

336/4126

पायती

Original/Duplicate

Thursday, March 23, 2023

नोंदणी क्र.: 39म

2:03 PM

Regn.: 39M

पायती क्र.: 4355 दिनांक: 23/03/2023

गावाचे नाव: बाशी

दस्तऐवजाचा अनुक्रमांक: टनन6-4126-2023

दस्तऐवजाचा प्रकार : करारनामा

भादर करणाऱ्याचे नाव: खेहाश्री संपत पवार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:17 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

बाजार मूल्य: रु. 7994165.76 /-

मोबदला रु. 10000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2203202305285 दिनांक: 23/03/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017179047202223E दिनांक: 23/03/2023

वॅकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

9004987111 / 9833519074

SBI RBD 25/03/2023

Geetanam

(1370)  
Legend

## सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.ठाणे 6

दफ्त. क्रमांक : 4126/2023

मोदणी :

Regn:63m

### गावाचे नाव : वाशी

करारनामा

10000000

7994165.76

ने की पट्टेदार ते

मांक(अमल्याम)

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: विभाग क्र 5/159.. सदनिका नं-9(309),निमरा मजला,बिल्डिंग नाव-कल्याण टॉवर,कल्याण टॉवर्स को-ऑप. हाऊसिंग सोसायटी लिमिटेड,प्लॉट नं-20,सेक्टर-17,वाशी,नवी मुंबई. एरिया-668 चौरस फूट सुपर बिल्टअप( ( Plot Number : 20 ; SECTOR NUMBER : 17 ; ) )

1) 668 चौ.फूट

नेल तेव्हा.

टवणा-या

लयाचा

नेवादिचे

1): नाव:-ओमप्रकाश मिश्रा - - वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-9 (309), कल्याण टॉवर्स को-ऑप. हाऊसिंग सोसायटी लिमिटेड, प्लॉट नं-20, सेक्टर-17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABDPM0592R

2): नाव:-नीरजा ओमप्रकाश मिश्रा - - वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-9 (309), कल्याण टॉवर्स को-ऑप. हाऊसिंग सोसायटी लिमिटेड, प्लॉट नं-20, सेक्टर-17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ACWPM2815M

व किंवा

आदेश

1): नाव:-त्रेहाश्री संपत पवार - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-310, कल्याण टॉवर्स को-ऑप. हाऊसिंग सोसायटी लिमिटेड, प्लॉट नं-20, सेक्टर-17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AQLPP6301Q

2): नाव:-विपीन त्रिलोकनाथ पांडे - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-310, कल्याण टॉवर्स को-ऑप. हाऊसिंग सोसायटी लिमिटेड, प्लॉट नं-20, सेक्टर-17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BCAPP1107N

3): नाव:-सुनीता संपत पवार - - वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.-304, राशिका अपार्टमेंट, सेक्टर-17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADEPP8392H

23/03/2023

23/03/2023

4126/2023

600000

200000



Pre-Registration summary (नोंदणी पूर्व नावनाम )

मुल्यांकन पत्रक ( जलम हाउ - बांधणी )		23 March 2023, 01:46:52 PM
Valuation ID	202303236412	
मुल्यांकन वर्ष	2022	
जिल्हा	ठाणे	
मुल्य विभाग	सातुबा ठाणे	
ठा. मुल्य विभाग	5/159-वर्गीय नोंद संख्या क्र. 17	
संलग्न संस्था	Navi Mumbai Municipal Corporation	सर्वो मूल्य न. मू. क्रमांक

व्यापिक मूल्य हा मूल्यमापनाचा मूल्यवटा रु.	मूल्य वरील	नियामी मर्यादा	कार्यालय	सुकाचे	औद्योगिक	संश्लेषणाचे एकक
	75800	153700	176700	2,99500	176700	वै. मीटर
बांधीत अवस्थे मालिके						
बांधणीचे क्षेत्र Built Up:-	62.08वै. मीटर	मिटरातील बांध-		नियामी मर्यादा	मिटरातील इतर-	बांधीत
बांधणीचे क्षेत्र:-	1-अग वी मी	मिटरातील बांध -		32 वर्ग	बांधणीचे क्षेत्र-	Rs. 26620/-
बांधणीचे क्षेत्र:-	नाही	मजला -		Ground Floor/Suit Floor		

Sale Type - First Sale  
 Sale Resale of built up Property constructed after circular dt. 02/01/2018

मजला निहाय पट्टावट = 100 / 100 Apply to Rate= Rs.153700/-  
 धरा-सन्मूल्य मिटरातील इतर वी. मीटर मूल्य = ((व्यापिक मूल्य - सुलभ वसितीचा र.) \* धरा-सन्मूल्य दरवेवारी) + सुलभ वसितीचा र.)  
 = (( (153700-75800) \* (68 / 100) ) + 75800 )  
 = Rs.128772/-

A) मूल्य मिटरातील मूल्य = इतरांचे मूल्य हा \* मिटरातील क्षेत्र  
 = 128772 \* 62.08  
 = Rs.7994165.76/-

Applicable Rates = 3, 9, 18, 19

एकत्रित इतर मूल्य = मूल्य मिटरातील मूल्य - हवालाने मूल्य - मर्यादीत मजला हाउ मूल्य - जमातले रकमेचे मूल्य (सुली बांधणी) + इतर रकमेचे मूल्य + बांधणी घात हवाल मूल्य + सुलभ वसितीचा र. घात हवाल मूल्य + इतरांचे बांधणीचे सुलभ बांध मूल्य + बंधित बांधणी + मर्यादीत बांधणी  
 = A + B + C + D + E + F + G + H + I + J  
 = 7994165.76 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.7994166/-  
 एकदम ऐंगी लागू चौन्यायाने हवाल एक श्रे महालाट (-

Home Print



03032-23

Stamp duty : Rs.6,00,000/-  
Consideration: Rs. 1,00,00,000/-  
Flat No.9 (309),

admeasuring 668 Sq. Ft. Super Built up area  
Third Floor, in the Building known as KALYAN TOWER  
of the KALYAN TOWERS Co-operative Housing Society Limited,  
Plot No.20, Sector-17,  
Vashi, Navi Mumbai-400703,  
Tal. & Dist. Thane

- 1) MR OMPRAKASH MISHRA [PAN No.ABDPM0592R]  
[Aadhaar No.7877 4900 2093]  
2) MRS NEERJA MISHRA [PAN No.ACWPM2815M]  
Transferors [Aadhaar No.7487 7312 5946]
- 1) MS. SNEHASHREE SAMPAT PAWAR [PAN No.AQLPP6301Q]  
[Aadhaar No.7374 4152 0761]  
2) MR VIPIN TRILOKNATH PANDEY [PAN No.BCAPP1107N]  
[Aadhaar No.4762 5884 9041]  
3) MRS SUNITA SAMPAT PAWAR [PAN No.ADEPP8392H]  
Transferees [Aadhaar No.8406 3625 4753]

AGREEMENT FOR SALE

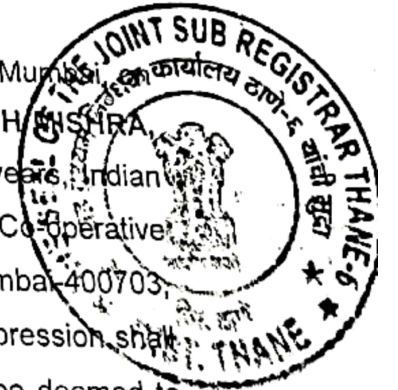
THIS AGREEMENT is made and entered into at Vashi, Navi Mumbai, Maharashtra on this 23<sup>rd</sup> day of March 2023, BETWEEN 1) MR OMPRAKASH MISHRA, Aged 73 years and 2) MRS NEERJA MISHRA, Aged 71 years, Indian Inhabitants, residing at Flat No.9 (309), KALYAN TOWERS Co-operative Housing Society Ltd., Plot No.20, Sector-17, Vashi, Navi Mumbai-400703, hereinafter jointly called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART

and

1) MS. SNEHASHREE SAMPAT PAWAR, Aged 35 years, 2) MR VIPIN TRILOKNATH PANDEY Aged 36 years, both residing at Flat No.310, KALYAN TOWERS Co-operative Housing Society Ltd., Plot No.20, Sector-17, Vashi, Navi Mumbai and 3) MRS SUNITA SAMPAT PAWAR, Aged 63 years, residing at Flat No.304, Radhika Apartment, Sector-17, Vashi, Navi Mumbai-400703, Indian Inhabitants, hereinafter jointly called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART;

*[Handwritten signature]*

*[Handwritten signature]*



8728	202
4	25

October 1981  
in favour of M/s. ASSOCIATION OF NOCIL OFFICERS, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its administrative office at 53, Bajaj Bhavan, 226, Nariman Point, Mumbai-400021, (hereinafter called 'THE BUILDERS'), agreed to lease to the Builders or their nominees for a term of 60 Years of all that piece or parcel of land bearing Plot No.20 admeasuring 1850 Sq. Mtrs., situated at Sector-17, Vashi, Navi Mumbai, Taluka and Dist. Thane (hereinafter referred to as the said Plot and more particularly described in the Schedule of Land hereunder written) on the lease and on the terms and conditions therein contained.

