



STATE BANK OF INDIA
CHEMBUR BRANCH,
SUNBEAM, 18TH ROAD,
CHEMBUR, MUMBAI-400071

PHONE: 022-25288066,25276640 | FAX: 022-25283928 | EMAIL: sbi.00533@sbi.co.in | BR CODE: 00533

DATE:25.04.2023

To,
The Asst General Manager, (RACPC)

State Bank of India,
603 & 604, 6th floor, Commercial Tower B1,
Kohinoor City Mall, Kirol Road,
Off. LBD Marg, Near Holy Cross,
Kurla West,
Mumbai – 400086.

HOME LOAN - Rs 8 lacs - Top-up.
MR RAKIRAN SHIVPRASAD TANDEKAR

We forward herewith, home loan top of file for processing at your end.

Yours Faithfully

Chief Manager



FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name RAJKIRAN SHIVPRASAD TANDEKAR Gender M F T*
 *Transgender
 Salutation Mr Mrs Ms Dr. Other _____ Date of Birth 07-12-1992
 Marital Status Married Unmarried Other _____ Name of Spouse DIPIKA R. TANDEKAR
 No. of Dependents No. of Children 01 Name of Father SHIVPRASAD
 Mother's Maiden Name MAMTA Category SC ST OBC General
 Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDU
 Place of Birth PAULDAWANA Photo Identification (ID) : Type 433737214940 ADHA
 Photo Identification (ID) : Number 433737214940 Photo ID: Valid Upto _____
 Driving Licence No. _____ Driving Licence Valid Upto _____
 PAN No./GIR No. AUQPTE571P Passport No. _____ Passport Valid Upto _____
 Highest Qualification Attained B.A. Qualifying Year 2013



Present Address: Staying at the present address for the past 301 Years and 6 Months. Type of Residence Owned Rented Allotted by employer Other
 House /Flat / Apartment No. or Name ASAWARI L-09, 105
 Street Name & No. and Area/Location _____
 Landmark SECTOR 27 TALOJA
 City TALOJA District RAJGAD Pin Code 410268
 State MAHARASHTRA Country INDIA
 Telephone (Landline) _____ Mobile (Primary) 8422004036 Mobile (Secondary) 9082267949
 Email (Personal) randrakshyajikivana@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 House /Flat / Apartment No. or Name AH + P0 ST PAULDAWANA
 Street Name & No. and Area/Location TALUKA + SALERKHA SA
 Landmark _____
 City GONDIA District GONDIA Pin Code 441916
 State MAHARASHTRA Country INDIA
 Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address: Office / Business Address: _____
 Name of Org/Employer, Dept. & Floor DEONAR COLONY MUM. HINDI SCHOOL No. 2
 Street Name & No. and Area/Location GOVANDI
 Landmark _____
 City MUMBAI District MUMBAI Pin Code 400043
 State MAHARASHTRA Country INDIA
 Telephone (Landline) _____ Fax _____ Mobile (Secondary) 8422004036
 Email (Organizational) _____

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years
 References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquiries from the referees if it deems necessary.	Name	Name
	Address	Address
	Email	Email
	Tel: Mob:	Tel: Mob:

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Reference No. 10006389

Date : 09/09/2019

Customer No: 30196223

To,
RAJKIRAN SHIVPRASAD TANDEKAR,
BIULD.NO.10/B ASHWAGANDH ROOM NO.305 HIRANANDANI AKRUTI,
LALLUBHAI COMPOUND MANKHURD (WEST),
Mumbai (Suburban)-400043.
Contact No. 9082267949
Email: TANDEKARRAJKIRAN4@GMAIL.COM

Subject: Allotment of Apartment in Mass Housing Scheme, (LIG) Sector-27, Taloja, Navi Mumbai. Reservation for Schedule Caste category.

Dear Sir/Madam,

With reference to your application No.1180085204

We are pleased to allot you the following apartment, subject to the terms & conditions annexed herewith.

A. DETAILS OF APARTMENT ALLOTTED:

Building No.	Floor No.	Apartment No.	Carpet Area sq.mt
L09	1st floor	0105	29.82

B. PRICE OF APARTMENT

Sale Price (Rs) (A)	Incidental Charges (Rs) (B)	Total (Rs) (A+B)	EMD Received (Rs)	Sale Price Balance Amount (Rs)
2,585,700.00	29,949.99	2,615,649.99	25,000.00	2,590,649.99

Note: The above Sale price is tentative and may increase as per NMDL(A)R, 2008 rules.

