



1514

# HLST - NAVI MUMBAI

Saving A/C No.		RBI REF NO	
CIF NO		TRIP NO	
LOS Reference No		PA / Take Over / New / RESale / Top up / LAP	
Applicant Name		MRS. UNIKA P. YADARSINI	
Co-Applicant Name		MR. CHHOBI KUMAR SAHOO	
Co-Applicant Name			
Co-Applicant Name			
Contract (Resi)		Mobile 9769887930	
Loan Amount		Tenure	
Interest Rate		EMI	
Loan Type		SL LIFE	
Moratorium Require		Moratorium Period	
Property Location			
Property Cost			
Name of Developer / Vendor			
RBC - NAVI MUMBAI ZONE - THANE Branch		RBC - <u>Seawoods</u> (Code No) 16215	
Contact Person		Mobile No 8850557384	
Name of RACPC Co-ordinator along with Mob No			
SEARCH - 1	DATE	17	07
SEARCH - 2		20	23
VALUATION - 1			
VALUATION - 2			
HLST / BST / BM / ALOMG WITH Mob No			
A/C NO			
SBI LIFE A/C NO			
NAME			
CERSAI NO ASSET ID			
SI ID			
FILE NO		COMPACTOR NO	

ITR VERIFICATION  
 RESIDENCE VERIFICATION  
 OFFICE VERIFICATION  
 SITE INSPECTION

NO RUC

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	Nanded	Aurangabad	Navi Mumbai
Akkruti 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	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	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org	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  
दस्तावेजाचा अनुक्रमांक: टनन2-9237-2015  
दस्तावेजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: युनिका - प्रियदर्शनी

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 124

रु. 30000.00  
रु. 2480.00

एकूण:

रु. 32480.00

  
Joint Sub Registrar Thane 2

सह मुख्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: रु. 5195000 /-

मोबदला रु. 7497000/-

भरलेले मुद्रांक शुल्क: रु. 450000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-  
डीटी/धनादेशपे ऑर्डर क्रमांक: MH002728896201516S दिनांक: 05/08/2015  
बँकेचे नाव व पत्ता: IDBI

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



तर्फे  
नाव:  
हारा

म  
ANE

त: अ  
वार,

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

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



10/08/2015

सूची क्र.2

मुख्य निबंधक महानगरपालिका-2

रण क्रमांक 9237/2015

नाइपती

Regn 63m

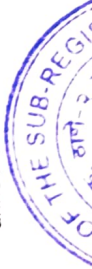
## भाषाचे नाव 1) बाळकृम

(1) विलेखाचा प्रकार	क्रमांकास
(2) मंडळाचा	7497000
(3) इजाजतदार/आडेपट्ट्याच्या बाबत/विपदाकार/आकारणी देतो की पट्टेदार ने तसुद करावे	5195000
(4) हु.सामन, पोटहिसा व परकमांक (असल्यास)	<p>1) पालिकेचे नाव/अणे म न या. इतर वर्णन सदतिका नं: 203, माळा नं: 2या मजला, इमारतीचे नाव: डब्ल्यु-10,कोडनेम बिग डॅम, ब्लॉक नं: कनेरियंट कंपाउंड व्हिलेज बाळकृम अणे-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 तसुद केल्याप्रमाणे. : ) इतर हक्क:</p> <p>1) 61.44 चौ.मीटर पोटखराब क्षेत्र : 0 NA</p>
(5) क्षेत्रफळ	
(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.	<p>1): नाव:-ईश्वर रियाल्टी अँड ट्रेडोलॉजिंस प्रा. लि. तर्फे कु. सु. मनिंदर खन्ना तर्फे कु. सु. पंढरी केसरकर वय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4था मजला , इमारतीचे नाव: 7थी वर्षमान नेबर, ब्लॉक नं: हॉर्निमन सर्कल,फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADCIO409D</p> <p>1): नाव:-युनिका - प्रियदर्शनी वय:-34; पत्ता:-एम नं-509, आर एन 10, एम के रेसिडेन्सी, तमिल ऑफिसच्या समोर जहवार, -, डाब:एरी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401603 पॅन नं:-ABFPU4792B</p> <p>2): नाव:-छबिर कुमार साहू वय:-35; पत्ता:-प्लॉट नं: एम नं-509, माळा नं: आर एन 10, इमारतीचे नाव: एम के रेसिडेन्सी, ब्लॉक नं: तमिल ऑफिसच्या समोर जहवार, रोड नं: -, महाराष्ट्र, अणे. पिन कोड:-401603 पॅन नं:-BGMPSP7981M</p>
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>10/08/2015</p> <p>10/08/2015</p> <p>9237/2015</p> <p>450000</p> <p>30000</p>
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10)दस्त नोंदणी केल्याचा दिनांक	
(11)अनुक्रमांक,खड व पृष्ठ	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुष्येद :-

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





10/08/2015

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 2

दस्ता क्रमांक : 9237/2015

नोंदणी :