2. AND WHEREAS the Builders obtained the Development Permission and Commencement Certificate bearing Ref. No.BP/V/17-20/149 F1046 dated 5<sup>th</sup> / 11<sup>th</sup> February 1982 from the CIDCO, in respect of the said Plot No.20.

3. AND WHEREAS by an Agreement dated 2<sup>nd</sup> July 1986, registered with the Sub-Registrar of Assurances, Mumbai on 22<sup>nd</sup> July 1986, under Sr. No. BBM 3152, 1) MR OMPRAKASH MISHRA and 2) MRS NEERJA MISHRA, purchased the Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third Floor in the Building named KALYAN TOWER, then being constructed on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, from the Builders, for proper consideration.

4. AND WHEREAS THE BUILDERS completed the construction of the Building/s on the said Plot No.20, in accordance with the approved / sanctioned plans and obtained Occupancy Certificate bearing Ref. No.EE(BP)/V-17-21/575 dated 11<sup>th</sup> / 15<sup>th</sup> June 1990 from the CIDCO and the Builders handed over the possession of the said Flat to 1) MR OMPRAKASH MISHRA and 2) MRS NEERJA MISHRA.



१९	२०२३
६	२८

*OMPRAKASH MISHRA*

*NEERJA MISHRA*

5. AND WHEREAS "1) MR OMPRAKASH MISHRA and 2) MRS NEERJA MISHRA" together with the other owners of Flats/Units in the building constructed on the said plot have formed a Society named KALYAN TOWERS Co-operative Housing Society Limited, bearing Registration No.TNA/(TNA)/HSG/(TC)/2644/1989-90 dated 27<sup>th</sup> September 1989. And on 9<sup>th</sup> December 1992 the Society issued the Share Certificate No.29 for 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 136 to 140 (both inclusive) to 1) MR OMPRAKASH MISHRA and 2) MRS NEERJA MISHRA, who are hereinafter jointly referred to as the Transferors.

6. AND WHEREAS CIDCO, vide a Lease Deed dated 8<sup>th</sup> June 2009, registered with the Sub-Registrar Thane-6 on 9<sup>th</sup> June 2009, under Sr. No.TNN6-01846-2009, leased the said Plot together with the Building/s constructed thereon in favour of KALYAN TOWERS Co-operative Housing Society Limited.

7. AND WHEREAS CIDCO, vide its Ref. No.CIDCO/EMS/EO(II)/2009/2235 dated 9<sup>th</sup> June 2009 recorded the name of the Society i.e. KALYAN TOWERS Co-operative Housing Society Limited, as its Lessee in respect of the said Plot No.20.

8. AND WHEREAS the Transferors are the lawful owners, seized and possessed of the Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third floor, in the Building known as KALYAN TOWER of the KALYAN TOWERS Co-Operative Housing Society Limited, on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane and holding Share Certificate No.29 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 136 to 140 (both inclusive).

9. AND WHEREAS the Transferees have approached the Transferors to purchase/acquire the said shares and the Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third floor, in the Building known as KALYAN TOWER of the KALYAN TOWERS Co-Operative Housing Society Limited, on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane and the said Shares, for proper consideration.



136	140
0228	
10	2

*[Handwritten signature]*  
Mishra

*[Handwritten signature]*  
Dandey

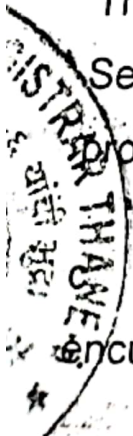
10. AND WHEREAS "THE TRANSFERORS" hereby agree to transfer to the Transferees the Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third floor, in the Building known as KALYAN TOWER of the KALYAN TOWERS Co-Operative Housing Society Limited, on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said premises) along with relevant Share Certificate No.29 and the TRANSFEREES hereby agree to accept the said transfer on payment of the consideration of Rs.1,00,00,000/-(RUPEES ONE CRORE ONLY) (inclusive of 1% TDS i.e. Rs.1,00,000/-) payable as hereinafter mentioned.

11. It is further declared by the Transferors that:

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferors personally affecting the said premises.

b. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Transferors have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

The said premises are free from all mortgages, charges, encumbrances of any nature whatsoever.



NOW IT IS MUTUALLY AGREED BY & BETWEEN THE PARTIES AS FOLLOWS:

1. THE TRANSFERORS shall sell, assign, transfer and the Transferees shall purchase, acquire all the share/interest of the Transferors in the capital/property of the Society i.e. Share Certificate No.29 and the said Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third floor, in the Building known as KALYAN TOWER of the KALYAN TOWERS Co-Operative Housing Society Limited, on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, together with undivided interest appurtenant to the said Flat as common with the Owners of the other Flats and to the common areas and facilities of the said land and building of the said Flat and percentage hereinafter collectively referred to as "the said premises" as heritable, transferable and immovable property for a price of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) (inclusive of 1% TDS i.e. Rs.1,00,000/-) to be paid by the TRANSFEREES to the TRANSFERORS at the time and in the manner hereinafter mentioned.

2. THE TRANSFEREES have paid to the TRANSFERORS a sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY) shall be paid as under;



न. न. ६	
१२६	२०२३
७७	२८

(i) Rs.1,00,000/- (RUPEES ONE LAKH ONLY) shall be paid towards the 1% TDS for and on behalf of the Transferors i.e. on or before 10<sup>th</sup> April 2023. TDS Certificate shall be handed over to the Transferors.

(ii) Rs.95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY) shall be paid on getting loan within a period of Ninety (90) days from the date of obtaining Society NOC / Sale Permission / Resolution, Mortgage NOC as per Bank Formats etc.

TIME IS ESSENCE OF CONTRACT.

THE TRANSFERORS hereby acknowledge the receipt of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY) from the TRANSFEREES as advance



18. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the arbitration of an Arbitrator mutually agreed to / by the Parties and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his Award shall be final and binding on the parties hereto

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

SCHEDULE OF LAND

ALL that piece of land bearing Plot No.20, admeasuring about 1850 sq. mtrs. or thereabout at Sector-17, Vashi, Navi Mumbai, Taluka Dist. Thane and bounded as follows:

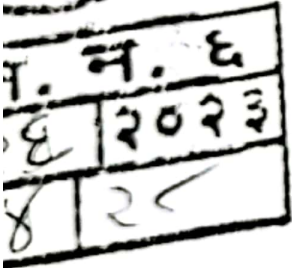
THAT IS TO SAY:

ON THE NORTH BY : Plot No.19

ON THE EAST BY : Road

ON THE SOUTH BY : Plot No.81

ON THE WEST BY : Plot No.1



FLAT SCHEDULE

Flat No.9 (309) admeasuring 668 Sq. Ft. Super Built up area on the Third floor, in the Building known as KALYAN TOWER of the KALYAN TOWERS Co-Operative Housing Society Limited, on Plot No.20, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane.

