

23/03/2023

HLST
NRI - Home Loan
Resale

YLAPHL 20233002178449

Please Tick

13221

Saving A/C No. (1) 72098323873	Branch FILE No.:
CIF NO. (2) 72132144471	Tie up no. (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : Mrs. Shabana Rafique mukadam
 Co-Applicant Name : Mr. Mohammed Ahmed
 Mrs. Sayeed Rafiq mukadam (POA Holder)

Contract (Resi.) : 96560680555 Mobile :

Loan Amount : 59,50,000/-	Tenure : 25 years
Interest Rate :	EMI :
Loan Type : NRI Home loan	SBI LIFE :
Hsg. Loan <u>Resale</u>	Maxgain _____
Realty _____	Home Top up _____

Property Location : Seawoods.

Property Cost :

Name of Developer / Vendor :

RBO - Pan ZONE - II Branch : Neelgagan (Code No) 20888

Contact Person : Manoj Patchare Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: _____

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

HLST / MPST / BM / FS / along with Mob No. :

53 lakhs
seen



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

FORM - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Existing Customer Yes No

EIF No./ Account No.

Name: Shalabala Raghavet MUKHARJAN

Sex: M F Other

Marital Status: Single Married Other

Name of Spouse: Mohanmoh Ahran

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor):

Name of Father: Rafique Abdul Latif Mukherjee

Address / UID No: 311543392218

Passport No., Voter ID No., Residential Status: Resident NRI/CIO

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Others

Category: SC ST OBC General

Residential Address

Present Address: Years at current address Months at current address Residence Type

Address 1: Chawl NO-12, Amir Bag NO2,

Address 2: Prakash Thorat mada. Behind Nuran

Address 3: Chembur Tilak Nagar

Pincode: 400089 Village: Chembur City: M

District: Mumbai State: Maharashtra Country: I

Mobile No.: 96566362078 Email ID: shuroo91902@gmail

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below) Residence Add. Abroad! -

Address 1: Salmiya, Block, 10 St, Adhak Ben.

Address 2: Qais Lane 2 Building 5, flat 16th.

Address 3: 4th FLOOR. Kuwait City

Pincode: Village: Kuwait City: Kuwait

District: State: Country:

सूची क्र.2

दुपयम विभागक : यज्ञ पु.वि. ठाणे 11

दस्त क्रमांक : 4241/2023

नोंदणी :

Regn 83m

पाषाणे नाव : नेरुळ

(1) विवेकाचा प्रकार	करारनामा
(2) भोवड्या	6600000
(3) बाजारभावाभावेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की परदेशार ते नमुद करावे)	4761100
(4) भू-मान, पोटहिस्या व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका क्रं 303, तिसरा मजना, रमेश पॅराडाईज को-ऑप.ही. सोसायटी लिमिटेड, प्लॉट नं. 111, सेक्टर -27, नेरुळ, नवी मुंबई 400706, क्षेत्रफळ 436 चौ.फूट. बोधीव (Plot Number : 111 ; SECTOR NUMBER : 27 ;)
(5) क्षेत्रफळ	1) 436 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमजद वाऊद खान -- वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्रं 303, तिसरा मजना, रमेश पॅराडाईज को-ऑप.ही. सोसायटी लिमिटेड, प्लॉट नं. 111, सेक्टर -27, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AWGPK9682E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शाबाना रफिक मुकादम -- वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नुरानी मस्जिद जवळ चाळ, रुम नं. 12, अमीर बाग नं. 2, प्रकाश थोरात मार्ग, चेन्नई टिळक नगर मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-BLFPM9005C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4241/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	396000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात 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 Tax Method) Act, 1958.

