



HLST - NAVI MUMBAI

Savings A/c No.		BL/MS/BS/MS	
CIF No.		T/E No.	
LSE Reference No.		PAL / Taka Order / Taka / Receipt / TID / LAM	
Applicant Name <u>M. JAYARAM</u>			
Co-Applicant Name <u>MRS. SINDHA HANDESHI</u>			
Co-Applicant Name <u>MRS. JAYARAM</u>			
Co-Applicant Name <u>SINDHA HANDESHI</u>			
Contract (Resi)			
Loan Amount	<u>40,00,000</u>	Mobile	<u>9867853708</u>
Interest Rate	<u>FLOATING</u>	Tenure	<u>300 MONTHS</u>
Loan Type	<u>TERM LOAN</u>	EMI	<u>SBI LIFE</u>
Moratorium Require	<u>Yes/No</u>	Moratorium Period	
Property Location <u>FLAT NO. 304, KIDDHI SIDHI ANINSA CHS ECT-35</u>			
Property Cost <u>Rs 4995000</u>			
Name of Developer / Vendor			
RBO - NAVI MUMBAI ZONE - THANE Branch <u>CRD BELAPUR</u> (Code No.) <u>13551</u>			
Contact Person <u>MRS. GEETA SHETTY</u>		Mobile No.	
Name of RACPC Co-ordinator along with Mob No.			

	DATE
SEARCH - 1	
SEARCH - 2	
VERIFICATION - 1	
VERIFICATION - 2	

	DATE
ITR VERIFICATION	
RESIDENCE VERIFICATION	
OFFICE VERIFICATION	
SITE INSPECTION	



HLST - NAVI MUMBAI

AC No.	RLMS REF NO.
	Tie up no (if applicable)
Reference No.	PAL / Take Over / New / REsale / Top up / LAP
Name	MR. NANDAN JAYARAM TAMBITKAR
Spouse Name	MRS. SEEMA NANDAN TAMBITKAR
Parent Name	MR. JAYARAM GOPAL TAMBITKAR
Address	
Mobile	9967853708
Loan Amount	₹ 40,00,000
Tenure	360 MONTHS
EMI	
Loan Type	FLOATING
Insurance	SBI LIFE
Moratorium Period	
Require	Yes/No
Property	FLAT NO. 304, RIDDHI SIDDHI AHINSA CMS ECT-30
Value	₹ 49,95,000
Agent / Vendor	
MUMBAI ZONE - THANE	Branch CED BELAPUR (Code No.) 1355
Agent Name	CHETTY
Agent Mobile No.	

JAYARAM TAMBBIKARI



Other Name of Spouse Date of Birth 02/09/1982

Name of Father JAYARAM TAMBBIKARI

JAYARAM TAMBBIKARI Category SC ST OBC General

Residential Status Resident NRI/PIO Religion HINDU

Photo Identification (ID) : Type PAN CARD

Photo ID Valid Upto Driving Licence Valid Upto

Passport No 30E Passport Valid Upto

MECHANICAL Qualifying Year

address for the past ___ Years and ___ Months. Type of Residence Owned Rented Allocated by employer

B B 403 MAN SAROVAR COMPLEX

SECTOR 34

AMOTHE District RAIGAD Pin Code

AMOTHE Country INDIA

MAHARASHTRA Mobile (Primary) 9967853708 Mobile (Secondary)

NTKAR 992@gmail.com

same as present address? Yes No (To be filled if permanent address is different from present address)

District

Country

Gender M F Transgender

Date of Birth 02/01/1995

DATTARAM TAMBITKAR
GHANEKAR GHANEKAR

Residential Status Resident NRI / PIO
Category SC ST OBC General

Photo Identification (ID) : Type PAN CARD
Religion

Passport No

Photo ID: Valid Upto
Driving Licence Valid Upto

the past _____ Years and _____ Months. Qualifying Year

Type of Residence Owned Rented Allot

8B 403 MANSORVAR COMPLEX
R 34

District RAIGAD
SHTRA

Country INDIA

Mobile (Primary) 9082979336
Mobile (Secondary)

ARI0@GMAIL.COM

ress, Yes No (To be filled if permanent address is different from present address)

