362

Dear Sir / Madam,

Kindly confirm that the following list of documents are in your possession:

Sr.No.	Document Description	Document Date	Document Number	Number Of Documents
1	Share Certificate	December 30, 2018	19	1
2	No Dues Certificate	June 15, 2020	-	1
3	Noc From Builder/ Society/Development Authority	June 26, 2020	-	1
4	Regd-Agmt For Sale/Sale Deed/Lease Deed Partition Deed/Apt B/W Vendor & Purchaser With Index li & Rr	September 26, 2017	12632/2017	1
5	Ocr 1	September 28, 2017	70	1
6	Ocr 2	September 26, 2017	69	1
7	Ocr 3	September 24, 2017	68	1
8	Outstanding Letter	February 3, 2020	-	1
9	List Of Documents	January 11, 2020	-	1

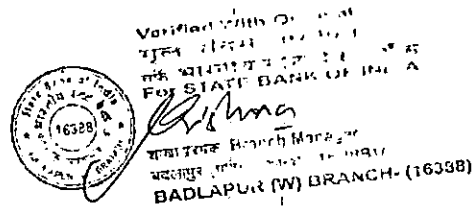
Yours faithfully,

Sign

Akshay Madhukar Bansode

Confirmed receipt of documents.

Sd/- ICICI Bank





December 23, 2022

Mr. Akshay Madhukar Bansode
Flat 401 Maruti Vandan Society
Behind Patil Petrol Pump
Kulgaon
Belavali
Badlapur West
Thane-421503

Prepayment of your Home Loan Account :XXXXXXXXXXXX3362

Dear Mr. Akshay Madhukar Bansode,

We value your relationship with ICICI Bank.

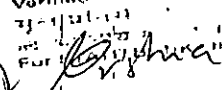
As per your request for prepayment of your captioned ICICI Bank Loan account, please find below the amount payable:

Principal outstanding (Rs.)	:	875,628.00
Late payment penalty (Rs.)	:	0.00
Cheque bouncing charges and other charges (Rs.)	:	0.00
Interest for the month (Rs.)	:	3,561.00
Prepayment charges @ 0% on outstanding principal (Rs.)	:	0.00
Pending installment (Rs.)	:	0.00
Cashback Amount (Rs.)	:	
Refunds (Rs.)	:	-938.00
Total amount payable (Rs.)	:	<u>878,251.00</u>

Post Dated Cheque linked loan number : NA
Linked agreement : HPTNE00044280167, LBKLY00005243364

Kindly note that:

1. Above calculation assumes that your last installment has been cleared.
2. We have taken the date of prepayment as December 26, 2022. For each day beyond this date an additional interest will be charged at the rate of Rs. 222.56 per day.
3. If you prepay the loan after January 10, 2023, the installment for the following month will become payable.
4. On prepayment of the loan, the bank shall try to prevent payment of the subsequent month's installment. As a precaution, we advise you to make a 'stop payment request' for your next month's installment. In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance.
5. The above mentioned amount is valid subject to clearance of all the cheques / installments till date.
6. Prepayment charge is applicable on outstanding amount of the facility **.

Verified with
23-12-2022
For

Branch Manager
BADLAPUR (W) BRANCH- (16388)



7. In the event, the Applicant/s wishes to procure the Post Dated Cheques (PDCs) and / or Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode or details of such unbanked PDCs and / or SPDCs, the Applicant/s must make a request for the same, within thirty days of closure of loan / change of repayment mode, failing which ICICI Bank Ltd shall have the discretion / responsibility to destroy the unbanked PDCs including SPDCs without any further notice and ICICI Bank Ltd shall not have the obligation to return the same to the Applicant/s. Please note that the processing of such requests would entail charges as may be decided by ICICI Bank Ltd from time to time.

8. As per the bank policy, if customer has done a part payment within one year of pre-payment then prepayment charges will be applicable on amount prepaid and amount tendered towards prepayment of loan during the last one year.

9. NOC/NDC for this loan has been blocked due to Cross Collateral Block.

10. If you decide to prepay, please make payments of the above 'Total amount payable' through a cheque or draft favouring ICICI Bank Ltd.

Calculation of Interest / additional interest and other charges are done on monthly basis, number of days in a month being 30. Broken Period Pre-EMI interest is apportioned on actual number of days for which interest is due as against 360 days in a year.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 a.m. and 8:00 p.m. Alternatively, you may visit your nearest ICICI Bank Asset Servicing Branch.

Co-Applicant Details:-

1 Mrs. Suchitra Akshay Bansode

This is a system generated letter. Hence, it does not require any signature.

** GST as applicable.

Retail Customer Care: 1800 1080

Regd Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAACI1195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051. India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.