

9/05/2023  
Mohan

ONGC URAN (10714)

Home Loan Top-Up.

RAAS : YLAPHLTP20235002504186.

Application ID : 501230508023642

13592

Old  
A/c 2369

**SBI** भारतीय स्टेट बैंक / बैंक  
State Bank of India

SHRINIWAS KUMAR VERMA  
PINKY VERMA

विषय / Subject \_\_\_\_\_

29 lakhs

\_\_\_\_\_ पासून / से \_\_\_\_\_ पर्यंत / तक

From \_\_\_\_\_ to \_\_\_\_\_

HLA/c : 38363011305

Salary A/c : 10393006339.

RV }  
BV } 6/5/23  
site }

**FORM NO. 16**

[See rule 31(1)(a)]

**PART A**

Certificate under Section 203 of the Income-tax Act, 1961 for tax deducted at source on salary

Certificate No. RSIFDJA		Last updated on 21-Jun-2021	
Name and address of the Employer LIC OF INDIA P & GS UNIT DELHI DO - I JEEVAN PRAKASH BUILDING, JEEVAN PRAKASH BUILDING, K G MARG, CONNAUGHT PLACE, NEW DELHI - 110001 Delhi +(91)11-23350678 PRAVENCA1@GMAIL.COM		Name and address of the Employee SHRINWAS KUMAR VERMA SHASHI SADAN 126, GANDHI NAGAR WEST, BORING CANAL ROAD, PATNA - 800001 Bihar	
PAN of the Deductor AAACL0582H	TAN of the Deductor DELL02209E	PAN of the Employee AAIPV9695E	Employee Reference No. provided by the Employer (If available)
CIT (TDS) The Commissioner of Income Tax (TDS) Aayakar Bhawan, District Centre, 6th Floor Room no 610, Hall no. 4, Luxmi Nagar, Delhi - 110092		Assessment Year 2021-22	Period with the Employer From 01-Apr-2020 To 31-Mar-2021

Summary of amount paid/credited and tax deducted at source thereon in respect of the employee

Quarter(s)	Receipt Numbers of original quarterly statements of TDS under sub-section (3) of Section 200	Amount paid/credited	Amount of tax deducted (Rs.)	Amount of tax deposited / remitted (Rs.)
Q3	QUGCLPUG	373954.50	116673.00	116673.00
<b>Total (Rs.)</b>		<b>373954.50</b>	<b>116673.00</b>	<b>116673.00</b>

**I. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH BOOK ADJUSTMENT**  
 (The deductor to provide payment wise details of tax deducted and deposited with respect to the deductee)

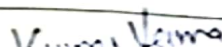
Sl. No.	Tax Deposited in respect of the deductee (Rs.)	Book Identification Number (BIN)			
		Receipt Numbers of Form No. 24G	DDO serial number in Form no. 24G	Date of transfer voucher (dd/mm/yyyy)	Status of matching with Form no. 24G
<b>Total (Rs.)</b>					

**II. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN**  
 (The deductor to provide payment wise details of tax deducted and deposited with respect to the deductee)

Sl. No.	Tax Deposited in respect of the deductee (Rs.)	Challan Identification Number (CIN)			
		BSR Code of the Bank Branch	Date on which Tax deposited (dd/mm/yyyy)	Challan Serial Number	Status of matching with OLTAS*
1	116673.00	6910333	01-12-2020	02289	F
<b>Total (Rs.)</b>	<b>116673.00</b>				

**Verification**

I, SUNITA OHLI son / daughter of SPKASHAL working in the capacity of MANAGER (designation) do hereby certify that a sum of Rs. 116673.00 [Rs. One Lakh Sixteen Thousand Six Hundred and Seventy Three Only (in words)] has been deducted and a sum of Rs. 116673.00 [Rs. One Lakh Sixteen Thousand Six Hundred and Seventy Three Only] has been deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.



2369

HOME LOAN

15357473

38363011305

TDV

LOS ID :	/CAR/HL/ED./20	-20
CIF :	15397652	<b>TITLE DEEDS VERIFIED ON 12-12-2019</b>
Applicant Name :	MR. PINKI VERMA	85104601507
Co-Applicant Name :	MR. SHRINWAS VERMA	80304970808
CIF :	88599213227/85144601507	<b>MARK IN SYSTEM</b>
Contact Numbers (R)		(0)
AC :	37917041798	38006500256
Loan Amount :	<del>500000</del>	Tenure : 236 months
Interest Rate :	48.00	EMI :
Loan Type :	Term	SBI LIFE : YES / NO
COLL :		NEW
Property Location / Vehicle Details		
Cost of Flat / Vehicle :		
Name of Developer / Vendor		

Central-ops  
of PMAY-urban  
Authority

✓  
ELIGIBLE/NOT ELIGIBLE  
UNDER PMAY SCHEME  
REASON

Name of Sourcing Officer : ALKA S WIG (10714) URAN

LOS ID: 15397652 ✓  
 CIF: 38363011305 ✓  
 AC: 7781817704 ✓  
 BILL: \_\_\_\_\_  
 Amount: **Rs. 48,00,000**  
 NAME: \_\_\_\_\_  
 CREDIT NO: 803049708746  
 AGENO: 200034596082  
 COMPACT NO: \_\_\_\_\_  
 S.C. NO: \_\_\_\_\_

**MARK IN SYSTEM**

**SBI**  
**BANK OF INDIA**

2

39830064

Saturday, February 16

1:23 PM

पावती

Original/Duplicate

19M

19M

पावती क्र.: 3696 दिनांक: 16/02/2019

गावाचे नाव: उलवे

दस्तावेजाचा अनुक्रमांक: पवल3-3064-2019

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीनिवास कुमार वर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3400.00

पृष्ठांची संख्या: 170

एकूण:

रु. 33400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:45 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.6051538 /-

मोबदला रु.10900000/-

भरलेले मुद्रांक शुल्क : रु. 654000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012004447201819E दिनांक: 16/02/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1602201904387 दिनांक: 16/02/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1602201904297 दिनांक: 16/02/2019

बँकेचे नाव व पत्ता:

Shrinivas Kumar Verma

Valuation ID

201902162060

16 February 2019/01/06/35  
PM

मूल्यांकनाचे वर्ष 2018  
जिल्हा रायगड  
तालुक्याचे नाव पनवेल  
तळाचे नाव उलवे, गव्हाण खारकोपर  
प्रमुख मूल्य विभाग 27  
सहाय्य मूल्य विभाग 27 I  
प्रभावे क्षेत्र Influence Area

सर्कल नंबर / न क्रमांक

वार्षिक मूल्य दर तबत्यानुसार मूल्यदर रु.

मूल्यदर  
62900

मोजमापनाचे एकक  
चौ मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र	88.84 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर	RS 62900/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		

Sale Type -  
First Sale

Resale of built up Property constructed after circular dt 02/01/2018

धरानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर \* धरानुसार टक्केवारी)  
= (62900 \* (100 / 100))  
= Rs 62900/-

मजला निहाय घट वाढ = 1.05 of 62900 = Rs. 66045/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 66045 \* 88.84  
= Rs. 5867437.8/-
- C) बंदिस्त वाहन तळाचे क्षेत्र = 11.15 चौ. मीटर  
बंदिस्त वाहन तळाचे मूल्य = 11.15 \* ( 66045 \* 25/100 )  
= Rs. 184100.4375/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य +  
वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य - बंदिस्त  
वाल्कनी  
= A + B + C + D + E + F + G + H + I  
= 5867437.8 + 0 + 184100.4375 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs. 6051538/-

Home

Print





CHALLAN  
MTR Form Number-6

पवल-३  
३०/०२/२०१९  
५३/५००

SRN	MH012004447201819E	BARCODE	Date		18/02/2019-11:42:22	FORM ID	25.1
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)				
Location	RAIGAD		Full Name	SHRINIWAS KUMAR VERMA AND OTHER			
Year	2018-2019 One Time		Flat/Block No.	FLAT NO 1002 10 TH FLOOR D WING DELTA			
Account Head Details			Premises/Building	TOWER 2			
		Amount In Rs.	Road/Street	PLOT NO 2			
030046401	Stamp Duty	654000.00	Area/Locality	ULWE			
030063301	Registration Fee	30000.00	Town/City/District				
			PIN				
			Remarks (If Any)	SecondPartyName=VANSH ENTERPRISES			
			Amount In	Six Lakh Eighty Four Thousand Rupees Only			
			Words				
Total		6,84,000.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332019021611348	202773215	
cheque/DD No.			Bank Date	RBI Date	16/02/2019-11:42:49	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9100000000  
दर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



## AGREEMENT

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 16<sup>th</sup> day of Feb., 2019 BETWEEN,

**VANSH ENTERPRISES** (holding PAN no. AAMFV5454F), a Partnership Firm, duly formed under the Indian Partnership Act 1932, having its office at Shop no. 1, Tirupati Complex, Plot No.3, Sector 44, Nerul, Navi Mumbai, represented by its Partners MR PRASHANT BABUBHAI GAJIPARA, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **FIRST PART**

**AND**

**MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD.**, a Company Incorporated under the Companies Act, 1956, having CIN no U14100MH1994PTC078797 and holding PAN no. AAACD3923C, having its registered Office at Geetaneel Arcade, 5<sup>th</sup> Floor, 85 Hill Road, Bandra (W), Mumbai – 400 050, represented by its Director MR. BHUPESH B. PATEL, hereinafter referred to as the "CO-PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **SECOND PART**

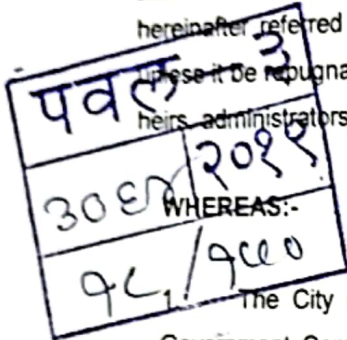


Shrinivas Kumar Verma

Penke Verma

AND

MR. SHRINIWAS KUMAR VERMA, adult, Indian Inhabitant, PAN NO AAIPV9695E, &  
MRS. PINKI VERMA adult, Indian Inhabitant, PAN NO AISPV8483E & Residing at  
FLAT NO.402, MERIDIAN MYSTIC PLOT NO.78, NEAR PRESENTATION CONVENT  
SCHOOL, SECTOR-27, NERUL EAST , NAVI MUMBAI , MAHARASHTRA - 400706,  
 hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" [which expression shall,  
 if these it be repugnant to the context or meaning thereof, be deemed to include his/her/their  
 heirs, administrators and permitted assigns] of the **THIRD PART.**:



WHEREAS:-

The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.