17/04/2023 / SSI Belapur / Gota Man / 1242 /
|| 卐 ||
Mr. Umesh S. Jadhav
Email Id- umesh.jadhav@gmail.com
Mob.-9867995454

S.S.CORPORATION

REAL ESTATE & HOME LOAN CONSULTANT

**Address:- Gurukrupa Apartment, Shop No. 1, Plot No. 17,
Sector-9, Kamothe, Navi Mumbai-410209.**

- ❖ Real Estate Solutions
- ❖ All Kind of Property Registration & CIDCO Transfer
- ❖ All Banks Home Loan
- ❖ All Insurance Done Here

NAME: MR. NANDASN JAYRAM TAMBITKAR AND OTHERS 2

PROPERTY : RIDDHI SIDHI ASHIYANA CHSL FLAT NO. 304

NO.42 AND 43, SECTOR 34, KAMOTHE NAVI MUMNAI 410

B

528/3923

Monday, March 27, 2023

7:33 PM

पावती

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल4-3923-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नंदन जयराम तांबीटकर -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 42

एकूण:

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

7:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4220500 /-

मोवदला रु.4995000/-

भरलेले मुद्रांक शुल्क : रु. 349700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-



सूची क्र.2

मुख्यम निर्बंधक : सह दु.नि.पनवेल 4

दस्ता क्रमांक : 3923/2023

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

करारनामा
4995000
4220500

दस्ता व घरक्रमांक

1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: 15अ/35,दर 95800/- सदनिका क्र.304,तिसरा मजला,रिध्दी सिध्दी अहिंसा को.ऑप.हौ.सो.लि.,प्लॉट नं.42+43,सेक्टर - 35,कामोठे,फेज-2,नवी मुंबई,ता.पनवेल,जि.रायगड,चटई क्षेत्र 31.21 चौ.मी.,टेरेस क्षेत्र 2.13 चौ.मी. व प्लॉवर बेड क्षेत्र 5.75 चौ.मी. ((Plot Number : 42+43 ;))

1) 31.21 चौ.मीटर

देण्यात असेल तेव्हा.

या/लिहून ठेवणा-या
गाणी न्यायालयाचा
सल्यास,प्रतिवादिचे

1): नाव:-नितेश अशोक पवार - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका 304, रिध्दी सिध्दी आशियाना को.ऑप.हौ.सो.लि., प्लॉट नं. 42 व 43, सेक्टर 35, कामोठे, ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-EBMPP3005H
2): नाव:-लक्ष्मी अशोक पवार - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका 304, रिध्दी सिध्दी आशियाना को.ऑप.हौ.सो.लि., प्लॉट नं. 42 व 43, सेक्टर 35, कामोठे, ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BSKPP8424J

पक्षकाराचे व किंवा
गमा किंवा आदेश
पत्ता

1): नाव:-नंदन जयराम तांबीटकर - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, नं: एम.एस.वाडी, रहिवाशी संघ, विठ्ठल मंदिर जवळ, घाटला व्हिलेज, चेंबूर,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-ALRPT8530E
2): नाव:-सीमा नंदन तांबीटकर - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, एम.एस.वाडी, रहिवाशी संघ, विठ्ठल मंदिर जवळ, घाटला व्हिलेज, चेंबूर,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-CNEPG8499J
3): नाव:-जयराम गोपाळ तांबीटकर - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, नं: एम.एस.वाडी, रहिवाशी संघ, विठ्ठल मंदिर जवळ, घाटला व्हिलेज, चेंबूर,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAZPT1609D

27/03/2023

27/03/2023

3923/2023

349700



दस्तासोबतची सूची क्रमांक II

(Handwritten signature)

पवल - ४
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५/०२

**AGREEMENT FOR SALE
(PART PAYMENT)**



THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT at Panvel this 27th Day of March 2023.