*Handwritten signature/initials*

*Handwritten signature/initials*

WITNESSES

SIGNED SEALD AND DELIVERED BY

THE WITHINNAMED TRANSFERORS

1) MR EMPRANASH MISHRA

*[Signature]*



2) MISS NEERJA MISHRA

*At Mishra*

IN THE PRESENCE OF

1) Sampat Jayannath Pawar Age 64

2) Santam Kamble Age - 58



SIGNED SEALD AND DELIVERED BY

THE WITHINNAMED TRANSFEREES

1) MS. SNEHASHREE SAMPAT PAWAR

*[Signature]*

2) MR VIPIN TRILOKNATH PANDEY

*[Signature]*

3) MRS SUNITA SAMPAT PAWAR

IN THE PRESENCE OF

Sampat Jayannath Pawar Age 64

Santam Kamble Age - 58



MEMBER'S REG. NO. \_\_\_\_\_

# SHARE CERTIFICATE

## TOWERS CO-OPERATIVE HOUSING SOCIETY LTD.

Registered under M. C. S. Act, 1960 (REG. NO. 1434/1434A/1434B/1434C/1434D/1434E/1434F)  
PLOT NO. 20, SECTOR NO. 13, VASHI, NEW BOMBAY-400 703

AUTHORISED SHARE CAPITAL Rs. 5,00,000/-  
DIVIDED INTO 10,000 SHARES OF Rs. 50/- EACH

CERTIFY that Shri/Mrs. CH. PRAKASH MISHRA & SUD ANANDA MISHRA

309 is the REGISTERED HOLDER OF 5 (Fifty) Shares, each of

Rs. 50/- (Fifty) each in the above SOCIETY Subject to the Bylaws thereof.

Given under the Chairman's Seal of the Society on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_  
New Bombay 400 \_\_\_\_\_

*[Signature]*  
CHAIRMAN



COMMITTEE MEMBER

CIFICATE No. 29

MEMBER'S REG. No. 29

# SHARE CERTIFICATE

## ALYAN TOWERS CO-OPERATIVE HOUSING SOCIETY LTD.

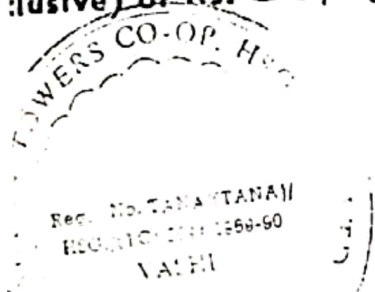
(Registered under M. C. S. Act. 1960) (REG. No. TANA/(TANA)/HSG/(TC)/2644/1989-90)  
PLOT NO. 20, SECTOR NO. 17, VASHI, NEW BOMBAY-400 705.

AUTHORISED SHARE CAPITAL Rs. 5,00,000/-  
DIVIDED INTO 10,000 SHARES OF Rs. 50/- EACH.

IS TO CERTIFY that Shri / Smt. DOM PRAKASH MISHRA & SMT NEERJA MISHRA

Flat No. 309 is the REGISTERED HOLDER OF 5 (Five) fully Paid up  
shares bearing distinctive No. 136 to 140 (both  
inclusive) of Rs. 50/- (Fifty) each in the above SOCIETY Subject to the Bye-laws thereof.

Given under the Common Seal of the said Society at  
New Bombay this 9th day of December



*U. N. N. N.*  
IMAGING COMMITTEE MEMBER

*Dom Prakash*  
SECRETARY



न. न. न.  
४७२६ २०

**CIIL**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Regd. Office: NIRMAL 2nd Flr.,  
Ninning Point, Bombay-400 021 \* GRAM : CITRAIN  
PHONES : 2022481-2022420-2022509-2022579  
Head Office: CIDCO BHAYAN  
Inclon New Bombay-400 614,  
PHONES : STD 0215-671241,2,3,4  
671066, 671069  
TELEX : 3016 (CIIL)

NO: SE (BP) | V-17-21 | 575

DATE 11th June, 1990.  
15

OCCUPANCY CERTIFICATE

I hereby certify that the development of residential Society building (Area: 36693M<sup>2</sup>) for M/s Association of NOCIL OFFICIERS on Plot No.20, Sector No.17 in Vashi of New Bombay completed under the supervision of M/s B.D. Methatalia, Architect has been inspected on 20.4.88 & I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11-02-1982 and that the development is fit for the use for which it has been carried out.

(A.B. Karweer.)  
Executive Engineer (Bldg. Permission)

*(Signature)*

ट. न. न. ६	
१३०४४	२०१७
२३	<i>(Signature)</i>

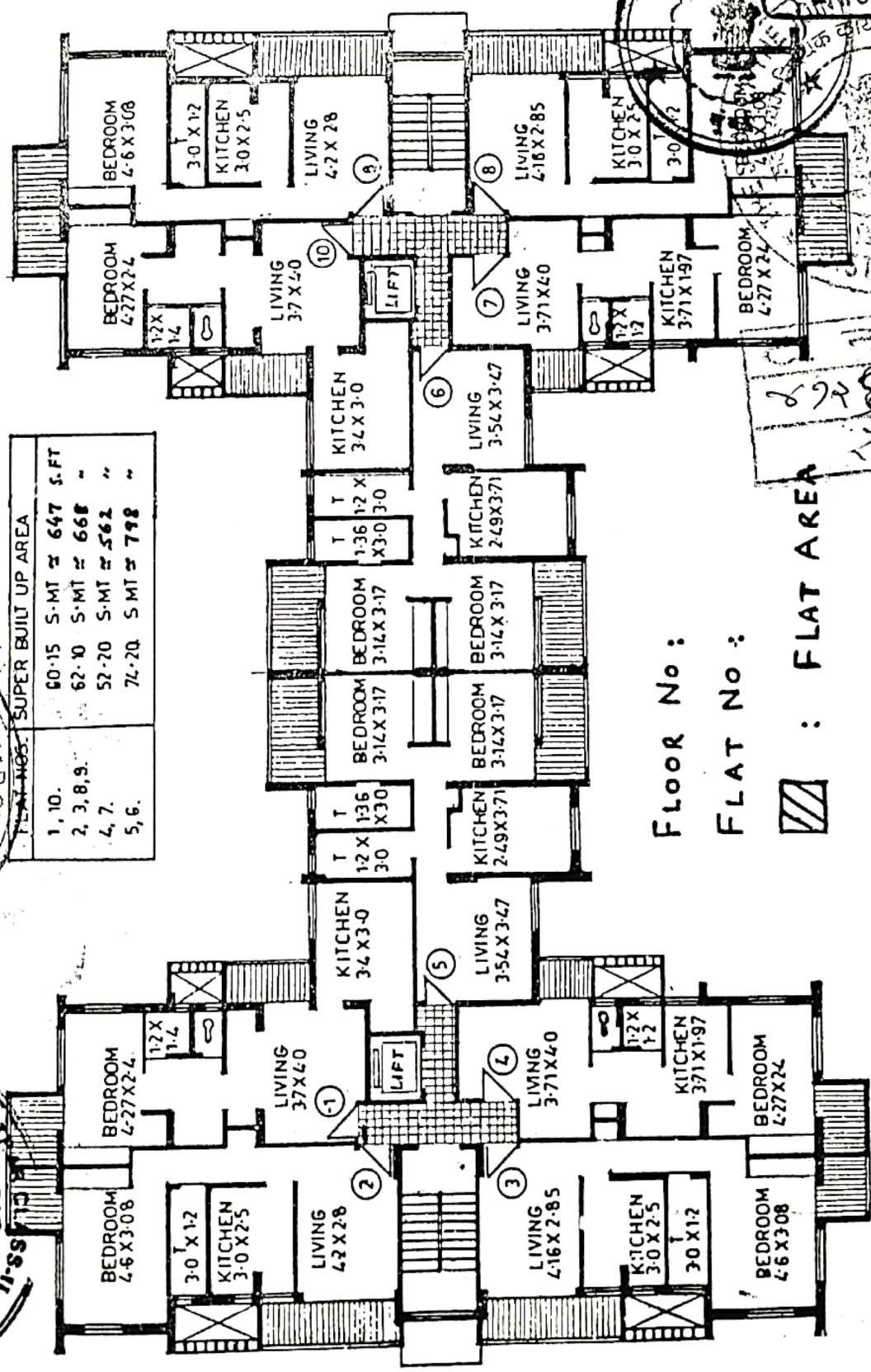




# KALYAN TOWER


DISTRICT REGISTRAR OFFICE

FLAT NOS.	SUPER BUILT UP AREA
1, 10.	60-15 S.MT ≈ 647 S.FT
2, 3, 8, 9.	62-10 S.MT ≈ 668 "
4, 7.	52-20 S.MT ≈ 562 "
5, 6.	71-20 S.MT ≈ 798 "

