

6057

Please Tick

Saving A/C No : 32165826834 Branch FILE No.:

CIF NO. PAL  Take Over  NEW/Resale/Top up

RLMS / LOS Reference No. Tie Up No. (if applicable)

Applicant Name : IMMACULATE JESUJOSEPH MUDALIAR.

Co-Applicant Name : JASON FREDRICK RODRIGUES.

Contact (Resi.) : Mobile : 9920224397 / 9930390159.

Loan Amount : 30,00,000/- Tenure : 10 YEARS.

Interest Rate : 8.50% EMI :

Loan Type : TERM LOAN. SBI LIFE : YES.

Hsg. Loan HOME LOAN. Maxgain -

Realty - Home Top up -

Property Location : ULWE / NAVI MUMBAI

Property Cost : 50,00,000/-

Name of Developer / Vendor : -

RBO - ~~Zone~~ ZONE - ~~Belapur~~ Belapur. Branch : NRI SEAWOODS (Code No ) 16215

Contact Person : GOHAM. G. ANDARKHE. Mobile No: 7517842447.

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	<i>Shreehari</i>	19.03.2023	
SEARCH - 2	<i>Shreehari</i>	RESIDENCE VERIFICATION	<i>Shreehari</i>
VALUATION - 1	<i>Vasudhata</i>	OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

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



HL TO BE PARKED AT \_\_\_\_\_ BRANCH

6057

Yes  No  
 First Name: IMMACULATE Middle Name: JESUJOSEPH Last Name: MUDALLIA  
 Mrs  Ms  Dr.  Other  
 Single  Married  Other  
 Gender:  M  F  Transgender  
 Date of Birth: 09081988  
 Primary Applicant (Applicable for Co-applicant/ Guarantor):  
 First Name: JESUJOSEPH Middle Name: Last Name: MUDALLIA  
 PAN No. A0VPM126  
 Driving License No.  
 MGNREGA Job Card No.  
 Citizenship: INDIAN  
 Resident  NRI / CIO  
 Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  
 SC  ST  OBC  General  
 Present Address: Years at current address Months at current address Residence  
 B/201, S49 ASHA DEEP CHS  
 VITTHAL NAGAR, S2 ROAD, MULUN  
 MUMBAI  
 400080  
 Village: MULUND  
 State: MAH.  
 Email ID: immaculate.m  
 9920224397  
 Permanent Address Same as Present Address?  Yes  No  
 Permanent Address: (If no, fill below)



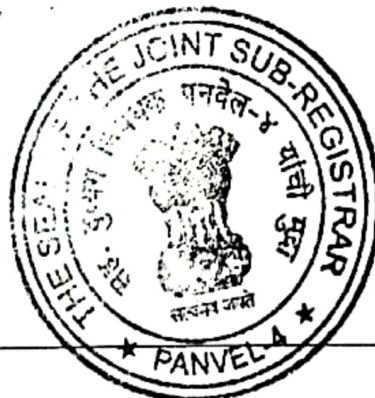
6/01/2017

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.पनवेल 4  
दग्न क्रमांक : 337/2017  
नोंदणी :  
Regn:63m

गावाचे नाव : 1) उलवे

1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
2) मोबदला	3100000
3) बाजारभाव(भाडेपट्ट्याच्या ताबतितपट्टाकार आकारणी देतो की टटेदार ते नमुद करावे)	2409801
4) भू-भापन,पोटहिम्सा व घरक्रमांक प्रमल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका 207,दुमरा मजला,शिव दिशा कॉम्प्लेक्स भूखंड क्र. 119,सेक्टर - 23,उलवे,ता - पनवेल,जि - रायगड क्षेत्र. 323 चौ कार्पेट +62 चौ फूट फ्लावर बेड...पवल 4 द क्र 10126/2016 अन्वये मु शु व नोंदणी फी वसूल( ( SECTOR NUMBER : 23 ; ) )
5) क्षेत्रफळ	1) 385 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल व्हा.	1): नाव:-- - शुभदा रवींद्र रावराणे वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 29-1998, अभ्युदय नगर, अरुनोदय सी एच एस. काळा चौकी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-AQTPR5955J
7) दस्तऐवज करुन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा वाणी न्यायालयाचा हुकुमनामा किंवा देश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - इमाक्युलेट मुदलिअर वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1539, सौ अल्फोन्सा जेसू जोसफ त्रिमूर्ती रामगड गोशाळा मुंबई वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AOVPM1268H 2): नाव:-- - जेसन फ्रेड्रिक रोड्रीगेस वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी - 201, साई अशा दीप विठ्ठल नगर शेवाराम लालवानी रोड मुलुंड वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AJRPR8007Q
8) दस्तऐवज करुन दिल्याचा दिनांक	16/01/2017
9) दस्त नोंदणी केल्याचा दिनांक	16/01/2017
10) अनुक्रमांक,खंड व पृष्ठ	337/2017
11) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
12) बाजारभावाप्रमाणे नोंदणी शुल्क	100
13) शेर	



सह. दुय्यम निबंधक वर्ग-२.  
पानवेल-४.

