



# HLST - NAVI MUMBAI

Saving A/C No \_\_\_\_\_ RIBS REF NO \_\_\_\_\_

CIF NO \_\_\_\_\_ Top up no \_\_\_\_\_

LDS Reference No \_\_\_\_\_ PAL / Take Over / New / REsale / Top up / LAP \_\_\_\_\_

Applicant Name MRS. UNIKA PRAYADARSINI

Co-Applicant Name MR. CHHABIR KUMAR SAHOO

Co-Applicant Name \_\_\_\_\_

Co-Applicant Name \_\_\_\_\_

Contract (Resi) \_\_\_\_\_ Mobile 9769887930

Loan Amount Rs 25 Lacs Tenure \_\_\_\_\_

Interest Rate \_\_\_\_\_ EMI \_\_\_\_\_

Loan Type Top-up SBI LIFE No

Moratorium Require Yes/No Moratorium Period \_\_\_\_\_

Property Location \_\_\_\_\_

Property Cost \_\_\_\_\_

Name of Developer / Vendor \_\_\_\_\_

RBO - NAVI MUMBAI ZONE - THANE Branch NR Seawoods (Code No) 16215

Contact Person Vidya 7280793 Mobile No 8850557384

Name of RACPC Co-ordinator along with Mob No \_\_\_\_\_

	DATE		DATE
SEARCH - 1	<u>17/07/2023</u>	ITR VERIFICATION	
SEARCH - 2	<u>17/07/2023</u>	RESIDENCE VERIFICATION	] <u>NOTED</u>
VALUATION - 1	<u>17/07/2023</u>	OFFICE VERIFICATION	
VALUATION - 2	<u>17/07/2023</u>	SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No \_\_\_\_\_

A/C NO \_\_\_\_\_

SBI LIFE A/C NO \_\_\_\_\_

NAME 1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

CERSAI NO ASSET ID \_\_\_\_\_

SI ID \_\_\_\_\_

FILE NO \_\_\_\_\_ COMPACTOR NO \_\_\_\_\_

1514

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner: Unika Priyadarsini & Chhabir Kumar Sahoo

Flat No. 203, 2<sup>nd</sup> Floor, Building No. W10, "Codename Big Bang", Clarient Compound, Village Balkum,  
Kolshet Road, Thane (West) – 400 603

Latitude Longitude - 19°14'00.5"N 72°59'28.9"E

## Valuation Done for:

**STATE BANK OF HYDERABAD**

Jawhar Branch

Taha Manzil, Shivaji Path,  
Opp. Urban Co. Op. Bank,  
Villat & Taluka – Jawhar,  
Dist. – Palghar – 401 603

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Nanded • Navi Mumbai • Aurangabad**



Vastu/SB/Mumbai/08/2015/10748

31/07-24/6-VA

Date: 31.08.2015

**CERTIFICATE**

This is to certify that the property bearing Flat No. 203, 2<sup>nd</sup> Floor, Building No. W10, "Codename Big Bang", Clariant Compound, Village Balkum, Kolshet Road, Thane (West) - 400 603 belongs to Unika Priyadarsini & Chhahir Kumar

Sahoo.

Boundaries of the property.

North : Open Plot  
 South : Road  
 East : Building No. W-11 Under Construction Building  
 West : Building No. W-9 Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 88,80,600.00 (Rupees Eighty Lac Eighty Eight Thousand & Six Hundred Only). As 05% construction work is completed the proportionate realizable value as on today is ₹ 4,04,430.00 (Rupees Four Lac Four Thousand Four Hundred & Thirty Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

*(Signature)*  
 DIRECTOR

Sharad B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N)CCIT1-14/52/2008-09

Encl. Valuation report.