Receipt (pavti)

394/4241

Monday, March 13, 2023

2:07 PM

पावती

पावती क्र.: 440

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-4241-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शबाना रफिक मुकादम - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 31

एकूण:

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:22 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4761100 /-

मोबदला रु.6600000/-

भरलेले मुद्रांक शुल्क : रु. 396000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.620/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1303202307474 दिनांक: 13/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016672371202223E दिनांक: 13/03/2023

बँकेचे नाव व पत्ता:

मूल्यांकन पत्र (वाहरी क्षेत्र - बांधीव)

13 March 2018 20:07:57
2018

सूचनाकारचे नाव	2018
जिल्हा	राज्य
सुलभ स्थान	ता.मुळा, मुळा
ज.सू.सू. स्थान	26/287, वेरजळ चौक सेक्टर नंबर 27
संस्थांचे नाव	Navi Mumbai Municipal Corporation

सर्व्हे नंबर न. भू. काशीक

वा.क. मूल्य दर लक्ष्यानुसार मूल्यदर रु.	विवरणी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
रु. 117500	117500	135200	174600	135200	
वा.क. क्षेत्राची शरिती	40 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
वा.क. क्षेत्राचा क्षेत्र क्षेत्र	1-407 चौ. मी	मिळकतीचे वय.	0-10.2 वर्षे	बांधकामाचा दर.	Rs 26620/-
वा.क. क्षेत्राचे स्वरूप	अर्थ	प्रकार	1st To 4th Floor		

सद्य: स्थान - 1 वा.क. क्षेत्र
Date Period of built up Property constructed after circular dt 02/01/2018

मूळ मूल्यदर	= 100 / 100 Apply to Rate = Rs 117500/-
मूळ मूल्यदर मिळकतीचा क्षेत्र चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा.यानुसार दळकेवारी) + खुल्या जमिनीचा दर) = (((117500-46300) * (100 / 100)) + 46300) = Rs 117500/-
मूळ मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at NAVI MUMBAI on this 13. day of March 2023 BETWEEN MR. AMJAD DAWOOD KHAN (PAN : AWGPK9682E) an adult, Indian Inhabitant, Address at:- Flat No.303, Third Floor, Ramesh Paradise Co. Op. Housing Society Ltd., Plot No.111, Sector-27, Nerul, Navi Mumbai 400706, hereinafter called and referred to as "THE VENDOR/SELLER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assignees) Party of the First Part.

AND

MRS. SHABANA RAFIQUE MUKADAM (PAN : BLFPM9005C) an adult, Indian Inhabitants, having address at:- Near nurani Masjid Chawl, Room No.12, Amir Baug No.2, Prakash Thorat Marg, Chembur Tilak Nagar Mumbai 400089 hereinafter called and referred to as "THE PURCHASER/TRANSFEE", (which expression unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assignees) Party of the Second Part.



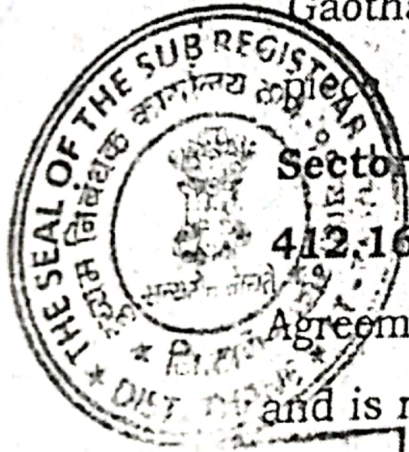
Amjad Khan

Shabana Mukadam

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13/03	2023
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(Maharashtra XXXVII of 1966) (hereinafter referred to as "The said Act")

2. By An Agreement to Lease made at Navi Mumbai on 24/11/2004 and it duly registered with Sub-Registrar at Thane - 6 under Document No. TNN6-00545-2005 dated 27/01/2005 between the CIDCO (therein referred to as "The Corporation") of the One Part and 1) SMT. MADHAVI MADHUKAR GHASIAS 2) SMT. MANJRI UDAYRAJ ABHYANKAR 3) KUM. MINAL MADHUKAR GHASIAS (therein and hereinafter referred to as the LICENSEES) of the Other Part, hereinafter referred to as the said AGREEMENT TO LEASE. The CIDCO had agreed to grant to the Licensees, a lease, under 12.5% scheme (erstwhile Gaothan Expansion Scheme) for sixty years of all that piece or parcel of land bearing Plot No.111, at Sector-27, Nerul, Navi Mumbai, admeasuring 412.16 sq.mtrs. as per terms & conditions of the said Agreement. (hereinafter referred to as the "said Plot" and is more particularly described in the Schedule - 1 written hereunder) .



