

PBB Chinchpokli (E)

1022

LOS ID: 24365678
CAR/HL/ED/LOG IN DT.

Applicant Name: Aditya Sudhir Walkar

Co-Applicant Name: Sudhir Madan Walkar

Priveni Sudhir walkar

Contact Numbers: 9892975795 / 7700077068

1. CIF 90666616546

2. CIF 89074080525

Loan Amount: 55,00,000/-

3. 80614962513
Tenure:

Interest Rate:

EMI Date:

Loan Type: Education Loan

Individual Hsg. Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others: _____

A/C _____ Coll _____

Property Location:

Property Cost:

Name of Developer / Dealer:

Branch Manager: PBB Chinchpokli

Contact 9819619329

NOTES :-
(17594)
Legal ✓
Valuation ✓
Rb ✓ Br

Puneet
15/7/22

14368

PERSONAL ASSETS AND LIABILITIES STATE
(To be obtained from borrower(s)/ Guarantor)

The Assistant General Manager (RACPC)
State Bank of India
Mumbai



Dear Sir,

I/ We furnish the following information in Loan proposal of Shri / Sm _____
(Name of the applicant)

Full Name: SUDHIR M. WALKAR Name of the Guarantor

Address: _____

Residence: J/102 SHREESAI COMPLEX CHS LTD
SAYANI ROAD NEAR PAREL ST DEPOT
PRABHADENI - MUMBAI - 400025

Office: _____

No of Dependents: TWO

Other Banking relation: _____

Profession: Retired

Age: 63

Yearly Income Rs. 8,50,000

PAN No: AAGFN3723L

(Please enclosed latest income Tax Assessment order if applicable)

Description of immovable property:-

Address: J/102 SHREESAI COMPLEX CHS LTD
SAYANI ROAD, NEAR PAREL ST DEPOT PRABHADENI
MUM - 25

Total value: _____

Encumbrance if any/ Loan availed _____

OTHER LIQUID ASSETS AND LIABILITIES DESCRIPTION AND VALUE

Assets:

NSCs Rs. _____

PPF Rs. _____

Ornaments Rs. _____

Shares Rs. 12,00,000/-

LICs Rs. 5,00,000/-

Cash/ Bank Rs. 50,000/-

Others Rs. _____

Total Rs. 17,50,000/-

Liabilities:

Liabilities/ Loans Rs. _____

Other Information: _____ If any

I certify that the above information is correct. I hereby offer my consent for standing as guarantor for the above loan*

Applicant/ Guarantor

Above statement completed by borrower/ guarantor in my presence, was verified for documents of the borrower / guarantor and found in order.

Date: 10/06/2022
31/07/2023

Officer (Field Visit)

PERSONAL ASSETS AND LIABILITIES STATEMENTS

(To be obtained from borrower(s)/ Guarantor)

The Assistant General Manager (RACPC)
State Bank of India
Mumbai

Dear Sir,

I/ We furnish the following information in Loan proposal of Shri / Smt. _____
(Name of the applicant)



Full Name: TRVANI JUDHIR WALKAR (Name of the Guarantor)

Address: _____
Residence J/102, SHREE SAI COMPLEX, SAYANI ROAD
NR PAREL ST DEPOT, PRABHADEVI,
MUMBAI - 400025.

Office _____

No of Dependents - Other Banking relation _____
Profession _____ Age 56 Yearly Income Rs. _____
PAN No AAQPW0888E (Please enclosed latest income Tax Assessment order if applicable)

Description of immovable property:-
Address: J/102, SHREE SAI COMPLEX, SAYANI ROAD, NR
PAREL ST DEPOT, PRABHADEVI, MUMBAI - 400025
Total value: _____ Encumbrance if any/ Loan availed _____

OTHER LIQUID ASSETS AND LIABILITIES DESCRIPTION AND VALUE

Assets:

NSCs Rs. _____	PPF Rs. _____
Ornaments Rs. _____	Shares Rs. _____
LICs Rs. _____	Cash/ Bank Rs. <u>1,00,000</u>
Others Rs. _____	Total Rs. <u>1,00,000</u>

Liabilities:

Liabilities/ Loans Rs. -

Other Information: _____ If any

I certify that the above information is correct. I hereby offer my consent for standing as guarantor for the above loan*

Trvani
Applicant/ Guarantor

Above statement completed by borrower/ guarantor in my presence, was verified for documents of the borrower / guarantor and found in order.