**Mumbai**

Ackruti Star, 1<sup>st</sup> Floor,  
 121, Central Road, MIDC,  
 Andheri (E), Mumbai - 400 093,  
 (M.S.), INDIA

Tel. : +91 22 28371325  
 Fax : +91 22 28371324  
 mumbai@vastukala.org

**Nanded**

28, S.G.S. Stadium Complex,  
 Gokul Nagar,  
 Nanded - 431 602,  
 (M.S.), INDIA

Tel. : +91 2462 244288  
 Fax : +91 2462 239909  
 nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3,  
 CIDCO, Aurangabad - 431 005,  
 (M.S.), INDIA

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 aurangabad@vastukala.org

**Navi Mumbai**

2<sup>nd</sup> Floor, Admin. Bldg.  
 Add. Vegetable Market,  
 Plot No. 17, Sector-19,  
 A.P.P.C., Vashi,  
 Navi Mumbai - 400 703.

Cell : +91 9815670183  
 navimumbai@vastukala.org



Monday, August 10, 2015  
10:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13865 दिनांक: 10/08/2015

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन2-9237-2015

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: युनिका - प्रियदर्शनी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 124

एकूण:

रु. 32480.00

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: रु. 5195000/-

मोबदला रु. 7497000/-

भरलेले मुद्रांक शुल्क: रु. 450000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002728896201516S दिनांक: 05/08/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2480/-

(9) दस्तावेज करून दिल्याचा दिनांक 10/08/2015

(10) दस्त नोंदणी केल्याचा दिनांक 10/08/2015





10/08/2015

सूची क्र. 2

दुस्यम निबंधक मह दु नि ठाणे 2

दस्त क्रमांक 9237/2015

नोदणी

Regn 63m

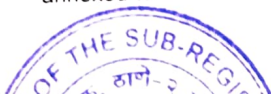
## गावाचे नाव 1) बाळकूम

(1) बिलेखाचा प्रकार	करारनामा
(2) मोडदला	7497000
(3) बाजारभावाभाडेपट्ट्याच्या बाबत विपट्टाकार आकारणी देतो की पट्टेदार ते समूद करावे	5195000
(4) भू-भाषण, पोटॅहिस्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव, ठाणे म न पा. इतर वर्णन : सदनिका नं: 203, माळा नं: 2रा मजला, इमारतीचे नाव: डब्ल्यू-10, कोडनेम बिग बॅंग, ब्लॉक नं: क्लेरियंट कंपाउंड व्हिलेज बाळकूम ठाणे- प.400608, रोड नं: कोलशेत रोड, इतर माहिती: सोबत एक कार पार्किंग( ( Survey Number : 1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 5970/9 (P) व दस्तात नमूद केल्याप्रमाणे. ; ) इतर हक्क :
(5) क्षेत्रफळ	1) 61.44 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दमनऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईश्वर रियलटी अँड टेक्नॉलॉजिस् प्रा. लि. तर्फे कु. सु. मनिंदर छब्रा तर्फे कु. सु. पंढरी केसरकर वय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4था मजला , इमारतीचे नाव: 7जी वर्धमान नंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADC10409D
(8) दमनऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-युनिका - प्रियदर्शनी वय:-34; पत्ता:-एस नं-509, आर एन 10, एस के रेसिडेन्सी , तमिल ऑफिसच्या समोर जहवार, -, डाबू:एरी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401603 पॅन नं:-ABFPU4792B 2): नाव:-छबिर कुमार साहू वय:-35; पत्ता:-प्लॉट नं: एस नं-509, माळा नं: आर एन 10, इमारतीचे नाव: एस के रेसिडेन्सी , ब्लॉक नं: तमिल ऑफिसच्या समोर जहवार, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401603 पॅन नं:-BGMP57981M
(9) दमनऐवज करून दिल्याचा दिनांक	10/08/2015
(10) दमन नोंदणी केल्याचा दिनांक	10/08/2015
(11) अनुक्रमांक, खंड व पृष्ठ	9237/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



*(Handwritten signature)*



10/08/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 9237/2015

नोदणी :

