

SHASHANK BHALERAO - SSL

154

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO.	PAL/Take Over/NEW/Resale/Top up <input checked="" type="checkbox"/>
RLMS / LOS Reference No.	Tie Up No. (if applicable)

Applicant Name : Avinash S Mantri

Co-Applicant Name : Juhi Avinash Mantri

Contact (Resi.) : \_\_\_\_\_ Mobile : 8451817004

Loan Amount : <u>72,00,000/-</u>	Tenure : <u>180</u>
Interest Rate : <u>8.50</u>	EMI :
Loan Type : <u>Home Loan (Resale)</u>	SBI LIFE :
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : Lomavala

Property Cost : 1,00,00,000/-

Name of Developer / Vendor :

RBO - \_\_\_\_\_ ZONE - \_\_\_\_\_ Branch : Kharghar sec-2 (Code No) 12861

Contact Person : Shashank Bhalerao Mobile No: 7045893838

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	<u>17/04/2023</u>	RESIDENCE VERIFICATION	<u>17/04/23</u>
SEARCH - 2	<u>10/4/2023</u>	OFFICE VERIFICATION	<u>17/04/23</u>
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No. BK Sat samantha 17/4/23



**FORM - A (PERSONAL DETAILS)**

APPLICANT  **CO-APPLICANT**

Existing Customer  Yes  No

CIF No/ Account No.

Name: First Name JUHI Middle Name ANINDSH Last Name MAHIRE

Salutation  Mrs  Ms  Dr.  Other  Gender  M  F  Transgender

Marital Status  Single  Married  Other Date of Birth 01/08/1970

Name of Spouse: First Name ANINDSH Middle Name S Last Name MAHIRE

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

Name of Father: First Name MARIA Middle Name  Last Name LOUFS

Aadhaar / UID No. 321836706807 PAN No. AEGPP5960H

Passport No.  Driving License No.

Voter ID No.  MGNREGA Job Card No.

Residential Status  Resident  NRI / CIO Citizenship

Religion  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist

Category  SC  ST  OBC  General

**Residential Address**

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

Address 1 Flat No. 501, 5th Floor, B' wing, Vasundhara

Address 2 Plot 13, 14 Sector-8 Kharghar

Address 3

Pincode 410210 Village  City Navi Mumbai

District Raigad State Maharashtra Country India

Mobile No. 7738941533 Email ID

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below) Address 1

Address 2

Address 3

## AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and entered into at Thane this \_\_\_ day of April 2023 by and between:

1. MR. SANJEEV MANOHAR HALADANKAR, (residing at Unit No. B/33, E & K, Gold Valley, Sector ABC Co-op, Hsg. Soc. Ltd., Village- Tungarli, Lonavala 410403 &
2. Mrs. SHREEBANI SANJEEV HALADANKAR, (residing at Unit No. B/33, E & K, Gold Valley, Sector ABC Co-op, Hsg. Soc. Ltd., Village- Tungarli, Lonavala 410403. (hereinafter referred to as "Transferors", which expression unless repugnant to the context and meaning thereof shall mean and includes his heirs, executors, successor in interest) of ONE PART;

AND

3. MR. AVINASH S. MANTRI, (PAN AA0PM4747J) age 57 years, residing at Flat No. X-403 Jalvayu Vihar Phase 3, Near Shilp Chauk, Sector - 20, Plot No. 22 Kharghar, Raigad 410210.
4. Mrs. JUHI AVINASH MANTRI, age 53 years, (PAN NO. AEQPM5960H) residing at W/O, Avinash Mantri, Deonar, Municipal colony F/4 Room No. 18, Govandi East Mumbai Suburban 400043 (hereinafter referred to as "Transferors", which expression unless repugnant to the context and meaning thereof shall mean and includes his heirs, executors, successor in interest) of ONE PART;

Transferor and Transferees hereinafter individually referred to as "Party" and collectively as "Parties".

WHEREAS the Transferors herein are the bonafide member of the Gold Valley Sector ABC Co-operative Housing Society Limited, a society registered under the Maharashtra Co-operative Societies Act, 1960 vide registration No. PNA/MWL/HSG/TO/1072/2005-2006 dated 31/10/2005. (hereinafter for the sake of brevity referred to as "the said Society") and holds Unit No. B/33, E & K, Gold Valley, Sector ABC Co-op, Hsg. Soc. Ltd., Type K, lying and situated at Village- Tungarli, Tal. Maval, Dist. Pune (hereinafter referred to as the "said Flat/Premises");

**AND WHEREAS** the Transferors had purchased the said Flat from 1) Mr. Himanshu V. Turakhia 2) Mrs. Padmavati V. Turakhia 3) Miss. Vidya V. Turakhia (Vendor) of one part as a second sale vide Agreement for sale dated 23/05/2008 which is registered with the Sub-Registrar of Assurances, Lonavala under Serial No. LVL-2813/2008 dated 23/05/2008.

