

"SFI"

5022

Please Tick

Saving A/C No :	Branch FILE No.:		
CIF NO. : 85885245259	Tie up no. <small>(if applicable)</small>		
LOS Reference No. :	PAI/Take Over/NEW/Resale/Top up		
Applicant Name : MR. SHIVAJI MADHUKAR AIRE			
Co-Applicant Name : MRS. URMILA SHIVAJI AIRE			
Contract (Resi.) :	Mobile : 9082466850		
Loan Amount : 27,00,000/-	Tenure : 30 Years		
Interest Rate : 8.75%	EMI :		
Loan Type : TAKE OVER	SBI LIFE :		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : PANVEL			
Property Cost : 33,50,000/-			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch : KOKAN BHAVAS (bde No) # 6240.	
Contact Person : SAHAR MATAL		Mobile No: 9987654969	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1	<i>Soni Legal</i>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2	<i>Vasankata</i>		
HLST / MPST / BM / FS / along with Mob No. :			



SSL

CODE NO.

SALES FORCE LEAD NO.

MUM99999

FILE REFERENCE NO.

ASE

OS09091

SAGAR MATAL

ASM

5113

ROHIT SHETTY

AQM

SUMEET KADAM

Cluster Head

TBA

SUMEET.KADAM@SBICAPSEC

LOS Number

Branch Name

KOKAN BHAVAN

Code

06240

Type: Self / Connector

Connector

Name & Code

KAJAL MAHADEV DHAGE (MUM02437770G)

Name

SHIVAJI MADHUKAR AIRE

t's CIF No.

85885245259

Name

URMILA SHIVAJI AIRE

Name's CIF No.

Birth

25/10/1985

Number

AMTPA4589K

Account Number

00000039820411136

No.

9082466850

Amount & Interest Rate

27,00,000/-

30 years

(Product) Type

HL TAKE-OVER

Final: Yes / No

YES

Not Done: Yes / No

YES

Name

NA

Name

NA

Email Id

NA

Contact Number

NA

Maksha Opted: Yes/No

YES

YO App Downloaded: Yes / No

YES

CO-APPLICANT **GUARANTOR**

CIF No/ Account No. 85885245259

First Name: SHIVAJI MADHUKAR AIRE
 Middle Name: _____
 Last Name: _____

Mrs Ms Dr. Other _____

Single Married Other _____

Gender: M F Transgender

First Name: URMILA
 Middle Name: _____
 Last Name: _____

Date of Birth: 20101985

Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name: MADHUKAR
 Middle Name: _____
 Last Name: _____

825677584261

PAN No. AMTPA4589K *(Gmail)*

Driving License No. _____

MGNREGA Job Card No. _____

Citizenship: _____

Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General



Address

Address: Years at current address 03 Months at current address _____ Residence Type Owned Rented Co

FLAT NO 106 1ST FLOOR
 LAXMI APARTMENT, PLOT NO 48-B
 SECTOR-20 KAMOTHE, PANNEL, RAIGARH
 410206 Village: KAMOTHE City: PANNEL
 RAIGARH State: MAHARASHTRA Country: INDIA
 9082466850 Email ID: SHIVAJIAIRE.97@GMAIL.C

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

SAME AS ABOVE

Village: _____ City: _____
 State: _____ Country: _____
 9082466850 Email ID: shivajiaire.97@gmail.

Is/ co-applicant/ guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Role: Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. _____

Relationship with applicant/ co applicant/ guarantor

Spouse (Independent)
 Mother (including step mother)
 Son (including step-son) (Independent)
 Daughter (including step daughter) (Independent)
 Other (including _____)

~~353/1411~~ ~~353/1411~~

353/1411

Friday, January 31, 2020

3:25 PM

पावती

Original/Duplicate

नोंदणी क्र. :39

Regn.:39

पावती क्र.: 1690 दिनांक: 31/01/2020

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल2-1411-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शिवाजी मधुकर ऐरे --

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 34

रु. 30000.00

रु. 680.00

एकूण:

रु. 30680.00

Joint Sr Panvel 2

बाजार मुल्य: रु.1926687 /-

मोबदला रु.3350000/-

भरलेले मुद्रांक शुल्क : रु. 201000/-

सह दुय्यम निरांकक वर्ग-

(पनवेल-२)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011496816201920E दिनांक: 31/01/2020

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3101202002591 दिनांक: 31/01/2020