Regn:63m

## गावाचे नाव : 1) बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7497000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5195000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 203, माळा नं: 2रा मजला, इमारतीचे नाव: डब्ल्यु-10,कोडनेम बिग वॉग, ब्लॉक नं: क्लेरियंट कंपाउंड व्हिलेज बाळकूम ठाणे-प,400608, रोड नं: कोलशेत रोड, इतर माहिती: मोबत एक कार पार्किंग( ( Survey Number : 1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 5970/9 (P) व दस्तात नमूद केल्याप्रमाणे. ; ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 61.44 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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:-ईश्वर रियलटी अॅण्ड टेक्नॉलॉजिस प्रा. लि. तर्फे कु.मु मनिंदर छब्रा तर्फे कु.मु. पंढरी केसरकर वय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4था मजला , इमारतीचे नाव: 7जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AADCI0409D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-युनिका - प्रियदर्शनी वय:-34; पत्ता:-एस नं-509, आर एन 10, एस के रेसिडेन्सी , तमिल ऑफिसच्या समोर जहवार, -, डाब्:एरी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401603 पॅन नं:-ABFPU4792B 2): नाव:-छबिर कुमार साहू वय:-35; पत्ता:-प्लॉट नं: एस नं-509, माळा नं: आर एन 10, इमारतीचे नाव: एस के रेसिडेन्सी , ब्लॉक नं: तमिल ऑफिसच्या समोर जहवार, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401603 पॅन नं:-BGMP57981M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2015
(10) दस्त नोंदणी केल्याचा दिनांक	10/08/2015
(11) अनुक्रमांक, खंड व पृष्ठ	9237/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13012613694296

Bank/Branch: BOM - 0230004/JAWHAR  
Pmt Txn Id : ESBTR0000042020  
Pmt DtTime : 05-AUG-2015@15:46:57  
ChallanIdNo: 02300042015080576153  
District : 1201/THANE

Stationery No: 13012613694296  
Print DtTime : 05-AUG-2015@16:28:37  
Govt Receipt No: MH002728896201516S  
Office Name : IGR114/THN2\_THANE 2 J

StDuty Schm: 0030046401/0030046401-75

StDuty Amt : Rs. 4,50,000/- (Rs. Four, Five Zero, Zero Zero Zero Only)

RgnFee Schm: 0030063301/0030063301-70

RgnFee Amt : Rs. 30,000/- (Rs. Three Zero, Zero Zero Zero Only)

Article : B25/B25 - Agreement to sell/ Transfer

Prop Mvblty: Immovable

Consideration : Rs. 74,97,000/-

Prop Descr : WING 10 W-10-203, BIG BANG, BALKUM THANE, Maharashtra, 400603

Duty Payer : PAN-ABFPU4792B, UNIKA PRIYDARSHANI

Other Party: PAN-AADCI0409D, ISHWER REALTY AND TECHNOLOGIES PRIVATE LTD

Bank Official1 Name & Signature

Bank Official2 Name & Signature

--- --- Space for customer/office use --- Please write below this line ---

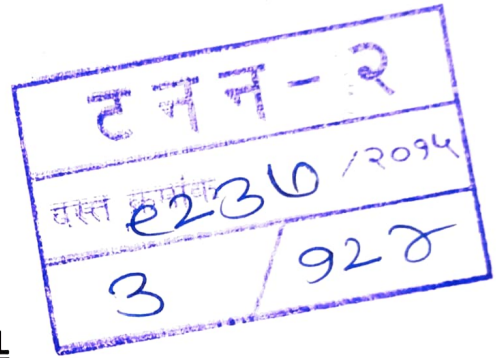


*[Handwritten signature]*

*Chahar Kumar Lohan*

टनन-२	
दस्त क्रमांक	२०२६ / २०१५
९	९२४





**AGREEMENT TO SELL**

This **AGREEMENT TO SELL** is made at Thane this 10<sup>th</sup> day of Aug, 2015

**BETWEEN**

**ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED**, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant contrary to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

**AND**

*(Handwritten signatures and initials)*

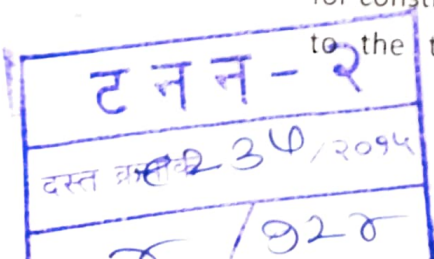
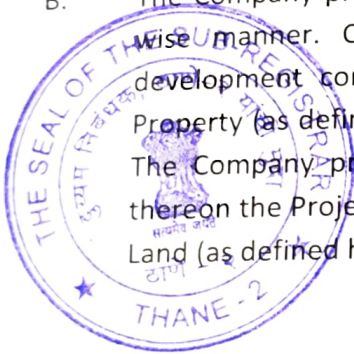