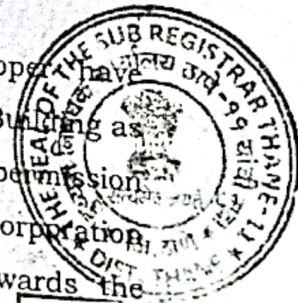
2.11.2004	
2279	2005
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M. M. D.

3. The Original Allottees / Licensees 1) SMT. MADHAVI MADHUKAR GHASAS 2) SMT. MANJRI UDAYRAJ ABHYANKAR 3) KUM. MINAL MADHUKAR GHASAS has assigned all their development rights, interest in respect of said Plot No.111, at Sector-27, Nerul, Navi Mumbai, admeasuring 412.16 sq.mtrs. to M/S. RAMESH HOMES BUILDERS & DEVELOPERS through proprietor MR. ANAND S. CHOUGULE and have given the peaceful vacant possession of the said Plot to M/S. RAMESH HOMES BUILDERS & DEVELOPERS through proprietor MR. ANAND S. CHOUGULE by Development Agreement dtd. 28/01/2005.

4. And whereas developer /builder has submitted the building plan through their Architect to Executive Engineer (Building Proposal) Additional Town Planning Officer of NMMC having office at Navi Mumbai Municipal Corporation building, for its approval. The Executive Engineer (Building Proposal) Town Planning Dept. of NMMC had approved the plan of Building to be constructed on said Plot by way of issuing the Commencement Certificate bearing No. NMMC/TPO/BP/DP NO.3734/1565/2005 dtd 16/05/2005.

5. And whereas the said Builder / developer have developed and constructed the Residential Building as per the approve plan and development permission granted by the Navi Mumbai Municipal Corporation and commencement certificate issued towards the construction of building and on completion of construction work. The Navi Mumbai Municipal Corporation has issued completion / occupation certificate in respect of constructed building on the



7 of 19	
6239	2023
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4
said Plot vide its letter reference No. ज.क./ नरवि / ओप/
प.स.स।-/4061/633/07 dtd 23/02/2007.

6. The M/S. RAMESH HOMES BUILDERS & DEVELOPERS through proprietor MR. ANAND S. CHOUGULE had sold Flat No.303, Third Floor, Ramesh Paradise Co. Op. Housing Society Ltd., Plot No.111, Sector-27, Nerul, Navi Mumbai 400706, area admeasuring about 436 sq. fts. Built up (hereinafter referred to as 'The said Flat') to MR. AMJAD DAWOOD KHAN vide Agreement for Sale dated 16/05/2006 and it duly registered with Sub-Registrar at Thane - 6 under Document No. TNN6-02641-2006 dated 16/05/2006.

7. The VENDOR/SELLER is a bonafide member of Ramesh Paradise Co-Operative Housing Society Ltd., a Society duly registered under the Maharashtra Co- Operative Societies Act. 1960, under Registration No. NBOM/ CIDCO/HSG(OH)/ 2588/ JTR/Year 2007-2008, hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY", and holding 5 (Five) shares of Rs.50/- each bearing Distinctive Nos. from 51 to 55 covered under share certificate no. 11 (hereinafter referred to as the SAID



2. न. न.	to hold
म. न.	PREMISES
९	the same

SHARES) and being the member of the said society. The VENDOR/SELLER has clear and marketable title in respect of the SAID PREMISES and thus the VENDOR/SELLER is well and sufficiently entitled to the SAID PREMISES and has absolute right and power to occupy and deal with and dispose of the SAID PREMISES and every part thereof and to dispose of the same to any third party.

म. न. न.

Shabir

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8. The present VENDOR/SELLER have assured and confirmed that he is in exclusive possession and occupation of and is entitled to sale, transfer and dispose off a property being Flat No.303, Third Floor, Ramesh Paradise Co. Op. Housing Society Ltd., Plot No.111, Sector-27, Nerul, Navi Mumbai 400706, area admeasuring about 436 sq. fts. Built up (For the sake of brevity hereinafter called and referred to as "THE SAID FLAT OR PROPERTY OR APARTMENT").

9. The SELLER/VENDOR have assured that he will provide all the title related documents for the loan purpose of PURCHASER and also he shall make available all the original title documents whenever called by the banker of the PURCHASER. The SELLER has also assured that there is no loan pending against the said property.