**AND WHEREAS** the Transferors are member of the said Society and has been allotted 5 (five) number of shares each of face value of Rs. 50/- (hereinafter referred to as the "said Shares") bearing distinctive Nos. 696 to 700 under Member's Registration No. --- Share Certificate No. 140 copy of the Share Certificate is enclosed herewith.

**AND WHEREAS** the Transferors obtained the physical possession of the said Flat in the building constructed and completed as the approved plans by Lonavala Municipal Council bearing No. ENG/BP/131/86-87 dated 14/10/2002 and Occupancy Certificate bearing ENG/BP/131/86-87/1272 dated 14/10/2005 and since then the Transferors are in exclusive possession, use and occupation and enjoyment of the said Flat and is absolutely seized, possessed and entitle to transfer/sale the said Flat without any intimation or permission of any other person.

**AND WHEREAS** Vendors had purchases the said Flat from M/s. Goka Engineering Co. Pvt. Ltd. (Developer) has from acquired the Legal right to Develop from M/s. Olympic Leasing Pvt. Ltd. First Sale vide Agreement for Sale dated 30/09/2002 which is registered with Sub registrar of assurances at Lonavala under Serial No. LVL-4638/2002 dated 30/09/2002.

**AND WHEREAS** the TRANSFERORS have agreed to assign, sale and transfer the said Flat to the Transferees for the consideration and on the terms and conditions appearing herein below:

**NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) the Transferors shall assign, sale and transfer their right, title and interest in the said Unit having an area of 700 Sq. ft. (built-up area), 80 Sq. Ft. Terrace Area being Unit No. B/33, E & K, Gold Valley, Sector ABC Co-op, Hsg. Soc. Ltd., constructed on S. Nos. 35 of Village Tungarli, Lonavala Taluka Maval District Pune (hereinafter referred to as the said Flat/Premises").
2. In pursuance of the above mentioned clause No. 1 the Transferees have paid to the Transferor herein on or before the execution of this Agreement a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) as a advance token money being part payment before execution of these presents. The receipt whereof the Transferors do hereby admit and acknowledge.
3. The balance payment shall be made as under:
  - a. Rs \_\_\_\_\_/- to be paid upon sanction of Loan.

Nothing contained herein shall be considered as a transfer, assignment, demise, sale or conveyance of the said right, title or interest in the said Flat till the balance amount is paid by the Transferees herein as agreed herein before.

The Transferor shall handover quiet, vacant and peaceful possession of the said Flat simultaneously on receipt of the balance consideration as mentioned herein above and executing suitable documents for that purpose.



MUMHLC03077  
JOB.: 8169982050  
NCHAL S. BHATIA

HANK BHALERAO - SSL

1. MR. AVINASH S. MANTRI )

2. MRS. JUHI AVINASH MANTRI )

In presence of \_\_\_\_\_ )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )



ल. व. ल.		
२५१३	N	२५
२००६		

IN WITNESSES WHERE OF THE PARTIES HERE TO HAVE HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

**FIRST SCHEDULE OF THE N.A. /LAND PLOT**

ALL THAT pieces and parcels of the Land lying being and situated at Village - Tungarli, within the Limits of Sub-Registrar Vadgaon Maval of Pune Registration District and within the Limits of Ward Tunagrli of Lonavala Municipal Council bearing Survey No. 35, totally admeasuring H 6 = 25 R.

**THE SECOND SCHEDULE OF THE UNIT**

ALL THAT estates, premises, hereditament, the Unit No.33, Type K, having Built Up area admeasuring about 700 sq. feet with the Terrace area 80 sq feet constructed on the land from the Group Housing Layout of Survey No. 35, consisting of Ground + First Floor Structure out of the sanctioned lay out of the Plot described in the First Schedule;

**Location** → 10 R Zone

**THE THIRD SCHEDULE**

- [1] The Agreement For Sale
- [2] Occupation Certificate
- [3] The Original Share Certificate
- [4] The Copies of latest Property Tax Receipts and Electricity Bills
- [5] The NOC of the society

**SIGNED SEALED AND DELIVERED BY**



नोंकणी कृष्णीएए/एमडब्ल्यूएल/एचएसजी (टीआओ)