Valuation ID 210611282352

मूल्यांकनाचे वर्ष : 2016  
 जिल्हा : बंगलूर  
 तालुक्याचे नाव : बंगलूर  
 गावाचे नाव : 33वा, गाव्या, चारकोर  
 प्लॉट नुम्वर विभाग : 27  
 प्लॉट नुम्वर विभाग : 27.2  
 क्षेत्राचे नाव : Influence Area

पत्रक नं. 3/ 2016 प्रमाणक :

वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु. 62900

मोजक्यापत्ताचे क्षेत्र चौ. मीटर

बांधीव क्षेत्राची माहिती

नियंत्रकतेचे क्षेत्र	क्षेत्राचे क्षेत्र	नियंत्रकतेचा प्रकार	नियंत्रकतेचा प्रकार	बांधीव
-	36,008.9 चौ. मीटर	नियंत्रकतेचा प्रकार -	नियंत्रकतेचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	नियंत्रकतेचे क्षेत्र -	0 TO 2खे	मूल्यदर/बांधकामाचा दर -
उद्देशाने सुविधा	आहे	मजला -	1st To 4th Floor	Rs.62900/-

घर-यानुसार नियंत्रकतेचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घरा-यानुसार नविन दर )  
 = (62900 \* (100 / 100))  
 = Rs.62900/-

मजला निःशुल्क घटवण = 100% of 62900 = Rs.62900/-

A) मुख्य नियंत्रकतेचे मूल्य = इरीन प्रमाणे मूल्य दर \* नियंत्रकतेचे क्षेत्र  
 = 62900 \* 36,008.9  
 = Rs.2264959.81/-

D) लगतच्या गावचीचे क्षेत्र 5.76 चौ. मीटर  
 लगतच्या गावचीचे मूल्य = 5.76 \* (62900 \* 40700)  
 = Rs.144921.6/-

एकत्रित अंतिम मूल्य

= मुख्य नियंत्रकतेचे मूल्य - सुट्या जमिनीवरील बांधू लागणे मूल्य + बांधिलेले बांधू लागणे मूल्य + लगतच्या गावचीचे मूल्य + इरीन गावचीचे मूल्य + इमारती मोजक्याच्या सुट्या जागेचे मूल्य + तळपराचे मूल्य + भूखण्डन मजला क्षेत्र मूल्य  
 = A + B + C + D + E + F + G + H  
 = 2264959.81 + 0 + 0 + 144921.6 + 0 + 0 + 0 + 0  
 = Rs.2409881.4/-



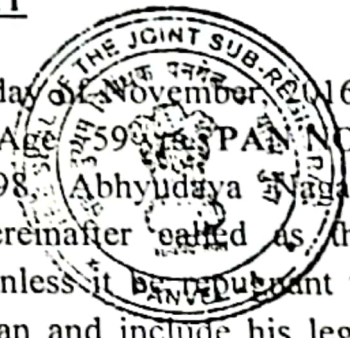
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AGREEMENT TO SALE OF FLAT

This agreement is made at Navi Mumbai on this .28...day of November 2016, between MRS. SHUBHADA RAVINDRA RAORANE, Age 59, PAN NO. AQTPR5955J, Indian Inhabitant, Residing at 29/1998, Abhyudaya Nagar, Arunodaya CHS, Kala Chowky, Mumbai- 400033 hereinafter called as the "VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include his legal heirs, executors, administrators and assigns) of the ONE PART:



AND

IMMACULATE MUDALIAR, Age - 28 Yrs., PAN NO. AOVPM1268H, Indian Inhabitant, residing at 1539, Mrs. Alphonsa Jesu Joseph, Trimurti, Ramgad, Goshala Road, Mulund (W), Mumbai, and JASON FREDRICK RODRIGUES, Age - 32 Yrs., PAN NO. AJRPR8007Q, Indian Inhabitant, Residing at B-201, Sai Asha Deep, Vitthal Nagar, Shewaram Lalwani Road, Mulund (W), Mumbai- 400080. hereinafter called as the "PURCHASERS/TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include his legal heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS the Corporation on 30/7/2010 executed an Agreement to Lease with the Original Licensee Shree. Lalchand Hira Patil and six others, plot area admeasuring 699.44 sq.mtrs. registered the same vide Registration Serial No. 07589/2010, sub Registrar Panvel 3, dated 02/08/2010.

WHEREAS by a Tripartite Agreement dated 10/08/2010, the Corporation transferred the lease under 12.50% GES of Plot No. 119, Sector 23, admeasuring area 699.44 sq. mtrs. revenue Village Ulwe, Taluka Panvel, District Raigad to the New Licensee M/S. NIMULI DEVELOPERS. The said Tripartite Agreement is duly registered in the office of Sub-Registrar of Assurances at Panvel office No. 3, dated 10/08/2010 vide Sr. No. 07922/2010.

WHEREAS the M/S. NIMULI DEVELOPERS constructed one of

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119, Sector 23, Ulwe, Taluka Panvel, District Raigad, to the Mrs. Shubhada Raorane registered in the office of Sub-Registrar of Assurances at Panvel office dated 12/8/2013 vide Sr. No. 7451/2013. And Vendors become lawful owners of the said flat (hereinafter called the "SAID FLAT")



WHEREAS the VENDORS herein is the lawful owners of Flat No. 207, Second Floor, Shiv Disha Complex, Plot No. 119, Sector 23, Ulwe, Taluka Panvel, District Raigad, 410206.

AND WHEREAS the VENDOR/TRANSFEROR are lawful owners and alone allottees of the said Flat No. 207 admeasuring about 323 sq.ft. carpet along with flower bed admeasuring 62 Sq. Ft. attached to said Flat in Shiv Disha Complex, Plot No. 119, Sector 23, Ulwe, Taluka Panvel, District Raigad, 410206.