The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

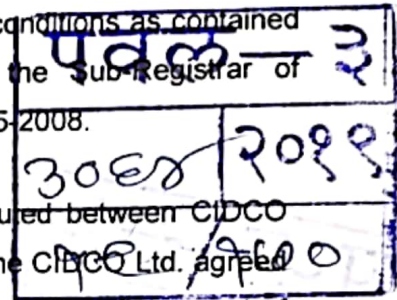
3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
4. By an Agreement to Lease dated 30<sup>th</sup> April, 2008 executed between CIDCO Ltd. and 1) Smt. Cressie D'souza, 2) Shri. Oskar D'souza, 3) Shri. Canaute D'souza, 4) Shri. Steven D'souza, 5) Mr. James D'souza, 6) Shri. Exalt D'souza, 7) Shri. Dantes D'souza, all adults, Indian Inhabitants, having their address at "SOLAS VIEW", Plot No. 242, St. Anthony Road, near Church, Chembur, Mumbai - 400 071 (hereinafter referred to as the said Original Licensees), the CIDCO Ltd. granted the said Original Licensees a lease in respect of all that pieces and parcel of land known as Plot No. 02, Sector- 8 Part, in Village / Site Ulwe II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measuring 9599.48 Square Meters or thereabouts (hereinafter referred to



Shrinivas Kumar Verma



as the said plot) and the same is more particularly described in the First Schedule hereunder written for the lease premium and on the terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. PAVAL 1 -03621 - 2008 dated 06-05-2008.



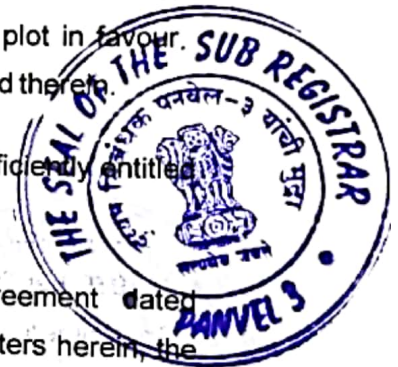
5. By a Tripartite Agreement dated 12<sup>th</sup> May, 2008 executed between CIDCO Ltd., the said Original Licensees and the Co-Promoters herein, the CIDCO Ltd. agreed to accept and substitute the Co-Promoters herein as the New Licensees in respect of the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL 1 - 03806 - 2008 dated 13-05-2008.

6. The CIDCO Ltd., vide its letter dated 03-06-2008 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE/1142/2008, has transferred the said plot in favour of the Co-Promoters herein upon such terms and conditions as contained therein.

7. Pursuant thereto, the Co-Promoters herein became well and sufficiently entitled to the said plot.

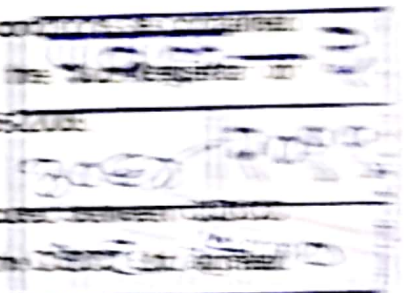
8. Subsequent thereto, by an Articles of Joint Venture Agreement dated 11/07/2016 executed between the Co-Promoters herein and the Promoters herein, the Co-Promoters herein have agreed to jointly develop the said plot with the Promoters herein for such consideration and upon such terms and conditions as mentioned therein. The said Articles of Joint Venture Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL1/ 4715 / 2016 dated 11/07/2016.

9. As per the provisions of the said Joint Venture Agreement, the Promoters are entitled to the flats and shops specified therein and likewise the Co-Promoters is entitled to the flats and shops specified therein with each of them respectively having the rights to alienate or encumber such flats/shops forming part of their respective entitlement. The flat/shop hereby agreed to be sold is from and out of the entitlement of the Promoters and consequently all financial dealings of and pertaining to this Agreement upto the stage of handing over of possession of the flat/shop shall be done exclusively with the Promoters. Consequently, wherever context permits, reference hereunder to the Promoters shall mean and refer only to the Promoters and to the exclusion of the Co-Promoters in respect of Agreements for sale of flats/shops from and out of the entitlement of the Promoters. Further, in respect of the provisions hereunder pertaining to the period from and after handing over of possession of the tenement to the purchaser thereof, the expression Promoters shall include and mean and refer also to the Co-Promoters.



Pente Veema

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10. As mutually agreed between the Promoters and the Co-Promoters, by virtue of Tripartite Agreement dated 13/7/2016 executed between CIDCO Ltd, Co-Promoters and the New Licensee and the Promoters and the Co-Promoters herein jointly as the Subsequent New Licensees, the CIDCO Ltd has transferred the said plot in favour of the Co-Promoters and the Promoters jointly wherein the Co-Promoters has transferred an undivided share in respect of the said plot to the Promoters herein upon such terms and conditions as are mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL 1/8146/2016 dated 13/7/2016.

The CIDCO Ltd., vide its letter dated 19/07/2017 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE/1142/2016/10609, has transferred the said plot in favour of the Co-Promoters and the Promoters jointly upon such terms and conditions as contained therein.

पवक  
30/07/2016  
20/9/2016

12. As mutually agreed between the Co-Promoters and the Promoters herein, the Promoters has executed a Power of Attorney dated 11-07-2016 in favour of the Co-Promoters authorizing the Co-Promoters to do such acts, deeds, matters and things as more particularly mentioned in the said Power of Attorney including the power and authority to execute and lodge for registration this Agreement for and on the behalf of the Promoters. The said Power of Attorney is registered under the serial no. PVL 1/4716/2016 dated 11/07/2016.



13. In the above circumstances, the Promoters and the Co-Promoters herein are jointly entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority and subject to terms and conditions of the said Joint Venture Agreement between themselves.

14. The Co-Promoters herein, through their Architects 'SOPAN PRABHU', having his Office at F-1/3.1, Sector - 3 / 4, Vashi, Navi Mumbai, had prepared and submitted to the CIDCO Ltd. and other authorities the building plans, specifications and designs for the said plot initially by utilizing part permissible FSI, by proposing to construct Residential Building on the said plot. The CIDCO Ltd. had sanctioned the Building plans, specifications and designs submitted by the Co-Promoters and granted its Development permission and Commencement Certificate vide its letter dated 31-12-2013, having reference no. CIDCO/BP-8120/ATPO/2154 to construct a Residential Building comprising of 4 Wings, namely, Wing A, Wing B, Wing C and Wing D, each wing consisting of Ground + 14 upper Floors. However, subsequent thereto, the Co-Promoters have, through their another Architects 'SOYUZ TALIB ARCHITECTS PVT. LTD.', having their Office at 1405/1406, Kesar Solitaire, Plot no.5, Sector-19, Sanpada, Navi Mumbai, prepared and submitted to the CIDCO Ltd. and other authorities the

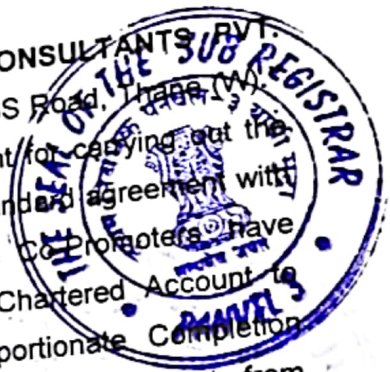
*Shravan Kumar Verma*  
*Pinki Verma*



revised building plans, specifications and designs for the said plot by initially utilizing the part permissible FSI, by proposing to construct Residential cum Commercial Building on the said plot and obtained from the CIDCO Ltd. an Amended Commencement Certificate dated 06-11-2015, having reference no. CIDCO/BP-8120/TPO/(NM &K)/2015/1311 to construct a Residential cum Commercial Building/ Complex comprising of 5 Wings namely, Wing A, Wing B, Wing C, Wing D, Wing E, each Wing consisting of Ground and upper floors (hereinafter referred to as the said Layout). The copies of the said Commencement Certificate dated 31-12-2013 and Amended Commencement Certificate dated 06-11-2015 are annexed hereto and marked as Annexure "A (Colly)".

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15. The Co-Promoters have also appointed "EPICONS CONSULTANTS PVT. LTD.", having its Office address at 216/A, Amargyan Complex, LBS Road, Thane (W), as RCC Consultants and have entered into standard Agreement for carrying out the construction of the said Building/s and also have entered into standard agreement with the Architect for preparing plans of the said Building/s. The Co-Promoters have appointed **K.V.THAKKAR & ASSOCIATES, THANE** as the Chartered Accountant to maintain the accounts for the said Project and issue proportionate Completion Certificate for the work completed by the Co-Promoters for withdrawal of amounts from the separate Bank Account specifically opened for the said Project as per the Real Estate (Regulation and Development) Act, 2016.



16. At present the FSI of 1.5 is permissible on the said plot. However, the Promoters / Co-Promoters have not utilized the said entire FSI of 1.5 available / permissible on the said plot. The Promoters / Co-Promoters shall, upon compliance of the necessary procedure and obtaining necessary NOC from the concerned Authorities, submit revised plan by proposing to consume the entire FSI of 1.5 by proposing to construct 5 (Five) Wings, namely, Wing A, Wing B, Wing C, Wing D and Wing E, each Wing along with such external amenities as are mentioned herein. The said permissible FSI of 1.5 FSI is hereinafter referred to as the Developable Potential of the said Plot known as "DELTA TOWER-2" (hereinafter referred to as the said Project).

17. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority on Plot No.02, Ulwe, Panvel, Raigarh - 410206 on 09/08/17 under registration no. P52000004756. An authenticated copy in respect thereof is annexed hereto and marked as Annexure "B".