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क भरला आहे

दिनांक




पृथी क्र. 2

दुय्यम निबंधक : सह दुय्यम निबंधक 2
कस्य क्रमांक : 1411/2020
नोंदणी :
Page 53/54

31/01/2020

गावाचे नाव : कामोटे

(1) विलेखाचा प्रकार	कारणामा	
(2) भोवदला	3350000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेळी की पट्टेदार ते नमुद करावे)	1926687	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव/पनवेल म.न.पा. इतर वर्गीत ; इतर माहिती: श्रीचे कामोटे,डा. पनवेल, जि. रायगड येथील प्लॉट नं. 48वी यावरील सेक्टर 20 मधील लव्ही अपार्टमेंट को.अप.ही.सी. मधील पहिला मजला महानिका नं. 106/ख 22.08 चौ. मी. कोवीव,सी बी,एफ वी,टेरस,ई एल ई,व एम एम एरिया 5.843 चौ. मी. (Survey Number :- ; Plot Number : 48वी ;)	
(5) क्षेत्रफळ	1) 22.08 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: किशोर रमणेंव पवार -- वय: 37; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, प्लॉक नं. -, रोड नं: 1/206, नयन, प्लॉट नं. 2 आणि 3, सेक्टर 20, कामोटे, नवी मुंबई, महाराष्ट्र, राज्यात (एमएच). पिन कोड: 410206 पॅन नं: AVDPP3807E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: शिवाजी पणकर एर -- वय: 35; पत्ता: -, -, -, वय नं. 1142, दुसरा मजला, विल्डीय नं. 32, सी जि. एम, कॉर्टर्स, टायप वी, एन्टीप टिप मुंबई, वंटोप हील, MAHARASHTRA, MUMBAI, Non-Government पिन कोड: 400037 पॅन नं: AJATPAA286K 2): नाव: श्रीमती शिवाजी एर -- वय: 30; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, प्लॉक नं. -, रोड नं: वय नं. 1142, दुसरा मजला, विल्डीय नं. 32, सी जि. एम, कॉर्टर्स, टायप वी, एन्टीप टिप मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400037 पॅन नं: CYNPA6866R	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2020	
(11) अनुक्रमांक, खंड व पृष्ठ	1411/2020	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	201000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	


सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202001302879 30 January 2020,02:08:40 PM

मूल्यांकनाचे वर्ष 2019
 जिल्हा रायगड
 मूल्य विभाग तालुका : पनवेल मौजे : पनवेल (पनवेल महानगरपालिका)
 उप मूल्य विभाग 15अ/20-कामोठे सिडको से.क्र.20
 क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	90800	79300	चौ. मीटर
28300	69000	79300		
बांधीव क्षेत्राची माहिती	27.923चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-
बांधकामाचे वर्गीकरण-	आहे	मजला -	1st To 4th Floor	बांधीव
उद्दवाहन सुविधा -				Rs.69000

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 =(69000 * (100 / 100)) * 100 / 100
 = Rs.69000/-

मुख्य मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 69000 * 27.923
 = Rs.1926687/-

एकत्रित अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
 = A + B + C + D + E + F + G + H + I
 = 1926687 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.1926687/-

Home Print

प व ल - २
 १८११ २०२०

पवल-२	
१४११	२०२०
८/३२	



Market Value : Rs. 19,50,000/-
Actual Value : Rs. 33,50,000/-
Village : Kamothe, Tal- Panvel.
Area of Flat : 22.08 Sq.Mtr. (Built-up)
+ 5.843 Sq.Mtrs, C,B,F,B,
Terrace, ELE & S.S. Area

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Panvel on this
31st day of January, 2020.

BETWEEN

...2/-

Srinu

Shire

KHawes

MR. KISHOR HANMANT PAWAR, Age 37 years, [PAN NO. AVDPP3807E], R/at -A/206, Nakshtra, Plot No.2 & 3, Sector 20, Kamothe, Navi Mumbai - 410209 hereinafter called and referred to as the "VENDOR" (Which expression shall it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART.

AND

पत्र-२	
१९९९	११/१२
१०/११	११/१२

MR. SHIVAJI MADHUKAR AIRE, Age- 35 years, Occ- [PAN NO. AMTPA4589K] and [2] MRS. URMILA SHIVAJI AIRE, Age- 30 years, Occ-Housewife, [PAN NO. CYNPA6866R], both R/at - Room No. 1142; 2nd Floor, Building No. 32, CGS Quarters, Type-B, Shaikh Misree Road, Sector 7CGS Colony, Anop Hill, Mumbai - 400 037, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, and assigns) of the OTHER PART.



WHEREAS ;

- 1) The Vendor had purchased the Flat No. 106, on 1st Floor, Area admn. 22.08 Sq.Ft. (Built-up) + 5.843 Sq.Mtrs C.B, F.B., TER, ELE, SS area in the building known as LAXMI APARTMENT and now society known as "LAXMI APARTMENT CO.OP. HSG. SOCIETY LTD." (Regd. No. N.B.O.M./CIDCO/HSG/(T.C)/7575/JTR/YEAR 2018-2019 Dtd.27/09/2018) Kamothe-I, Navi Mumbai; Tal- Panvel, Dist- Raigad, constructed on land bearing Plot No. 48B, Sector 20, (more particularly description mentioned in Schedule of Property) from M/s. Navadyrga Enterprises through its Partner Mr.Chandrakant Devji Chheda by under Agreement for Sale, in the Sub-Registrar Office at Panvel-2 under Sr. No. 8397/2016 Regd. dtd.19/07/2016.