माल  
६६३८ ७/११  
२००२



६०२  
१८-८५/१९९४

तहाम्मस तिवंधन

अहमदाबाद सहायक बंधन शाखा

आय का प्रमाण

प्रमाणित नाम

वडगाव (मावळ) दि १०/१०/१९९४

नोंकणी के प्रमाणित

मा प्रमाणित करणत येत आहे की -

~~सोड व्हॅली सहकारी गृहनिर्माण संस्था मरुति तुंगाळी, लोणावळा, ता. मावळ, जि. पुणे~~, ही संस्था

सहाराष्ट्र सहकारी संस्थेचे अधिनियम, १९६० मधील

(नं. १९६१ का सहाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१)

अन्वये नोंदणत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व सहाराष्ट्र

सहकारी संस्थेचे नियम, १९६१ मधील नियम क्रमांक १०(१)

अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" अस्त

कारण "माडेकर मातकी हुक्क गृहनिर्माण संस्था" आहे.



वडगाव-ता. मावळ, जि. पुणे

१०/१०/१९९४

महो

(संजीव एच. ए. ए. के.)

तहाम्मस तिवंधन

अहमदाबाद सहायक बंधन शाखा पुणे

**Gold Valley** SECTOR ABC CO-OP HSG. SOC. LTD.

Regn. No. PNA / MWL / HSG (TO) / 1072 / 2005 - 2006 / 31-10-2005

Address : S. No. 35, Gold Valley, New Tungarli, Lonavla - 410 401.

Ref. No. :

Date : 23.05.2008  
Place : Lonavla

**NO DUES CERTIFICATE**

This is to certify that there are no dues against Society maintenance or other Society charges till March 2008 from Mr. HIMANSHU TURAKHIA, against Unit No. B/33K S.No. 35 Gold Valley Sector ABC Co-op. Hsg. Society Ltd., Tungarli, Lonavla.

Yours faithfully,  
For Gold Valley Sector ABC Co-op. Hsg. Society Ltd.,

(AUTHORISED SIGNATORY)

DANDEKAR S.B



DUPLICATE

# LONAVLA MUNICIPAL COUNCIL

Date: 14/10/2002

No. ENG / BP /

131/86-87

FORM NO. 2 (Rule No. 5)

739

## REVISED COMMENCEMENT CERTIFICATE

Subject Proposed Construction of Development on land bearing S.No.35, of Village Tungarli, Lonavla, Tal-Maval, Dist. Pune

Olympic Leasing Pvt. Ltd. (Pune)  
C/o. Kainhalya Associates, D-45,46, Lonavla.

29/08/2002

Reference Application/Letter dated: Kainhalya Associates

From Shri  
Shri,

COMMENCEMENT CERTIFICATE under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to Olympic Leasing Pvt. Ltd. (Pune)  
C/o. Kainhalya Associates, D-45,46, Lonavla.

of Development on land bearing S.No.35, of Village Tungarli, Lonavla, Tal-Maval, Dist. Pune

Lonavla as per the accompanying plan as amended by this office in green on the plan & on the following conditions:

- 1) That the Commencement certificate shall remain valid for period first year from the date of issue and thereafter, it shall lapse.
- 2) That the applicant owner shall intimate the commencement of the construction work to this office in writing in advance.
- 3) That the applicant owner shall give the advance intimation to the collector of Poona (Revenue Branch before commencing Non-Agriculture use of land.
- 4) Plot/land shall be get demarcated on site before commencement of the work from city survey officer, Lonavla/T.I.L.R. Vodgaon.
- 5) If the existing trees comes under Proposed building prior approval for tree cutting to be obtained from L.M.C.
- 6) This Municipal Council will not supply water for construction or drinking purpose.
- 7) That the construction work shall be carried out strictly as per sanctioned plan & as amended by this office in green on the plan. If during the construction, any departure from the sanctioned plan is intended or way of internal or external changes, prior sanction of the L.M.C. shall be necessary. A revised plan showing deviations shall be submitted and the procedure laid down for the original plans heretofore shall apply to all such amended plans. Any work done in contravention of the Sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorised.
- 8) The owner through his Licensed Architect shall give notice to L.M.C. on completion of work up to plinth level No progress above the plinth shall be carried out unless plinth is checked and approved by L.M.C.
- 9) All building material shall be stored exclusively within a building plot. The stocking of materials, and debris on public roads, highways shall be prohibited except with special permission of L.M.C.
- 10) No temporary construction shall be permitted without prior approval of L.M.C.
- 11) If the electrical H.T. Line is passing through or near the plot necessary N.O.C. of the concern shall be submitted to L.M.C. before actual commencement of the work.