AND WHEREAS the VENDOR/TRANSFEROR have represented and assured the PURCHASER/TRANSFeree that the VENDOR/TRANSFEROR have complied with and performed all the obligations on the part of the VENDOR/TRANSFEROR to be performed as owner of the said Flat.

AND WHEREAS on the basis of various representations and promises made by the VENDOR/TRANSFEROR as aforesaid the PURCHASERS/TRANSFerees have agreed to purchase the Said Flat

AND WHEREAS the VENDOR/TRANSFEROR agreed to sale, transfer and assign with maintainable title free from all encumbrances, liabilities and reasonable doubts the said Flat premises to the PURCHASER/TRANSFeree at or for the lumsum consideration price of Rs. 31,00,000/- ( Rupees Thirty One Lakh Only).

**NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS UNDER:**

- 1) The Transferor hereby transfer, convey and assign all and singular his/her right, title and interest in the said ownership Flat No. 207, admeasuring about 323 sq.ft.in carpet along with flower bed admeasuring 62 Sq.ft. carpet, total admeasuring 385 sq.ft in carpet, Shiv Disha Complex, Plot No. 119, Sector 23, Ulwe, Taluka Panvel, District Raigad, 410206 within the limits of the Registration District sub District of Panvel, district Raigad, free from all encumbrances, liabilities and reasonable doubts together with all his right, title and interest in said Flat. Transferors as the owners including the allotment and ownership of the said flat premises as

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also all the direct and indirect benefits attached to the said flat premises (hereinafter collectively referred to as the "the said flat") to the Transferees at and for the lump sum of price of Rs. 31,00,000/- (Rupees Thirty One Lakh Only) which entire amount has been agreed to be paid by the Transferees to the Transferor out of Rs. 3,10,000/- (Rupees Three Lakh Ten Thousand Only) has been paid by this sale Agreement described as follows :

- a) Rs. 3,10,000/- ( Rupees Three Lakh Ten Thousand Only) paid on date 23/11/2016 of State Bank of India, branch Mulund west, vide Cheque No. 521806.
- 2) The Balance amount of Agreement i.e. Rs. 27,90,000/- (RUPEES TWENTY SEVEN LAKH NINTY THOUSAND ONLY) to be paid after availing of the loan from any Financial Institution.
- 3) The VENDOR/TRANSFEROR shall put the PURCHASERS/TRANSFEREES in possession of the said Flat as a owner thereof by handing over the vacant, peaceful, lawful and physical possession thereof, on receipt of full and final price or consideration of Rs. 31,00,000/- (RUPEES THIRTY ONE LAKH ONLY) from them. The VENDOR/TRANSFEROR hereby states that he shall remove all his furniture, articles and things from the said flat and at present there is nothing belonging to the VENDOR/TRANSFEROR lying in the said flat except what is agreed to handover to PURCHASER/TRANSFEE.
- 4) The VENDOR/TRANSFEROR at their own costs and expenses shall get in all outstanding, estates and clear all defects in titles, encumbrances and claims on or to the Said Flat including all claims by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lease, lien, easements or otherwise whatsoever.
- 5) The Transferor hereby represents and warrant with the Transferees that :
  - a) That the Transferors is competent to execute enter into and deliver this agreement. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and is not subject matter to any lispendents or easements or attachments either before or after judgment. He has not received any notice either from the Government, Semi-Government, Taxation authorities, Local Authorities or Municipal Corporation regarding any of the proceedings in respect of the Said Flat.



THE SEAL  
REG. NO. 55  
PANVEL  
Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and transfer) Act, 1963, and the Maharashtra ownership flat rules 1964, and the amendments thereof from time to time.

Transferees shall be entitled to enroll their names in the records of CIDCO and other authorities. The Transferor shall sign and execute and/or get signed and executed all the transfer papers and documents for the said purpose.

- 14) The permissions, sanctions, no objection from proposed society shall be the responsibility of the Transferor and shall be obtained by the Transferor.
- 15) The VENDOR/TRANSFEROR doth covenant with the PURCHASERS/TRANSFEREES that PURCHASERS/TRANSFEREES shall as from the date of transfer right, title and interest and on execution hereof quietly and peacefully possess, occupy and enjoy the Said Flat without any hindrance denial, demand, interruption or eviction by the VENDOR/TRANSFEROR or any other person/s lawfully, equitably claiming through, under or in trust for the VENDOR/TRANSFEROR.
- 16) The VENDOR/TRANSFEROR shall give all necessary co-operation and assistance that may required by the PURCHASERS/TRANSFEREES for complete and effectual transfer of the said Flat premises in favour of the PURCHASERS/TRANSFEREES and always assist by way of signing the requisite paper/applications for the purpose of carrying out the intention of this Agreement and for transfer of the said flat premises and shares thereto in favour of PURCHASERS/TRANSFEREES.

**SCHEDULE OF PROPERTY**

A Residential Flat No. 207 admeasuring about 323 sq.ft. carpet along with flower bed admeasuring 62 Sq. ft. in carpet, total area 385 sq.ft. in carpet, Shiv Disha Complex, Plot No. 119, Sector 23, Ulwe, Taluka Panvel, District Raigad, 410206 within the limits of the Registration District sub District of Panvel, district Raigad.

IN WITNESS WHERE OF THE PARTIES HERETO HAVE SET THEIR HAND THE DAY AND YEAR FIRST HERE IN ABOVE WRITTEN.