By:-



2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 16642/2021

नोदणी :

Regn:63m

गावाचे नाव : तळोजा पाचनंद


(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2585700
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2585700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: अपार्टमेंट नं.0105, पहिला मजला, विल्डिंग नं. एल-09, मास हौसिंग स्कीम टाईप एल.आय.जी प्लॉट नं.1, सेक्टर नं. 27, मौजे-तळोजा, नवी मुंबई, ता-पनवेल, जि-रायगड. (क्षेत्रफळ-29.82 चौ.मी. कारपेट एरिया)(प्रधानमंत्री आवास योजना कु मु 2015/1745/पु ओ र 24/सी आर -573/एम 1दिनांक 01/12/2016)((Plot Number : 1 ;))
(5) क्षेत्रफळ	1) 29.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लि तर्फे असिस्टंट मार्केटिंग ऑफिसर ओंकार डी मलवाड . . वय:-30; पत्ता:-प्लॉट नं: .. माळा नं: .., इमारतीचे नाव: निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई, ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजकिरण शिवप्रसाद तांडेकर . . वय:-29; पत्ता:-प्लॉट नं: ..., माळा नं: .., इमारतीचे नाव: विल्डिंग नं 10/बी अश्वगंध रूम नं 305 हिरानंदानी आकृती लालूभाई कंपाउंड मानखुर्द वेस्ट मुंबई , ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, मुंबई. पिन कोड:-400043 पॅन नं:-AUQPT5571P
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2021
(10) दस्त नोदणी केल्याचा दिनांक	02/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16642/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	25900
(14) शेर	

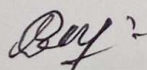
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.


 सह दुय्यम निबंधक वर्ग-३
 (पनवेल-३)



AGREEMENT TO SALE

REF: Contract: 10006389

Scheme: Mass Housing(2018-2019)

Customer: 30196223

Property No.: NMTL027000000010L09010105

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 25th DAY OF NOVEMBER, TWO THOUSAND TWENTY ONE between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Mr.Rajkiran Shivprasad Tandekar

Biuld.No.10/b Ashwagandh Room No.305,

Hiranandani Akruiti Lallubhai Compound,

Mankhurd (west) Mumbai 400043, Mumbai (suburban)-400043

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HEREINAFTER REFERRED to as 'The Purchaser' Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning there of include his/her heirs, administrators and permitted assigns etc.) of the Other Part.

WHEREAS:

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTTP Act).

2. The State Government in pursuance to Land Acquisition Act, 1894 read with section 113(A) of the MRTTP Act, acquired lands described there in and vested such lands in the Corporation for development and disposal. The State Government has under Section 113(A) of the MRTTP Act, acquired privately held lands in Navi Mumbai and vested such acquired lands along with its own lands in the Corporation for purpose of development and disposal.

Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTTP Act 1966 to dispose of the lands so vested in it by lease subject to rules, regulations and direction of the State.

AND WHEREAS:

3. The Corporation under its power and authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 14 upper floors for LIG type apartment. These buildings comprises of apartments and is being designated as

Anulwad

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

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Page: 1 of 8

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Mass Housing Scheme, at Plot no. 1, Sector No.27, Taloja Node, Navi Mumbai. The Corporation has published the Scheme in the newspapers inviting applications from the general public on the terms and conditions stated in the said Scheme Also, the Sr. Architect vide letter No. CIDCO/Sr.Arch(BP-IHP)/BP-IHP-32/2021/33 dated 02.11.2021 has issued Occupancy Certificate to No. of Units 2,820 (LIG) + 1,518 (EWS) = Total 4,338 Residential Nos. and 90 Shop Units.

AND WHEREAS:

The Applicant has applied to the Corporation and his application having found in order, was allowed to participate in the draw and where his application succeeded by draw of lots and the apartment no **0105** admeasuring carpet area **29.82** (Sq. mtrs) situated in **Mass Housing** Scheme **LIG** was allotted to him/her.

4. That on or before receiving Purchaser's application, the Corporation had offered for inspection of all relevant documents, such as building plan, specifications, all relevant permission, premises etc. That on inspection, the Purchaser has satisfied himself/herself about all the aspects and had no queries or doubts.