18. In the above circumstances, the Promoters are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

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23. The Purchaser/s has/ have demanded and the Promoters have given to the Purchaser/s inspection of the following documents:-

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- a i. Agreement to Lease dated 30<sup>th</sup> April, 2008.
- ii. Tripartite Agreement dated 12<sup>th</sup> May, 2008.
- iii. CIDCO's Final Transfer Order dated 03-06-2008.
- iv. Joint Venture Agreement dated 11/07/2016.
- v. Power of Attorney registered on 11/07/2016.
- vi. Tripartite Agreement dated 13/7/2016.
- vii. CIDCO's Final Transfer Order dated 19/07/2016.
- viii. Report on Title issued by **HIMANSHU BHEDA & CO.**
- ix. All other relevant documents, letters, papers and writings referred to herein.



b. All plans sanctioned by the CIDCO Ltd. and other authorities, the designs specifications etc., submitted to CIDCO Ltd., and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under, including the Commencement Certificate vide its letter dated 31-12-2013 and Amended Commencement Certificate dated 06-11-2015.

c. The Purchaser/s has / has examined the foregoing Agreements and relevant documents, letters, papers and writings inspection of which, the Promoters have given to him/her / them and get him/her / them satisfied.

On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase Flat No. 1002 on the 10<sup>th</sup> Floor, in Wing "D" admeasuring 74.04 Square meters (Carpet Area) or thereabouts in the Project /Building known as "DELTA TOWER-2" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs. 1,09,00,000/- (Rupees One Crore Nine Lakhs Only). The said premises form the part of the Promoters entitlement as specified in the said Joint Development Agreement dated 11/07/2016 & hence the Promoters have full right and absolute authority to sell the said premises to the Purchaser/s and receive the consideration and other amounts as stated us this Agreement. The Typical Floor Plan of the said Premises is annexed hereto & marked as **Annexure "E"**. The said premises is forming the part of the entitlement of the Promoters herein.



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Developable Potential of the said Plot and to submit revised plans in respect thereof. Thus, by virtue of the Purchaser/s having signed this Agreement, it shall be construed that the Purchaser/s has/ have given his/her/their specific irrevocably written consent and no objection to the Promoters/ Co-Promoters for submitting the revised layout plans and changing the Building plans either by proposing additional floor/s on the existing Five wings or by proposing a separate Wing / Building to be constructed on the said plot for consuming the balance FSI, as the Promoters/ Co-Promoters may deem fit proper and necessary in their absolute, unrestricted and unqualified discretion. The Purchaser/s for himself / herself / themselves and on behalf of his/her/their respective heirs legal representatives and assigns, hereby grant to the Promoters full right and absolute irrevocable, unconditional right authority to carry out the construction by utilizing the balance FSI as per the Revised Building plans that shall be sanctioned by CIDCO Ltd. and other Authorities, including in accordance with such amendments additions, alterations in such building plans that the Promoters/ Co-Promoters may propose and CIDCO Ltd. and other Authorities may sanction from time to time. The Purchaser/s for himself/themselves and on behalf of his/her/their respective heirs, legal representatives and assigns, hereby further agree, declare and confirm that the said Revised Building Plan for consumption of the entire balance FSI on the basis of 1.5, as shall be sanctioned by CIDCO Ltd. and the concerned authorities shall be final and binding on the Purchaser/s and his / her / their legal heirs / assigns and neither the Purchaser/s nor his / her / their legal heirs / assigns shall raise any objection or dispute in case of any change in the sanctioned Plan for the balance FSI nor the Purchaser/s or his / her / their legal heirs / assigns cause any hindrance, obstruction in the Promoters carrying out all the development activity on the basis of Revised Building Plan that shall be sanctioned by CIDCO Ltd. and other authorities on the said plot. The rights of the Purchaser/s are restricted only to the said premises agreed to be purchased.

4. **SALE OF PREMISES AND PAYMENT CONDITIONS:**

4 (a) The Purchaser/s hereby agree/s to purchase Flat No. 1002 on the 10<sup>th</sup> Floor, in Wing D admeasuring about 74.04 Square meters or thereabouts (Carpet Area) in the Building/ Project known as "DELTA TOWER-2" which is to be constructed on the said plot and *pro rata* share in the common areas ["Common Areas"] as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in



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accordance with the said the Real Estate (Regulation and Development) Act, 2016. Cost of registration of such Deed of Rectification shall be borne by the Purchaser alone.

4 (g) The Promoters have also informed the Purchaser/s categorically and the Purchaser/s has/ have agreed/ understood that all the Rules and Regulations governing the sale of Flats/ Shops / Commercial Units by the Promoters and / or development of the said plot by the Promoters and this Agreement shall be governed by Rules and Regulations under Real Estate (Regulation and Development) Act, 2016.

4 (h) The Purchaser/s hereby agree/s, declare/s and confirm/s with the Promoters that at the time of execution of this Agreement, the Purchaser/s shall deposit the entire TDS presently applicable at 1% of the total consideration or such amount of TDS as shall be applicable from time to time and deposit the same with the concerned authorities under Income Tax Department and the Purchaser/s shall file the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser that the Purchaser shall be entitled to get the credit of the TDS deducted by him / her / them only if the Promoters are entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser/s. In case if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

#### 5. **MODE OF PAYMENT:**

The payment of all the above installments /payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS only and as per the Payment Schedule annexed hereto. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: **VANSH ENTERPRISES**. Account no **Account no.049011300000256, G.P PARIK BANK, KARAVE BRANCH " IFSC CODE :PJSB0000042"** and shall be sent to Office of Promoters at Shop no. 1, Tirupati Complex, Plot No.3, Sector 44,

*Shrinivas Kumar Veema*

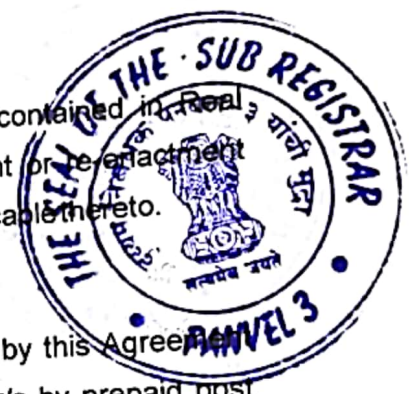
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The Purchaser/Society will honor the agreement/understanding between the Promoters / the Co- Promoters and holder of Display space. The Promoters and the Co- Promoters can display their Company name/Logo and put neon sign/hoarding/Display at the suitable place of the said Building and the Purchaser/s/Society will not object it, without being liable to pay any compensation, consideration to the Society or its members. The Promoters and the Co- Promoters shall install separate Electric Meter for neon-light and shall bear and pay the charges as per the Bills for the electricity consumed thereof directly to MSEB. The Promoters / the Co- Promoters / their sister concern will not contribute any other outgoings to the Society.

26. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.



**27. NOTICES AND CORRESPONDANCE:**

27(a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

**ADDRESS : FLAT NO.402, MERIDIAN MYSTIC PLOT NO.78, NEAR PRESENTATION CONVENT SCHOOL, SECTOR-27, NERUL EAST , NAVI MUMBAI , MAHARASHTRA - 400706.**

27 (b) In case if the Purchaser/s changes his/ her/ their address or Email id specified herein then and in that event, the Purchaser/s shall intimate by Registered AD Letter, the new address and shall cause the Promoters to rectify their records by recording the new addresses or Email id. In case, if the Purchaser/s fail/s to provide the Promoters his/ her/ their new address or Email id, then the Promoters shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

27( c) The Purchaser/s and the Promoters and the Co- Promoters shall, immediately after the execution of this Agreement as well as Lease Deed / Deed of Assignment / vesting documents in favour of said Society lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act and the Purchaser/s shall within two days after lodging the same intimate the Promoters of having done so with the date and serial number which the same has been so lodged for registration of the Agreement. All out of pocket costs,



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THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land known as Plot No. 2, Sector – 8 (P), in Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, containing by measurement 9599.48 Square Meters or thereabouts and bounded as follows that is to say:

- On or towards the North by - Plot No. 1  
 On or towards the South by - Plot No. 3  
 On or towards the East by - Plot No. 9, 10, 11 & 12  
 On or towards the West by - 30. 00 Meters Wide Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. 1002 on the 10<sup>th</sup> Floor, in Wing D admeasuring 74.04 Square meters (Carpet area) in the Building/ Project Known as "DELTA TOWER-2" to be constructed on Plot No. 2, Sector – 8 (P), in Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, containing by measurement 9599.48 Square Meters or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.

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**RECEIPT**

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER/S MR. SHRINIWAS KUMAR VERMA & MRS. PINKI VERMA THE SUM OF RS. 1,00,000/- (RUPEES ONE LAKHS ONLY ) PAID BY HIM / HER / THEM TO US BEING THE EARNEST MONEY DEPOSIT/ PART PAYMENT TOWARDS THE WITHINMENTIONED AGREED MONETARY CONSIDERATION ON THE EXECUTION HEREOF AS PER THE TERMS & CONDITIONS OF THIS AGREEMENT. (CHEQUES SUBJECT TO REALISATION)



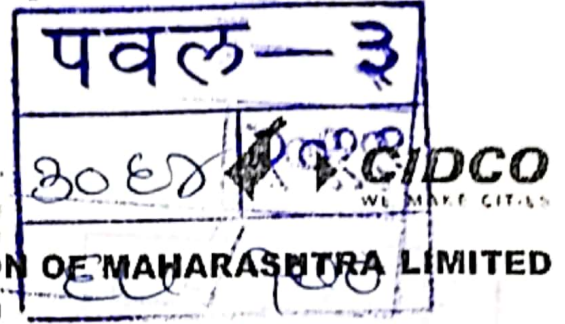
SR. NO	DATE	CHEQUE	BANK	AMOUNT
1.	12/02/2019	520638	STATE BANK OF INDIA	1,00,000/-
			<b>TOTAL</b>	<b>1,00,000/-</b>

WE SAY RECEIVED  
FOR VANSH ENTERPRISES

*Prashant*  
  


**MR. PRASHANT BABUBHAI GAJIPARA**

ANNEXURE "A"



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

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

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

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/BP-8120/TPO(NM & K)/2015/

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Ref. No.	Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	3	Date	6	3	0	1
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To,

M/s. Midtown Holding Leasing & Properties Pvt. Ltd.,  
Through its Director, Mr. Bhupesh Bhagwandas Patel,  
Office at Geetanil Arcade, 5<sup>th</sup> floor, 85 Hill Road,  
Bandra (W), Mumbai - 400050.