BETWEEN

1) Mr. NITESH ASHOK PAWAR, Age- 29 years, Occupation- Service, (Pan No. EBMPP3005H) and 2) Mrs. LAXMI ASHOK PAWAR, Age - 60 years, Occupation- Housewife, (Pan No. BSKPP8424J), Indian Inhabitants, Both residing at- Flat No.304, Riddhi Siddhi Ashiana CHS Ltd, Plot No.42 + 43, Sector- 35, Kamothe, Tal - Panvel, Dist.Raigad, 410209 hereinafter referred to as **"THE SELLERS"** (which expression shall mean and include shall unless it be repugnant to the context or meaning thereof mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

AND

1) Mr. NANDAN JAYARAM TAMBITKAR, Age- 30 years, Occupation- Service, (Pan No. ALRPT8530E) and 2) Mrs. SEEMA NANDAN TAMBITKAR, Age- 28 years, Occupation - Service/Housewife, (Pan NO. CNEPG8499J) and 3) Mr. JAYARAM GOPAL TAMBITKAR, Age 61 years, Occupation - Retired, (Pan No. AAZPT1609D), Indian Inhabitants, Both residing at- M.S. Wadi Rahiwasi Sangh, Near Vitthal Mandir, Ghatla Village, Chembur, Mumbai - 400071 hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include

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५/२३

**AGREEMENT FOR SALE
(PART PAYMENT)**

THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT
at Panvel this 27th Day of March 2023.

BETWEEN

1) **MR. NITESH ASHOK PAWAR**, Age- 29 years, Occupation-
Service, (Pan No. EBMPP3005H) and 2) **Mrs. LAXMI ASHOK**

PAWAR, Age - 60 years, Occupation- Housewife, (Pan No.

BSKPPS424J), Indian Inhabitants, Both residing at- Flat

No.304, Riddhi Siddhi Ashiana CHS Ltd, Plot No.42 + 43,

Sector- 35, Kamothe, Tal - Panvel, Dist.Raigad, 410209

hereinafter referred to as **"THE SELLERS"** (which expression

shall mean and include shall unless it be repugnant to the context

or meaning thereof mean and include their heirs, legal

representatives, executors, administrators and assigns) of the

FIRST PART.

AND

1) **Mr. NANDAN JAYARAM TAMBITKAR**, Age- 30 years,

Occupation- Service, (Pan No. ALRPT8530E) and 2) **Mrs.**

REMA NANDAN TAMBITKAR, Age- 28 years, Occupation -

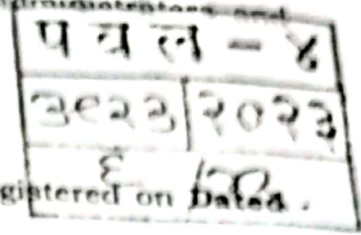
Service/Housewife, (Pan NO. CNEPG8499J) and 3) **Mr.**

RAM GOPAL TAMBITKAR, Age 61 years, Occupation -

Self-employed, (Pan No. AAZPT1609D), Indian Inhabitants, Both

residing at- **M.S. Wadi Rahiwasi Sangh, Near Vitthal Mandir,**

their legal heirs, representatives, executors, administrators and assigns) of the **SECOND PART**.



AND WHEREAS by an Agreement for sale registered on **17/11/2020** between the original owner 1) Mr. **PANDURANG MADANE** and 2) Mrs. **HEMALATA MADANE**, Both Residing at- **Kamothe, Tal Panvel, Dist. Raigad** sold **Flat No.304, 3rd floor, building known as RISHI SIDDHI ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.42 + 43, Sector- 35, Kamothe, Phase- II, Navi Mumbai, Tal Panvel, Dist. Raigad** to 1) Mr. **NITESH ASHOK PAWAR** and 2) Mrs. **LAXMI ASHOK PAWAR** vide Document No. **PVL1-6220-2020** on Dtd. **17/11/2020**.



AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and fittings and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/dispensed off and transfer all their right, title and interest in the said flat as their self-acquired property. The said flat is hereby sold with absolute ownership right including all fittings by the **SELLERS** to the **PURCHASERS** is hereby agreed by the both

Sub-jurisdiction of Panvel and within the jurisdiction of the District and Division of Raigad and is in possession of the above referred Flat No. 304, of the above Housing Society hereinafter referred to for the sake of brevity and convenience as "SAID FLAT" and the SELLERS is holding the relevant share certificate in the said Society.