Unika Priyadarsini and Chhabir Kumar Sahoo residing / having its address  
No.509, Rn10, Sk, Residency Opp, Tahsil Office, Jawhar : 401601 and account  
Income Tax under Permanent Account Number  
ABFPU4792B/BGMPS7981M hereinafter referred to as "THE PURCHASER"  
(which expression shall, unless it be repugnant to the context or meaning  
thereof, be deemed to mean and include (a) in case of an individual,  
individual's heirs, executors and administrators and assigns, (b) in case of  
Partnership Firm, the partners for the time being or survivors or the last survivor  
of them and legal heirs, executors, administrators or the permitted assigns  
such last survivor of them; and (c) in case of a Company, or a body corporate,  
juristic entity, its successors and permitted assigns) of the OTHER PART

(The Company and the Purchaser are hereinafter individually referred to as  
"Party" and collectively referred to as the "Parties")

**WHEREAS:**

- A. By and pursuant to registered Deeds of Conveyance, the Company is  
entitled to the Larger Property (as defined herein). The brief chain of title  
of the Company inter alia to the said Larger Property is more particularly  
described in **Annexure "1"** and **Annexure "6"** hereto.
- B. The Company proposes to develop the said Larger Property in a phase  
wise manner. Currently, the Company is developing a mixed use  
development comprising of the Buildings (as defined herein) on the  
Property (as defined herein), being a portion of the said Larger Property.  
The Company proposes to develop the said Property by constructing  
thereon the Project (as defined herein), one of them being on the Project  
Land (as defined herein).
- C. By letter dated 25<sup>th</sup> March, 2015, Thane Municipal Corporation, Thane  
issued in favour of the Company, the development  
permission/Commencement Certificate inter alia to carry out  
development on the Larger Property and construct Buildings thereon,  
subject to the terms and conditions stated therein. A copy of the said  
Development Permission/Commencement Certificate dated 25<sup>th</sup> March  
2015 is annexed hereto and marked as **Annexure "4"**.
- D. By letter dated 15<sup>th</sup> April, 2015, the Ministry of Environment, Forests and  
Climate Change, Government of India issued its environmental clearance  
for construction of the said Buildings on the said Larger Property, subject  
to the terms and conditions stated therein. A copy of the said



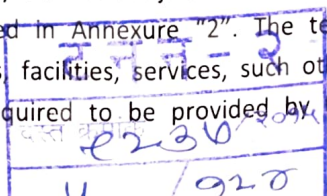
Environmental Clearance dated 15<sup>th</sup> April, 2015 is annexed hereto and marked as **Annexure "5"**.

- E. The Company has engaged the services of architects and structural engineers for the preparation of the structural design and drawings thereof and the construction of the Buildings shall be under the professional supervision of the said architects and the structural engineers as required under the bye-laws of the local authorities.
- F. A copy of the Report on Title of Advocate Pradip Garach showing the nature of the title of the Company to the said Larger Property is hereto annexed and marked as **Annexure "6"**.
- G. The Purchaser has approached the Company and applied for allotment of the Unit (as defined herein) in the Building (as defined herein) and the Company has agreed to allot the said Unit to the Purchaser. A copy of the floor plan with respect to the Unit is attached herewith as **Annexure "7"**.
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser, to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company, the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITION AND INTERPRETATION**

- 1.1 **"Agreement"** shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2 **"Approvals"** shall mean and include all licenses, permits, approvals, sanctions, consents (including the revisions thereon) obtained/to be obtained from or granted/to be granted by the competent authorities in connection with the Larger Property/Project Land/Unit and/or the development thereof including but not limited to plans, Intimation of Disapproval, Commencement Certificate and Occupation Certificate.
- 1.3 **"Building"** shall mean the multi-storied building having several wings to be/ being constructed by the Company on the Project Land bearing Project Name and Number as specified in Annexure "2". The term Building shall also include all amenities, facilities, services, such other building or structures or otherwise required to be provided by the Company.