Maire

...3...

3) The VENDOR are interested in disposing of the said premises
The Purchaser has negotiations and upon the negotiations
between the parties the VENDOR has agreed to transfer the
said premises and in favour of the Purchaser upon the
VENDOR receiving consideration amount so agreed between
them and upon the term and condition hereinafter appearing.

मजबूत-२
१४११/२०२०
११/२४

NOW THIS AGREEMENT WITNESSTH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1) The VENDOR shall transfer, convey and assign to the
Purchaser and the Purchaser as agreed to accept the same from
the VENDOR the said residential Flat No. 106, on 1st Floor,
Area admn. 22.08 Sq.Ft. (Built-up) + 5.843 Sq.Mtrs. CB-2
F.B., TER, ELE, SS area in the building known as LAXMI
APARTMENT, Kamothe-I, Navi Mumbai, Tal- Panvel, Dist-
Raigad, constructed on land bearing Plot No. 48B, Sector 20,
(and more particular describe in the schedule hereinafter
written) and all other right attached there with and also
together with all the deposits standing lying and attached with
for the lump sum consideration amount of Rs.33,50,000/-
(Rupees Thirty Three Fifty Thousand Only) details as
under :-



No.	Amount	Cash/Cheque	Date
1	1,00,000/-	Cash	30.12.2019
2	1,00,000/-	Cheque No.344307, Syndicate Bank, Colaba Branch, Mumbai	04.01.2020
3	1,50,000/-	Cheque No.344306, Syndicate Bank, Colaba Branch, Mumbai	05.01.2020
4	30,00,000/-	To be paid after sanction of the loan any financial institution.	

Smit

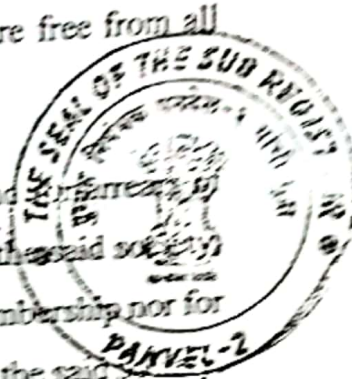
...5...

interest, claim or demand of any nature whatsoever, and that they are entitled to sell, transfer, convey and assign, dispose off the same at their own discretion.

B) They have not created any encumbrances by way of sale lease, exchange, mortgage, leave and licence, change, lien, hypothecation, pledge, possession or otherwise nor they have created any third person under any agreement or any arrangement respect of said premises and that the same are free from all encumbrances claim or demands.

1899	2000
[Signature]	

C) They have not received any notice or demand outgoing towards maintenance charges from the said society nor for any exclusion or cessation of their membership nor for any violation of rules, regulation or by law of the said



D) The Purchaser have agreed to accept the transfer of the said premises from the VENDOR by paying the consideration amount relying upon the truthfulness and representation hereinabove made by the VENDOR.

E) The VENDOR shall sign, execute and deliver the application, forms, deeds, documents and writing required to the executed for proper vesting and transfer of the said premises together with the benefits, privileges and advantages attached thereto in the name of the Purchaser and as when required by the Purchaser the said society and other authorities concerned.

F) The VENDOR shall execute all other deeds, documents, and writing for completion of transaction.

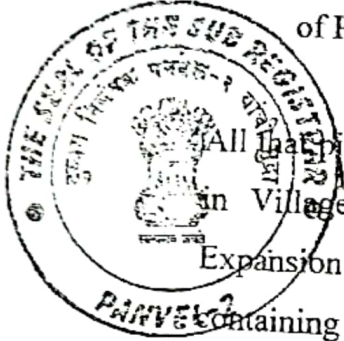
G) Any transfer charges required to be paid to the society shall be born and paid by VENDOR only.

10) Any stamp duty and registration charges that may be required to be paid to this Agreement and other documents in respect of the transaction shall be borne and paid by the Purchaser

पत्र-२	
१४११	२११९
१४/२४	

alone.

The Purchaser agrees and undertakes to forward an application of the Purchaser belonging in the society in the name of the Purchaser and also for the transfer of the deposit in the name of Purchaser.