- SUB :- Amended approval to revised plan for Residential Building on Plot No. 02, Sector-08 at Ulwe (12.5% Scheme) Navi Mumbai
- REF:-
- 1) Your architect's application dated 27/07/2015, 12/08/2015 & 07/10/2015
  - 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO(BP)/2013/2154/MH/81/11/2015
  - 3) Extension in Time Limit issued by AEO vide Letter No. CIDCO/Est/12.5% scheme/Ulwe/1142/2015/, dtd. 24/09/2015
  - 4) Revised Fire NOC issued by Fire Officer CIDCO vide letter No. CIDCO/FIRE/ KHR/042/2015., dtd. 21/10/2015
  - 5) Revised Approval for Location of Elec. Sub-Station issued by EE(O&M Division), Nerul vide letter No. EE/NERUL/TECH/003153 dtd. 19/09/2015
  - 6) 50% IDC paid of Rs. 47,99,740/- vide Receipt No. 11526, dtd.18/12/2013



Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No. 02, Sector-08 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 45 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. 47,99,740/- vide Receipt No. 11526, dtd.18/12/2013, 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,

*Manjula*

REF.NO.CIDCO/BP-8120/TPO(NM&K)/2015

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**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. Midtown Holding Leasing & Properties Pvt. Ltd. Through its Director Mr. Bhupesh Bhagwandas Patel on Plot No. 02, Sector-08 at Uthred (159 Scheme), Navi Mumbai as per the amended approved plans and subject to the following conditions for the development work of the proposed Resi. Building (Gr. floor + 08 Upper Floors) of [Wing "A,B,C,D & E"] Resi. BUA= 6918.034 Sq.mt., Comm. BUA = 1184.10 Sq.mt.,  
**Total BUA=8102.134 Sq.mt.**

(Nos. of Residential Units - 127, Nos. of Commercial units - 33 Nos.)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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 in which the permission has been granted, at any time for the purpose of ensuring compliance with building control Regulations and conditions of this certificate.

3. The structural design, building materials, Installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.



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4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 47 of MSPP Act, 1975 and its amendments up to 12 of the MSPP - 1975.
5. The conditions of the Certificate shall be binding not only on the applicant but also on the contractor/contractor's agent, wherever engaged, the project or contract.
6. A certificate issued in accordance with this shall be subject to state.
7. The amount of ₹ 10,000/- payable by DD/CC as security against the performance of the contract in the form of bank guarantee of the Government of Maharashtra shall be submitted by the contractor/contractor's agent in accordance with the conditions specified in the tender document by the Government of Maharashtra. The certificate shall be subject to the terms and conditions of the contract.
8. The Certificate shall be subject to the terms and conditions of the contract. The applicant shall be responsible for the performance of the contract. The applicant shall be responsible for the performance of the contract. The applicant shall be responsible for the performance of the contract.
9. You shall submit Certificate of Performance, within 10 days of the work completion, subject to the following terms and conditions:
10. After 10 days of completion of the contract, the contractor/contractor's agent shall submit the Certificate of Performance, within 10 days of the work completion, subject to the following terms and conditions:
  - (i) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (ii) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (iii) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (iv) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (v) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (vi) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (vii) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (viii) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (ix) The contractor/contractor's agent shall be responsible for the performance of the contract.
  - (x) The contractor/contractor's agent shall be responsible for the performance of the contract.
11. The contractor/contractor's agent shall be responsible for the performance of the contract. The contractor/contractor's agent shall be responsible for the performance of the contract. The contractor/contractor's agent shall be responsible for the performance of the contract.



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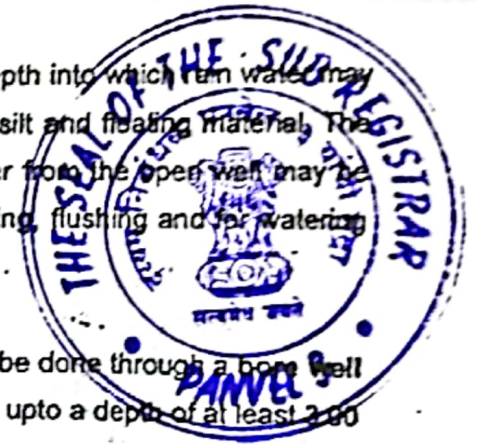
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### RAIN WATER HARVESTING

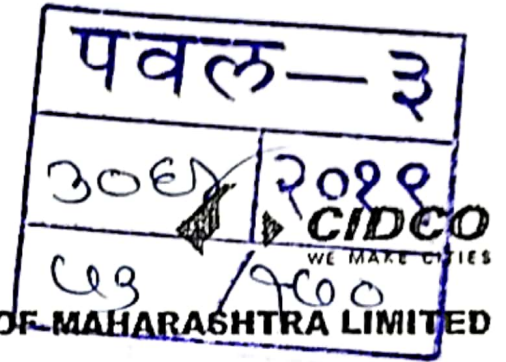
Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 2.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



ANNEXURE "A"



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 - 400 674;  
 PHONE : 00-91-22-6791-8100  
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-8120/ATPO(NM & K)/2013/ **2153-3**

Date : **31 DEC 2013**

To,  
 M/s. Midtown Holding Leasing & Properties Pvt. Ltd.,  
 Through its Director Mr. Bhupesh Bhagwandas Patel,  
 Office at Geetanil Arcade, 5<sup>th</sup> Floor, 85, Hill Road,  
 Bandra (W), Mumbai - 400050.

ASSESSMENT ORDER NO.736/2013-14 REGISTER NO.02 PAGE NO.756

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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 02, Sector-08(pt) at Ulwe (12.5% Scheme ), Navi Mumbai

REF:- 1) Your architect's application dated 24/05/2010, 19/01/2012, 23/07/2011 & 26/12/2011



**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. Midtown Holding Leasing & Properties Pvt. Ltd., Through its Director Mr. Bhupesh Bhagwandas Patel
2. Location :- Plot No. 2, Sector-08(Pt.) at Ulwe ( 12.5% Scheme ) Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 9599.48 Sq. mtrs
5. Permissible FSI :- 1.50
6. GROSS BUA FOR ASSESSMENT :- 43502.23 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 43502.23 Sq.mtrs. X 13200/- = Rs. 574229436.00
- B) AMOUNT OF CESS :- Rs. 574229436.00 X 1% = Rs. 5742294.36
- 7) Construction & Other Workers Welfare Cess charges paid Rs.57,42,300/- vide Receipt No.11526, dtd.18/12/2013.

Yours faithfully,

*Manjula*  
 31/12/13

(Manjula Nayak)

Addl. Town Planning Officer(BP)



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA**

HEAD OFFICE :  
CIDCO Bhamburda, Colaba  
Navi Mumbai - 400 021  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-6650 0928

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REC'D OFFICE :  
NIRMAL, 2nd Floor, Nariman Point,  
Mumbai - 400 021  
PHONE : (Mumbai) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-202 2509 / 6650 0933

Ref. No. CIDCO/BR/1120/ATPO(NM & K)/2013/2153-2  
To,

Date : 31 DEC 2013

M/s. Midtown Holding Leasing & Properties Pvt. Ltd.,  
Through its Director Mr. Bhupesh Bhagwandas Patel,  
Office at Geetanil Arcade, 5<sup>th</sup> Floor, 85, Hill Road,  
Bandra (W), Mumbai - 400050.

**ASSESSMENT ORDER NO.736/2013-14 REGISTER NO.02 PAGE NO.736**

SUB :- Payment of development charges for Residential Building on Plot No. 02, Sector-08(pt) at Ulwe (12.5% Scheme), Navi Mumbai.

REF:- 1) Your Architect's application dated 24/05/2010, 19/01/2012, 23/07/2013 & 26/12/2013  
2) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/1142/2013 dtd.03/06/2008

- 3) Delay Condonation NOC issued by M(TS-II) vide letter no. CIDCO/Estate/12.5% Sch/Ulwe/1142/2011, dtd.23/12/2011
- 4) Extension in Time Limit issued by EO(12.5% Sch) vide letter no. CIDCO/Estate/12.5% Sch/Ulwe/1142/2013, dtd.26/06/2013
- 5) Marriage NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Sch/Ulwe/1142/2012, dtd. 16/01/2012
- 6) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/226/822/106-108, dtd.29/11/2012
- 7) Fire NOC issued by Fire Officer Cidco vide letter No.CIDCO/FIRE/KLM/5709/2013 dtd.23/12/2013
- 8) P&IDC NOC issued by EE(Elect-II) vide letter no. CIDCO/EE(Elec-II)/12/UL-0530/639 dtd.13/12/2013
- 9) Approval for Location of Elect. Sub-Station issued by EE(O&M Division) Nerul vide letter EE/Nerul/Tech/004631, dtd. 31/12/2013
- 10) 50% IDC paid of Rs.47,99,740/- vide Receipt No. 11526, dtd.18/12/2013



**ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)	
1. Name of Assessee	:- M/s. Midtown Holding Leasing & Properties Pvt. Ltd.
2. Location	Through its Director Mr. Bhupesh Bhagwandas Patel
3. Land use	:- Plot No. 02, Sector-08(pt) at Ulwe(12.5% Scheme)
4. Plot area	:- Residential
5. Permissible FSI	:- 9599.48 Sq. mtrs
6. Rates as per Stamp Duty Ready Reckoner, for Sec-08(pt), Ulwe	:- 1.5
7. AREA FOR ASSESSMENT FOR RESIDENTIAL	:- Rs.14560/-
i) Plot area	:-
ii) Built up area	:-
8. DEVELOPMENT CHARGES FOR RESIDENTIAL	:- 9599.480 Sq.mtrs.
i) On plot area @ 0.5% of (6) above	:- 14397.870 Sq.mtrs.
ii) On built up area @ 2% of (6) above	:-

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3068	2089
CIDCO	

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

REGD. OFFICE :  
 TIRMAL, 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

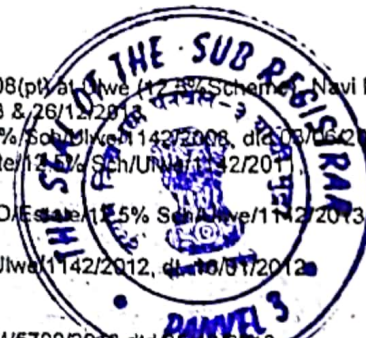
HEAD OFFICE :  
 CIDCO Bhavan, CBD-Belapur,  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-8120/ATPO(NM & K)/2013/2154-3 Date: 31 DEC 2013

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	3	0	6	3	0	1
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To,  
 M/s. Midtown Holding Leasing & Properties Pvt. Ltd.,  
 Through its Director Mr. Bhupesh Bhagwandas Patel,  
 Office at Geetanil Arcade, 5<sup>th</sup> Floor, 85, Hill Road,  
 Bandra (W), Mumbai - 400050.