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AND WHEREAS the SELLERS have agreed to sell and transfer to the "PURCHASERS" and the PURCHASERS has agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said flat in the said society.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The SELLERS and PURCHASERS hereby agree and accept consideration amount of the said flat i.e. **Flat No.304, 3rd floor, building known as RIDDHI SIDDHI ASHIANA CO-OPERATIVE HOUSING SOCIEYT LTD, Plot No.42 + 43, Sector- 35, Kamothe, Phase- II, Navi Mumbai, Tal Panvel, Dist.Raigad to be Rs.49,95.000/- (Rupees Forty Nine Lakhs Ninety Five Thousand Only)**
2. The SELLERS hereby agrees to transfer the "Said Flat" referred in Clause No.1, above for which the society being

CO-OPERATIVE HOUSING SOCIETY LTD (Regd

No.NBOM/CIDCO/HSG/(TC)/5663/JTR/2014-2015 Dtd.

12/08/2014) , Plot No.42 + 43, Sector- 35, Kamothe, Phase- II,

Navi Mumbai, Tal Panvel, Dist.Raigad Sub Division of Panvel

and the District and Division of Raigad and within the jurisdiction

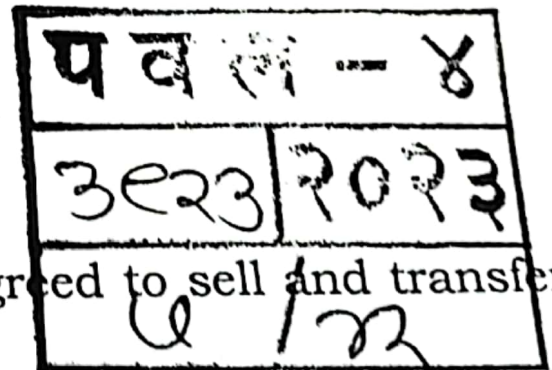
of Sub - Registrar of Panvel and is in possession of the above

referred **Flat No.304** , of the above Housing Society hereinafter

referred to for the sake of brevity and convenience as "**SAID FLAT**"

and the SELLERS is holding the relevant share certificate in the

said Society.



AND WHEREAS the SELLERS have agreed to sell and transfer to

the "PURCHASERS" and the PURCHASERS has agreed

purchase and acquire the shares and as incidental to the s

thereof the right to use, enjoy and occupy the said flat in

society.



It is understood that the consideration amount of the said shares shall be paid by the PURCHASERS in installments as mentioned in the schedule annexed hereto. In the event the PURCHASERS fail to pay the balance amount of consideration within the specified time limit and if the SELLERS fail to do so then the same time or days will be deducted from the given time period and the time/days will be increase to pay the balance amount of consideration accordingly.

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The SELLERS hereby declares that the said shares and all the rights, title and interest etc., of the SELLERS in the said flat with **admeasuring Carpet area of 31.21 Sq.mtrs. (which is inclusive of the area of balcony/ies if any) and being 37.45 S.qmtrs. Builtup area along with Attached terrace area of 2.13 Sq.mtrs.a and attached flower bed area of 5.75 Sq.mtrs.** and everything appurtenant thereof, assigned and transferred to the PURCHASERS forever, and is free from all encumbrances of whatsoever nature and undertake that the SELLERS shall at all times save harmless and keep the PURCHASERS indemnified against proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/ lien or encumbrance of whatsoever nature that behalf. The SELLERS has and hereby assures the PURCHASERS that no other body or organization had any rights, titles or interest

19. The Agreement shall always be subject to the provisions of the Transfer of Property Act, 1882 and the rules made there under
20. The Courts in Panvel shall have exclusive Jurisdiction to try and entrain any dispute arising pursuant to these presents.
21. WHEREAS the SELLERS have given inspection of the aforesaid premises and all the relevant documents in respect of the said premises to the PURCHASERS and the PURCHASERS admit of having inspected the same. That both the parties agree that they have read all the contents, terms and conditions mentioned in this Agreement and after reading, confirming the same both the parties have signed this Agreement in presence of the witnesses.