AND WHEREAS:-

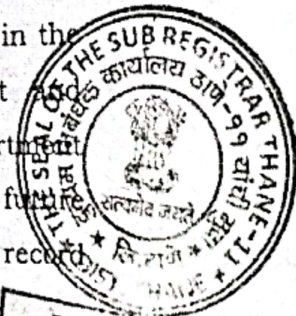
Now the VENDOR/SELLER has agreed to sell and transfer and the PURCHASER have agreed to purchase and acquire all rights, title and interest of the VENDOR/SELLER in the said apartment/flat together with the permanent absolute right of use and occupation of the said apartment and also shares in society (if any). Hence to avoid further misunderstandings the parties hereto have agreed to record the terms and conditions of this agreement as under:-

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

1. That the Transferor/SELLER/VENDOR hereby agrees to sell, transfer, convey and assign their right, title and interest in and upon the said Flat No.303, Third Floor, Ramesh Paradise Co. Op. Housing Society

[Signature]

[Signature]



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2009	2023
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6
Ltd., Plot No.111, Sector-27, Nerul, Navi Mumbai
400706, area admeasuring about 436 sq. fts. Built
up together with all his/her/their right, title and
beneficial interest in the shares (if any) of the said
society to the TRANSFEREE/ PURCHASER as also all
the benefits directly and/or indirectly attached to the
said flat and the said shares, free from all
encumbrances and reasonable doubts for the total
consideration of Rs.66,00,000/- (Rupees Sixty Six
Lakhs Only) which is payable by the PURCHASER to
the Seller in following manner:-

a. Rs.6,34,000/- (Rupees Six Lakhs Thirty Four
Thousand Only) paid by way of part consideration
before registration of this document.

b. Both Parties agree that, the Transferee/ Purchaser
shall pay TDS of Rs.66,000/- (Rupees Sixty Six
thousand only) i.e. 1% of the value of this
Agreement to the concerned authority and to
provide supporting Challan evidencing payment of
Tax Deducted at Source (TDS) & TDS Certificates
and handover to the Transferor /Seller.



The balance consideration of Rs.59,00,000/-
(Rupees Fifty Nine Lakhs Only) to be paid by the
PURCHASER to the Seller by taking loan from any
financial institution or any other source of income

within the period of 45 (Forty Five) working days

her/them by the Transferee/ Purchaser as provided under this agreement.

12. Further it is hereby noted that this agreement shall always be subject to the provisions of The Maharashtra Ownership Flat Act, 1963, The Maharashtra Apartment Ownership Act, 1970, (MAH. ACT NO.XV OF 1971), The Maharashtra Co-Op Societies Act, 1960 and the rules made there under and will be always binding on the parties hereto.
13. Further this agreement shall be subject to the clearance and realization of cheques/demand drafts /pay orders issued by the Purchaser/ Transferee in favour of Sellers/Transferor.
14. Subject to the aforesaid in particular the provision as to the time frame envisaged is the essential factor, however it shall be open to either of the parties to grant further time and/or extend the time frame otherwise envisaged; and that any latitude granted by one of the parties to the other shall not be construed as waiver of any of the rights, remedies available to either.

THE SCHEDULE DETAILS OF FLAT

Flat No.303, Third Floor, Ramesh Paradise Co. Housing Society Ltd., Plot No.111, Sector 97, Nerul, Navi Mumbai 400706, area admeasuring about 436 sq. fts. Built up.



2. 99	
2289	2023
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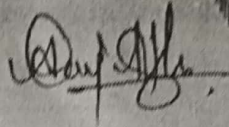
(Handwritten initials)

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

SIGNED AND DELIVERED

By the within named "The Seller/Vendor/Transferor"

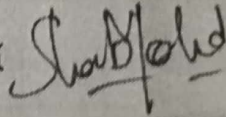
MR. AMJAD DAWOOD KHAN




SIGNED AND DELIVERED

By the within named "The PURCHASER/TRANSFEE"

MRS. SHABANA RAFIQUE MUKADAM



IN THE PRESENCE OF WITNESSES:-

1. Sandeep Fatode 

RECEIPT

RECEIVED OF AND FROM the within named PURCHASER
 MRS. SHABANA RAFIQUE MUKADAM the sum of
 Rs.6,34,000/- (Rupees Six Lakhs Thirty Four Thousand
 Only) being the Part Payment Out Of Full Consideration
 of the property bearing Flat No.303, Third Floor,
 Ramesh Paradise Co. Op. Housing Society Ltd., Plot
 No.111, Sector-27, Nerul, Navi Mumbai 400706, area
 admeasuring about 436 sq. fts. Built up.