~ 7 ~

Purchaser and they the confirming party do here by release their right title interest and possession of the Unit to the Purchasers  
IN WITNESSES WHERE OF THE PARTIES HERE TO HAVE HEREUNTO  
SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS ON THE  
DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

FIRST SCHEDULE OF THE N.A. /LAND PLOT

ALL THAT pieces and parcels of the Land lying being and situated at Village -  
Tungarli, within the Limits of Sub-Registrar Vadgaon Maval of Pune  
Registration District and within the Limits of Ward Tunagrli of Lonavala  
Municipal Council bearing Survey No. 35, totally admeasuring H 6 = 25 R.

THE SECOND SCHEDULE OF THE UNIT

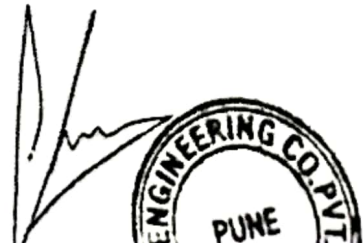
ALL THAT estates, premises, hereditament, the Unit No.33, Type E, having  
Built Up area admeasuring about 700 sq. feet with the garden area 80 sq  
feet constructed on the land from the Group Housing Layout of Survey No.  
35, consisting of Ground + First Floor Structure out of the sanctioned lay out  
of the Plot described in the First Schedule;

**Location** → 10 R Zone

THE THIRD SCHEDULE

- [1] The Agreement For Sale
- [2] Occupation Certificate
- [3] The Original Share Certificate
- [4] The Copies of latest Property Tax Receipts and Electricity Bills
- [5] The NOC of the society

SIGNED SEALED AND DELIVERED BY  
By the within named VENDORS  
GOKA ENGINEERING CO PVT LTD.  
Through its director Mr Prakash kane



SIGEND SEALED AND DELIVERED BY  
THE FIRST CONFIRMING PARTY  
GOLD VALLY [SECOTR A,B & C]  
CO-OPERATIVE HOUSING SOCIETY LTD,  
through its chairman  
MR. PRAKASH VASANT KANE  
In the presence of witnesses ... ..



[1]

[2]

SIGEND SEALED AND DELIVERED BY  
THE SECOND CONFIRMING PARTY

- [1] MR. HIMANSHU V. TURAKHIA Himanshu V. Turakhia
- [2] MRS. PADMAVATI V. TURAKHIA Padmavati V. Turakhia
- [3] MISS DIVYA V. TURAKHIA Divya V. Turakhia

In the presence of witnesses ... ..

[1]

[2]

SIGNED SEALED AND DELIVERD BY  
By the within named PURCHASERS

- (1) SANJEEV MANOHER HALDANKAR
- (2) MRS SHREEBANEE SANJEEV HALDANKAR

In the presence of witnesses ... ..

[1]

[2]

*S. Maldankar*  
*B. Haldankar*

# LONAVLA MUNICIPAL COUNCIL

No. ENG / BP/

1131/86-87

Date: 14/10/2002

FORM NO. 2 (Rule No. 5)

739

## REVISED COMMENCEMENT CERTIFICATE

Subject Proposed Construction of Development on land bearing S.No.35. of Village Tungarli, Lonavla, Tal-Maval, Dis. Pune

Olympic Leasing Pvt. Ltd. (Pune)  
Kanhaiya Associates, D-45,46, Lonavla.