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SIGNED SEALED AND DELIVERED  
the withinnamed "VENDOR/TRANSFEROR"



*Shubhade*

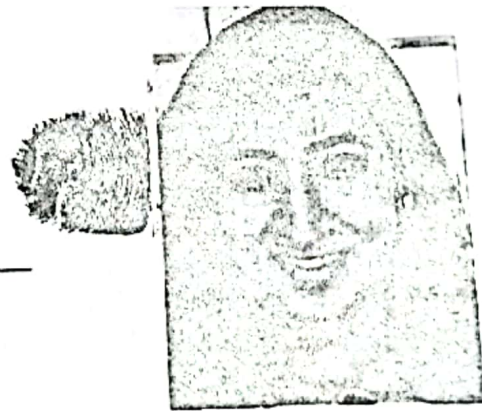
MRS. SHUBHADA RAVINDRA RAORANE,



SIGNED SEALED AND DELIVERED by the )  
Withinnamed "PURCHASERS/TRANSFEREES")

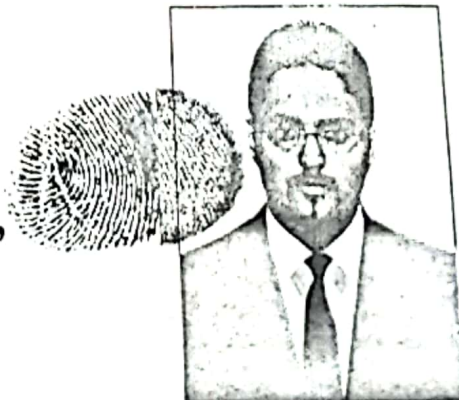
*Immaculate*

1) IMMACULATE MUDALIAR



*Jason Fredrick*

2) JASON FREDRICK RODRIGUES,



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१४/३०	

### RECEIPT

Received of and from the within named PURCHASERS, 1) IMMACULATE J. MUDALIAR, 2) JASON FREDRICK RODRIGUES, 2), a sum of agreed price or consideration of Rs.3,10,000/- (RUPEES THREE LAKH TEN THOUSAND ONLY) out of Total Consideration of Rs. 31,00,000/- (RUPEES THIRTY ONE LAKH ONLY) for sale and transfer of Flat No. 207 admeasuring about 323 sq.ft. carpet along with flower bed admeasuring 62 Sq. ft. carpet, Shiv Disha Complex, Plot No. 119, Sector 23, Ulwe, Taluka Panvel, District Raigad, 410206 within the limits of the Registration District sub District of Panvel, district Raigad by me in the following manner:-.

Date	Name of the Bank	Cheque No.	Amount (Rs.)
23/11/2016	State Bank of India, Mulund West	521806	3,10,000/-
<b>TOTAL RS.</b>			<b>3,10,000/-</b>

I Say Received

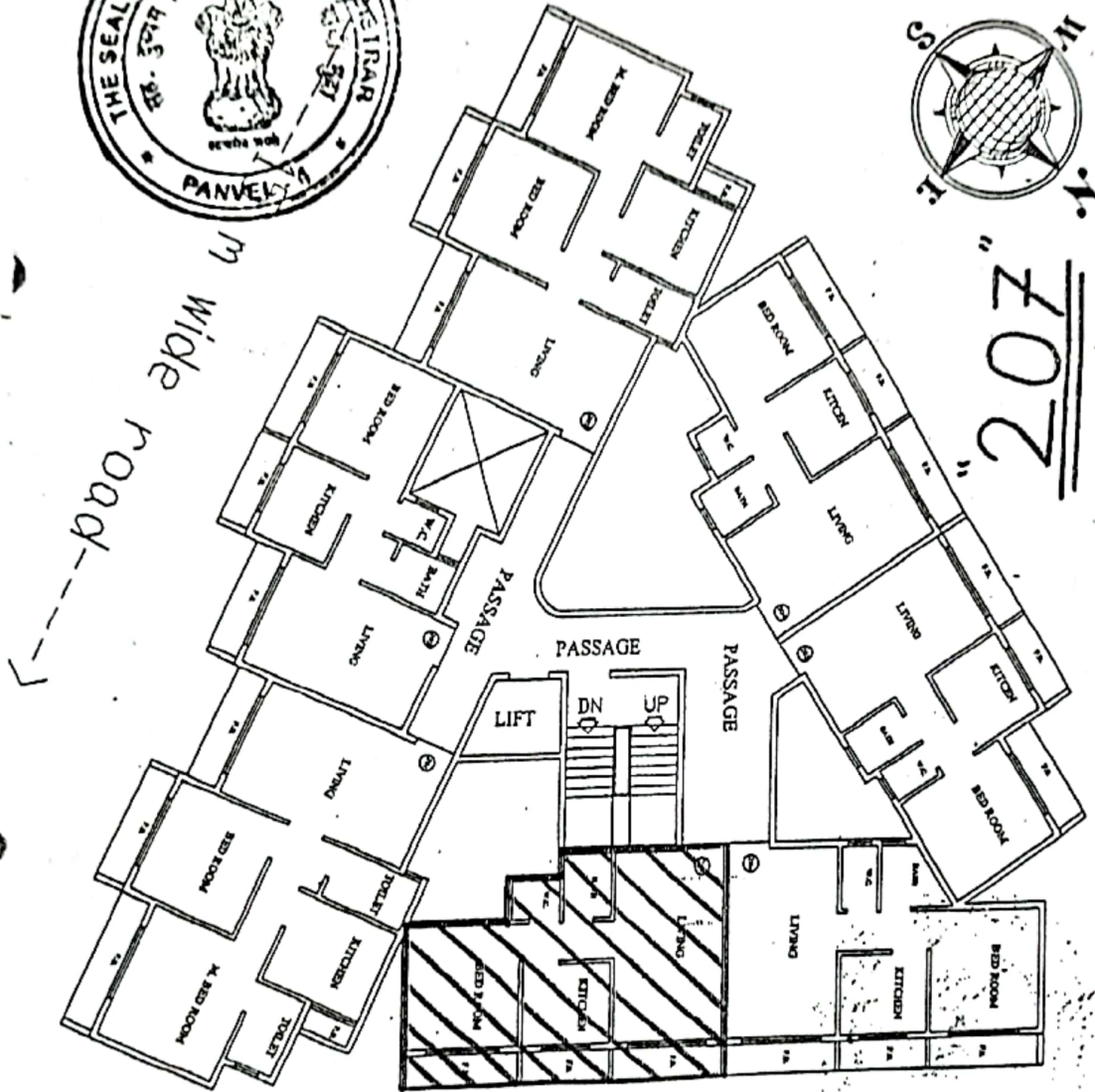
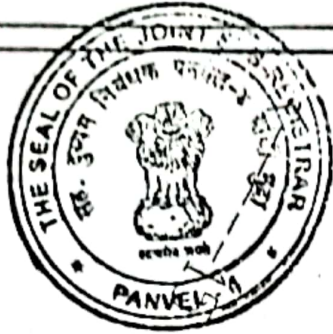
Rs. 3,10,000/-