SCHEDULE

All that piece or parcel of land known as Plot No. 48B, Sector -20, in Village / Site Kamothe-I of 12.5 % (Erstwhile Gaonthan Expansion Scheme) Scheme, Tal-Panvel, District- Raigad, containing measurement 449.70 Sq.Mtrs. or thereabouts and bounded as follows that is to say :

- On or towards the North By : Plot No. 47
- On or towards the South By : Plot No. 48A
- On or towards the East By : Plot No. 57
- On or towards the West By : Prop. 11 m. wide Road

SCHEDULE OF THE PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
106	FIRST	48B	20
BUILDING : LAXMI APARTMENT			
NODE : KAMOTHE-I, NAVI MUMBAI			
TALUKA-PANVEL, DIST-RAIGAD			
UNDER 12.5% EXPANSION SCHEME			
CARPET AREA IN SQ. MTRS			: 18.400
BUILT-UP AREA IN SQ.MTRS			: 22.08
C.B., F.B., TER., ELE., SS. AREA IN SQ.MTRS			: 5.843
BUILDING CONSISTS : GROUND+4 FLOORS (WITH LIFT)			

12/06/2016

AK

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOBE WRITTEN.

SIGNED AND DELIVERED BY THE withinnamed VENDOR MR. KISHOR HANMANT PAWAR in the presence of

K Pawar



SIGNED AND DELIVERED BY THE withinnamed PURCHASER MR. SHIVAJI MADHUKAR AIRE

Smale



MRS. URMILA SHIVAJI AIRE in the presence of

Urmila



WITNESS

1. S Kadny

पवल-२	
१४११	२०२०
१५/३४	

...8...

RECEIPT

I received from within named MR. SHIVAJI MADHUKAR AIRE & MRS. URMILA SHIVAJI AIRE, the sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only) part payment paid as under:-

No.	Amount	Cash/Cheque	Date
1	1,00,000/-	Cash	30.12.2019
2	1,00,000/-	Cheque No.344307, Syndicate Bank, Colaba Branch, Mumbai	04.01.2020
	१५०,०००/-	Cheque No.344306, Syndicate Bank, Colaba Branch, Mumbai	05.01.2020

प व ल - ३,५०,०००/-


१४११ २०२०

१६/२४



I SAY RECEIVED

Rs.3,50,000/-


MR. KISHOR HANMANT PAWAR
VENDOR

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:

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

(CIN - U99999 MH 1970 IGC - 014574)

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-13370/TPO(NM & K)/2015/ 8 9 1 --

Date : 12 AUG 2015

To,
M/s. Nava Durga Enterprises,
Through it's Partners : Shri. Damji J. Nisar & others Two,
Chandrakant Medical Store, Shop No.04,Kamila Bhuwan,
LBS Marg, Ghatkopar (W), Mumbai-400088.

प व ल - २	
७३६६	२०१६
२९/६०	

ASSESSMENT ORDER NO. 77/2016-2016 REGISTER NO.01 PAGE NO-77

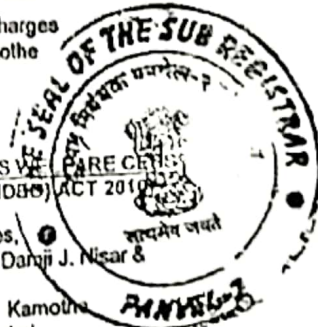
Unique Code No.	2	0	1	6	0	3	0	2	1	0	2	3	7	2	0	0	1
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Sub:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No: 48-B, Sector-20 at Kamothe (12.5% Scheme), Navi Mumbai.

Ref:- Your letter dated 16/04/2015 & 07/07/2015.

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDMENT) ACT 2010)

- Name of Assessee :- M/s. Nava Durga Enterprises, Through it's Partners : Shri. Damji J. Nisar & others Two,
- Location :- Plot No. 48-B, Sector-20 at Kamothe (12.5% Scheme), Navi Mumbai.
- Land use :- Residential
- Plot area :- 449.70 Sq. mtrs.
- Permissible FSI :- 1.50
- GROSS BUA FOR ASSESSEMENT:- 1325.014 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 1325.014 Sq.mtrs.X18,000/-=Rs. 23850252/-
- B) AMOUNT OF CESS :- Rs. 23850252/- X 1%= Rs. 238502.52
- 7) Construction & Other Workers Welfare Cess charges paid Rs. 2,40,000/-vide Receipt No. 13649, dtd. 05/06/2015.



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१६/२४	

Yours faithfully,

Manjula
12/8/15

(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopta)



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 8100

Ref. No. CIDCO/BP-13370/TPO(NM & K)/2015/ 891 --
To,
M/s. Nava Durga Enterprises,
Through it's Partners : Shri. Damji J. Nisar & others Two,
Chandrakant Medical Store, Shop No.04,Kamla Bhuwan,
LBS Marg, Ghatkopar (W), Mumbai-400086..