29/08/2002

Reference Application/Letter dated  
Kanhaiya Associates

From Shri  
Shri

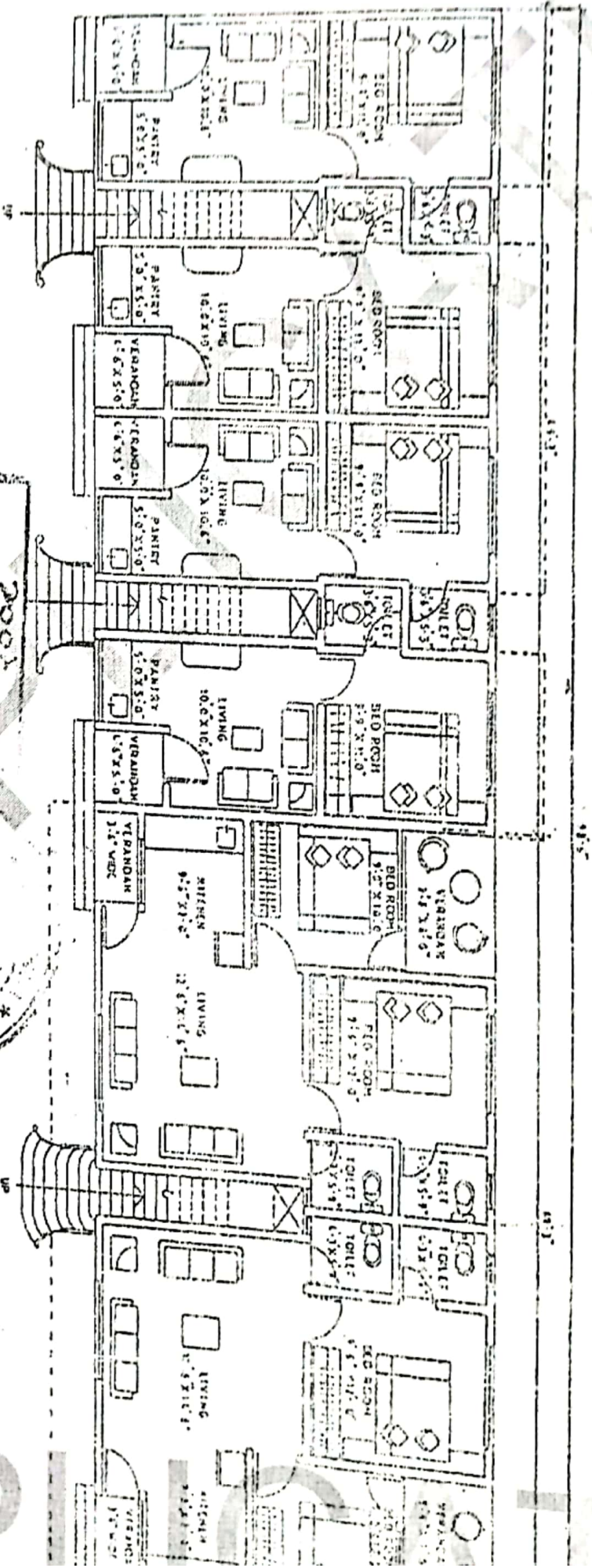
COMMENCEMENT CERTIFICATE under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to Olympic Leasing Pvt. Ltd. (Pune)

Shri C/o. Kanhaiya Associates, D-45,46, Lonavla.

of Development on land bearing S.No.35. of Village Tungarli, Lonavla, Tal-Maval, Dis. Pune

Lonavla as per the accompanying plan as amended by this office in green on the plan & on the following conditions:

- 1) That the Commencement certificate shall remain valid for period first year from the date of issue and thereafter it shall lapse.
- 2) That the applicant owner shall intimate the commencement of the construction works to this office in writing in advance.
- 3) That the applicant owner shall give the advance intimation to the collector of Poona (Revenue Branch) before commencing Non-Agriculture use of land.
- 4) Plot/land shall be get demarcated on site before commencement of the work from city survey officer, Lonavla/Tal.L.R. Vadgaon.
- 5) If the existing trees comes under Proposed building prior approval for tree cutting to be obtained from L.M.C.
- 6) This Municipal Council will not supply water for construction or drinking purpose.
- 7) That the construction work shall be carried out strictly as per sanctioned plan & as amended by this office in green on the plan. If during the construction, any departure from the sanctioned plan is intended or way of internal or external changes, prior sanction of the L.M.C. shall be necessary. A revised plan showing deviations shall be submitted, and the procedure laid down for the original plans heretofore shall apply to all such amended plans. Any works done in contravention of the Sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorised.
- 8) The owner through his Licensed Architect shall give notice to L.M.C. on completion of works up to plinth level No progress above the plinth shall be carried out unless plinth is checked and approved by L.M.C.
- 9) All building material shall be stored exclusively within a building plot. The stacking of materials, and debris on public roads, highways shall be prohibited except with special permission of L.M.C.
- 10) No temporary construction shall be permitted without prior approval of L.M.C.

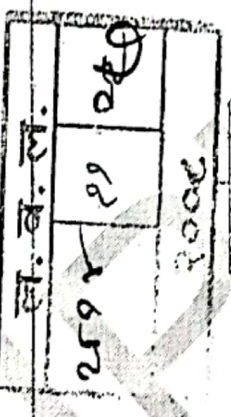


1 BED UNIT BUILT-UP AREA. 350-00 SQ.FT.

2 BED UNIT BUILT-UP AREA. 400-00 SQ.FT.

3 BED UNIT BUILT-UP AREA. 450-00 SQ.FT.

PROPOSED COTTAGE IN, PLOT NO. 33  
 S. NO. 35 IN GOLD- VALLEY  
 TUNGARLI. LONAVLA.  
 TAL - MAVAL. DIST- PUNE.