*Spokane*  




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 २६/७०



# SECOND FLOOR PLAN

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO 119, SECTOR - 23, ULWA  
 DEVELOPERS

M/S. SHREE NIMULI DEVELOPERS  
 Off. No.410-411, Hilton Centre,  
 Sector - 11, C.B.D. Belapur,  
 Ph : 022 4013 5757

CONCEPT  
 DESIGN CELL



Shree Nimuli & Associates  
 Neighbourhood Shopping Complex,  
 Ph : 400706. Ph : 022 3259 1119

Shree Nimuli



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.  
बीज आकार देयक

ऑन लाइन विल सिस्टम सुविधा कल्पना करून देण्यात येईल. अधिक माहितीसाठी [www.mahadiscom.in](http://www.mahadiscom.in) या वेबसाईट वर जाऊन पहा.

CIN U40109MH12005500153645

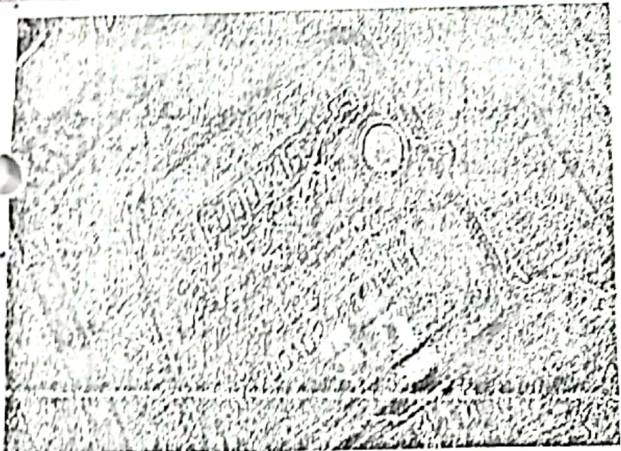
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बिलिंग युनिट 4652 / CBD SUBDIV / NERUL O&M DIVISION  
 ग्राहक क्रमांक : 029421371758 देयक दिनांक: 27/09/16  
 नाव : SHUBHADA RAORANE  
 पत्ता : FLAT 207, PLOT NO 119, SECTOR 23, ULWE NAVI MUMBAI / - 410206  
 मोबाइल/ईमेल: GGH/201609565232443

बीज देयक माहिती सप्टेंबर-2016  
 देयक रक्कम 170.00  
 देय दिनांक 17/10/16  
 देयक भरण्याचा पर्यंत दिनांक 26/09/16 पर्यंत विचारात घ्यावा.

पी.सी./घटक+मार्ग-क्रम/डि.टी.सी. 5/13/3119/0207/4533418 GIS DTC/POLE:  
 दर संकेत \*\* : 90/LT I Res 1-Phase पोल नं  
 मंजूर भार : 2.00 KW परवठा दिनांक: 13/06/15

विवरण	मास	मागील	वापर	युनिट	समायुक्त	परवठा
क्रमांक	दिनांक	दिनांक	आकार			
8203200102	17/09/16	26/08/16				
	6	6	1	0	0	0