Regn:63m

## गावाचे नाव : 1) बाळकूम

कारणनामा	करारनामा
(1) विलेखाचा प्रकार	7497000
(2) मोबदला	5195000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	
(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,कोडेनेम बिग बँग, ब्लॉक नं: क्लेरिगंट कंपाउंड व्हिलेज बाळकूम ठाणे-प,400608, रोड नं: कालशत 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 अँड टेक्नॉलॉजिस् 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:-AADC10409D
(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, -, डाव:एरी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401603 पॅन नं:-ABFPU4792B 2): नाव:-छविर् कुमार माहू 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 Dtrime : 05-AUG-2015@16:28:37  
Govt Receipt No: MH002728896201516S  
Office Name : IGR114/THN2\_THANE 2 J

StDuty Schm: 00300046401/00300046401-75

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

RgnFee Schm: 00300063301/00300063301-70

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

Article : B25/B25 - Agreement to sell/ Transfer  
Prop Mvblty: Immovable

Prop Descr : WING 10 W-10-203, BIG BANG, BALKUM THANE, Maharashtra, 400603  
Consideration : Rs. 74,97,000/-

Duty Payer : PAN-ABFPU4792B, UNIKA PRIYDARSHANI  
Other Party: PAN-AADCIO409D, ISHWER REALTY AND TECHNOLOGIES PRIVATE LTD

Bank Official1 Name & Signature

Bank Official2 Name & Signature

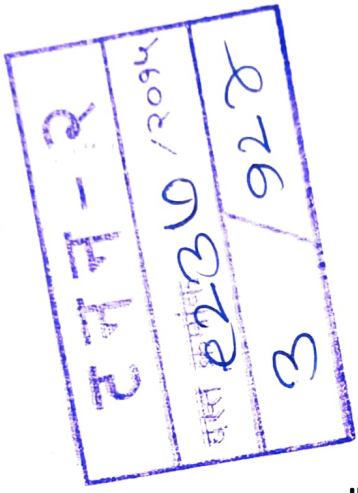
--- --- Space for customer/office use - - - Please write below this line ---



*[Handwritten Signature]*

*Customer Name/Address*

277-2
दस्तावेज नं. / रोज़
9 / 920



**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 in blue ink)*



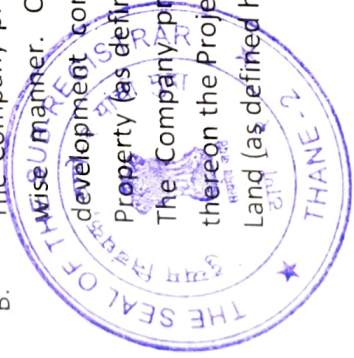
Unika Priyadarsini and Chhabir Kumar Sahoo residing / having its address at No. 509, Rn10, Sk, Residency Opp. Tahsil Office, Jawhar : 401601 and Income Tax Permanent Account Number : ABFPU4792B/BGMPS7981M hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the 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 surviving firm, the partners for the time being or survivors or the last surviving firm; and (c) in case of a Company, or a permitted assignee or a juristic entity, its successors and permitted assigns) of the **OTHER PARTY**

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

**WHEREAS:**

A. By and pursuant to registered Deeds of Conveyance, the Company, 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 & 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

257-2
25/03/2015
25/03/2015

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.



Handwritten signature and date in blue ink: '22/08/20' and '11/10/20'.

## 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. ft.  
(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
1	W - 10	P - 10	64/4,64/5,64/3

**Total Consideration shall be Rs.74,97,000/- (Rupees Seventy Four Lakhs 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.

(14)

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.

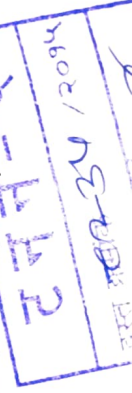
(3) Annual Club Usage Charges (Payable on or before the Date of Offer of Possession (for Fit Outs)):

**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

भारत क्र. मागील पानावर नमुद नुसार

V. P. No. S04/0002/18 TMC / TDD | 1381/15 Date : 25/3/15  
To, Shri / Smt./S. Pradeep Kamble & Associates (Architect)  
M/S. Chasant Chemicals India Ltd.  
Shri \_\_\_\_\_ (Owners)  
Through Authorized Signatory Shri. Santosh Pathak

With reference to your application No. 18062 dated 19.03.2014 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. बरीवाणी in village बरीवाणी व कोलरोडा Sector No. 4 Situated at Road / Street कोलरोडा रोड S. No. / C.S.T. No. / F. P. No. मागील पानावर 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.
5. मुळदाख्य मालकीबाबत काही वाद अथवा चकल निर्माण झाल्याच त्याचे निराकरण करणेची सुचना जाबाबदारी विकासकर्त्याकडे राहिल. त्याच साठी महानगरपालिका जाबाबदार राहणार नाही.
6. भारतीय जोत्यापूर्वी व घापर परवान्यापूर्वी आर.सी.सी. तजकडील ना हरकत घडला खार 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 faithfully,

मागे पत्र

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

15

3

2087



Chhabir Kumar Sahoo

Signature

Chhabir Kumar Sahoo

NO	DESCRIPTION	DATE
1	2018 + 2019	02/03

**आयकर विभाग**

**INCOME TAX DEPARTMENT**



**भारत सरकार**

**GOVT. OF INDIA**

**UNIKA PRIYADARSHINI**

**BHAGIRATHI RAO**

**31/05/1981**

Permanent Account Number

**ABFFPU4792B**

*Unika*

Signature



06032008

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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