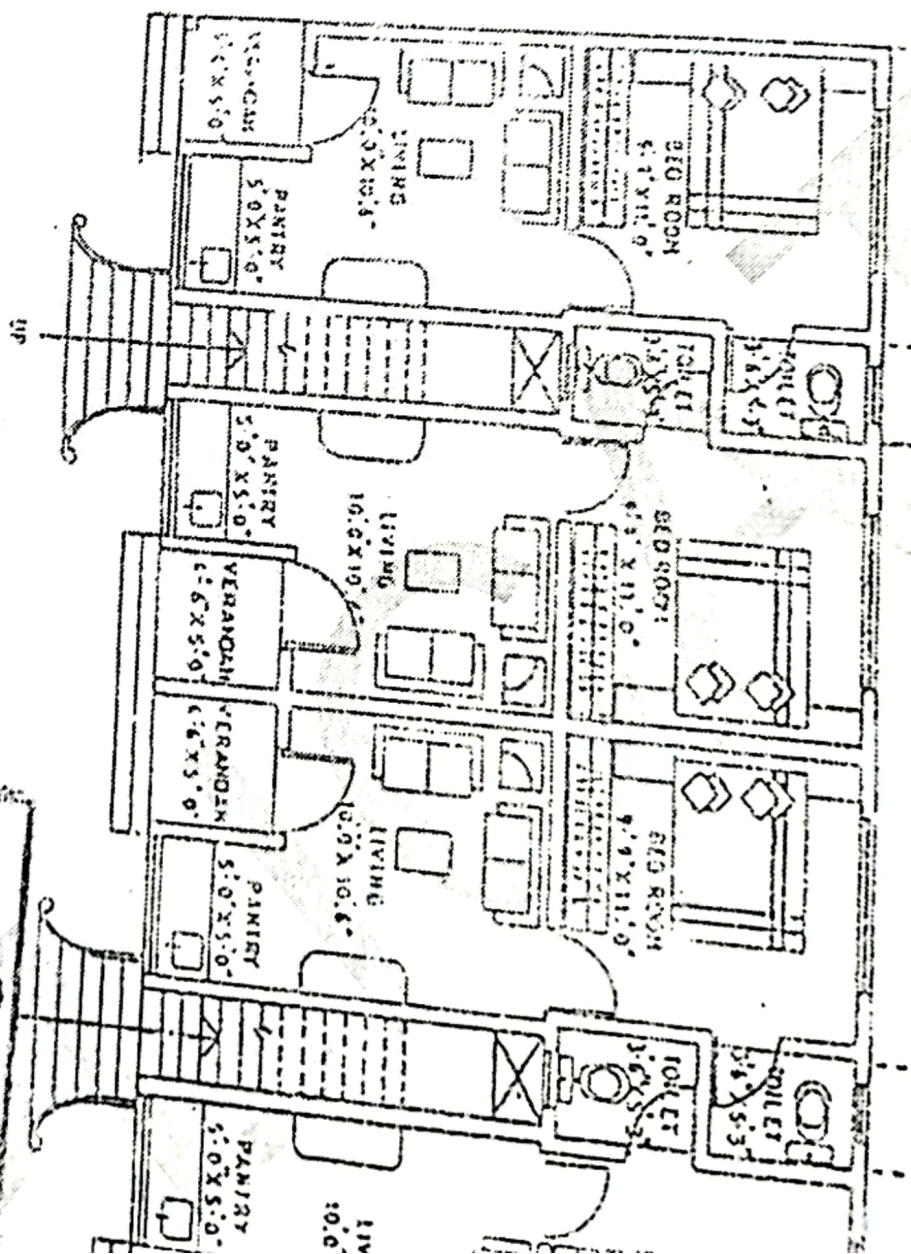
GROUND FLOOR PLAN

FINAL PLAN.

ENGINEERING CO.  
 PVT LTD

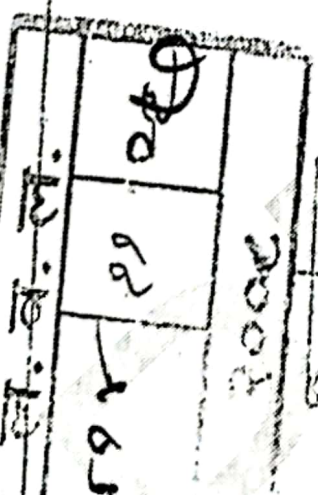
SCALE - 1" = 6'-0"  
 DATE - 02/06/2007

ARCHITECT  
**KANHAIA**  
**ASSOCIATES**  
 ARCHITECTS



1 BED UNIT BUILT-UP AREA. 350-00 SQ.FT.

PROPOSED COTTAGE IN, PLOT NO. 33  
 S. NO. 35 IN GOLD- VALLEY  
 TUNGARLI, LONAVLA.  
 TAL. MAVAL, DIST- PUNE.