Date: 31/07/2023

Officer (Field Visit)

PERSONAL ASSETS AND LIABILITIES STAT

(To be obtained from borrower(s)/ Guarantor)

The Assistant General Manager (RACPC)
State Bank of India
Mumbai

Dear Sir,



I/ We furnish the following information in Loan proposal of Shri / Smt
ADITYA SUDHIR WALKAR (Name of the applicant)

Full Name: SUDHIR MADAN WALKAR (Name of the Guarantor)

Address: J/102, SHREE SAI COMPLEX (HS LTD)
SAYANI ROAD NEAR PAREL ST DEPOT
PRABHADEVI - MUMBAI - 400025

Office: _____

No of Dependents _____ Other Banking relation _____
Profession _____ Age _____ Yearly Income Rs. _____
PAN No _____ (Please enclosed latest income Tax Assessment order if applicable)

Description of immovable property:-
Address: SAME AS ABOVE

Total value: _____ Encumbrance if any/ Loan availed _____

OTHER LIQUID ASSETS AND LIABILITIES DESCRIPTION AND VALUE

Assets:	
NSCs Rs. _____	PPF Rs. _____
Ornaments Rs. _____	Shares Rs. _____
LICs Rs. _____	Cash/ Bank Rs. <u>50,000</u>
Others Rs. _____	Total Rs. <u>50,000</u>

Liabilities:
Liabilities/ Loans Rs. _____

Other Information: _____ If any

I certify that the above information is correct. I hereby offer my consent for standing as guarantor for the above loan*



(Signature)
Applicant/ Guarantor

Above statement completed by borrower/ guarantor in my presence, was verified for documents of the borrower / guarantor and found in order.

Date: 31/07/2023

Officer (Field Visit)

भारत सरकार
 Government of India
 सुधीर मोहन वॉकर
 Suchir Mohan Walker
 जन निर्देश 306 238855
 पृष्ठ 1/001





3886 7489 7085

माझे माझी ओळख

(Handwritten signature)

राजान वेल्हाळ
 RAJAN VELHAL
 D-8754





भारतीय विशिष्टता प्राधिकरण
 Unique Identification Authority of India

नमः 5 अंश 100, 400 मी. सर्व संपन्नता का अर्थ ही मी मी लक्ष्मी
 400025

Address: 5/102 Shree Sa Complex 2-4 JTD
 Sayan Road Near Park St Depot, Prabhadevi
 Mumbai, Mumbai City, Maharashtra 400025




3886 7489 7085


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

S M WALKAR
MADAN BHAI KOLI
27/02/1958
Permanent Account
AAGPW3723L



(Handwritten signature)

मूल दस्तावेज जॉब फिले
For Submission
Sd/-
राजन वेल्हाळ
RAJAN VELHAL
D-8754

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITYA SUDHIR WALKAR
SUDHIR MADAN WALKAR

21/10/1997
Permanent Account Number
ADRPW3550D

Aswalkar
Signature

21/12/2015



Aswalkar

Postmark
RAJAN VETTHAI
D-8754

राजन वैल्ताई
RAJAN VETTHAI
D-8754



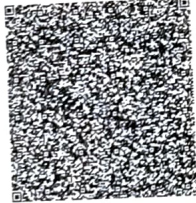
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/16196/70315

Download Date: 28/10/2020
To
आदित्य सुधीर वालकर
Aditya Sudhir Walkar
C/O: Sudhir Walkar
J/102, Shree Sai Complex
Sayani Road
Prabhadevi
Near Parel ST Depot
Mumbai
Prabhadevi
Mumbai City Maharashtra - 400025
9892975795
Issue Date: 24/10/2020

Signature Not Verified
Digitally signed by Aditya Sudhir Walkar
Unique Identification Authority of India
Date: 2020.10.29 18:08:37
BT



आपला आधार क्रमांक / Your Aadhaar No. :

8044 5605 7041

VID : 9115 1026 0964 5497

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारत सरकार
Government of India



आदित्य सुधीर वालकर
Aditya Sudhir Walkar
जन्म तारीख/DOB: 21/10/1997
पुरुष/ MALE

Issue Date: 24/10/2020

8044 5605 7041

VID : 9115 1026 0964 5497

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
मार्फत: सुधीर वालकर, जे/102, श्री साई कॉलेक्स,
सयानी रोड, परल एसटी डेपो जवळ, प्रभादेवी, मुंबई, मुंबई,
महाराष्ट्र - 400025

Address:
C/O: Sudhir Walkar, J/102, Shree Sai
Complex, Sayani Road, Near Parel ST
Depot, Prabhadevi, Mumbai, Mumbai City,
Maharashtra - 400025



8044 5605 7041

VID : 9115 1026 0964 5497

1947 | help@uidai.gov.in | www.uidai.gov.in

राजन वेल्हाळ
RAJAN VELHAL
D-87

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1003/11406/00324

To
 Triveni Sudhir Walkar
 W/O Sudhir Walkar
 house no.67 room no.15 bhagat lane, worli
 village Worli Colony S.O
 Worli Colony Mumbai
 Maharashtra 400030
 9869235433

11022045



UG110220454IN



आपका आधार क्रमांक / Your Aadhaar No. :

5727 0572 2365

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Triveni Sudhir Walkar
 Year of Birth : 1965
 Female



5727 0572 2365

आधार - आम आदमी का अधिकार

मूल दस्तावेजों के साथ
 Verified with Original
 कृपया भारतीय स्टेट बैंक
 For State Bank of India