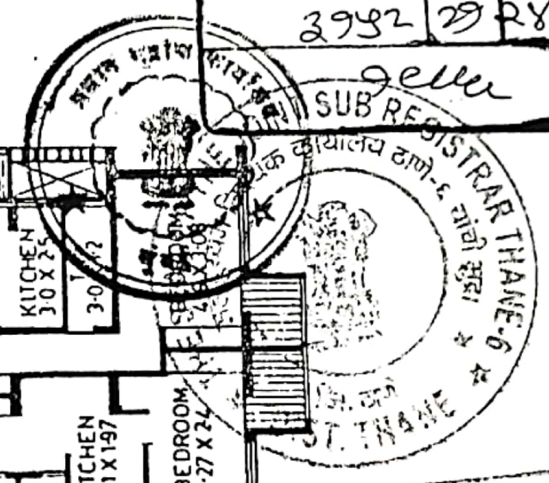


Floor No :

FLAT No :

 : FLAT AREA

TYPICAL FLOOR PLAN



3982 29 28  
 8928 20 28  
 28 21



## Structural Stability Report

Structural Observation Report of Residential Flat No. 310, 3rd Floor, Wing - B, "Kalyan Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 20, Sector - 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code - 400703, State - Maharashtra, Country - India.

**Name of Owner:** Sunita Sampat Pawar & Sampat Jagannath Pawar.

This is to certify that on visual inspection, it appears that the structure of the building "Kalyan Tower Co-Op. Hsg. Soc. Ltd.", is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 33 years.

### General Information:

A.	Introduction
1	Name of Building "Kalyan Tower Co-Op. Hsg. Soc. Ltd."
2	Property Address Residential Flat No. 310, 3rd Floor, Wing - B, "Kalyan Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 20, Sector - 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code - 400703, State - Maharashtra, Country - India.
3	Type of Building Residential use
4	No. of Floors Ground + 6 upper floors
5	Whether stilt / podium / open parking provided Open Parking
6	Type of Construction R.C.C. Framed Structure
7	Type of Foundation R.C.C. Footing
8	Thickness of the External Walls 9" thick brick walls both side plastered
9	Type of Compound Brick Masonry Walls
10	Year of Construction 1990
11	Present age of building 27 Years
12	Residual age of the building 33 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (per floor) 5 Flats
14	Methodology adopted As per visual site inspection



**DECLARATION OF INTEREST**

I, **Mr. Anil Kumar Singh**, Director, **Ministry of Health and Family Welfare, Government of India**

do hereby declare that I have no financial or other interest in the **Ministry of Health and Family Welfare, Government of India**, or in any of the **Ministry of Health and Family Welfare, Government of India**, or in any of the **Ministry of Health and Family Welfare, Government of India**, or in any of the **Ministry of Health and Family Welfare, Government of India**.

**Signature of Mr. Anil Kumar Singh**

**Signature of Mr. Anil Kumar Singh**

**Signature of Mr. Anil Kumar Singh**

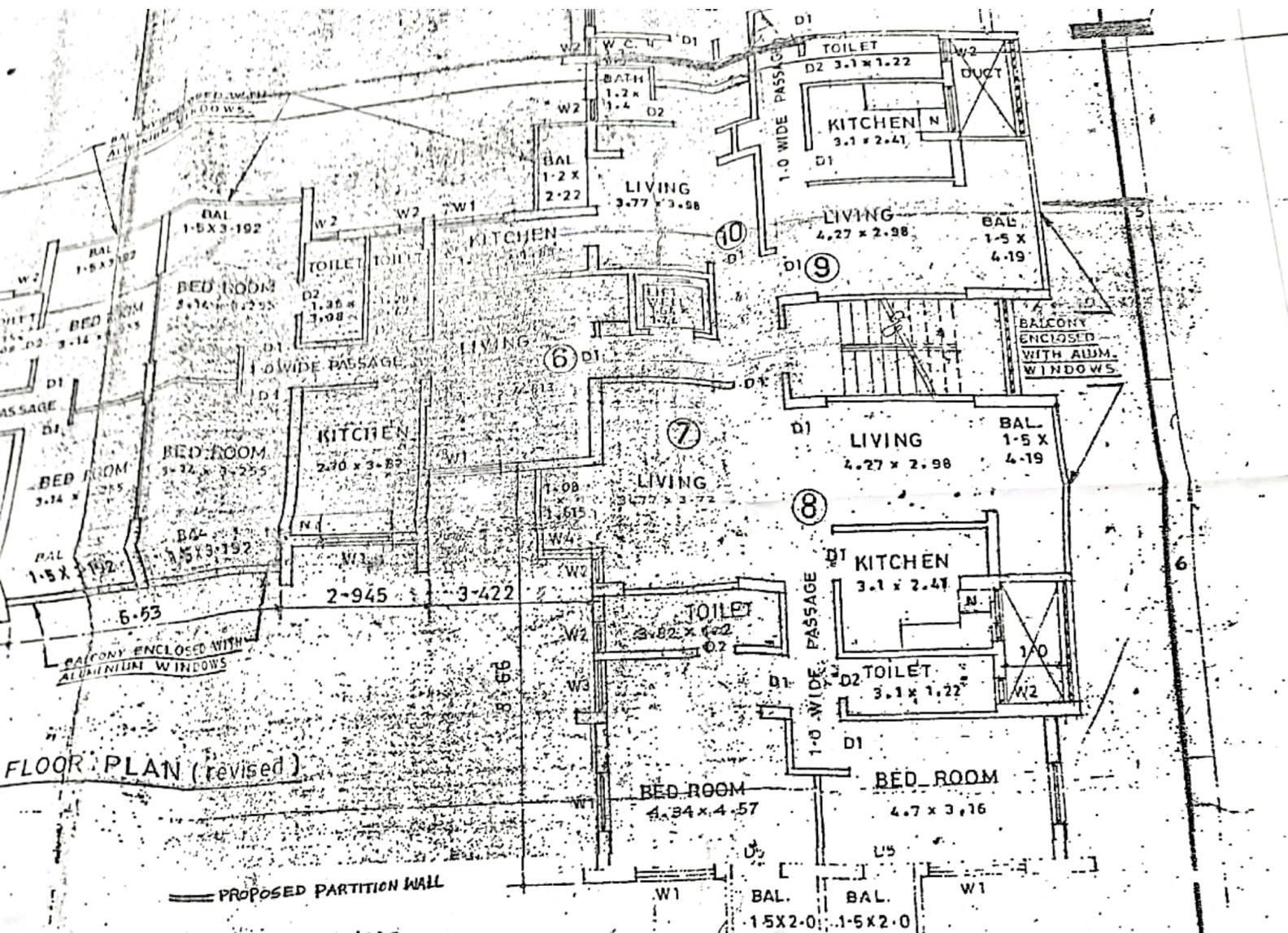
**Signature of Mr. Anil Kumar Singh**

**Mr. Anil Kumar Singh**, Director, **Ministry of Health and Family Welfare, Government of India**, **New Delhi**.

**Ministry of Health and Family Welfare (M) P.O. No.**

**Mumbai - Delhi NCR - Bangalore - Chennai**





AS BUILT PLANS  
CORRECTED AS ON 6-6-90

CERTIFIED TRUE COPY

SALVANT D. MERTALIA  
Council of Architects  
Reg. No. CA/15/1573

FEB 15 1989

CHAIRMAN

FOR MIS. ASSOCIATION OF NOCIL OFFICERS.