- SUB :- Development Permission for Residential Building on Plot No.02, Sector-08(pt) at Ulwe (12.5% Scheme), Navi Mumbai
- REF:-
- 1) Your Architect's application dated 24/05/2010, 19/01/2012, 23/07/2013 & 26/11/2013
  - 2) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5% Sch/ULwe/142/2008, dtd.03/05/2008
  - 3) Delay Condonation NOC issued by M(TS-II) vide letter no. CIDCO/Estate/12.5% Sch/ULwe/132/2011 dtd. 23/12/2011
  - 4) Extension in Time Limit Issued by EO(12.5% Sch) vide letter no. CIDCO/Estate/12.5% Sch/ULwe/114/2013 dtd.26/06/2013
  - 5) Moveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/ULwe/142/2012, dtd.10/07/2012
  - 6) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/226/822/106-108, dtd.29/11/2012
  - 7) Fire NOC issued by Fire Officer Cidco vide letter No. CIDCO/FIRE/KLM/5709/2013 dtd.26/12/2013
  - 8) PSIDC NOC issued by EE (Elect-II) vide letter no. CIDCO/EE(Elec-II)/12/UL-0530/639 dtd. 31/12/2013
  - 9) Approval for Location of Elect. Sub-Station issued by EE(O&M Division) Nerul vide letter No. EE/Nerul/Tech/004631, dtd. 31/12/2013
  - 10) 50% IDC paid of Rs.47,99,740/- vide Receipt No. 11526, dtd.18/12/2013



Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No. 02, Sector-08(pt) at Ulwe (12.5% scheme), Navi Mumbai.

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

The commencement certificate as required under section 45 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 silt, the finished silt 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 concerned Executive Engineer, 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.

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 seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.47,99,740/- vide Receipt No. 11526, dtd.18/12/2013 you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Note : The Licensee shall submit the Environmental Clearance from Competent Authority to this office before commencement of work on site.

Thanking you,

Yours faithfully,  
 Manjula  
 21/12/13

REF. NO. CD/CO/BP-8120/ATPO/2154-3

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.  
COMMENCEMENT CERTIFICATE

31 DEC 2019

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3067/2019  
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Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Midtown Holding Leasing and Properties Pvt. Ltd., Through its Director, Shri Bhupesh Bhagwandas Patel on Plot no 02, Sector - 14 (Part), Node Ulwe (12.5% Scheme), Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 14 Upper Floors) (Wings "A, B, C and D") Residential BUA = 14397.867 sq.m.  
Total BUA = 14397.867 sq.m.  
(Free of FSI - Fitness Centre Area = 199.999 sq.m. & Society Office Area = 29.84 sq.m.)  
No. of Residential Units = 244 nos. and No. of Commercial Units = NIL nos.)

This Commencement Certificate is valid up to Plinth level only. The further order will be given after the plinth is inspected and Plinth Completion Certificate is issued.

NOTE:- "The Licensee shall submit the Environment Clearance from Competent Authority to this Office before commencement of work on site."



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

- 1(a) The development work in respect of which permission is granted under the 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.
  - 1(d) The work is carried out above plinth level without obtaining necessary Environment Clearance from competent Authority and NOC for height clearance from Airport Authority of India.
2. The applicant shall:-
- 2(a) Give a notice to the Corporation for completion of development work up to 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.

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**SCHEDULE**  
**RAIN WATER HARVESTING**

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

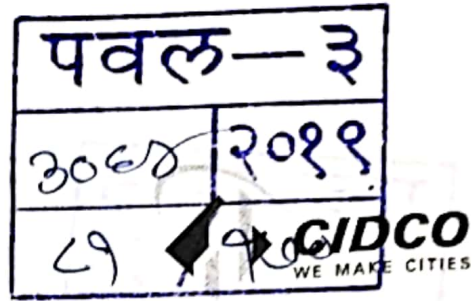
(i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

(ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 1.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

(iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;
- e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

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

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

No. CIDCO/BP-8120/TPO(NM)/2018/ 3136

Date : 15/09/2018

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	3	0	6	3	0	1
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To,  
M/s. Midtown Holding Leasing & Properties Pvt. Ltd.,  
Through its Director .Mr. Bhupesh Bhagwandas Patel,  
Office at Geetanil Arcade, 5th floor, 85 Hill road  
Bandra (W) Mumbai 400050.

SUB:- Amended approval to revised plan for Residential Building on Plot No. 02, Sector-08 at Ulwe(12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's online application dated 20/07/2018
  - 2) Earlier CC granted by this office vide letter No. CIDCO/ATPO(BP)/2013/2154 dtd. 31/12/2013
  - 3) Earlier amended approval by this office vide letter No. CIDCO/BP-8120/TPO(NM&K)/2015/1311 dtd. 06.11.2015.
  - 4) Environmental Clearance vide letter SEAC-2013/CR-489/TC-1 dtd. 31.05.2014 and dated 29.08.2017
  - 5) 50% IDC paid of Rs.47,99,740/- vide Receipt No.11526, dtd.18/12/2013.



Dear Sir,

Please refer to your application for amended development permission for Plot No.02, Sector-08 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 45 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 concerned Executive Engineer, 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 paid of Rs.47,99,740/- vide Receipt No.11526, dtd.18/12/2013, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

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

Thanking you,

Yours faithfully,  
  
(Mithilesh J. Patil)  
Associate Planner (BP)

REF. NO. C/DCO/BP-8120/ATPO/2154-3

31 DEC 2023

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
COMMENCEMENT CERTIFICATE

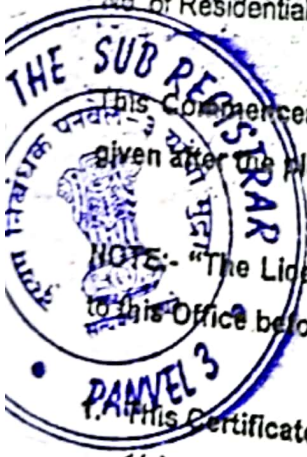
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Midtown Holding Leasing and Properties Pvt. Ltd., Through Its Director, Shri Bhupesh Bhagwandas Patel on Plot no 02, Sector - 02 (Part), Node Ulwe (12.5% Scheme), Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 14 Upper Floors) (Wings "A, B, C and D") Residential BUA = 14397.867 sq.m.  
Total BUA = 14397.867 sq.m.  
(Free of FSI - Fitness Centre Area = 199.999 sq.m. & Society Office Area = 29.84 sq.m.)  
No. of Residential Units = 244 nos. and No. of Commercial Units = NIL nos.)

This Commencement Certificate is valid up to Plinth level only. The further order will be given after the plinth is inspected and Plinth Completion Certificate is issued.

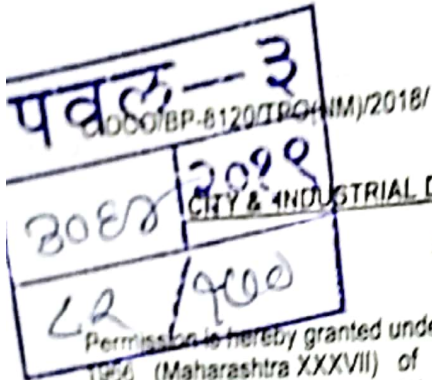
NOTE:- "The Licensee shall submit the Environment Clearance from Competent Authority to this Office before commencement of work on site."

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.
  - 1(d) The work is carried out above plinth level without obtaining necessary Environment Clearance from competent Authority and Ministry of Environment, Government of India.
2. The applicant...



DATE:-



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**  
**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. Midtown Holding Leasing & Properties Pvt. Ltd., Through its Director Mr. Bhupesh Bhagwandas Patel on Plot No.02, Sector-08, Ulwe (12.92 Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Residential Building (Gr. + 14 Floors) of (wing A,B,C,D&E), Residential BUA = 13182.581 Sq. Mtr. + Comm. BUA = 1184.10 Sq.mtr., Total BUA = 14366.681 Sq.mtr. (Nos. of Residential Units - 227 (Two Hundred Twenty Seven) Nos. of Commercial units - 33 (Thirty Three) No.

(A) Applicant should construct hutments for labours at site.

(B) Applicant should provide drinking water and toilet facility for labours at site.

(C) This Certificate is liable to be revoked by the Corporation if:-

(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.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the corporation is contravened.

(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 up to plinth level, at least 15 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 conforms to the Regulations and conditions of this certificate.

3. The structural design, building materials, installations and fittings shall be in accordance with the provision (except for the purpose of ensuring the building conforms to the National Building Code or any other code of practice) of the Building Regulations of the State of Maharashtra.