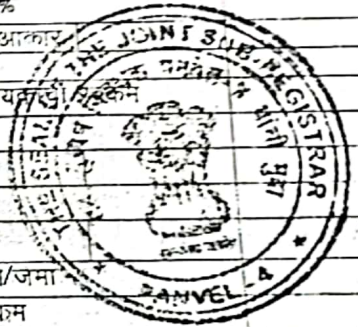


मागील वीज वापर

मास	युनिट
JUG-16	1
JUL-16	0
JUN-16	4
MAY-16	0
APR-16	0
MAR-16	0
FEB-16	0
JAN-16	0
DEC-15	0
NOV-15	1
OCT-15	0

विवरण

स्थिर आकार	50.00
बीज आकार	0.00
बीज शुल्क	0.00
इंधन समायोजन आकार	0.00
बीज विक्री कर	0.00
बीज सरासरी देयक	0.66
व्याज	0.00
इतर आकार	1.00
एकूण	10.66
निव्वळ थकबाकी/जमा	14.31
समायोजित रक्कम	0.00
व्याजची थकबाकी	0.00
एकूण थकबाकी/जमा	14.86
देयकाची निव्वळ रक्कम	10.00
एकूण देयक	17.00
एकूण देयक भरण्याचा सुट	0.50
तत्पर देयक भरणा सुट	0.50
मागील पावतीचा दिनांक	22/07/16
सुरक्षा ठेव जमा	2000
मालव आकार	1.00



पवेल-8  
 2016-2016  
 90/30

Call Centre No. 18002333435 / 18002003435 / 1912  
 For Billing Complaint contact IGRC - VIDYUT, SECTOR-17, WASHI / Phone No. 27696730EXT202 कृपे तक्रारीचे  
 विवरण समाधानकारक व, झाल्यास ग्राहक पुढील ठिकाणी तक्रार दाखल करू शकता (GRF) - VIDYUT BHAVAN, BHANDUP  
 Ph: 27664316

ग्राहक सुविधेचा लाभ घेण्याकरिता मध्यवर्ती ग्राहक सेवा केंद्रास फोन करून आपला मोबाईल नंबर अथवा ई मेल नोंदणी करा. / .73 महिन्याचे देयक/ महाराष्ट्र राज्य विद्युत वितरण कंपनी

\*\* विद्युत नियामक आयोगाने दिनांक 01.06.2014 पर्यंत निर्धारित केलेले बीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत.

वर्ग (एल टी 1)	युनिट	0-100	101-300	301-500	501-1000	>1000
स्थिर आकार रु.50/- प्रति फोडणी/महिना	वीज आकार (रु.)	3.76	7.21	9.95	13.31	12.5
	ई.स.आ. (रु.)	.2771	.496	.672	7597	.8313



**Baviskar's**  
Group of  
Companies

Build Realty

पवल-४	
१०१२६	२०१६
१६/३०	

**Possession Receipt**

**SHREE NIMULI DEVELOPERS**  
An ISO 9001:2008 Certified Company  
SA No. 126/1947/11/11/11/11/11  
Corporate Office :  
410/411, Hilton Center, Plot No. 5A, Sector 23,  
CBD-Belapur, Navi Mumbai - 400113, Maharashtra  
Tel : +91-22-4013 5757, Telefax : +91-22-4013 5758  
Website : www.baviskargroup.com  
Email : contactus@baviskargroup.com

We heartily congratulate **MRS. SHUBHADA RAORANE** for purchasing Flat No. 207, 2<sup>nd</sup> floor, Carpet area 323 sq.ft. and Flower Bed (FB) carpet area 62 sq. ft. in our project **SHIV DISHA COMPLEX**, Plot No. 119, Sector 23, Ulwe, Navi Mumbai. The Flower bed area given free of cost.

We have completed our project by name **SHIV DISHA COMPLEX** as per approved plans specifications with all amenities mentioned in Agreement for Sale and obtained occupancy certificate (O.C.) from CIDCO on 26/12/2014 having Ref No. CIDCO/BP-8057/TPO/ (NM & K)/2014/1316.

With regard to Agreement for Sale dated 12/08/2013 which is registered in the office of Sub-Registrar Panvel - 4 at serial No. 7451/2013 on 12/08/2013. We are issuing this possession receipt with keys of said Flat as on date as mentioned herein below to the purchaser/s on the condition that the purchaser/s should use the said premises for which purpose the possession of the said flat is granted and should not destroy or damage the basic structure of the building and further that:

- A) purchaser/s has/have to pay dues of maintenance charges and other charges mentioned in the above referred Agreement for sale if any.
- B) It will be responsibility of the purchaser/s to pay monthly maintenance charges including MSEB, Water, and Society Charges etc. as applicable from time to time.
- C) Purchaser/s has/have to follow, abide, and observe all the terms and conditions of the Agreement for Sale entered with us on 12/08/2013 and also follow, abide, and observe By-Laws of the Co-operative HSG Society to be formed.
- D) After formation of Co-operative HSG Society of the Flat and Shop purchasers **SHIV DISHA COMPLEX** purchaser/s has/ have to pay charges required for transfer of said Plot No. 119 and Building standing thereon in the name of proposed society.
- E) It is sole responsibility of **Purchaser/s** to pay bank loan installment regularly, if any, we will not be responsible for the same in any way.
- F) Purchaser/s shall not allow any transfer, sale, Exchange and/ or alienation of flat/shop during the pendency of loan without written consent of our company, Co-operative HSG Society (after its formation) and of Financial Institution/Bank from which **Purchaser/s** has/have taken loan against the said flat/shop.
- G) VAT CHARGES, Service Tax are required to pay by the purchaser/s when it becomes applicable. The purchaser/s is/are also required to pay any other taxes, rent, rates, revenue and any charge which may be imposed or required by Government, Municipal Corporation, CIDCO or any other offices working under state and/or central Government.

Date : 14/06/2015  
Place: Ulwe, Navi Mumbai.