FIRST SCHEDULE

DESCRIPTION OF THE PROPERTY

All the piece and parcel of Land under 12.5% Gaathan Expansion Scheme being plot known as GES Plot No.42 + 43, Sector No.35, Phase - II, Village - Kamothe, Tal - Panvel, Dist.Raigad totally admeasuring about 600 Sq.mtrs. thereabouts and bounded as follows :-

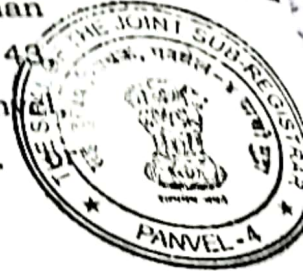
On or towards the North by	:	Plot No.24.
On or towards the South by	:	11.00mtrs wide road
On or towards the East by	:	Plot No.44.
On or towards the West by	:	3.00mtrs wide road.

SECOND SCHEDULE

Flat No.304, 3rd floor, building known as RIDDHI SIDDHI ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.42 + 43, Sector- 35, Kamothe, Phase- II, Navi Mumbai, Tal Panvel, Dist.Raigad

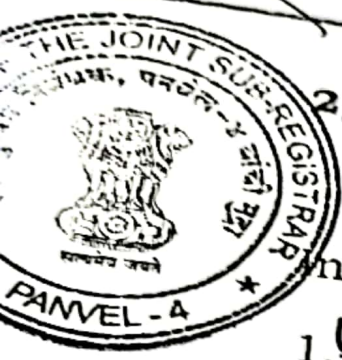
Admeasuring Carpet area of 31.21 Sq.mtrs. (which is inclusive of the area of balcony/ies if any) and being 37.45 S.qmtrs. Builtup area along with Attached terrace area of 2.13 Sq.mtrs.a and attached flower bed area of 5.75 Sq.mtrs.

पवेल - ४
३२३ / २०२३
९४ / १०२



पवेल - ४
२३/२०२३
१५/१२

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED SELLERS
Mr. NITESH ASHOK PAWAR



2) Mrs. LAXMI ASHOK PAWAR

In the Presence of

- 1. UMESH JADHAV
- 2. ASHOK B. PAWAR

Umesh

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASERS

1) Mr. NANDAN JAYARAM TAMBITKAR

Nandan

2) Mrs. SEEMA NANDAN TAMBITKAR

3) Mr. JAYARAM GOPAL TAMBITKAR

In the Presence of

- 1. UMESH JADHAV

Umesh



SELLERS

①



②



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PURCHASERS

Handwritten signature

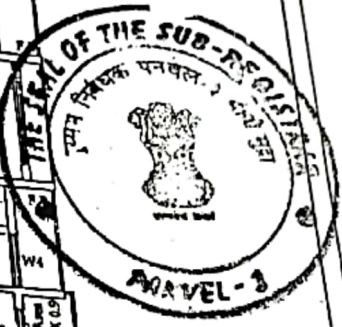
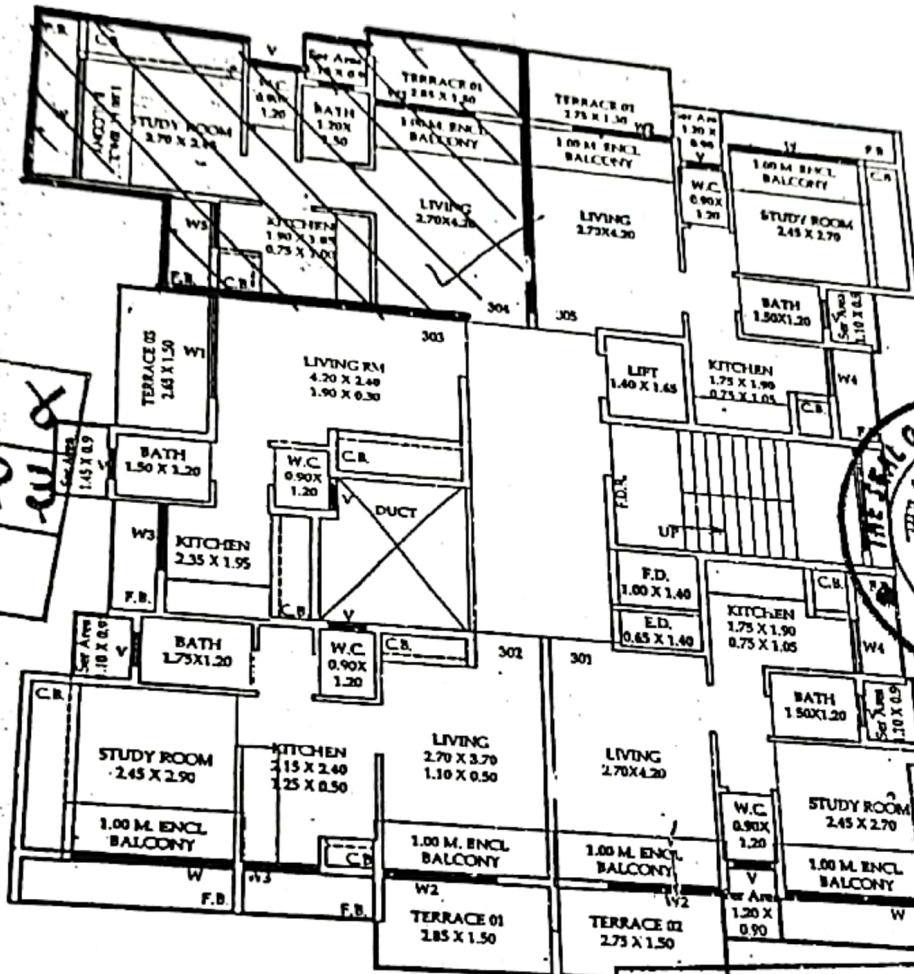
RECEIPT