5. The Corporation has decided that apartments constructed in the said scheme be sold on 'Ownership Basis' to the allottees and the individual Purchaser shall become member of the proposed Co-operative Housing Society registered under the Maharashtra Co-operative Housing Societies Act, 1960. The Purchaser has executed, signed all necessary documents, forms, declarations etc. required for registering Co-operative Housing Society of the Purchasers of the apartments under the said Scheme. Thereafter, the Corporation would grant lease of the land to the the respective Co-operative Housing Society on which the said buildings are constructed and more particularly described in the schedule herein for a period of **60 years** on a nominal rent of **Rs.100/-** per year.

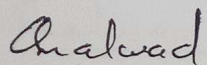
6. The Purchaser has agreed to purchase from the Corporation on 'Ownership Basis' Apartment bearing no **0105** and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of **Rs.2,585,700.00** /-(**Twenty Five Lakh Eighty Five Thousand Seven Hundred Rupees Only**) Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER

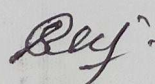
The allotment of the said apartment shall be subject to the observance of the provisions of rules, regulations and policies framed by the Corporation including the provisions contained in Navi Mumbai, Disposal of Lands (Amendment) Regulations, 2008, so far as it relates to disposal of apartment.

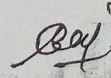
1. The Purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

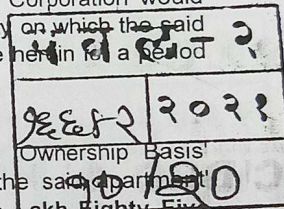
2. The Corporation has agreed to sell and the Purchaser has agreed to purchase the said apartment bearing No **0105** in Building No. **L09** on **1st floor** admeasuring **29.82** Sq. Mtrs. or thereabout as per the plans and specifications seen verified and approved by the Purchaser. The copy of the plan and specifications of the said apartment is annexed herewith as 'Annexure A'. The price of the said apartment No. **0105** is **Rs.2,585,700.00** /-(**Twenty Five**


Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

Page: 2 of 8







SCHEDULE

ALL THAT Apartment admeasuring 29.82 Sq.Mtrs. having building No.L09, Apartment No. 0105, of layout of land situated and being at Plot No.1, Sector No.27 , Taloja Node, Navi Mumbai, and bounded as follows that is to say:

On or towards the North by : _____
On or towards the South by :- _____
On or towards the East by :- _____
On or towards the West by :- _____

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IN WITNESS, WHEREOF THE Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first here in above written.

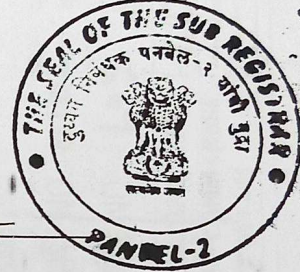
SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CORPORATION

BY THE HAND OF

✓ Shri/Smt. Onkar D. Malwad Malwad

Asst. Marketing Officer



IN THE PRESENCE OF:

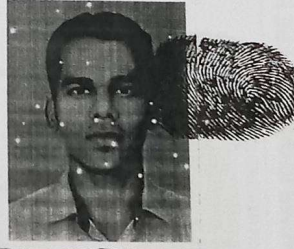
- (1) Shri/Smt H.S. Pawar (Signature)
(2) Shri/Smt N.R. Khairnar (Signature)

Asstt. Marketing Officer
CIDCO Ltd.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

Rajkiran S. Tandekar (Purchaser)



By the hand of its signatory

IN THE PRESENCE OF:

- (1) Shri/Smt H.S. Pawar (Signature)
(2) Shri/Smt N.R. Khairnar (Signature)

Boj

CARPET AREA FOR TEN. NO. - 01, 02, 03, 04, 05 & 06 = 29.82 SQM.

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Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

I, ARCHITECT T.P. TIKHE, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREAS BUILT. I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