CLIENT:- NOCIL OFFICERS' ASSOCIATION.  
NAME OF BLDG. PROPOSED BLOCK OF FLATS ON PLOT NO. 20,  
OR STRUCTURE:- SECTOR 17 CIDCO AT VASHI, NEW ROMPAY  
TITLE:- GROUND, THIRD, FOURTH & FIFTH FLOOR PLANS.



**BALVANT MERTALIA**  
ARCHITECTS AND CONSULTING ENGINEERS  
207, IMPERIAL MAHAL, 3 RD FLOOR,  
KHODADAD CIRCLE, DADAR, BOMBAY-400 014.  
TEL. NO. 412 90 87, 412 97 17

DRAWN CHECKED

BALVANT MERTALIA AND IT SHALL NOT  
WRITTEN PERMISSION NOR MADE KNOWN  
ISSUED ON THE UNDERSTANDING THAT  
ED FOR THE PURPOSE OTHER THAN THE

ORN. D.M.P. 24-7-87  
CHD.  
APRD.

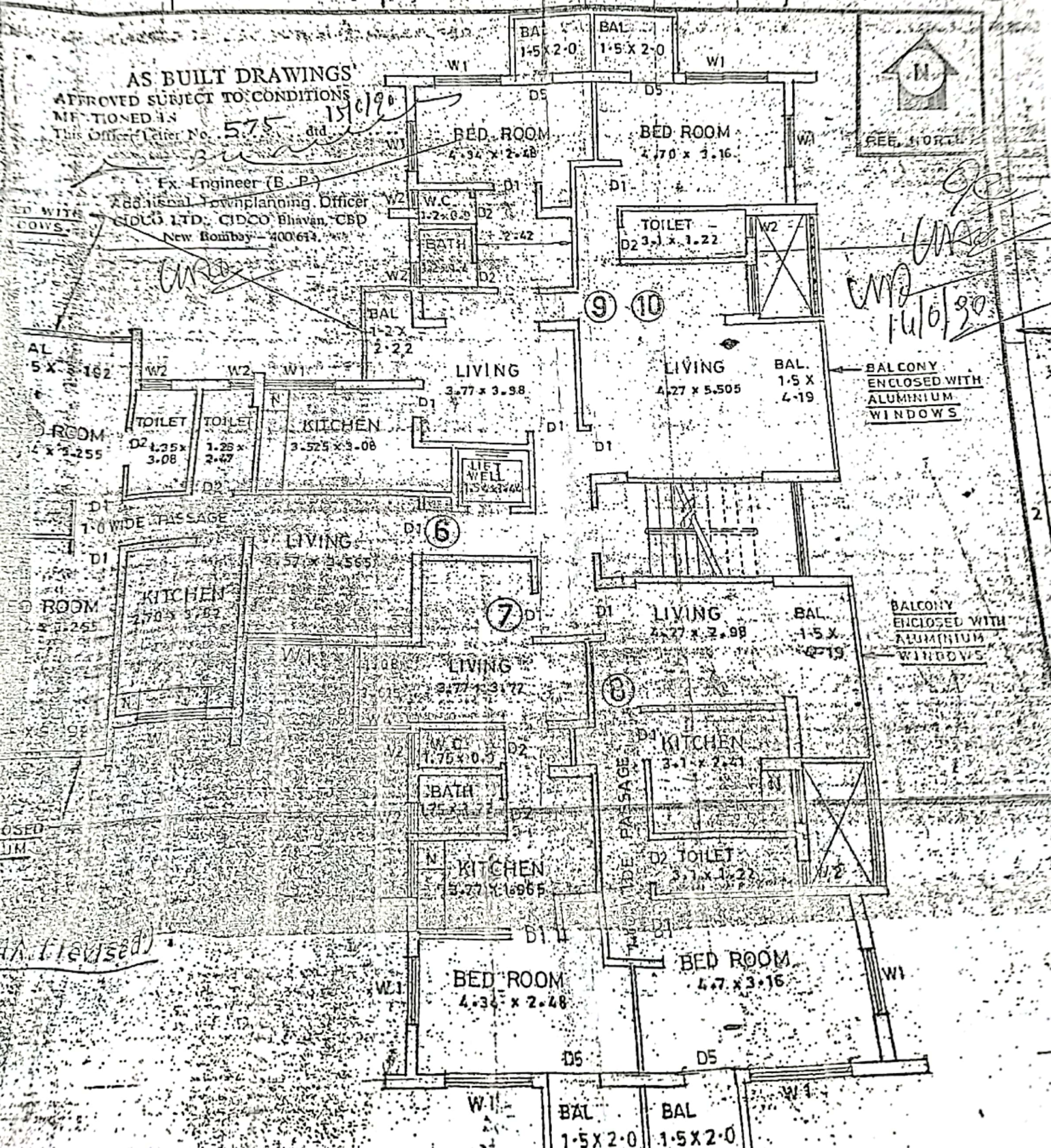
SCALE 1:100

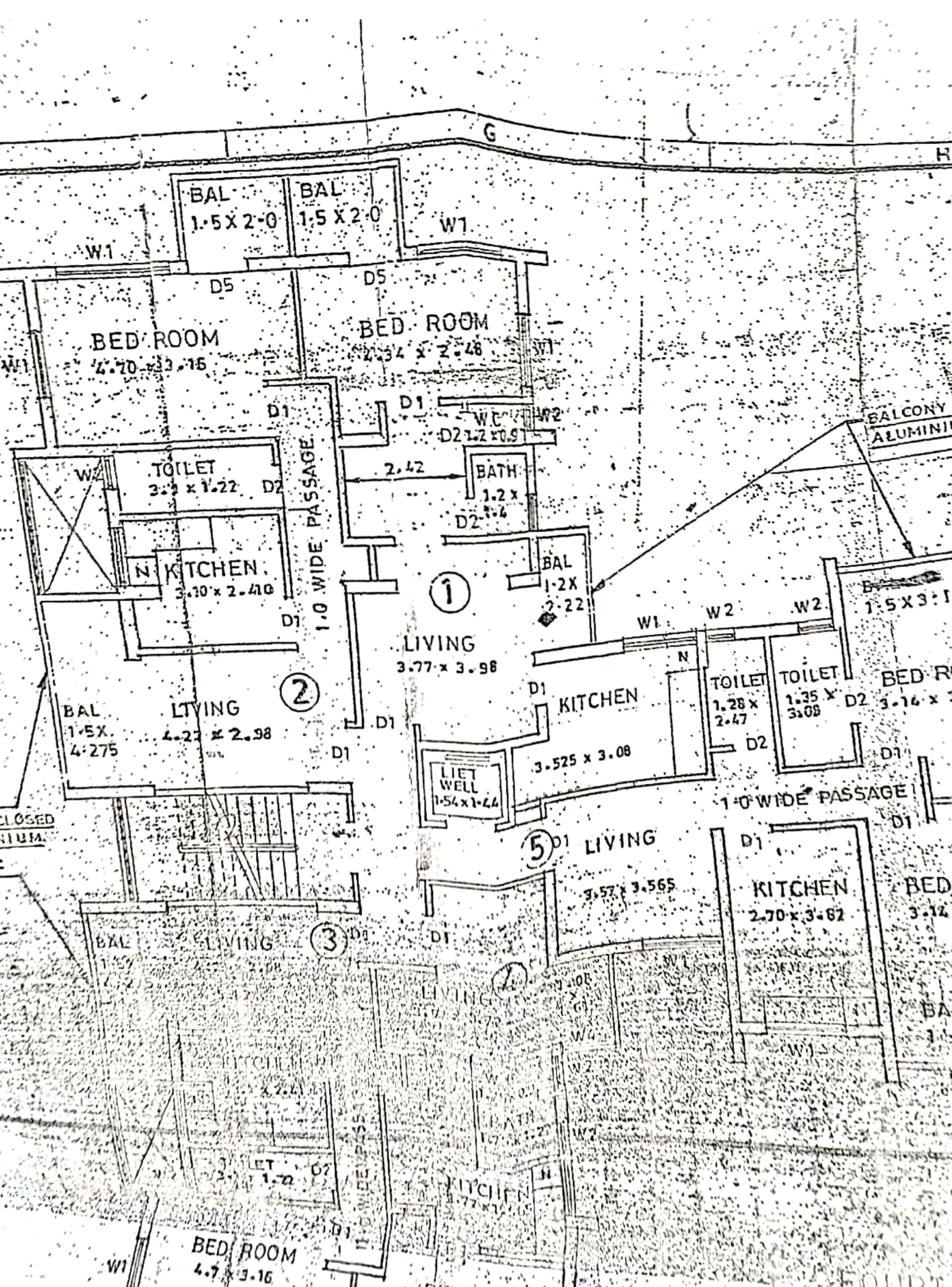
DRG. NO. 8113-01-M7c

REV.