Possession  
Handed Over By

*M.P. Baviskar*

M/s. Shree Nimuli Developers

I have taken the quiet and peaceful  
Possession of the said flat  
Possession Taken By

*Shroobane*

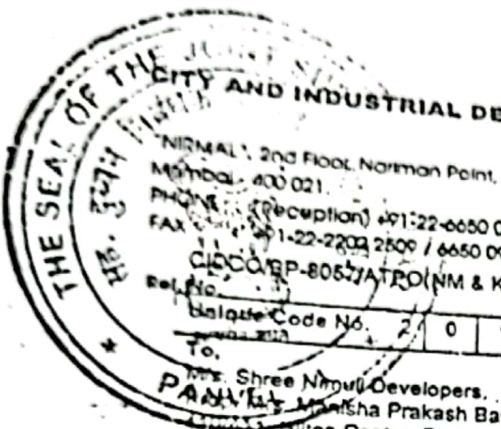
*Shroobane*





147-8  
9092E 2025  
20/30

पवल-8  
6/4/2023  
33/00  
CIDCO LIMITED



NORMAL, 2nd Floor, Norman Point,  
Mumbai - 400 021.  
PHONE (Reception) : +91-22-6650 0900 / 6650 0928  
+91-22-2203 2500 / 6650 0933  
FAX : +91-22-2203 2500 / 6650 0933  
CIDCO BP-8057/ATPO(NM & KV2013/4)

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

Balance Code No. 2 0 1 3 0 3 0 2 1 0 2 2 4 0 2 0 1  
Date: 10 MAR 2023

To: Mr. Shree Nandu Developers,  
PANVEL, Manisha Prakash Baviskar,  
Hilton Center, Plot No.66,  
Sector-11, CBD-Belapur, Navi Mumbai

- Sub- Amended approval to revised plan for Residential Building on Plot No.119, Sector-23 at Ulwe (12.5% scheme), Navi Mumbai.
- REF:-
- 1) Your architect's application dated 12/04/2012 & 13/03/2013
  - 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO(BP)/2010/1868, dtd.09/12/2010
  - 3) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/1308/2010, dtd.17/08/2010
  - 4) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/11/NM/47247-49, dtd.02/04/2012
  - 5) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0077/289, dtd.15/01/2013
  - 6) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%/1308/Ulwe/2013, dtd.06/02/2013
  - 7) 50% IDC paid of Rs.3.50,000/- vide Challan No.118490, dtd.12/11/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.119, Sector-23 at Ulwe (12.5% scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 46 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO. for orientation program and pest control at project site to avoid epidemic.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC of Rs.3,50,000/- vide Challan No 118490, dtd.12/11/2010, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,  
(R.B. Ratil)  
Add. Town Executive Engineer

पत्र-४  
२०१३  
32-100

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd Floor Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 671.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8100

Ref. No. \_\_\_\_\_  
To,  
M/s. Shree Nimull Developers,  
Prop. Mrs. Manisha Prakash Baviskar,  
410/411, Hilton Centre, Plot No.66,  
Sector-11, CBD-Belapur, Navi Mumbai

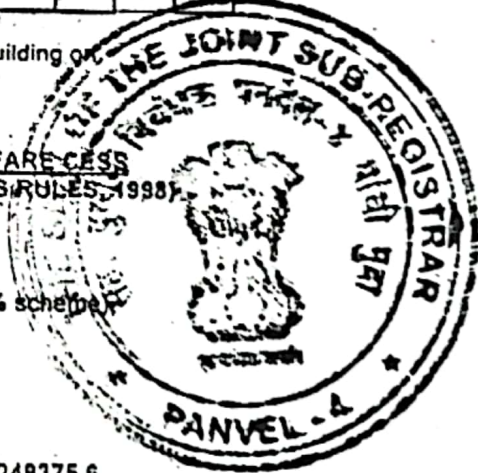
Date: 9.09.13  
2013  
99/130

ASSESSMENT ORDER NO.866/2012-13 REGISTER NO.02 PAGE 01

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	4	0	2	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.118, Sector-23 at Ulwe (12.5% scheme), Navi Mumbai.  
REF:- 1) Your architect's application dated 12/04/2012 & 19/03/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)



- |   |  |
|---|--|
| 1. Name of Assessee                                       | :- M/s. Shree Nimull Developers,<br>Prop. Mrs. Manisha Prakash Baviskar, |
| 2. Location   | :- Plot No 118, Sector-23 at Ulwe (12.5% scheme),<br>Navi Mumbai         |
| 3. Land use.  | :- Residential   |
| 4. Plot area  | :- 699.44 Sq. mtrs   |
| 5. Permissible FSI  | :- 1.50  |
| 6. GROSS BUA FOR ASSESSEMENT                              | :- 1685.483 Sq.mtrs.   |
| A) ESTIMATED COST OF CONSTN.                              | :- 1685.483 Sq.mtrs. X 13200/- = Rs.22248375.6                           |
| B) AMOUNT OF CESS   | :- Rs.22248375.6 X 1% = Rs.222483.756                                    |
| 7) Construction & Other Workers Welfare Cess charges paid | Rs.2.25,000/- vide Receipt No.10006,<br>dttd_04/03/2013                  |

Yours faithfully,  
(R. B. Pall)  
Addl. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

पवेल-४

१२६/२०१९

२२/३०



REF.NO.CIDCO/BP-8057ATPO(NM&K)/2013C. 72 =

DATE:- 19 MAR 2019

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD**  
**AMENDED COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s Shree Nimull Developers Prop. Mr. Manoj Prakash Baviskar on Plot No:- 119, Sector No-23 Node:-Ulwe (12.5% Scheme), of Navi Mumbai, As per the approved plans and subject to the following conditions for the development work of the proposed Amended Residential

Building(Gr+04Floors)Resl.BUA=890.696Sq.M.comm.BUA=151.454sq.mt  
Total BUA=1042.150 sq.mt

(Nos. of Residential Units - 29. Nos. of Commercial units - 09)

1. This Certificate is liable to be revoked by the Corporation if: -

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him. in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

पवेल-४	
१२६/२०१९	२०१९
३५/६०	

Signature



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

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

Date : 26 DEC 2014

Ref. No.