MODE OF PAYMENT

Date	Cheque No.	Bank	Amount
13/03/2023	536143	Bharat Bank	6,34,000/-
		Total Amount	6,34,000/-

I say received till today

Rs.6,34,000/-



MR. AMJAD DAWOOD KHAN

The VENDOR/SELLER

Witness :

सूची क्र.2

दुय्यम निबंधक : ठाणे 6

दस्त क्रमांक : 2641/2006

नोदणी :

Regn:63m

Generated Through eSearch
Original report please
from SRO office.

गावाचे नाव : नेरुळ

प्रकार

करारनामा

रु.850000

रु. 936500

(भाडेपट्ट्याच्या
कार आकारणी देतो की
मुद करावे)

पोटहिस्सा व
त्यास)

पालिकेचे नाव: इतर वर्णन : सदनिका नंबर - 303 , 3 रा मजला , भुखंड नंबर 111 से 27 नेरुळ नवी
मुंबई

40.52 स्के मी

किंवा जुडी देण्यात असेल

करून देणा-या/लिहून
काराचे नाव किंवा दिवाणी
कुमनामा किंवा आदेश
वादिचे नाव व पत्ता.

1): नाव:- - मे रमेश होम्स बिल्डर्स आणि डेव्हलपर्स तर्फे प्रो प्रा आनंद शंकर चौगुले वय:-31पत्ता:-पिन
कोड:-पॅन नं:-

करून घेणा-या पक्षकाराचे व
न्यायालयाचा हुकुमनामा
असल्यास, प्रतिवादिचे नाव व

2): नाव:- - खान अमजद दाऊद वय:-29पत्ता:- धरम पॅलेस १ ला मजला , रुम नं १पिन कोड:-पॅन
नं:- (±)ú 60