4. The Certificate shall be valid for a period of 12 months from the date of issue.

ANNEXURE - B



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000004756

Project: **Delta Tower 2, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 02 at Ulawe, Panvel, Raigarh, 410206;**

1. **Vansh Enterprises** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400706.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 6 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

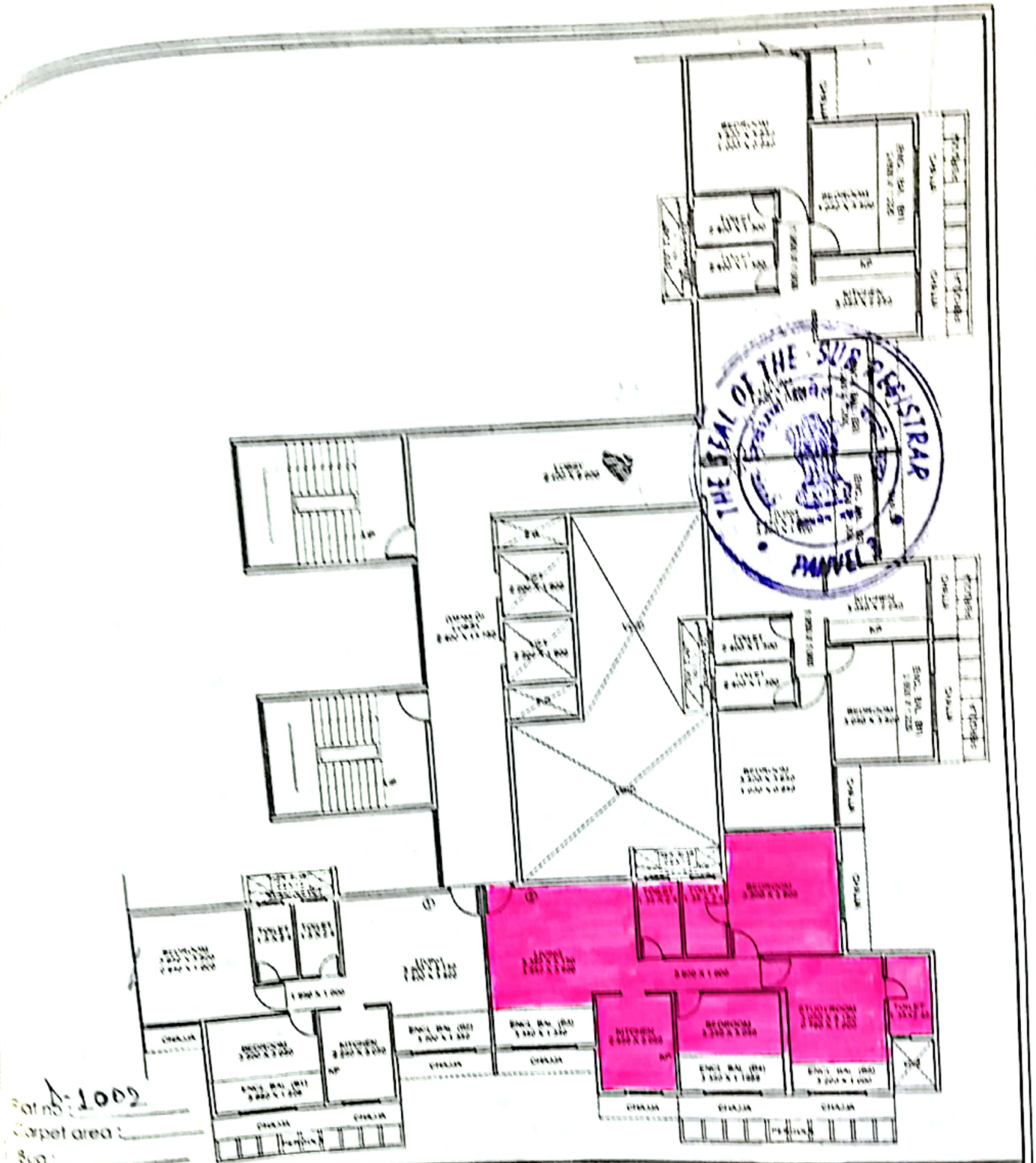
- The Registration shall be valid for a period commencing from 09/08/2017 and ending with 30/09/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.





3000 / 1000  
 ee / 1000



Plot no: 1002  
 Carpet area: \_\_\_\_\_  
 Scale: \_\_\_\_\_

RESIDENTIAL AND COMMERCIAL  
 COMPLEX AT PLOT 2 SEC R UJWE

CLIENT: 10TH, 12TH & 14TH FLOOR (WING D)

stapl



Shobana, Kiran Veema Benki Veema

DELTA 2-, PLOT NO.2 , SEC 8, ULWE

WING D

FLOOR	FLAT NO.	CARPET AREA	ENCLOSED BALCONY
		SQ. MTS.	SQ. MTS.
9TH & 11TH	1	55.44	8.79
	2	74.04	11.9
	3	55.44	8.79
	4	55.44	8.79
10TH, 12TH, 14TH	1	55.44	8.79
	2	74.04	11.9
	3	55.44	8.79
	4	55.44	8.79
13TH	REFUGE FLOOR		

THE SEAL

DELTA 2-, PLOT NO.2 , SEC 8, ULWE

WING E

FLOOR	FLAT NO.	CARPET AREA	ENCLOSED BALCONY
		SQ. MTS.	SQ. MTS.
9TH & 11TH	1	55.39	8.84
	2	55.39	8.84
	3	55.39	8.84
	4	74.32	11.78
10TH, 12TH, 14TH	1	55.39	8.84
	2	55.39	8.84
	3	55.39	8.84
	4	74.32	11.78
13TH	REFUGE FLOOR		

आयकर विभाग

INCOME TAX DEPARTMENT



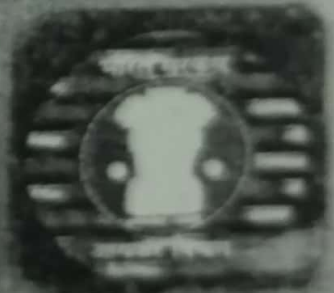
भारत सरकार

GOVT. OF INDIA

SHRINIWAS KUMAR VERMA

GANESH KUMAR VERMA

10/01/1964



Permanent Account Number

AAIPV9695E

*Shrinivas Kumar Verma*

Signature





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राष्ट्रीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00284/31116

To  
श्रीनिवास कुमार वर्मा  
Shriniwas Kumar Verma  
C/O,  
402, Meridian Mystic Plot-78, Sector-27  
Presentation Convent School Nerul  
Navi Mumbai  
Nerul Node - 3  
Thane

28/06/2015

376531193

Maharashtra 400706  
9969229000

MA765311933FT



आपला आधार क्रमांक / Your Aadhaar No. :

**3457 5923 1628**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India  
श्रीनिवास कुमार वर्मा  
Shriniwas Kumar Verma  
DOB: 10/01/1964

# VALUATION OF IMMOVABLE PROPERTY

For Housing Loan Purpose  
For State Bank of India, RACPC, Panvel Branch, Raigad.

At

Flat No. 1002 on 10<sup>th</sup> Floor, 'D' Wing In Under Construction Building  
Known as "DELTA TOWER - 2", Situated at Plot No. 2, Sector No. 8 (Pt.)  
of Village Ulwe, Near Sector 8 Ulwe Bus Stop, Ulwe, Taluka Panvel  
District Raigad 400 706.  
(Along with 1 Stilt Car Parking Space)



In the case of

**Mr. Shrinivas Kumar Verma. (Applicant/Purchaser)**  
**Mrs. Pinki Verma. (Applicant/Purchaser)**

**Prepared By**  
**S.D. Thakare**

**Aarch Consultants & Valuers**

**Architects, Engineers, Govt. Regd. Valuers**

1, Shree Chamunda Apt;  
Liberty Garden Cross Road No.2,  
Opp. Mehta Industrial Estate  
Malad(West), Mumbai 400 064.  
Tel.No.28825635/28826937

Mobile: 9869003273/9833599876

Email: [aarchconsultants@gmail.com](mailto:aarchconsultants@gmail.com)

Physical Details								
Adjoining Properties	East	Progressive Tower	West	Kamdhe nu Tower	North	Delta Tower 1	South	Open Plot
Matching of Boundaries Yes/No		Yes	Plot demarcated	Yes.	Approved land use	Residential	Type of property	Flat
No. of Rooms	Living / Dining	1 No.	Bed Room	3 Nos.	Toilets / W.C.	3 Nos.	Kitchen	1 No.
Total No of Floors.	Ground + 14 <sup>th</sup> Upper Floors. With Provision 2 Lifts.	Floor on which the property is located	10 <sup>th</sup> Floor.	Approx. age of the property	Building is under construction	Residual age of the property	60 Years. (After Completion)	Type of structure RCC framed structure
5. Tenure / Occupancy Details.								
Status of Tenure		Building is under construction. 90% work is completed. Proposed Flat is with 3 BHK.			No of years of Occupancy	Relationship of tenant of owner		N.A.
6. Stage of Construction :								
Stage of Construction		Building is under construction. 90% work is completed.			If under construction, extent of Completion. (Expected Completion within May 2019) (As per site instructions)			
7. Violations if any observed								
Nature and extent of violations				No.				
8. Area Details of the Property								
Site Area	Plinth area	Carpet area	a) Carpet area 797 Sq. Ft. (74.04 Sq. Mt.) b) Balcony area 128 Sq. Ft. (11.9 Sq. Mt.) c) Total Carpet area 925 Sq. Ft. (85.93 Sq. Mt.) As per Articles of Agreement Dated: 16/02/2019.			Salable Built up area	1387 Sq. Ft. (128.85 Sq. Mt.) is considered for valuation.	Remarks
		Built up area	1110 Sq. Ft. (103.12 Sq. Mt.)					
9. Valuation								
i. Mention the value as per Government Approved Rates also <b>Rs. 60,51,538/- as per Index II Sr. No. 3064/2019 Dated: 16/02/2019.</b>								
ii. In case of variation of 20% or more in the valuation by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.								
Summary of Valuation								
i.	Guideline Value = Rs. 60,51,538/-							
a	Land							
b	Building							