AS BUILT DRAWINGS  
 APPROVED SUBJECT TO CONDITIONS  
 MENTIONED IN  
 This Office Letter No. 575 dtd 15/01/90

Ex-Engineer (B.P.)  
 Additional Townplanning Officer  
 CIDCO LTD. CIDCO Bhavan, CBD  
 New Bombay - 400 614





BAL 1.5 x 2.0  
BAL 1.5 x 2.0

BED ROOM  
4.70 x 3.15

BED ROOM  
2.34 x 2.48

TOILET  
3.3 x 1.22

KITCHEN  
3.10 x 2.40

BATH  
1.2 x 1.4

BAL  
1.2 x 2.22

LIVING  
3.77 x 3.98

KITCHEN  
3.525 x 3.08

TOILET  
1.28 x 2.47

TOILET  
1.35 x 3.08

BED ROOM  
3.16 x 3.12

BAL 1.5 x 4.275  
LIVING 4.22 x 2.98

LIT WELL  
1.54 x 1.44

LIVING  
3.57 x 3.565

KITCHEN  
2.70 x 3.82

BAL 1.5 x 1.25  
LIVING 2.25 x 2.08

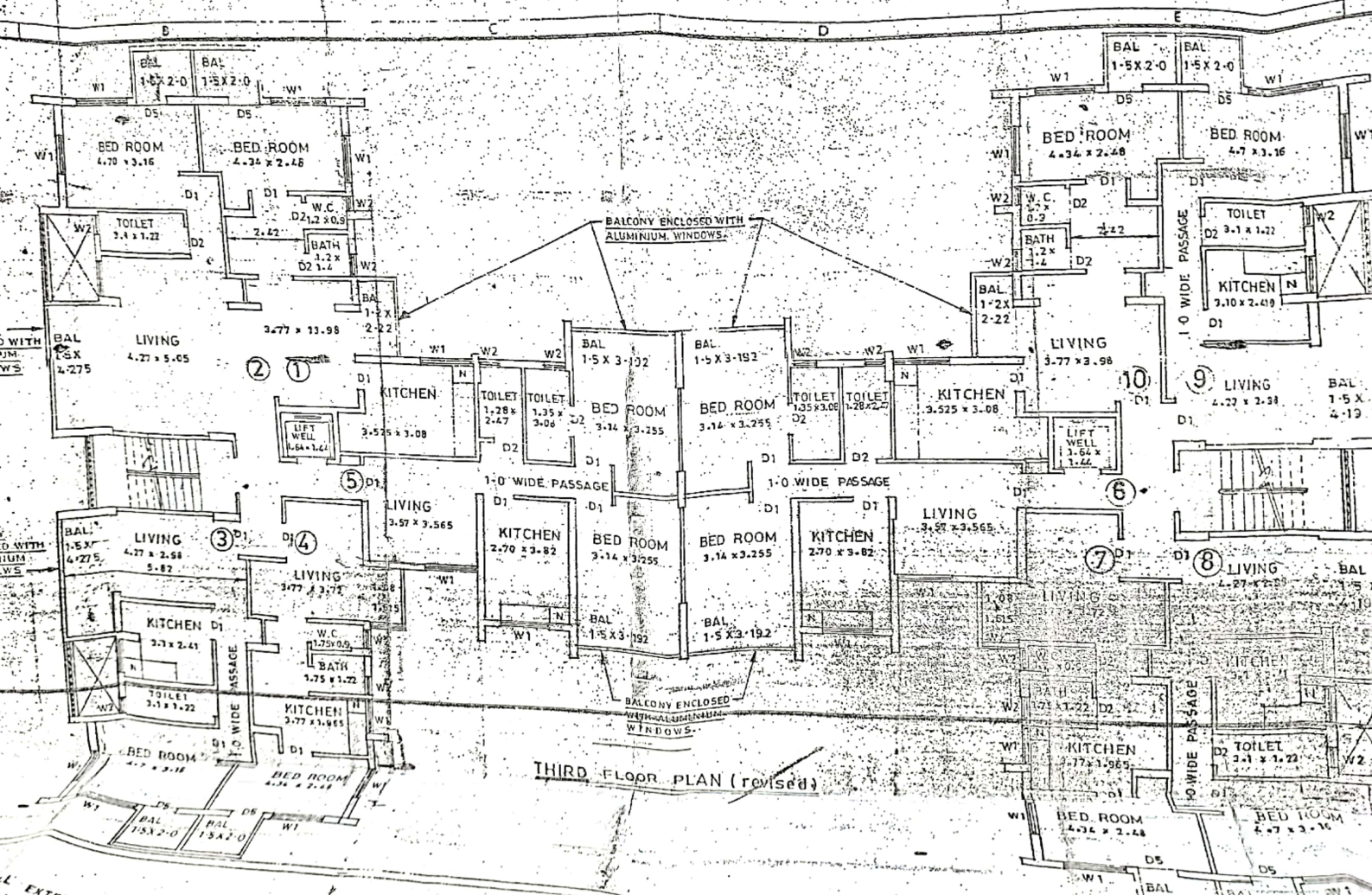
LIVING  
3.77 x 3.05

KITCHEN  
3.22 x 2.66

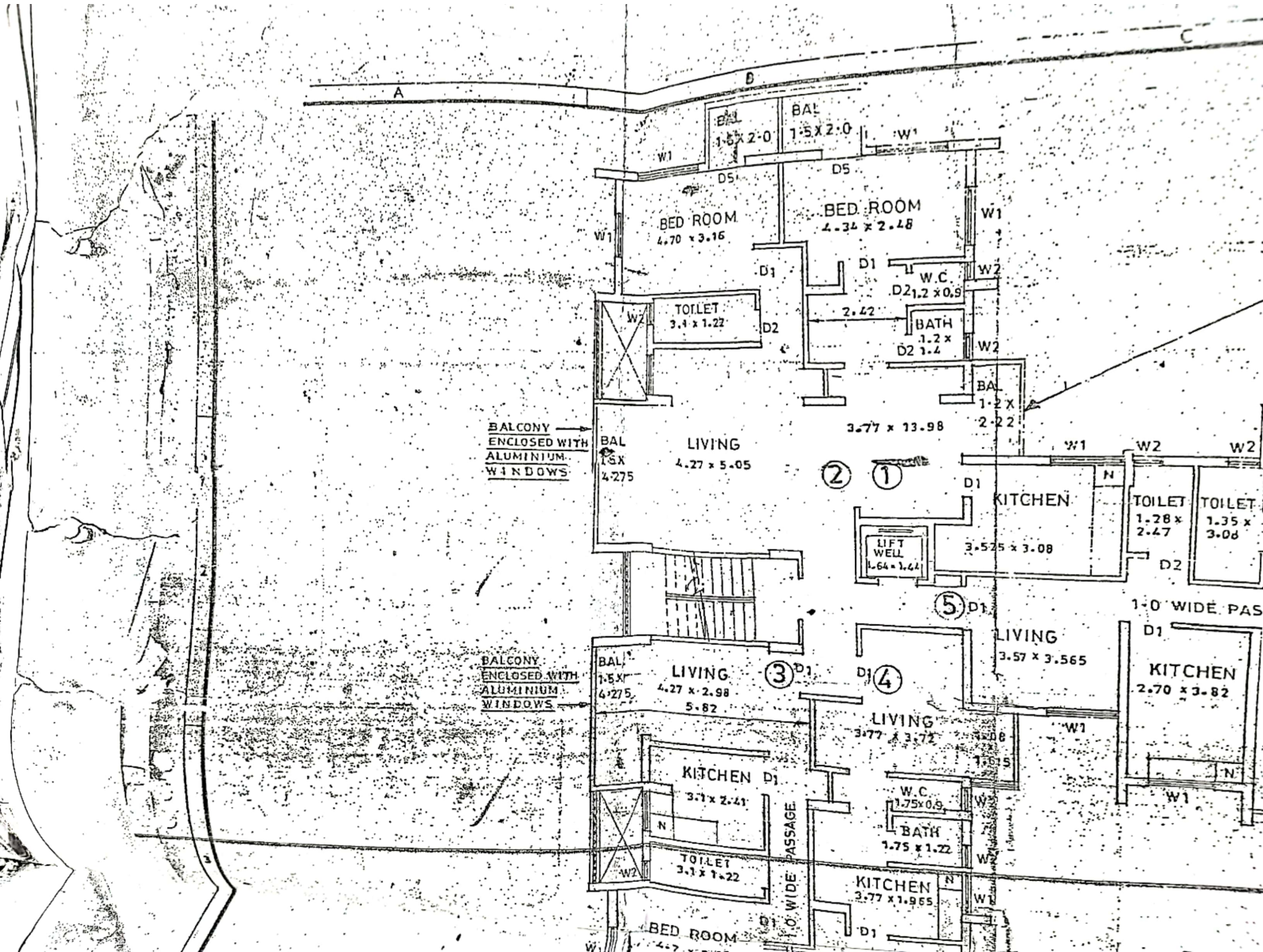
TOILET  
2.34 x 1.22

KITCHEN  
3.77 x 3.05

BED ROOM  
4.7 x 3.16



THIRD FLOOR PLAN (revised)



GROUND FLOOR PLAN (revised)

*From CPWA/MLM Association*

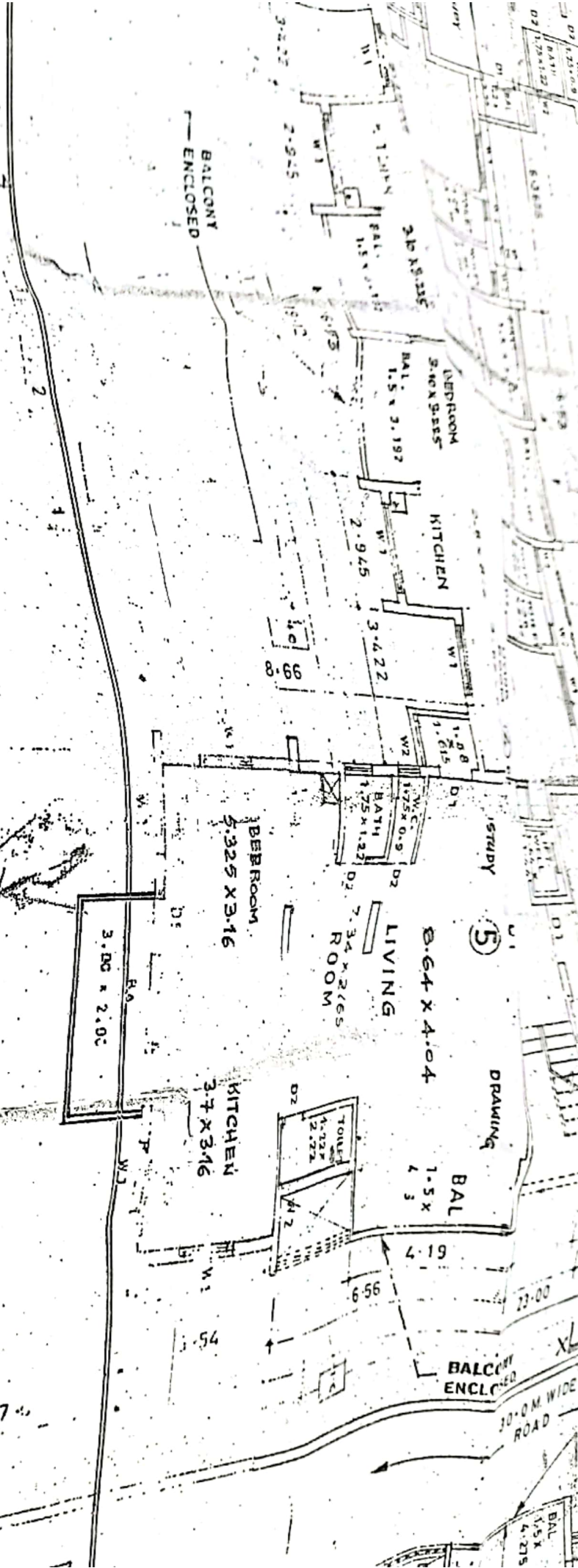
NOTE: WE HAVE NOT CONSTRUCTED INTERNAL WALLS, THEREFORE THE SAME HAVE BEEN REMOVED BY US. THE SOCIETY WILL BE RESPONSIBLE FOR CONSTRUCTION OF INTERNAL WALLS AS PER THE ORIGINAL APPROVED PLAN. FOR THIS WE HAVE ALSO GIVEN AN UNDERTAKING ON STAMP PAPER RS:10/-.  
For M/s. Association of NOCID Owners