E. GINERLI  
 SVT LTD



नोंदणी क्र. : पीएनए/प्रम. इल्यू. कल. /प्रच.प्रस.उ.  
/दि.ओ./१०७२ /२००५ -२००६



सत्यमेव जयते  
महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
गोल्ड व्हॅली सेक्टर अ.बी.सी. को. ऑप. डौ. सोसा. लि.  
सर्व्हे नं. ३५ व ३४/२, तुंगार्ली, लोणावळा, ता. मावळ, जि. पुणे.  
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा  
महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली  
आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी  
संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

वटवनिर्माण संस्था

असून उप-वर्गीकरण

आडेककर मालकी व वटवनिर्माण संस्था

आहे.



*Gold Valley* SECTOR ABC CO-OP HSG. SOC. LTD.

Regd. No. PNA / MWL / HSG (TO) / 1072 / 2005 - 2006 / 21-10-2005  
Address : S. No. 35, Gold Valley, New Tungarli, Lonavla - 410 401.

Date : 23.05.2008  
Place : Lonavla

Ref. No. :

NO DUES CERTIFICATE

This is to certify that there are no dues against Society maintenance or other Society charges till March 2008 from Mr. HIMANSHU TURAKHIA. against Unit No. B/33E S.No. 35 Gold Valley Sector ABC Co-op. Hsg. Society Ltd., Tungarli, Lonavla.

Yours faithfully,  
For Gold Valley Sector ABC Co-op. Hsg. Society Ltd.,



(AUTHORISED SIGNATORY)

DANDEKAR S.B



# LONAVLA MUNICIPAL COUNCIL

## OCCUPANCY CERTIFICATE

From :- Chief Officer  
Lonavla Municipal Council

No.:- ENG/BP/131/86-87 / 1272  
Date:- 19/2005.  
14/10/2005

To :- M/s Olympic Leasing Pvt.Ltd.,  
C/o Kanhaiya Associates  
Lonavla.

SUB :- OCCUPATION CERTIFICATE FOR construction of residential bungalow B6, B7/E, C5/E, N1, N2,N3, P, T, U1, U2, U3, U4 & U5 of S.No.35 of Tungarli, Lonavla, Tal- Maval, Dist Pune

Reference :- Your Letter dated 09.2005

Dear Sir,

With reference to your above application I am pleased to grant you a Occupation Certificate in respect of residential building on land bearing construction of residential bungalow B6, B7/E, C5/E, N1, N2,N3, P, T, U1, U2, U3, U4 & U5 of S.No.35 of Tungarli, Lonavla, Tal- Maval, Dist Pune

For which building permission was granted vide this office letter No. ENG/BP/131/86-87 dt. 14.10.2002 on the following conditions.

- 1 All Portion of the buildings shall be used for the specific purpose as shown on the sanction/ Record Plans.
- 2 If it is noted that the information, Record Plans and other details supplied by the owner / Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provisions of M.R.T.P. Act. 1966 & M.M. Act. 1965 and the undersign reserve the right to revoke or modify the occupation certificate granted.

Now this office want's to assess your above said construction of above building. I have therefore to request you to supply to this office the following information within 8 days from the receipt of this letter, failing of which the letting value will be decided by the officer according to Municipal Estimation.

Whether the house is meant to rented, if so that is the rental expected exclusive of furniture & electricity.



Yours faithfully,

Chief Officer

**GOLD VALLEY Sector ABC Cooperative Housing Society Limited**  
(Regn. No.: PNA/MWL/HSG(TO)/1072/2005-2000/31-10-2005)  
Survey No. 35, Gold Valley, Gold Valley Road, New Tungarli Village, Lonavala - 410 403.

Date - 5<sup>th</sup> MARCH 2023.

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that unit no B/33 E & K is part of Gold Valley Sector ABC Cooperative Housing Society Limited (Regn No: PNA/MWL/HSG(TO)/1072/2005-2006/31-10-2005), (Formerly Gold Valley Cooperative Housing Society Limited Survey No. 35, Gold Valley, Gold Valley Road, New Tungarli Village, Lonavala - 403 and is name and possession of **MR. SANJEEV MANOHAR HALADANKA**.  
The unit number B/33 E & K is internal number given by the society to the plot number 'P' mentioned in the Lay out Plan ENG/BP/131/86-871212 sanctioned by Lonavala Municipal Council.