RECEIVED from the within named "PURCHASERS" 1) Mr. NANDAN JAYARAM TAMBITKAR 2) Mrs. SEEMA NANDAN TAMBITKAR and 3) Mr. JAYARAM GOPAL TAMBITKAR the sum of Rs.9,95,000/- (Rupees Nine Lakhs Ninety Five Thousand only) given by cheque mentioned in payment schedule above as Part Payment towards Sale of my our Flat No.304, 3rd floor, building known as KIDDHI SIDDHI ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD, Plot No.42 + 43, Sector-35, Kamothe, Phase- II, Navi Mumbai, Tal Panvel, Dist.Raigad

We say Received.
Rs.9,95,000/-

N.A. TAMBITKAR
श्री नंदन जयाराम तंबितकर





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प व ल - ३
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२५/२०



FLOOR PLAN

SIDDHI SIDDHI BUILDERS AND ARCHITECTS - PROMOTERS

SIDDHI ASHIANA
LOT NO. 42/3, SEC - 35, KAMOTHA, NAVI MUMBAI

DRAWN BY
Archana
CHECKED BY
AR. K. JADIA

disha
architects - engineers-interior designers
RM-8, Building no.-9, NL-6, Sec-15, nerul, Navi Mumbai
tel. +91 22-2772 7982 (o), Mobile +91 93222-84217.
e-mail- jadia_kaush@yahoo.com, web site- www.dishaarch.com

The Direction

N.A. Pawar
श्री. लक्ष्मी अशोक पवार
श्री. मदन श्री. मदन
N.A. Pawar



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE

"NARIMAN", 2nd Floor, Nariman Point,

Mumbai - 400 021

PHONE (Reception) +91-22-6650 0900 / 6650 0928

FAX +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

Date: 23 JAN 2013

23 JAN 2013

CIDCO/BP-7383/ATPO(NM & K)/2013/107-1-1

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	2	0	7	7	0	2
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. +07 floors) [Res. BUA=899.691 Sq.mtrs., Total BUA=899.691 Sq.mtrs. (No. of Units R-37)] on Plot No.42 & 43, Sector-35 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Disha Architect has been inspected on 18/10/2012 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 04/08/2010 and that the development is fit for the use for which it has been carried out.

Patil
23/01/13
(R. B. Patil)

Add. Town Planning Officer (BP)
(Navi Mumbai & Khopta)

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प व ल - ४
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 २९ / ४२

सिडको
 महाराष्ट्र विकास

उ र व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:
 'सिडको' भवन, नवीमन पॉइंट, मुंबई - ४०० ०२१.
 (स्वागत क्र.क) +९१-२२-६६५० ०९००
 फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:
 'सिडको' भवन, सीबीडी बंलापूर, नवी मुंबई-४०० ६१४.
 दूरध्वनी : +९१-२२-६७९१ ८९००
 फॅक्स : +९१-२२-६७९१ ८२६६