Market Value	Since the building is under construction the mandatory 18% GST is added while purchase of Flat hence value including GST & including Parking is assessed as Salable Built up area is 1387 Sq. Ft. x Rs. 9,000/- Per Sq. Ft. = Rs. 1,24,83,000/- Say... = Rs. 1,24,83,000/- (on 100% Completion) (Rupees One Crore Twenty Four Lakhs Eighty Three Thousand Only)
Present Stage of Construction Work	0.90% x Rs. 1,24,83,000/- = Rs. 1,12,34,700/- Say... = Rs. 1,12,35,000/- (Rupees One Crore Twelve Lakhs Thirty Five Thousand Only)
Realizable Value	0.90 x Rs. 1,24,83,000/- = Rs. 1,12,34,700/- Say... = Rs. 1,12,35,000/- (on 100% Completion) (Rupees One Crore Twelve Lakhs Thirty Five Thousand Only)
Forced / Distress Sale Value.	0.80 x Rs. 1,24,83,000/- = Rs. 99,86,400/- Say... = Rs. 99,86,000/- (on 100% Completion) (Rupees Ninety Nine Lakhs Eighty Six Thousand Only)
Rental Value	Rs. 1,24,83,000/- x 2% / 12 = Rs. 20,805/- Say... = Rs. 21,000/- Per Month. (on 100% Completion) (Rupees Twenty One Thousand Per Month Only)
Insurance Value	Rs. 41,61,000/- Say... = Rs. 41,61,000/- (on 100% Completion) (Rupees Forty One Lakhs Sixty One Thousand Only)
Assumptions / Remarks.	Building is under construction. 90% work is completed.
	i) Qualifications in TIR/ Mitigation suggested, if any
	ii. Property is SARFAESI Compliant: Yes. (Building is under construction)
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No. Building is Under Construction.
	iv. Whether entire piece of land on which the unit is set up / property is situated has been to be mortgaged.
	v. Details of Last two transactions in the locality / area to be provided, if available: N.A.
	vi. Any other aspect which has relevance on the value or marketability of the property.
11. Declaration	i. The property was inspected by Our representative on 14/03/2019. ii. The undersigned does not have any direct / indirect in the above property knowledge. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted valuation report directly to the Bank
12. Name Address & Signature of Valuer with Wealth Tax	S.D. Thakare Architect and Govt. Regd. Valuer. 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai - 400 002

(PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

SHRINI WAS KUMAR VERMA Gender  M  F

Mr.  Mrs.  Ms.  Dr.  Other  Date of Birth 10-01-1964

Status  Married  Unmarried  Other  Name of Spouse PINKI VERMA

Dependents 03 No. of Children 02 Name of Father LATE GANESH KUMAR VERMA

maiden Name SHASHI BALA VERMA Category  SC  ST  OBC  General

INDIAN Residential Status  Resident  NRI/PIO Religion HINDU

with ~~000000~~ PATNA Photo Identification (ID) : Type PAN CARD

Photo Identification (ID) : Number AAIPV9695E Photo ID: Valid Upto

ence No. Driving Licence Valid Upto

R No. AAIPV9695E Passport No. Passport Valid Upto

Qualification Attained Qualifying Year

Address: Staying at the present address for the past \_\_\_\_\_ Years and \_\_\_\_\_ Months. Type of Residence  Owned  Rented  Alloted by employer  Other

Apartment No. or Name 402 MERIDIAN MYSTIC PLOT-78 SECTOR-27

& No. and Area/Location NERUL(EAST)

NEAR PRESENTATION CONVENT SCHOOL

NAVI MUMBAI District THANE Pin Code 400706

MAHARASHTRA Country INDIAN

Landline) Mobile (Primary) 9969229000 Mobile (Secondary) 8928905737

al) Verma\_sk2@ongc-co.in

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

Apartment No. or Name

No. and Area/Location

District Pin Code

Country

Telephone (Landline 2)

Business Address:

Office / Business Address

Employer, Dept. & Floor OIL AND NATURAL GAS CORPORATION LIMITED

No. and Area/Location 402 MERIDIAN ONGC URAN PLANT PROMAGIRI

URAN

AURAN District RAIGAD Pin Code

MAHARASHTRA Country INDIA

Landline) 02227234702 Fax Mobile (Secondary)

al)



Shriniwas Kumar Verma  
Please sign here





# Maharashtra State Electricity Distribution Co. Ltd.

Bill of Supply For: JAN-2019

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000000305853174

HSN code 27160000

Consumer No: 000334196216  
PINKI VERMA / SHRINIWAS KUMAR VERMA  
FLAT-402, MERIDIAN MYSTIC, P L-78/78A, SECTOR 27 NERUL 400706

Bill Date: 24-JAN-19  
Bill Amount Rs: 2,150.00

Due Date: 13-FEB-19  
If Paid After Due Date: 2,180.00

Mobile/Email: 9969229000/  
Billing Unit: 4642 :NERUL S/DN.  
Tariff/Category: 092 /LT I Res 3-Phase  
PC/MR/Route Sequence/DTC: 7 / 18-6002-0273 /4534090  
Pole No: 000000  
Sanct. Load: 4.93 KW  
Current Reading Date: 19-JAN-19  
Supply Date: 22-Apr-16  
Previous Reading Date: 19-DEC-18

Scan this QR  
Code with BHIM  
App for UPI  
Payment

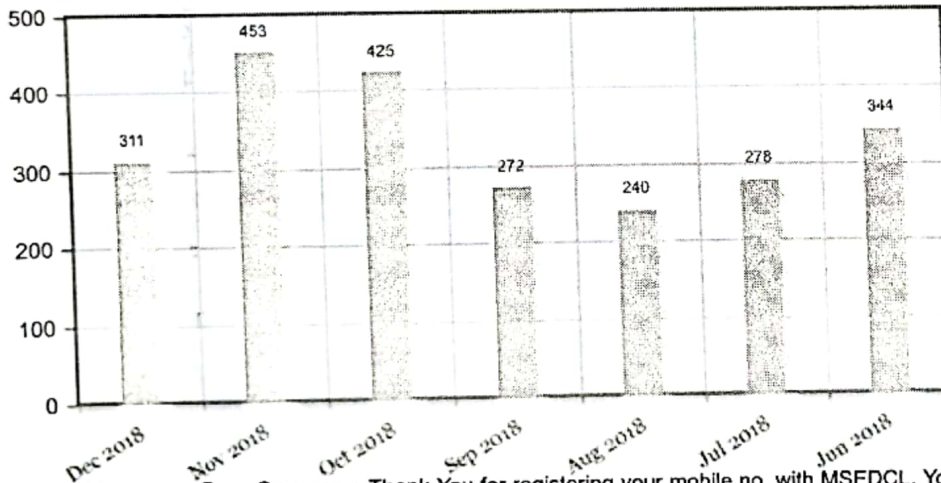


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट क्विया विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
9305	9074	01	231	0	231

Meter No: 60110569

### Billing History:



\* For any queries on this bill please contact  
MSEDCL Call Center: 18002333435/18001023435/1912.

Chief Engineer(Commercial)

**Special Message :** Dear Consumer, Thank You for registering your mobile no. with MSEDCL. Your registered mobile no. is shown on the bill. It is requested to validate your mobile no. by visiting our website or using mobile app. Remaining consumers are requested to register their mobile no. by -1)Visiting website, 2)Sending SMS 'MREG consumer\_no to 9225592255  
Consumer who have registered their mobile no. are getting regular services of 1)Meter reading, 2)Alert for Bill and Outage, 3)Payment Ack



महावितरणच्या कायमस्वरुपी वीज खंडित ग्राहकांसाठी

३१ मार्च २०१९ पूर्वी कायमस्वरुपी वीजपुरवठा खंडित केलेल्या घरगुती व कृषी ग्राहकांसाठी

## अभय योजना

व्याज आकारात १००% माफी विलंब आकारात १००% माफी

मूळ देयकाची रक्कम ५ हप्त्यात भरण्याची सवलत

धकीत रकमेचा पहिला हप्ता व वीज जोडणीसाठी आवश्यक रक्कम भरा आणि वीज पुरवठा सुरू करून घ्या.

अभय योजनेचा लाभ घेण्यासाठी महावितरणचे संकेतस्थळ [www.mahadiscom.in](http://www.mahadiscom.in) पहा अथवा नजीकच्या कार्यालयाशी संपर्क साधा.

Billing Unit:	4642	Consumer No:	000334196216	PC:	7	Tariff:	092
Due Date:	13-FEB-19		2,150.00				

If Paid by this Date:	02-FEB-19	2,140.00
If Paid After this Date:	13-FEB-19	2,180.00

Bank Copy:	DTC No:	4534090					
Billing Unit:	4642	Consumer No:	000334196216	PC:	7	Tariff:	092

Due Date:	13-FEB-19	2,150.00
If Paid by this Date:	02-FEB-19	2,140.00
If Paid After this Date:	13-FEB-19	2,180.00

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PINKI VERMA

BHAGIRATH PRASAD

03/07/1970  
Permanent Account Number

AISPV848SE

*Pinky Verma*

Signature



16052009

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHRINIWAS KUMAR VERMA

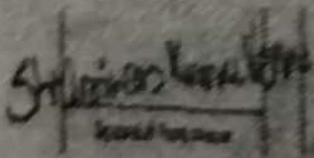
GANESH KUMAR VERMA

10/01/1964



Permanent Account Number

AAIPV9695E

  
Shrinivas Kumar Verma

Signature



The Attorneys agree to exercise the powers conferred hereby at their own risks and costs and further agree to indemnify and keep indemnified the Donor M/S. MIDTOWN HOLDING LEASING & PROPERTIES PVT. LTD., from and against all actions, suits, claims or demands of any nature whatsoever which may be made or raised against the Donor as a result of exercise by the said Attorneys of any of the aforesaid powers.



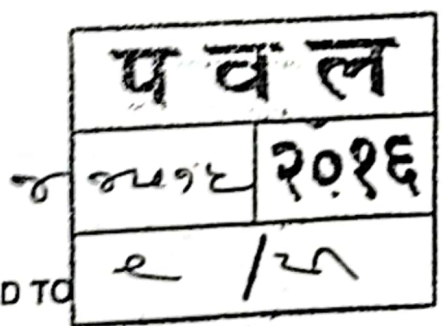
The Attorneys have signed at the foot of this Power of Attorney.