करून दिल्याचा दिनांक

16/05/2006

रणी केल्याचा दिनांक

16/05/2006

क. खंड व पृष्ठ

2641/2006

30650



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

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

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

जा.क्र./नर्गन/भाप/ प्र. क्र. या १८३३/०७
दिनांक : २३/०९/२००६

भागवटा प्रमाणपत्र

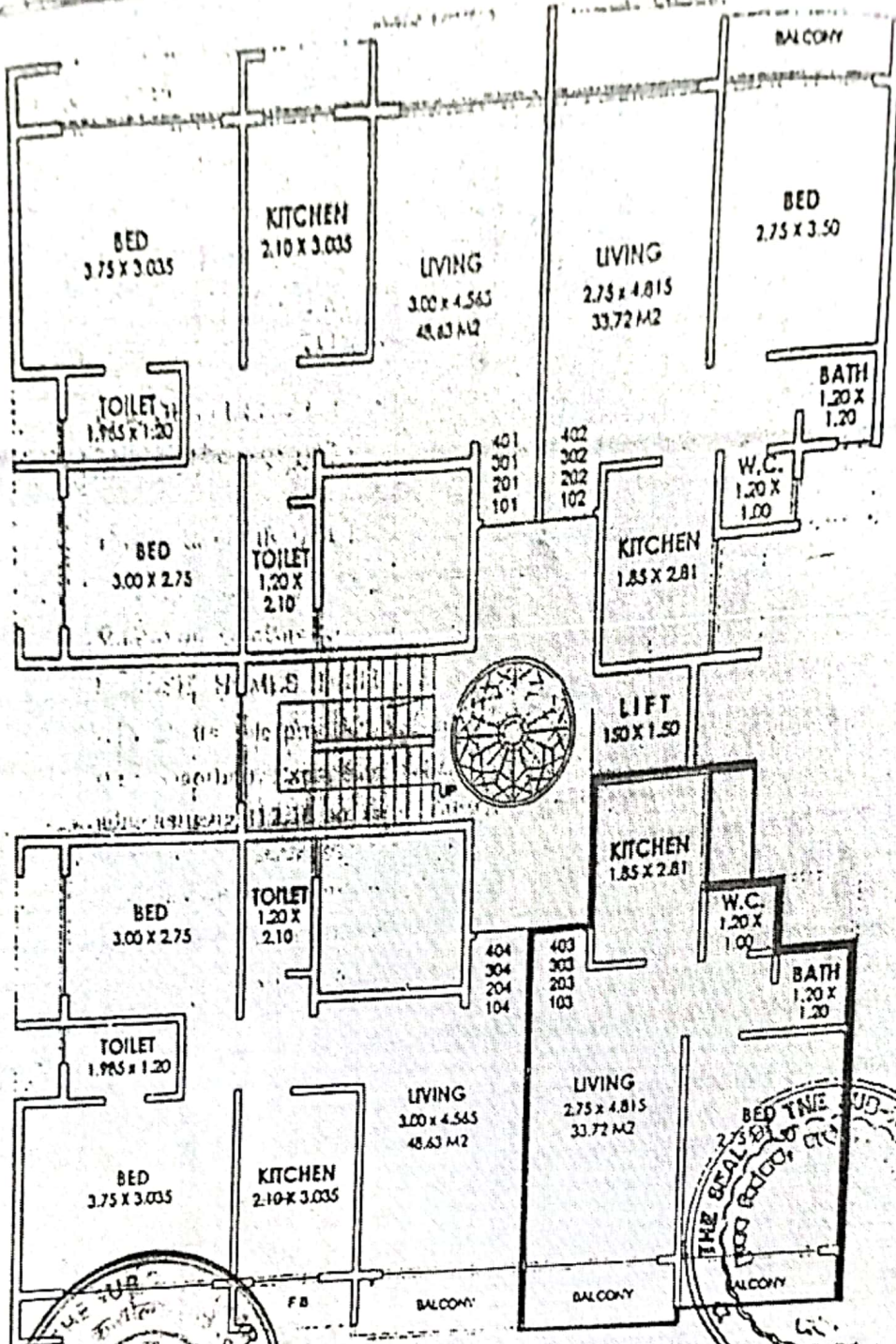
- बाबत -
- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नममपा/नगप/भाप/ १८३३/२००६ दि. १६/५/२००६.
 - २) नवी मुंबई महानगरपालिकेचे दि. २०/११/२००२ रोजीचे धागणात्मक पारिपत्रक.
 - ३) वास्तुविशारद डायमॅन्शन यांनी दि. १६/५/२००६ रोजी मादर कॅम्बला बांधकाम पूर्णत्वाचा अहवाल

नवी मुंबई येथे भूखंड क्र. १११, संक्टर २७, गा.वि.या., नेरळ, नवी मुंबई या जागेचे मादर कॅम्बला अहवाल, माधवी एम. घेंसास व इतर (२) यांनी जागवगेल बांधकाम दि. ०३/०१/२००६ रोजी पूर्णत्वाचा अहवाल न्यायालयतः दाखला संबंधित वास्तुविशारद, डायमॅन्शन यांनी मादर कॅम्बला अहवाल नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १६/५/२००६ मध्ये नमूद केल्या असून नवी मुंबई महानगरपालिकेचे दि. २०/११/२००२ च्या धागणात्मक पारिपत्रकानुसार विविध अन्क वगुनी बांधकामाबाबतचे अहवाल न्यायालयतः जागत.

- १) निवारी वापराखालील बांधकाम क्षेत्र - ६११.२० वा.मा.
- (निवारी वापराखालील एकूण सर्व्हेर - १६)
- २) बांधकामाखालील बांधकाम क्षेत्र - १०४.७८८ वा.मा.

जागवगेल करणास परवानगी देण्यात येत आहे.





PROPOSED RESIDENTIAL BUILDING.

AT PLOT NO. 111, SEC - 27, SEAWOOD-NERUL, NAVI MUMBAI.

TYPICAL FLOOR PLAN (1ST TO 4TH)

DIMENSIONS

APERTURE, INTERIOR & LUMINOUS DIMENSIONS
BY THE GREAT EASTERN ELLIPSE
PLOT NO. 36, SECTOR - 4, MERRA
NEW DELHI, PHONE: 274 82 32

Handwritten notes and stamps in the bottom left corner, including a circular stamp with the text "OFFICE OF THE SUPERVISOR OF BUILDINGS" and "DIST. THANE".