Annexure "2"

(I) CUSTOMER ID : 1255257

(II) UNIT:

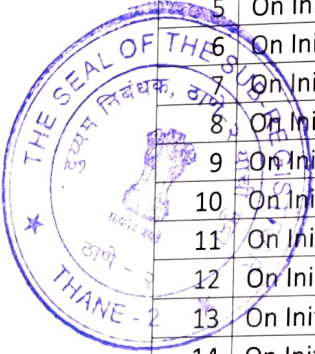
- (i) Unit : 203  
(ii) Floor : 2nd  
(iii) Type of Unit : 2 BHK Optima  
(iv) Carpet Area : 551 sq. ft. equivalent to 51.21 sq. m.  
(v) Car Parking Spaces : 1 (One)  
(vi) Project Name : Codename Big Bang  
(vii) Cluster No. : 2  
(viii) Building : W10  
(ix) Description of the Project Land:

Sr. No.	Bldg/Wing No as per Builder	Bldg No as per Govt. Approval	Survey No's
1	W - 10	P - 10	64/4,64/5,64/8

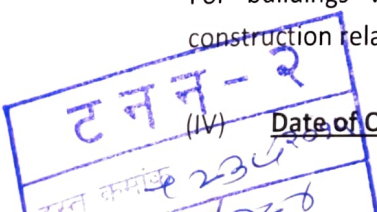
Total Consideration shall be Rs.74,97,000/- (Rupees Seventy Four Lakhs Nine Seven Thousand Only)

(III) Payment Schedule:

Sr. no.	Milestone	Amount
1	Application money-1	Rs.54,000/-
2	Application money-2	Rs. 3,20,850/-
3	Application Money 3	Rs.11,17,053/-
4	On Initiation of Footing	Rs. 7,57,197/-
5	On Initiation of Plinth	Rs. 4,12,335/-
6	On Initiation of RCC work for Level 1	Rs. 4,12,335/-
7	On Initiation of RCC work for Level 4	Rs. 4,12,335/-
8	On Initiation of RCC work for Level 7	Rs. 4,12,335/-
9	On Initiation of RCC work for Level 10	Rs. 4,12,335/-
10	On Initiation of RCC work for Level 12	Rs. 4,12,335/-
11	On Initiation of RCC work for Level 15	Rs. 4,12,335/-
12	On Initiation of RCC work for Level 18	Rs. 4,12,335/-
13	On Initiation of RCC work for Level 21	Rs. 4,12,335/-
14	On Initiation of RCC work for Level 24	Rs. 4,12,335/-
15	External Facade Works / Windows	Rs. 3,74,850/-
16	Block work	Rs. 3,74,850/-
17	On Initiation of Fit- Outs	Rs. 3,74,850/-



For buildings where construction has commenced and/or completed construction related dues need to be completed as demanded.



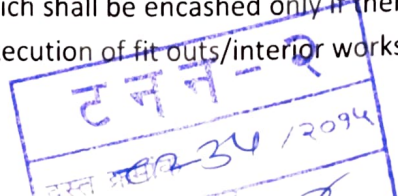
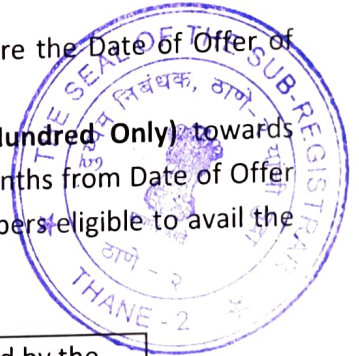
Date of Offer of Possession (for Fit-Outs): 30TH NOVEMBER 2018