IN WITNESS WHEREOF WE, HAVE HEREUNTO SET AND SUBSCRIBED OUR HANDS AT NAVI MUMBAI THIS 11<sup>th</sup> DAY OF July, 2016.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

All that piece or parcel of Land known as Plot No. 2, Sector - 8 (P) of Village Ulwe II of 12.5% (Erstwhile Godhan Expansion Scheme) Scheme, containing by measurement 9556.48 Square Meters or thereabouts and bounded as follows that is to say:

- On or towards the North by - Plot No. 1
- On or towards the South by - Plot No. 3
- On or towards the East by - Plot No. 9, 10, 11 & 12
- On or towards the West by - 20.00 Meters Wide Road



**THE SECOND SCHEDULE ABOVE REFERRED TO**

**LIST OF SHOPS COMING TO THE SHARE OF VANSH ENTERPRISES**

SER. NO.	FLOOR	SHOP NO.
1	GROUND	1
2	GROUND	2
3	GROUND	3
4	GROUND	4
5	GROUND	5



For Midtown Holding Leasing and Properties Pvt. Ltd.  
*[Signature]*

For Vansh Enterprises  
*[Signature]*  
 Partners

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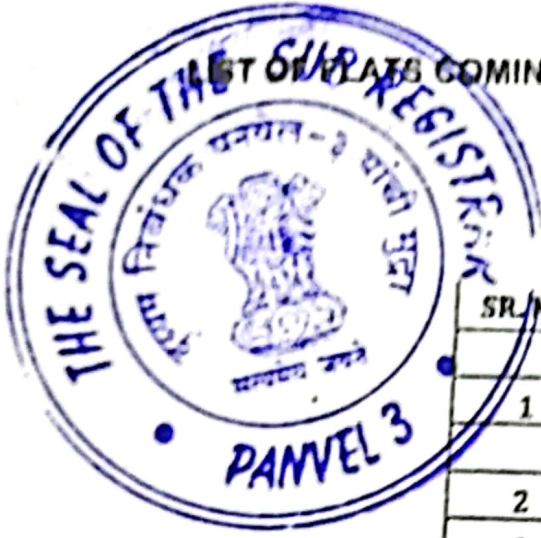
6	GROUND	6
7	GROUND	7
8	GROUND	8
9	GROUND	17
10	GROUND	18
11	GROUND	19
12	GROUND	20
13	GROUND	21
14	GROUND	22
15	GROUND	23
16	GROUND	24

REGISTRAR  
राज्य

PLATS COMING TO THE SHARE OF VANSH ENTERPRISES

IN WING "A":

BHK

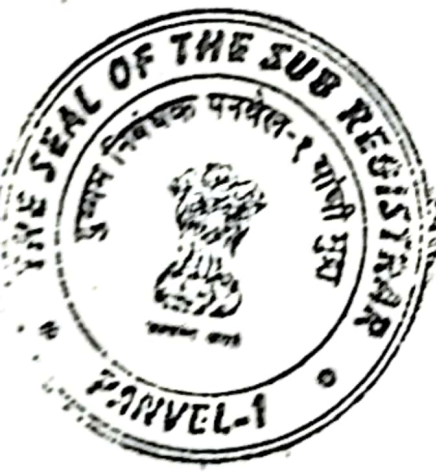


ST 61/1 PLATS COMING TO THE SHARE OF VANSH ENTERPRISES

IN WING "A":

SR. NO.	FLAT NO.	FLOOR	BHK
1	A-201	SECOND	2 BHK
2	A-302	THIRD	3 BHK
3	A-303	THIRD	3 BHK
4	A-304	THIRD	2 BHK
5	A-502	FIFTH	3 BHK
6	A-503	FIFTH	3 BHK
7	A-504	FIFTH	2 BHK
8	A-601	SIXTH	2 BHK
9	A-701	SEVENTH	2 BHK
10	A-702	SEVENTH	3 BHK
11	A-703	SEVENTH	3 BHK
12	A-704	SEVENTH	2 BHK
13	A-901	NINETH	2 BHK
14	A-902	NINETH	3 BHK
15	A-903	NINETH	3 BHK
16	A-904	NINETH	2 BHK
17	A-1101	ELEVENTH	2 BHK
18	A-1102	ELEVENTH	3 BHK
19	A-1103	ELEVENTH	3 BHK
20	A-1104	ELEVENTH	2 BHK
21	A-1302	THIRTEENTH	3 BHK
22	A-1303	THIRTEENTH	3 BHK
23	A-1304	THIRTEENTH	2 BHK

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For Midtown Holding Leasing  
and Properties Pvt. Ltd.

For Vansh Enterprises  
*Swamy .w.*

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IN WING "B":

SR. NO.	FLAT NO.	FLOOR	BHK
1	B-201	SECOND	2 BHK
2	B-202	SECOND	2 BHK
3	B-301	THIRD	2 BHK
4	B-304	THIRD	2 BHK
5	B-401	FOURTH	2 BHK
6	B-402	FOURTH	2 BHK
7	B-403	FOURTH	2 BHK
8	B-404	FOURTH	2 BHK
9	B-601	SIXTH	2 BHK
10	B-602	SIXTH	2 BHK
11	B-803	EIGHTH	2 BHK
12	B-804	EIGHTH	2 BHK
13	B-1001	TENTH	2 BHK
14	B-1002	TENTH	2 BHK
15	B-1003	TENTH	2 BHK
16	B-1004	TENTH	2 BHK
17	B-1201	TWELTH	2 BHK
18	B-1202	TWELTH	2 BHK
19	B-1203	TWELTH	2 BHK
20	B-1204	TWELTH	2 BHK
21	B-1303	THIRTEENTH	2 BHK
22	B-1304	THIRTEENTH	2 BHK
21	B-1401	FOURTEENTH	2 BHK
22	B-1402	FOURTEENTH	2 BHK
23	B-1403	FOURTEENTH	2 BHK
24	B-1404	FOURTEENTH	2 BHK



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IN WING "C":

SR. NO.	FLAT NO.	FLOOR	BHK
1	C-301	THIRD	2 BHK
2	C-302	THIRD	2 BHK
3	C-303	THIRD	2 BHK
4	C-304	THIRD	2 BHK
5	C-501	FIFTH	2 BHK



For Midtown Holding Leasing  
and Properties Pvt. Ltd.

For Vansh Enterprises  
Partners

Handwritten notes in a box, including the number '133' and some illegible scribbles.

9	C-702	FIFTH	2 BHK
10	C-703	FIFTH	2 BHK
11	C-704	FIFTH	2 BHK
8	C-701	SEVENTH	2 BHK
11	C-702	SEVENTH	2 BHK
11	C-703	SEVENTH	2 BHK
11	C-704	SEVENTH	2 BHK
13	C-901	NINETH	2 BHK
14	C-902	NINETH	2 BHK
15	C-903	NINETH	2 BHK
16	C-904	NINETH	2 BHK
17	C-1101	ELEVENTH	2 BHK
18	C-1102	ELEVENTH	2 BHK
19	C-1103	ELEVENTH	2 BHK
20	C-1104	ELEVENTH	2 BHK



IN WING "D":

Sl. No.	Flat No.	FLOOR	BHK
1	D-201	SECOND	2 BHK
			3 BHK





12	C-704	SEVENTH	2 BHK
		SEVENTH	2 BHK
13	C-901	NINTH	2 BHK
14	C-902	NINTH	2 BHK
15	C-903	NINTH	2 BHK
16	C-904	NINTH	2 BHK
		NINTH	2 BHK
17	C-1101	ELEVENTH	2 BHK
18	C-1102	ELEVENTH	2 BHK
19	C-1103	ELEVENTH	2 BHK
20	C-1104	ELEVENTH	2 BHK

IN WING "D":

SR. NO.	FLAT NO.	FLOOR	BHK
1	D-201	SECOND	2 BHK
2	D-202	SECOND	3 BHK
3	D-203	SECOND	2 BHK
4	D-204	SECOND	2 BHK
5	D-401	FOURTH	2 BHK
6	D-402	FOURTH	3 BHK
7	D-403	FOURTH	2 BHK
8	D-404	FOURTH	2 BHK
9	D-601	SIXTH	2 BHK
10	D-603	SIXTH	2 BHK
11	D-604	SIXTH	2 BHK
12	D-702	SEVENTH	3 BHK
13	D-902	NINTH	3 BHK
14	D-803	EIGHTH	2 BHK
15	D-1001	TENTH	2 BHK
16	D-1002	TENTH	3 BHK
17	D-1003	TENTH	2 BHK
18	D-1004	TENTH	2 BHK
19	D-1201	TWELTH	2 BHK
20	D-1202	TWELTH	3 BHK

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१२/२५



For Midtown Holding Lesing  
and Properties Pvt Ltd

CD-902 NINTH Floor  
For Vansh Enterprises

For Vansh Enterprises

For Midtown Holding Lesing

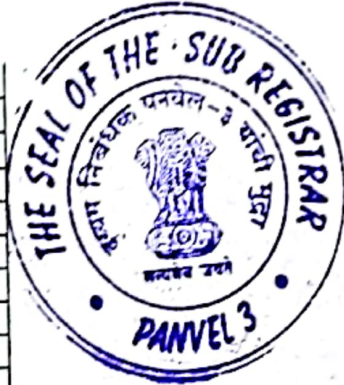
Partners

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21	D-1203	TWELTH	2 BHK
22	D-1204	TWELTH	2 BHK
23	D-1401	FOURTEENTH	2 BHK
24	D-1402	FOURTEENTH	3 BHK
25	D-1403	FOURTEENTH	2 BHK
26	D-1404	FOURTEENTH	2 BHK

IN WING "E":

SER. NO.	FLAT NO.	FLOOR	BHK
1	E-301	THIRD	2 BHK
2	E-302	THIRD	2 BHK
3	E-303	THIRD	2 BHK
4	E-304	THIRD	3 BHK
5	E-501	FIFTH	2 BHK
6	E-502	FIFTH	2 BHK
7	E-503	FIFTH	2 BHK
8	E-504	FIFTH	3 BHK
9	E-701	SEVENTH	2 BHK
10	E-702	SEVENTH	2 BHK
11	E-703	SEVENTH	2 BHK
12	E-704	SEVENTH	3 BHK
13	E-901	NINETH	2 BHK
14	E-902	NINETH	2 BHK
15	E-903	NINETH	2 BHK
16	E-904	NINETH	3 BHK
17	E-1101	ELEVENTH	2 BHK
18	E-1102	ELEVENTH	2 BHK
19	E-1103	ELEVENTH	2 BHK
20	E-1104	ELEVENTH	3 BHK
21	E-1301	THIRTEENTH	2 BHK
22	E-1303	THIRTEENTH	2 BHK
23	E-1304	THIRTEENTH	3 BHK



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१३/२०



For Midtown Holding Leasing  
and Properties Pvt Ltd.

*ASD*

Director

For Vansh Enterprises

*Vansh*  
Partners