**Gold Valley Sector ABC Cooperative Housing Society Limited**

*[Handwritten Signature]*

Manager)



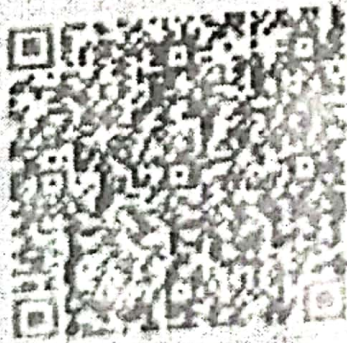
आयकर विभाग



भारत सरकार

INCOMETAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAOPM4747J

पिता/नाम

AVINASH S MANTRI

पिता का नाम / Father's Name

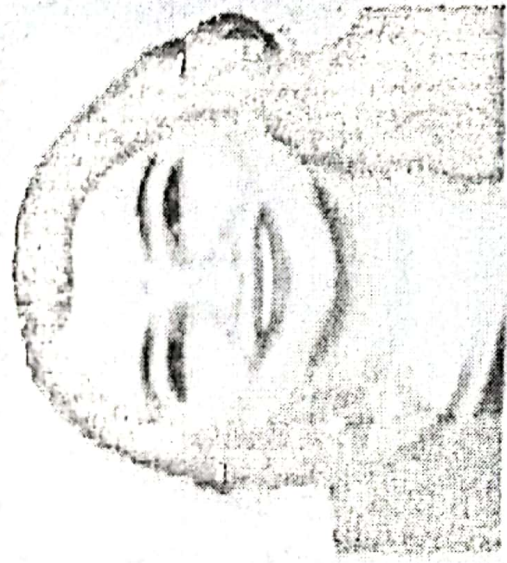
SHRINIVAS NARSINGRAO MANTRI

जन्म की तिथि / Date of Birth

13/06/1966

हस्ताक्षर / Signature





स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEQPM5960H

नाम/ Name

JUHI AVINASH MANTRI

पिता का नाम/ Father's Name

MARIA LOUIS

जन्म की तारीख/  
Date of Birth

01/08/1970

हस्ताक्षर / Signature

अविनाश श्रीनिवास मंत्री

Avinash Shrinivas Mantri

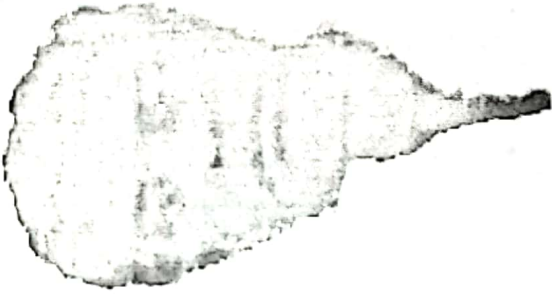
जन्म तारीख/ DOB: 13/06/1966

पुरुष / MALE



7401 2217 5450

-सामान्य माणसाचा अधिकार



पत्ता:

एक्स - 403, जलवासु  
विहार फेज - 3, शिल्प चौक  
जवळ, सेक्टर - 20, प्लॉट -  
22, खारघर, रायगढ  
(ऐमोएच),  
महाराष्ट्र - 410210

Address:

X - 403, Jalvayu Vihar Phase - 3.,  
Near Shilp Chowk, Sector - 20, Plot -  
22., Kharghar, Raigarh(MH),  
Maharashtra - 410210

7401 2217 5450

-Aam Admi ka Adhikar





GOVERNMENT OF INDIA



जुही अविनाश मंत्री

Juhi Avinash Mantn

जन्म तारीख/DOB: 01/08/1970

महिला/ FEMALE



3218 3670 6807

माझे आधार, माझी ओळख



# Aarambha Vision Homes

Company : Aarambha Vision Homes  
 Project Name : AARAMBHA ANNEX  
 RERA : P51700045671

Date : 05/03/2023  
 Customer : NILESH IYER  
 Contact : 9664363902

Cost Sheet		
Unit No	701	
Apartment Type	2 BHK	
Area	815	
Basic Cost	4500000	
Agreement Value		
Agreement Value	4500000	450000
Booking Amount	10%	1350000
completion On Plinth	30%	450000
completion On 2nd Slab	10%	450000
completion On 4th Slab	10%	450000
completion On 6th Slab	10%	450000
completion On Roof Slab	10%	450000
completion On Internal Work	10%	450000
completion On Fittings & lift installation	5%	225000
On Possession	5%	225000
Total	100%	4500000
GST	1%	45000
Stamp Duty	7%	315000
Registration + Legal Fees		40000
Grand Total		4900000
Development/Society Charges (Including One Year Maintenance)		2,00,000
PARKING X 2		10,00,000
Total		12,00,000
Final Amount		61,00,000