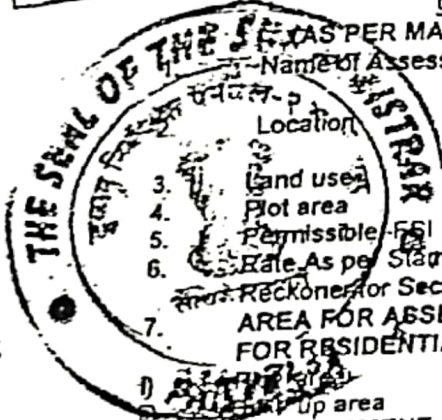
Date : 12 AUG 2015

ASSESSMENT ORDER NO. 77/2015-2016 REGISTER NO.01 PAGE NO. 77

SUB: Payment of development charges for Residential Building on
Plot No. 48-B, Sector-20 at Kamothe (12.5% Scheme), Navi Mumbai.
RBT: 1) Your letter dated 16/04/2015 & 07/07/2015.
2) Delay Condonation NOC issued by M (TS-II) Vide letter No.
CIDCO/Estate/12.5% Scheme/Kamothe/319/2015, dtd. 07/04/2015.
3) Final transfer order issued by M (TS-II) Vide letter No.
CIDCO/Estate/12.5% Scheme/Kamothe/319/2015, dtd. 31/03/2015.
4) Madeja NOC issued by M (TS-II) Vide letter No.
CIDCO/Estate/12.5% Scheme/319/Kamothe/2015, dtd. 07/04/2015.
5) Height Clearance NOC issued by TPO (NM & K) vide letter No.
CIDCO/TPO (NM & K)/2015/765, dtd. 11/06/2015.
6) 50% IDC Paid of Rs. 2,25,000/- vide Receipt No. 13649, dtd. 05/06/2015.

प व ल - २
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ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES
AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)



- Name of Assessee :- M/s. Nava Durga Enterprises,
Through it's Partners : Shri. Damji J. Nisar & others Two,
:- Plot No. 48-B, Sector-21 at Kamothe
(12.5% Scheme), Navi Mumbai.
:- Residential
:- 449.70 Sq. mtrs
:- 1.50
:- Rs. 27,000/- per Sq. mtrs
:- 449.70 Sq.mtrs.
:- 674.531 Sq.mtrs
:- 449.70 Sq.mtrs.XRs. 27,000/-X 0.5%=Rs. 60709 50
:- 874.531Sq.mtrs XRs. 27,000/-X 2% = Rs.364246 74
TOTAL = Rs.424956 24
:- 8(i) + 8(ii) = Rs. 424956 24, Say Rs. 424957/-
:- 08/06/2015
:- From 19/09/2014 to 18/09/2018
Development charges paid of Rs. 4,25,500/- vide Receipt No. 13649, dtd. 05/06/2015.
Unique Code No. 2015 03 021 02 3729 01 is for this Development Permission on
Plot No. 48-B, Sector-21 at Kamothe, (12.5% Scheme) Navi Mumbai.

Yours faithfully,

Manjula Nayak
12/8/15
(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopla)

In case of any corruption related complaint, please visit:
cidco/maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx

प व ल - २
४९९ २०२०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



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

(CIN - U99999 MH 1970 SGC - 014574)

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-13370/TPO(NM & K)/2015/ 892 --

Date: 12 AUG 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	7	2	9	0	1
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To,
 M/s. Nava Durga Enterprises,
 Through it's Partners : Shri. Damji J. Nisar & others Two,
 Chandrakant Medical Store, Shop No.04, Kamla Bhawan,
 LBS Marg, Ghatkopar (W), Mumbai-400086.

प व ल - २
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 ३३ / १०

Sub:- Development Permission for Residential Building on
 Plot No. 48-B, Sector-20 at Kamothe (12.5% Scheme), Navi Mumbai.

- Ref:- 1) Your letter dated 16/04/2015 & 07/07/2015.
 2) Delay Condonation NOC issued by M (TS-II) Vide letter No. ...
 CIDCO/Estate/12.5% Scheme/Kamothe/319/2015, dtd. 07/04/2015.
 3) Final transfer order issued by M (TS-II) Vide letter No. ...
 CIDCO/Estate/12.5% Scheme/Kamothe/319/2015, dtd. 31/03/2015.
 4) Maveja NOC issued by M (TS-II) Vide letter No. ...
 CIDCO/Estate/12.5% Scheme/319/Kamothe/2015, dtd. 07/04/2015.
 5) Height Clearance NOC issued by TPO (NM & K) vide letter No. ...
 CIDCO/TPO (NM & K)/2015/765, dtd. 11/06/2015.
 6) 50% IDC Paid of Rs. 2,25,000/- vide Receipt No. 13649, dtd. 05/06/2015.

Dear Sir,

Please refer to your application for Development Permission for Residential Building on Plot No. 48-B, Sector-20 at Kamothe (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 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 still, the finished still 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, Kamothe, CIDCO prior to the commencement of the construction Work.