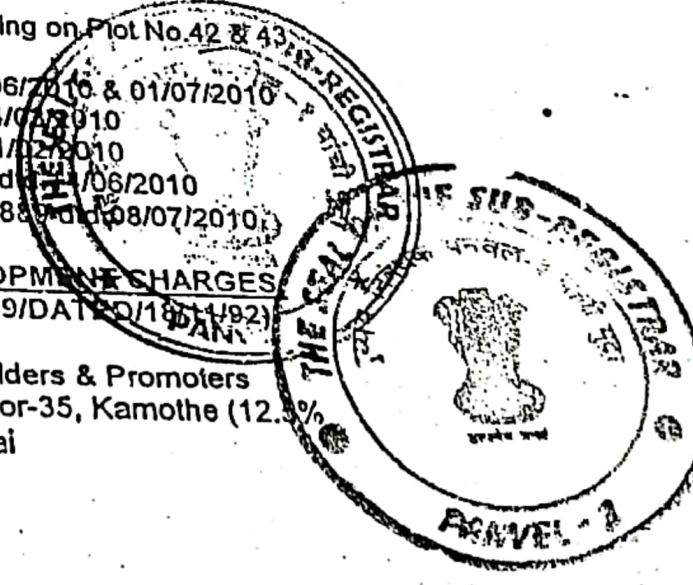
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To,
 M/s. Riddhi Siddhi Builders & Promoters
 Shop No.1, Sector-21, Plot No.45/46,
 Kamothe, Tal. Panvel Dist. Raigad

ASSESSMENT ORDER NO.292/2010-11 REGISTER NO.02 PAGE NO.292

- SUB:- Payment of development charges for Residential Building on Plot No.42 & 43 Sector-35 at Kamothe (12.5% scheme), Navi Mumbai.
- REF:-
- 1) Your architect's application dated 05/05/2010, 16/06/2010 & 01/07/2010
 - 2) Transfer order issued by M(TS-II) vide letter dtd. 04/07/2010
 - 3) Delay condonation issued M(TS-II) vide letter dtd.11/12/2010
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 11/06/2010
 - 5) 50% IDC paid of Rs.3,00,000/- vide challan No.124889 dtd.08/07/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES
 (OFFICE ORDER NO. CIDCO./ADM/2449/DATE/01/07/2010)



1. Name of Assessee	: -M/s. Riddhi Siddhi Builders & Promoters
2. Location	: Plot No. 42 & 43, Sector-35, Kamothe (12.5% scheme), Navi Mumbai
3. Land use	: -Residential
4. Plot area	: -600.00 Sq. mtrs
5. Permissible FSI	: -(1.5)
6. AREA FOR ASSESSEMENT:-	
i) Plot area	: - 600.000 Sq.mtrs.
ii) Built up area	: - 899.691 Sq.mtrs
7. DEVELOPMENT CHARGES:-	
i) Plot area..	: - 600.000 Sq.mtrs. X Rs. 30/- = Rs.18000.00
ii) Built up area	: 899.691 Sq:mtrs. X Rs. 40/- = Rs.35987.64
	Total Rs.53987.64

Total Assessed development charges :- (7.i+ 7.ii)=Rs. 53987.64, Say Rs. 53988/

Date of Assessment : - 01/07/2010

Due date of completion : - Upto 10/06/2011

Development charges paid of Rs.54,000/- Vide Challan No.124889 dtd.08/07/2010

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Yours faithfully,

मिहको

पंचायत विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय: मिहको, वडोदा रोड, नवी मुंबई - ४०० ००२
दूरध्वनी: ०२२-२२-४४९१ २१००
फॅक्स: ०२२-२२-४४९१ २१०१