Handwritten notes and stamps in the bottom right corner, including a signature and the number "24 23".

Share Certificate No. 11 Member's Regn. No. 11 No. of Shares 05

Share Certificate

RAMESH PARADISE CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 111, Sector - 27, Nerul (E), Navi Mumbai - 400706
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100,000/- Divided into 2000 Shares of Rs. 50/- each

Registration No. MBQM/CDCO/HSGCOH/2588/JTR/2007-08 Date 16/10/2007

This is to certify that Shri/Smt/Mrs. Sanjad Dawood Khan
(Flat No. 303)

is the Registered Holder of five fully paid up shares

RAMESH PARADISE to 55 both inclusive, in

Subject to the By-laws of the said Society CO-OPERATIVE HSG. SOCIETY LTD., Nerul (E)

Given under the Common Seal of the said Society at Nerul (E), Navi Mumbai
this 1st day of April 2008



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman



25. The Developer will lodge this Agreement for registration and the Developer will attend the Office of the Sub-Registrar of Assurances at CBD/Thane and admit execution thereof after the Purchaser informs the Developer the number under which it is lodged.

26. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flats Rules, 1964 as amended upto date or any other provisions of law applicable thereto.

SCHEDULE OF PROPERTY

ALL THAT piece or parcel of land under 12.5% Gaothan Expansion Scheme bearing Plot No. 111, Sector 27, Nerul, admeasuring 412.16 sq. mtrs., Taluka Thane & District Thane, and bounded as under:

Towards the North by : Plot No. 117

Towards the South by : 6.00 mtrs wide road

Towards the East by : Plot No. 110

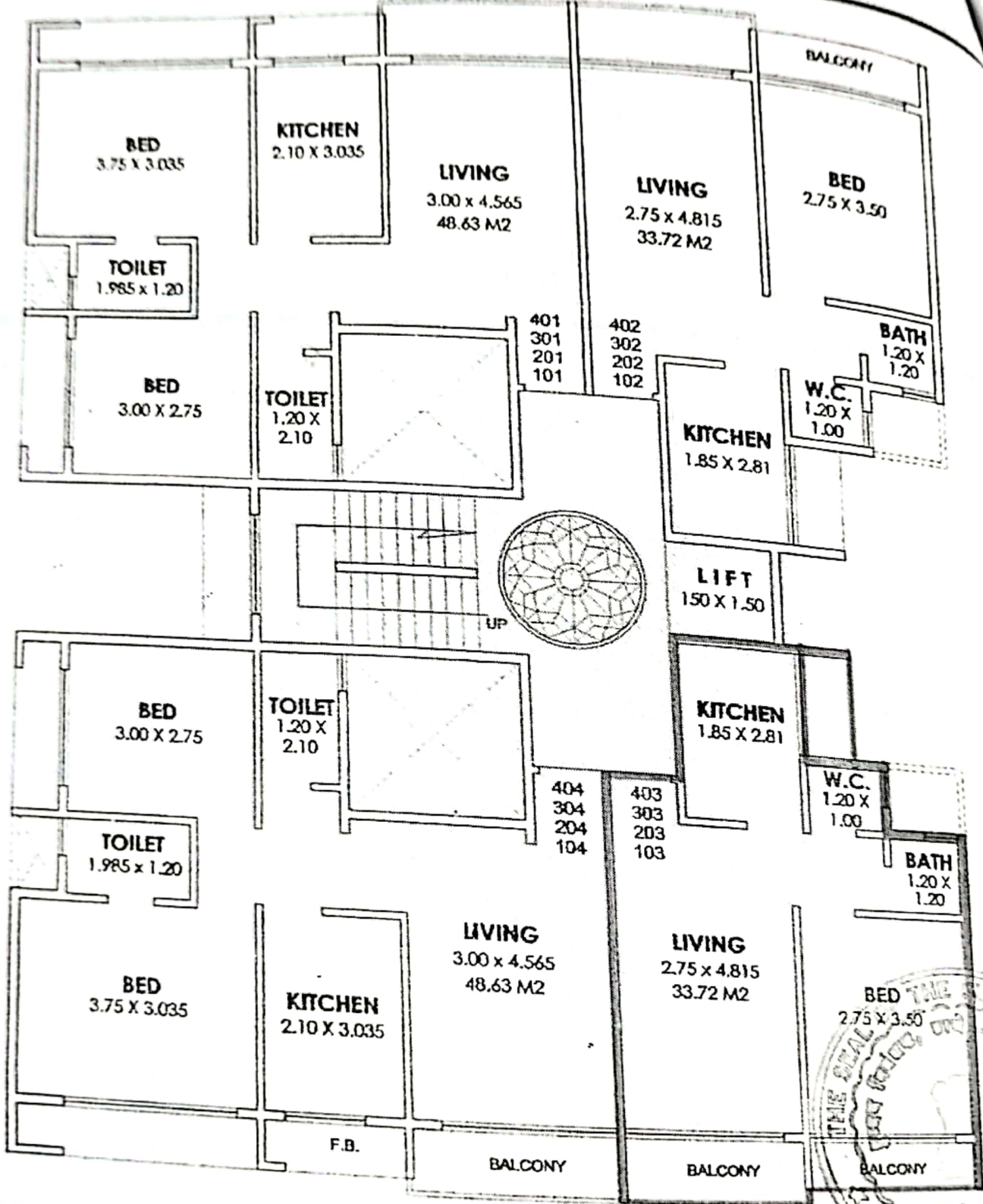
Towards the West by : Plot No. 112

And delineated on the plan annexed hereto and shown thereon by colour boundary line.





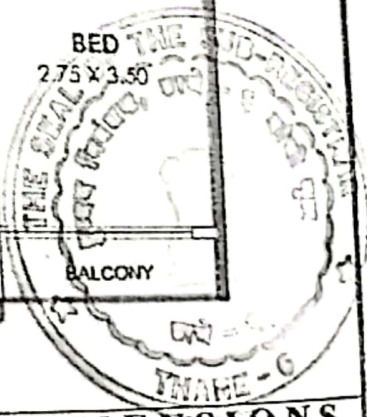
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PROPOSED RESIDENTIAL BUILDING.

at PLOT NO. 111, SEC - 27, SEAWOOD-NERUL, NAVI MUMBAI.

TYPICAL FLOOR PLAN [1ST TO 4TH]



DIMENSIONS
 ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS
 621, THE GREAT EASTERN GALLERY
 PLOT NO. 23, SECTOR - 4, NERUL,
 NAVI MUMBAI. PHONE - 2771 22 32



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

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

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NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमूमपा/नरोव/वा.प./प्र.क्र. ए - ३५३४/१५९५/०५
दिनांक :- १९/०५/२००५

प्रति,

श्रीम. माधवी एम. घेसास व इतर (२)
भुखंड क्र. १११, सेक्टर २७, गा.वि.पो., नेरुळ,
नवी मुंबई.

नस्ती क्र.-नमूमपा/वि.प्र.क्र.- ४३३/२००५ प्रकरण क्र. ए २७३४

विषय :- भुखंड क्र. १११, सेक्टर २७, गा.वि.पो., नेरुळ, नवी मुंबई
या जागेत रहिवास कारणासाठी बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- १६/०३/२००५ रोजीचा अर्ज.

महोदय,

भुखंड क्र. १११, सेक्टर २७, गा.वि.पो., नेरुळ, नवी मुंबई येथे रहिवास कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस घरील संदर्भांघिन पत्रान्वये प्राप्त झालेला आहे. संदर्भांघिन जागेत रहिवास कारणासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनीधम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनीधम १९६६ च्या कलम ४५(१)(२) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच ग्वाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भुखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भुखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करून उंच करावी. जमिनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेशा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही. अशी भुखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, टेकेंदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी टेकेंदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

आपला

नगररचनाकार
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

- १) डायमॅन्स, वास्तुविशारद
६२१, ग्रेट इस्टर्न गॅलेरीया, से.४, नेरुळ.
- २) उप-आयुक्त-उपकर, नमूमपा, कोपरखैरणे
- ३) उप आयुक्त, अतिक्रमण, नमूमपा.
- ४) उप करनिर्धारक व संकलक, नमूमपा.
- ५) विभाग अधिकारी, नेरुळ, नमूमपा.