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

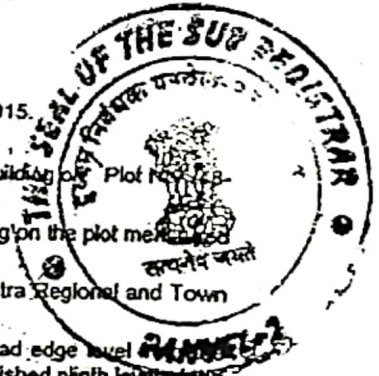
Since you have paid 50% IDC amounting Rs2,25,000/- vide Receipt No. 13649, dtd. 05/06/2015, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

The Developers / Builders shall take all precautionary major 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.

Thanking you,

Yours faithfully,

Manjula
 12/8/15
 (Manjula Nayak)
 Town Planning Officer (BP)
 Navi Mumbai & Khopla



9899 2020
 7/8/15

REF.NO.CIDCO/TPO/BP-13370/2015/ 892 --

DATE:- 12 AUG 2015

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 XXXVII) of 1966 to M/s. Nav Durga Enterprises, through it's Partners Mr. Damji Jesang Nisar & others two, on Plot No.48B, Sector- 20, Node Kamothe(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 04 Structure)

Total Residential BUA = 674.531 Sq. Mts
(Nos. of Residential Units - 31; Nos. of Commercial units - 00)

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.

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

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

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.

The applicant shall:-

1. 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.

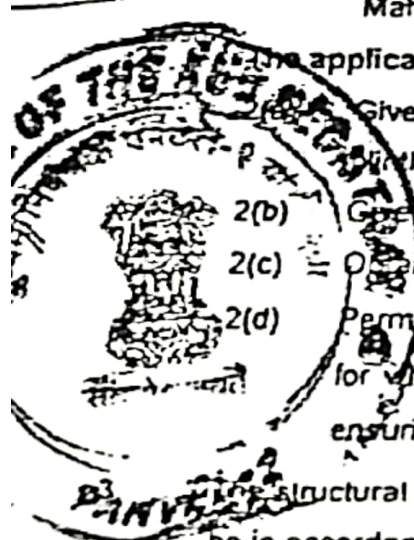
2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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.

Handwritten notes and stamps in a box, including "1(b)", "see", and "28/Ed".



REF NO. CIVIL/THANE/THANE/892

DATE: 12 AUG 2015

The validity of this certificate shall be binding not only on the applicant but also on every person deriving title through or under him. A certified copy of the approved plan shall be exhibited on site. The amount of Rs. 2,500/- deposited with CIDCO as security deposit shall be retained either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with under ground and over head water tanks. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD 11/RDP, Dated 15th July, 1994 for all buildings following additional conditions shall apply.

- a) As soon as the development permission for new construction or development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details.
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

As per the notification dt. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. F&R/1502/04/11/2004 No. 27/UD-20, dt. 27/02/2004, for all Buildings following conditions shall apply.

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प व ल-२	
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२९/१४	



REF.NO.CIDCO/TPO/BP-13370/2015/ 392 --

DATE: 12 AUG 2015

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Dep't. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

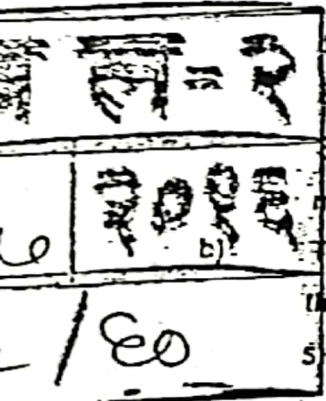
Manjula
12/8/15

(Manjula Nayak)

TOWN PLANNING OFFICER

Navi Mumbai & Khopta

Manjula



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 drawn from terrace and the paved surface.

(iii) 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.

(iv) 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 3.00 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 filler 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;