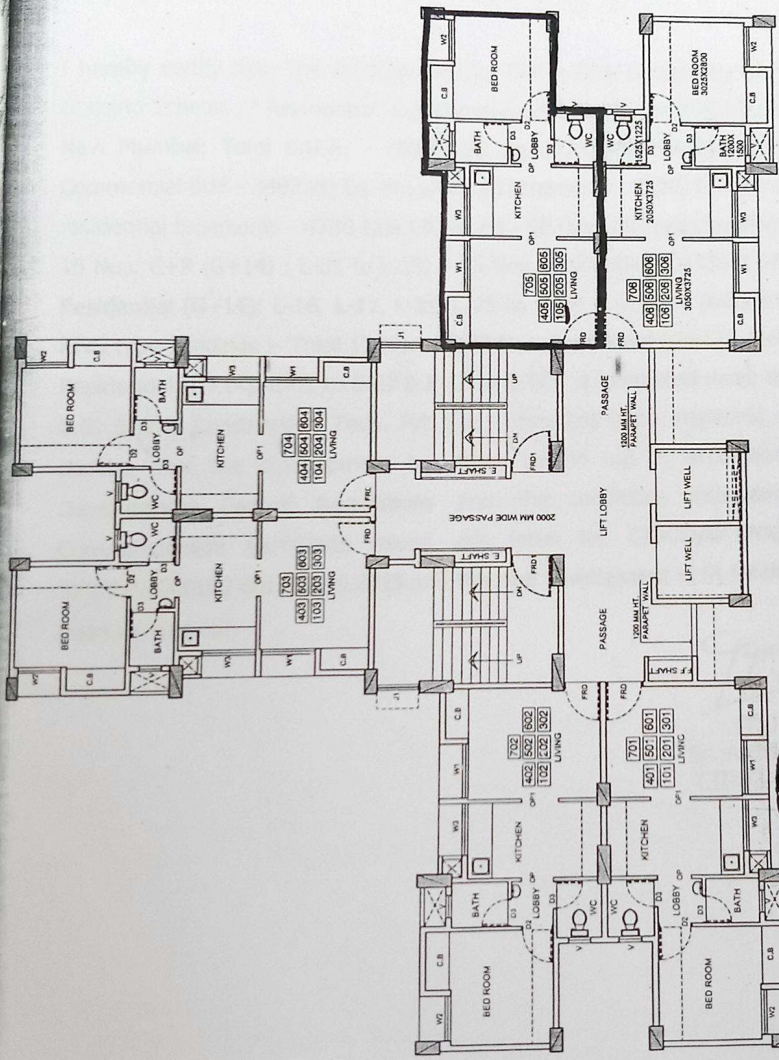
Bay.

Shirke

ARCHITECT
T.P. TIKHE
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411036
SOLEMNLY AFFIRMED AT NAVI MUMBAI
ON ... DAY OF .../.../2021

SHIRKE

B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411036



BLDG. NO. - L1 TO L15

CHECKED & FOUND CORRECT.

Srinivas

T. J. VADIA
SR. ARCHITECT, CIDCO LTD.

TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR PLAN)

FOR FLAT NO. - 0105

FOR BUILDING NO. - L09

CIDCO

CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
CIDCO BHAWAN, C.B.D. BELAPUR NAVI MUMBAI - 400 814.

BUILDING TYPE
LIG COMM+RESI
(G+14)



- NOTES :-
- 1) THE CONCLUSION AGREEMENT IS FOR THE CARPET AREA.
 - 2) FOR THE CALCULATION OF CARPET AREA PER RERA GUIDELINE.
 - 3) ALL DIMENSIONS ARE FROM UNFINISHED TO UNFINISHED.

MASS HOUSING SCHEME FOR TYPE HOUSE
AT PLOT NO.1, SECTOR 1, NAVI MUMBAI.
CIDCO, NAVI MUMBAI.

Bay.



CIDCO/Sr. Arch(BP-IHP)/BP-IHP-32 /2021/ 000033

02 NOV 2021

OCCUPANCY CERTIFICATE

I hereby certify that, the development for Full & Final Occupancy Certificate for the Mass Housing Scheme of Residential cum Commercial Buildings on Plot No.-01, Sector-27, Talaja, Navi Mumbai; Total B.U.A. - 150302.75 Sq. M.(Residential BUA - 146815.55 Sq. M. + Commercial BUA - 3487.20 Sq. M.) with LIG tenements - 2820, EWS tenements - 1518 (Total residential tenements - 4338 Nos.) & Shops - 90 Nos., LIG type buildings : Total 33 Nos. ; {(15 Nos. C+R (G+14) : L-01 to L-15) + (3 Nos. Residential (G+13): L-18 to L-20) + (14 Nos. Residential (G+14): L-16, L-17, L-21, L-23 to L-33) + (01 No. Residential (G+07): L-22)} & EWS type buildings :- Total 17 Nos. ; {(02 Nos. Residential (G+13): E-08 & E-09) + (15 Nos. Residential (G+14): E-01 to E-07 & E-10 to E-17)} is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 26-10-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-32/2019/000100 dtd. 09.05.2019 and that the development is fit for the use for which it has been carried out.

पंचल-२
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T. J. Vaidya

(T. J. Vaidya)
Sr. Architect (BP-IHP)
CIDCO, Navi Mumbai



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