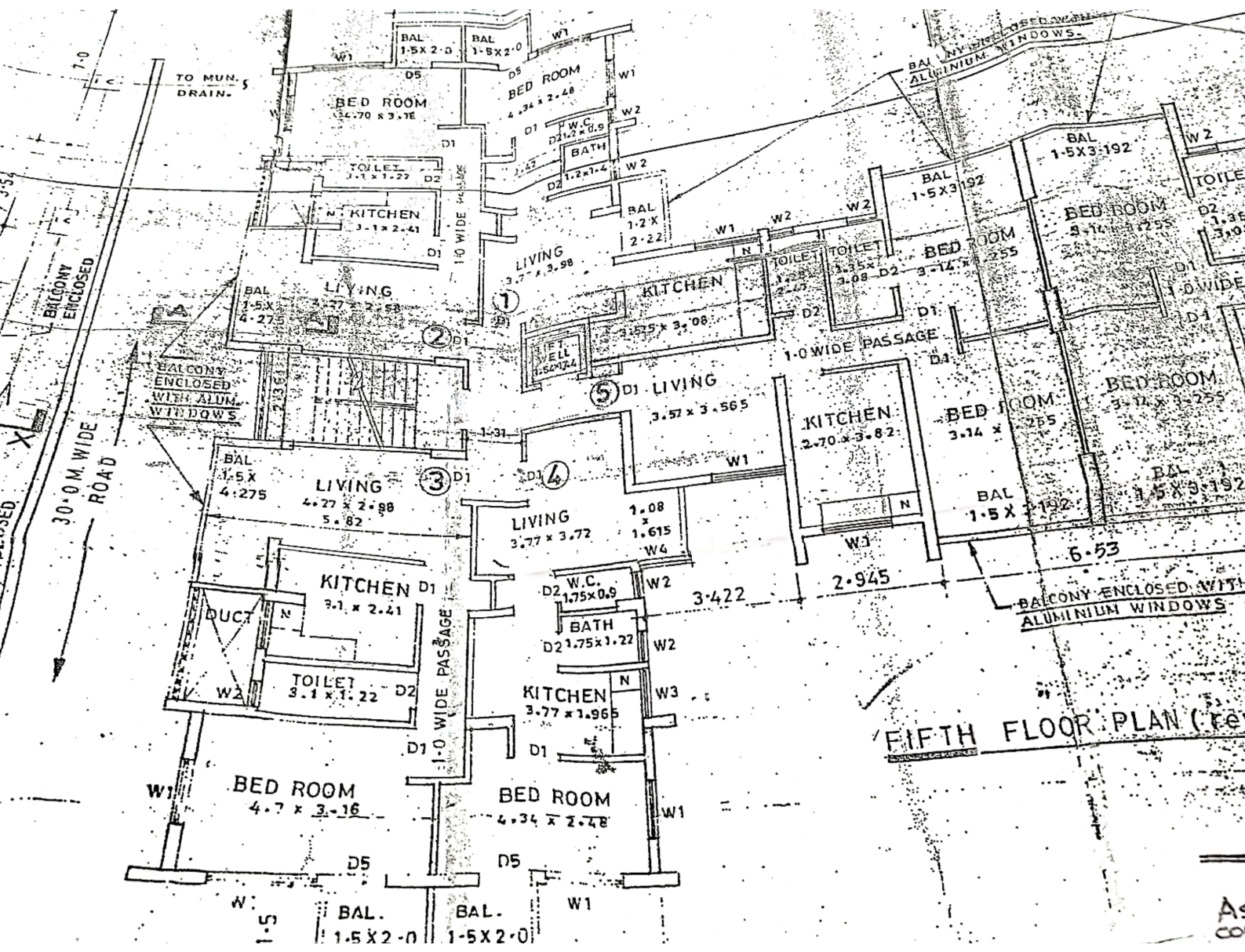
XLSA-JOSHID  
Hon. Chairman

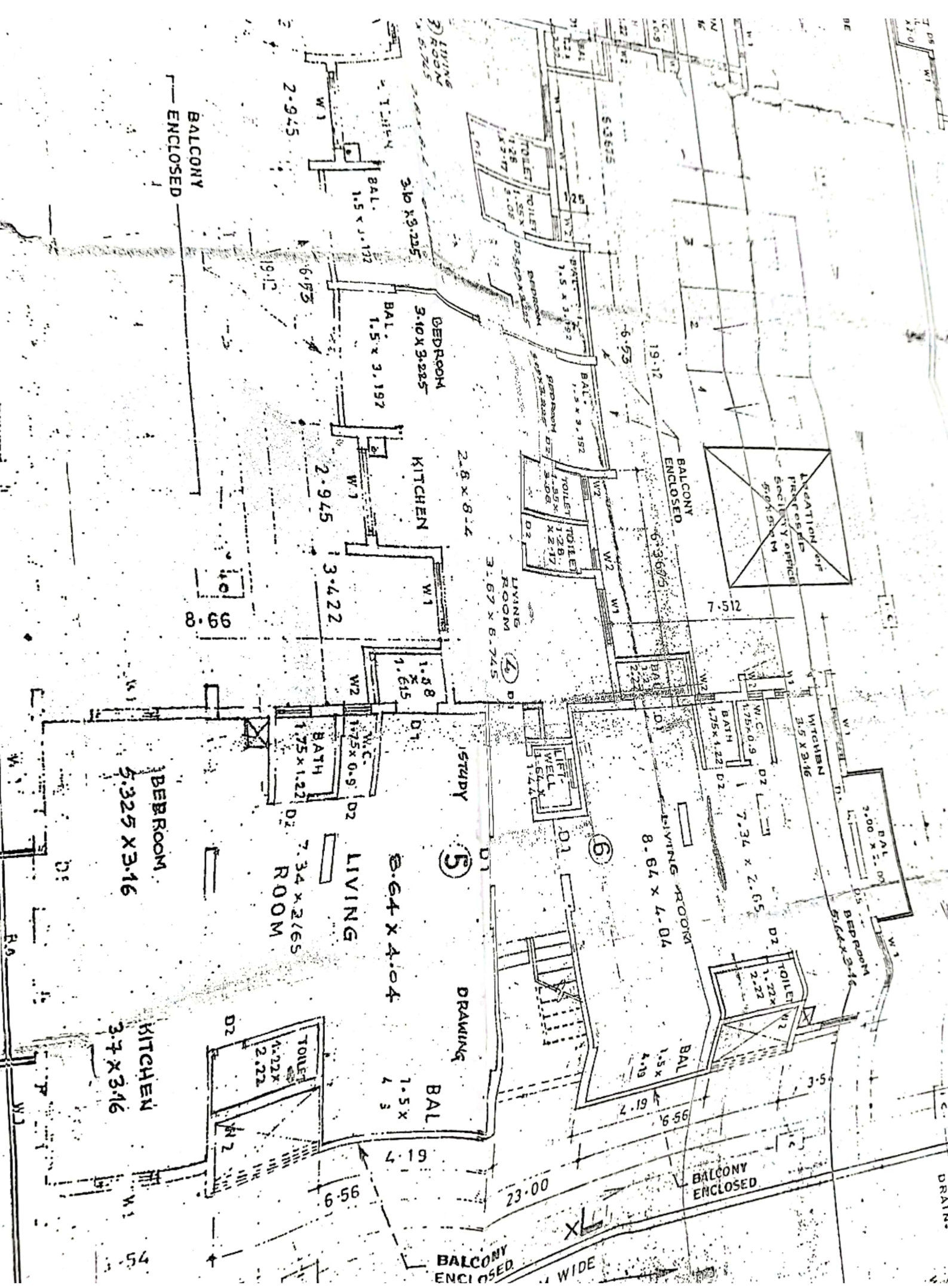
XCA-Z-TABABID  
Hon. Secretary

*[Signature]*

*[Signature]*







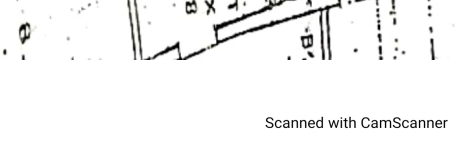
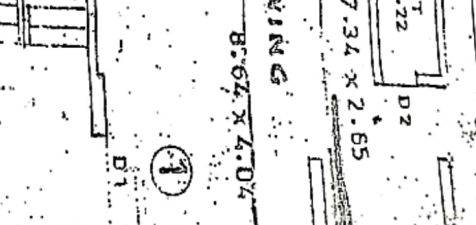
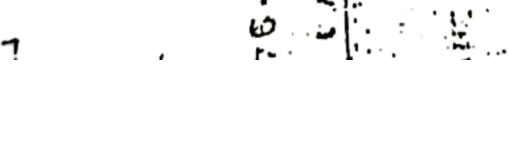
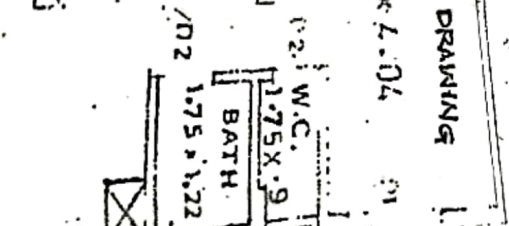
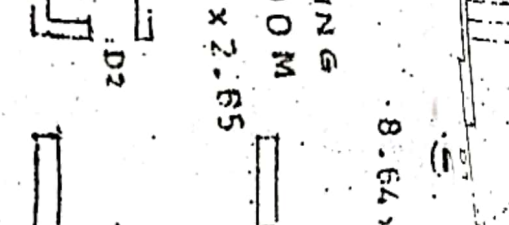
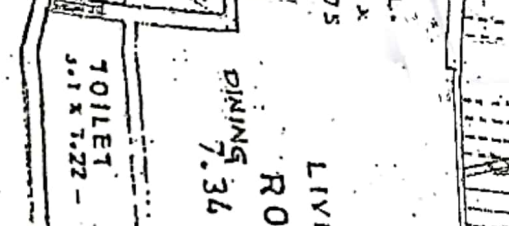
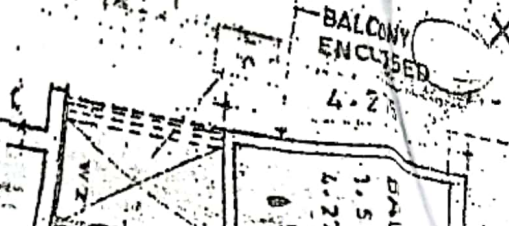


UNDER GROUND WATER TANK

71

BEDROOM 5.64 X 3.16

KITCHEN 3.50 X 3.16



BALCONY ENCLOSED 4.275

DOTTED LINE SHOWS STAIRCASE ON TYP. FLOOR

BALCONY ENCLOSED

CANOPY ON FIRST FL.

ALL EXTERNAL WALLS TO BE 150 MM THK. PRE CAST CONC. BLOCK