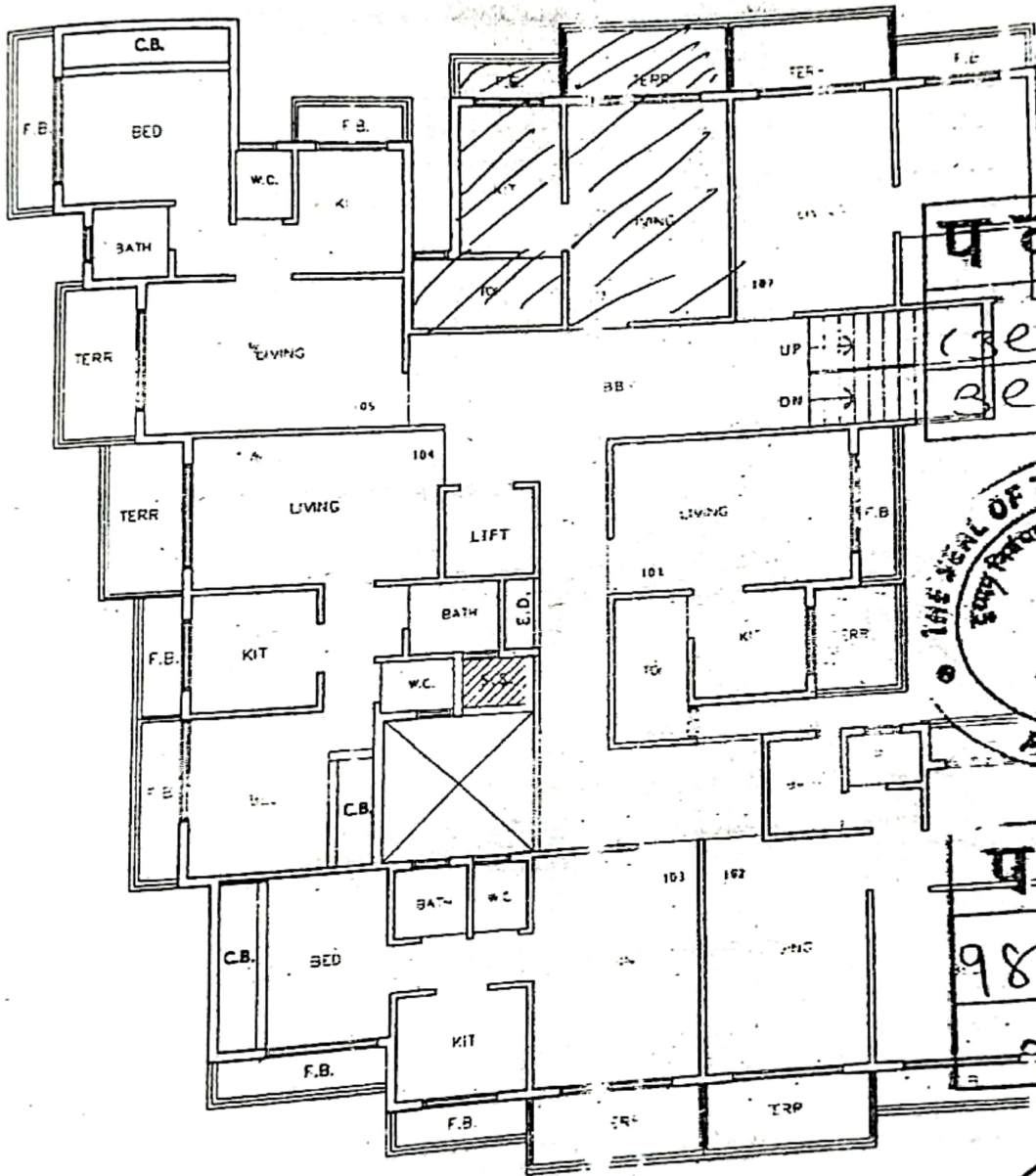
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२३ / ३४	



to be provided



पवेल-२
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पवेल-२
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 २५/३४



PROPOSED RESIDENTIAL BUILDING
 AT PLOT NO.48B, SECTOR.20, AMOTHE, NAVI MUMBAI.

DEVELOPERS
 M/S. NAVA DURGA ENTERPRISE
 SIGNATURE OF DEVELOPERS

FLAT NO.
 FLOOR
 CARPET AREA

[Handwritten signature]

FIRST
 SIGNATURE OF PURCHASER

[Handwritten signature]

9899/2020
2438

Panvel Municipal Corporation Tal - Panvel Dist - Raigad



Email - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

Date : 8 AUG 2017

No. 2017/P.M.C./CP 7405 /2017

To
M/s. Nava Durga Enterprises,
Through its Partners : Shri. Damji J. Nisar & Others Two
Chandrakant Medical Store, Shop No. 04, Kamla Bhawan,
LBS Marg, Gharkopar (W), Mumbai-400055

Sub: - Occupancy Certificate for Residential Building on Plot No. 48-B, Sector - 20, at Kamathe (12.5% Scheme), Navi Mumbai.

- Ref :- 1) Your Architect's letter dated 17/03/2017 & 22/06/2017.
2) Movejs issued by M(TS-II) vide letter No. CIDCO/Es/12.5%/Kamathe/319/2015, dtd. 07/04/2015.
3) No dues certificate issued by AEO(12.5% SCH) vide letter No. CIDCO/Es/12.5%SCH/Kamathe/319/14264, dtd. 25/11/2018
4) DCC NOC issued by EE(KMT) vide letter No. CIDCO/EE(KMT)/DCC/2017/1089, dtd. 03/03/2017
5) Lift NOC issued by PWD Licence No. 21089/2016, dtd. 20/01/2017.