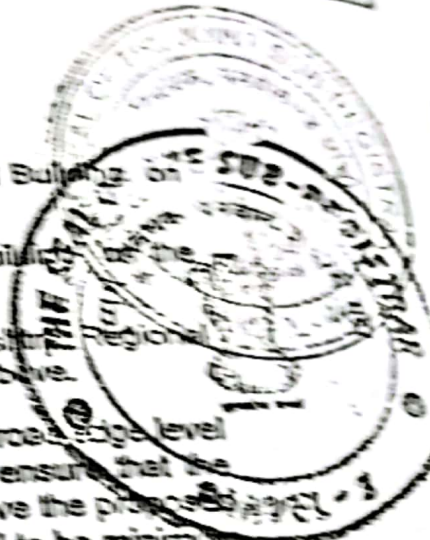
दिनांक: 4 AUG 2023

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Development permission for Residential Building on Plot No. 42 & 43, Sector 12, Kamathe (12th Scheme), New Mumbai.
 Plot No. 42: See Challan No. 124889 & 01072010
 Plot No. 43: See Challan No. 124889 & 01072010
 Plot No. 44: See Challan No. 124889 & 01072010
 Plot No. 45: See Challan No. 124889 & 01072010
 Plot No. 46: See Challan No. 124889 & 01072010
 Plot No. 47: See Challan No. 124889 & 01072010
 Plot No. 48: See Challan No. 124889 & 01072010

The development permission is hereby granted to construct Residential Building on the concerned Plot. The Developer/Plot Owner should obtain the proposed finished road edge level from the concerned Municipal Executive Engineer. The Developer/Plot Owner to ensure that the minimum level of the proposed buildings/shops to be minimum 750 mm above the proposed road edge level. In case, the building is having silt, the finished silt level to be minimum 750 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, Kamathe, CIDCO prior to the commencement of the construction work.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before issuing occupancy certificate.

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

Since, you have paid 50% of the amount of Rs.3,00,000/- vide challan No.124889 of 07/21/10, you may approach the Office of Executive Engineer (Kamathe) to get the water connection to your plot.

Thanking you,

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Yours faithfully,

 4/8
 (R. B. Patil)

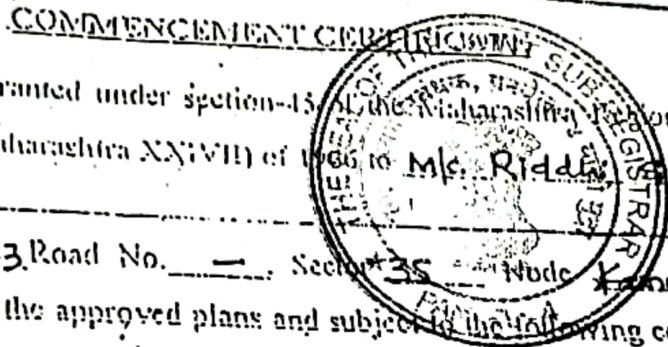
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23/02	

REF. NO. CHD/CO/AT/P/114 = =

4 AUG 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.



Permission is hereby granted under section-13 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Riddhi Builders & Promoters.

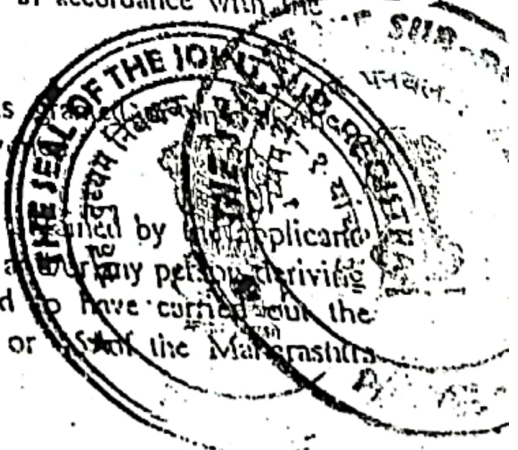
Plot No. 42 & 43 Road No. — Section 35 Node Kandhe of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+7) str.

Total Residential BUA = 899.691 m²

(Nos. of Residential Units 37 Nos. of Commercial units —)

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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 is in contravention 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 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-13 or 15 of the Maharashtra Regional and Town Planning Act-1966.



The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 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 authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of inspection.

प व ल
9/1/08

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF I

NANDAN J TAMBITKAR
JAYARAM GOPAL TAMBITKAR

02/09/1992

Permanent Account Number

ALRPT8530E

[Handwritten signature]

आयकर विभाग

INCOME TAX DEPARTMENT



JAYARAM G TAMBITKAR

GOPAL NAMDEV TAMBITKAR

15/06/1961

Permanent Account Number

AAZPT1609D

A handwritten signature in black ink, appearing to read 'J. G. Tambitkar', is written over a horizontal line.

Signature