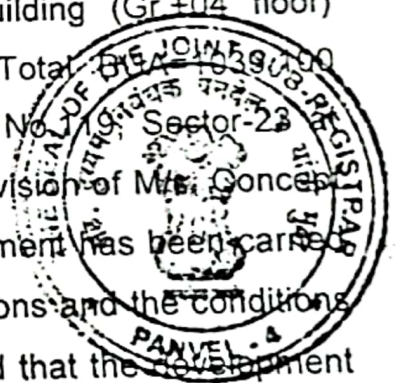
CIDCO/BP-8057/ATPO(NM & K)/2014# 316 - -

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पवल-४	
१०१२६	२०१६
२३/३०	

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr+04 floor) [Res. BUA=890.696 Sq.mtrs. Comm. BUA=148.404 Sq.mtrs., Total BUA=1039.100 Sq.mtrs. (No. of Units Resi-29 Nos. & Comm.-09 Nos.)) on Plot No. 19, Sector-23, Ulwe (12.5% scheme) of Navi Mumbai completed under the supervision of Mrs. Concepta Ulwe has been inspected on 11/11/2014 and 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 19/03/2013 and that the development is fit for the use for which it has been carried out.



*Manjula*  
26/12/14  
(Manjula Nayak)  
Town Planning Officer (BP)  
(Navi Mumbai & Khopta)

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

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : (RECEPTION) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD BAYCOLA,  
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8100

Date : 26 DEC 2014

Ref. No.

9092E 7080	
28/30	
CIDCO/BP-8057/TPO/(NM & K)/2014 316--	

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	4	0	2	0	1
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To: M/s. Shree Nirmal Developers,  
Through Mr. Mrs. Manisha Prakash Baviskar,  
410/41, Eikon Center, Plot No.66, Sector-11,  
CBD-BAYCOLA, Navi Mumbai.  
Sub: Occupancy Certificate for Residential Building on Plot No.119, Sector -23, at Ulwe (12.5% Scheme),  
Navi Mumbai.

- Ref :-
- Your architect's letter dated 17/06/2014 & 04/12/2014
  - Extension of time limit issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/1308/2014, dtd.28/11/2014
  - Final RABP order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/1308/2010, dtd.17/12/2010
  - Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%/Ulwe/1308/2013, dtd.18/12/2013
  - Hort. NOC issued by Asst. Hort. Officer vide letter No. CIDCO/HORT/2014/180, dtd.27/05/2014
  - PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0077/636 dtd.09/12/2013
  - No dues certificate issued by EO(II) vide letter No. CIDCO/Estate/12.5%/Ulwe/1308/2014, dtd.28/11/2014
  - 100% IDC paid of Rs.7,00,000/- vide
  - i) Receipt No.118490, dtd.12/11/2010, Amount of Rs.3,50,000/-
  - ii) Receipt No.12839, dtd.27/11/2014, Amount of Rs.3,50,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with as built drawings duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC of Rs.7,00,000/- vide i) Receipt No.118490, dtd.12/11/2010, Amount of Rs.3,50,000/- ii) Receipt No.12839, dtd.27/11/2014, Amount of Rs.3,50,000/-, you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,  
*Manisha*

आयकर विभाग  
INCOME TAX DEPARTMENT

SHUBHADA RAORANE  
ATTMARAM SAWANT

20/11/1957  
Permanent Account Number  
AQTPR5955J

*Shubhade*

भारत सरकार  
GOVT. OF INDIA

*Shubhade*

पवल-४	
१०९२६	२०९
२६/३०	



आयकर विभाग  
INCOME TAX DEPARTMENT

IMMACULATE J MUDALIAR

JESUJOSEPH MUDALIAR

02/03/1986

Permanent Account Number  
AOV...

Signature

भारत सरकार  
GOVT. OF INDIA

भारत सरकार



*Shubhade*

आयकर विभाग  
INCOME TAX DEPARTMENT

JASON RODRIGUES

FREDRICK ANSLEM RODRIGUES

02/03/1984

Permanent Account Number  
AJRPR8007Q

Signature

भारत सरकार  
GOVT. OF INDIA



*Jason Rodrigues*



ADVOCATE

BAR COUNCIL OF  
MAHARASHTRA & GOA

HIGH COURT, BOMBAY  
☎ : 2267 3371 / 2265 6567



NAME: **Trupti Suryakant Bant**

RESIDENCE: **Tal. Karad, Dist. Satara.**

ROLL No.: Mah/ **4499** /2008

ENROLLED ON: **2/8/2008**

DATE OF BIRTH: **14/8/1985**

*Secretary*

SECRETARY

*Handwritten mark*