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

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record. However, if the said premise is to be transferred to the register Society, the above terms & conditions shall be incorporated in the Conveyance Deed and the Society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

The Developers/Builders shall take a note that, you have submitted As-Built drawing regarding changes made at site. Hence as per condition mentioned in Commencement Certificate, your Security Deposit has been forfeited.

You may approach to the office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

M. K. Kulkarni
18.8.17
City Engineer
Panvel Municipal Corporation



पवल-

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२६/३

Panvel Municipal Corporation
Tal - Panvel Dist - Raigad

E mail - - panvelcorporation@gmail.com

Tel - (022) 27450140/41/42

No.2017/PM/CBP/ 7405 /2017

Date: 18 AUG 2017



OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Ground + 4 Floors), [(Residential BUA = 674.531 Sq.mtrs.) (Total BUA = 674.531 Sq.mtrs), Residential Units = 31 (Thirty One Nos.)) on Plot No.48-B, Sector - 20 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Atul Patel has been inspected on 29/05/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 12/10/2015 and that the development is fit for the use for which it has been carried out.

Atul Patel
15.8.17
City Engineer
Panvel Municipal Corporation

C.C.TO:

1. Atul Patel Architects
Studio # 1203, The Landmark, Plot No.26A,
Sector-07, Kharghar, Navi Mumbai.
2. M/s. Nava Durga Enterprises,
Through its Partners : Shri. Damji J. Jaisar & Others Two,
No. 04, Kamla Bhawan,



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 1411/2020

नोदणी :

Regn:63m

प्रकार

गावाचे नाव : कामोठे

करारनामा

3350000

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व(भाडेपट्ट्याच्या
कार आकारणी देतो की
द करावे)

गोटाहिस्सा व घरक्रमांक

1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: मौजे कामोठे,ता. पनवेल. जि.
रायगड येथील प्लॉट नं. 48बी यावरील सेक्टर 20 मधील लक्ष्मी अपार्टमेंट को.ऑप.हौ.सो.
मधील पहिला मजला सदनिका नं. 106,क्षेत्र 22.08 चौ. मी. बांधीव,सी बी,एफ वी,टेरेस,ई एल
ई,व एस एस एरिया 5.843 चौ. मी.((Survey Number : - ; Plot Number : 48बी ;))

1) 22.08 चौ.मीटर

केवा जुडी देण्यात असेल

करून देणा-या/लिहून
काराचे नाव किंवा
नयाचा हुकुमनामा किंवा
प्रतिवादिचे नाव व

1): नाव:-किशोर हणमंत पवार -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -,
ब्लॉक नं: -, रोड नं: ए/206, नक्षत्र, प्लॉट नं. 2 आणि 3, सेक्टर 20, कामोठे, नवी मुंबई,
महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AVDPP3807E

करून घेणा-या पक्षकाराचे
न्यायालयाचा
आदेश
दिचे नाव व पत्ता

1): नाव:-शिवाजी मधुकर ऐरे -- वय:-35; पत्ता:-, -, -, रुम नं. 1142, दुसरा मजला,
बिल्डींग नं. 32, सी.जि. एस, कॉर्टर्स, टायप बी, एन्टोप हिल मुंबई, अंतोप हिल,
MAHARASHTRA, MUMBAI, Non-Government पिन कोड:-400037 पॅन
नं:-AMTPA4589K

2): नाव:-उर्मिला शिवाजी ऐरे -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -,
ब्लॉक नं: -, रोड नं: रुम नं. 1142, दुसरा मजला, बिल्डींग नं. 32, सी.जि. एस, कॉर्टर्स, टायप
बी, एन्टोप हिल मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-CYNPA6866R

करून दिल्याचा दिनांक

31/01/2020

केल्याचा दिनांक

31/01/2020

वृंढ व पृष्ठ

1411/2020

प्रमाणे मुद्रांक शुल्क

201000

नोदणी शुल्क

30000

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

11 SP 11

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Please Tick

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

CIF NO. : 85885245259 Tie up no. _____
(if applicable)

LOS Reference No. : _____ PAL/Take Over/NEW/Resale/Top up

Applicant Name : Mrs. SHIVAJI MADHUKAR AIRE

Co-Applicant Name : Mrs. URMILA SHIVAJI AIRE

Contract (Resi.) : _____ Mobile : 9082466850

Loan Amount : 13,00,000/- Tenure : 30 Years

Interest Rate : 9.15% EMI : _____

Loan Type : Top-up SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : PANVEL

Property Cost : _____

Name of Developer / Vendor : _____

RBO - _____ ZONE - _____ Branch : KOKAN BHAVAN (Code No) 6240

Contact Person : SAHAR MATAL Mobile No: 9987654969

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

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



BRANCH