- (V) Address of Purchaser for Notices:  
S No.509, Rn10, Sk, Residency Opp,Tahsil Office, Jawhar : 401603
- (VI) **Society and Other Charges\*** (Payable on or before the Date of Offer of Possession (for Fit Outs)\*):
- (1) **Provisional CAM Charges** (Payable on or before the Date of Offer of Possession (for Fit Outs)):
- (I) **Rs. 52,962/- (Rupees Fifty Two Thousand Nine Hundred Sixty Two Only)** towards provisional Building CAM Charges @ Rs. [5.34] per sq. ft. of carpet area of the Unit, for the period of [18] months from the Date of Offer of Possession (for fit outs).
- (II) **Rs. 25,291/- (Rupees Twenty Five Thousand Two Hundred Ninety One Only)** towards provisional Federation CAM Charges, @ Rs. [2.55] per sq. ft. of carpet area of the Unit, for the period of [18] months from the Date of Offer of Possession (for fit outs).
- (2) **Provisional Property Tax** (Payable on or before the Date of Offer of Possession (for Fitouts)):  
**Rs.12,298/- (Rupees Twelve Thousand Two Hundred Ninety Eight Only)** as an advance towards provisional Property Tax in respect of the Unit for a period of 18 months from Date of Offer of Possession (for Fit Outs). This is an estimate and actual amount shall be known at time of payment.
- (3) **Annual Club Usage Charges** (Payable on or before the Date of Offer of Possession (for Fit Outs)):  
**Rs.13,500/- (Rupees Thirteen Thousand Five Hundred Only)** towards Annual Club Usage Charges for a period of 18 months from Date of Offer of Possession (for Fit Outs). The number of members eligible to avail the services are as under:

Unit Type	No. of club members covered by the standard fee
1BHK	4
2 BHK	5
3 BHK	5
4 BHK	6

- (4) **Building Protection Deposit** (Payable on or before the Date of Offer of Possession (for Fitouts)):  
Undated cheque of **Rs.20,000/- (Rupees Twenty Thousand Only)** towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.







Certificate No. 002283

## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

स्मारत क्र. मागील पनावर नमुद नुसार

V. P. No. S04/0003/28 TMC/TDD 1381/15 Date: 25/3/15  
To, Shri / Smt/M/S. Pradeep Kamble & Associates (Architect)  
M/S. Clariant Chemicals India Ltd.  
Shri \_\_\_\_\_ (Owners)  
Through Authorised Signatory Shri. Santosh Pathak

With reference to your application No. १४०६२ dated १९.०३.२०१५ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village कुमठोकाळी व कोलशेत Sector No. ५ Situated at Road/Street ४० मी. कोलशेत रोड S. No./C.S.T. No. /F. P. No. मागील पनावर नमुद नुसार

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५. मुखडाच्या मालकाबाबत काही चाद अथवा घंवा अथवा हरकत निर्माण झाल्याच त्याचे निष्कारण करण्याची संपुर्ण जबाबदारी विकासकर्ते यांचेवर राहिल. त्यास ग्राम मसुनगरपालिका जबाबदार ठरवणार नाही.

६. स्मारतौच्या जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्जाकडील ना हरकत घडला खदर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN  
CONTRAVENTION OF THE APPROVED PLANS  
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE  
UNDER THE MAHARASHTRA REGIONAL AND TOWN  
PLANNING ACT, 1966

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Your faithfullly,

मागे पक्ष

Municipal Corporation of  
the city of Thane.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHHABIR KUMAR SAHOO

PRADIP KUMAR SAHOO

01/07/1980

Permanent Account Number

BGMPS7981M

215

3

2687



Chhabir Kumar Sahoo

Signature

Chhabir Kumar Sahoo

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UNIKA PRIYADARSHINI

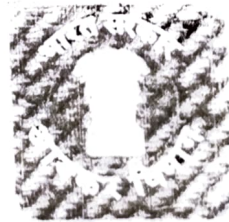
BHAGIRATHI RAO

31/05/1981

Permanent Account Number

ABFPU4792B

Signature



06032008

DATE

NOTIFICATION

NOI



69

Please Tick

Branch FILE No.:

L/ Take Over/NEW/Resale/Top up

Tie Up No.

PALSAMIKAR  
PALSAMIKAR

Mobile : 8652250344.  
Tenure : 360 months.

EMI :  
SBI LIFE :

Max gain  
Home Top up

CONDRAI (Code No) 21973  
Mobile No: 7738116223

Mob No. DATE

RESIDENCE VERIFICATION  
OFFICE VERIFICATION  
SITE INSPECTION

NO. BRANCH

SBI