Rajan
 Section Manager
 सेबीसी विपरीत, राजन
 PBB Chinchpokli B-17584

राजन वेल्हाल
RAJAN VELHAL
 D - 8754

Franking Value	Rs	142
Bank Charge	Rs	10
Total	Rs	152

Drawn up by paying party
M/S. TRIVENI SUDHIR WALKAR

Recd. 1/12/04 Thanks
 Rs. 152/- Towards
 Payment of Stamp Duty

DD / Cheque No

Drawn on Bank **DENA BANK**
SACHINRAMA WALKAR
MUMBAI 20

Branch (if any) (50 only)

Branch ID

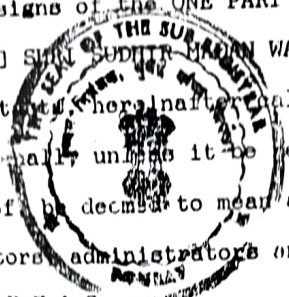
Franking \$

Office - *[Signature]*

:- AGREEMENT FOR SALE :-

THIS AGREEMENT FOR SALE made and entered into at Mumbai this 14th day of November, 2004 BETWEEN SHRI DILIP SHRINIVAS HATE, an adult, Mumbai Indian Hindu Inhabitant, carrying on his business as the builder/promotor/developer in the firm name & style of **M/S SKYLARK BUILD** as sole proprietor thereof at 6, Shree Sai Shraddha, 114, Bhavani Shankar Road, Dadar (W), Mumbai -28, hereinafter called the "BUILDER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns of the ONE PART AND [1] SMT. TRIVENI SUDHIR WALKAR AND [2] SMT. SUDHIR MADHAN WALKAR, both adults, Mumbai Indian Inhabitant, hereinafter called the "PURCHASER" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns] of the OTHER PART

WHEREAS : [a] One Abbasbhai Abdul Hussein Bandarkwala & 2 others are the absolute owners and are absolutely seized and possessed of and/or otherwise well & sufficiently entitled to property viz. ALL THAT piece or parcel of land or ground together with the structures & buildings standing thereon known as **MRS. TRIVENI SUDHIR WALKAR**



11/9
2004

Principal Office
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120
 101/1300
 NOV 11 2004
 161300

As. One Kashi For by Two Transfers
 3520
 161300
 NOV 11 2004

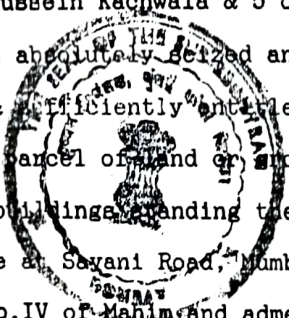
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Bandukwala Chawls situate at 34-I, Sayani Road, Mumbai-25 bearing F.P.No. 587, T.P.S.No.IV of Mahim and admeasuring about 1026.21 sq.meters or thereabouts [hereinafter referred to as the SAID PROPERTY"] lying/being in Registration District of Mumbai and more particularly described in the First Schedule hereunder written.

[b] By 3 separate Deeds of Conveyance all dated 4.8.1995 duly entered into & executed by and between the said Abbasbhai Abdul. Hussein Bandukwala & 2 others, the vendors therein described on the one hand and the builder herein, therein described as the purchaser, on the other hand and duly registered with the Sub-Registrar of Assurances at Mumbai, the said vendors therein have duly sold, transferred and conveyed or assured unto/to the builder who has purchased from the said vendors therein the said property and/or all their respective undivided share, right, title, interest, claim & benefit in the said property as more particularly described in the First Schedule hereunder written & shown surrounded in red colour boundary on plan annexed thereto for consideration and upon terms & conditions as recorded therein and as such, the builder herein is now absolutely seized & possessed of and/or otherwise well & sufficiently entitled to the said property with rights to develop the same and also to sell, deal with and dispose of the same in any manner he likes.

[c] One Shri Nuruddin Fodahusseini Kachwala & 5 others are the absolute owners and are absolutely seized and possessed of and/or otherwise well & sufficiently entitled to property, viz. ALL THAT piece or parcel of land or ground together with the structures & buildings standing thereon known as Kachwala Estate situate at Sayani Road, Mumbai-25 bearing F.P. No. 588, T.P.S. No. IV of Mahim and admeasuring about 5545.44 sq.meters or thereabouts [hereinafter referred to as the SAID PROPERTY"] lying and being in the Registration District of Mumbai City & more particularly described in the Second Schedule hereunder written

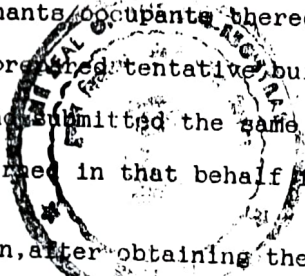


999/12
3003

Pravallu

[d] By an agreement dated 4/8/1995, duly made, entered into & executed by and between by and between the said Nuruddin F. Kachwala & 5 Ors., therein described as the vendors, on one hand & the builder herein, therein described as purchaser, on the other hand, the said vendors therein have agreed to grant their development right with the ultimate object to sell, transfer and convey to the said purchaser therein and the builder herein who has agreed to develop with ultimate object to purchase from the said vendors therein the said property for consideration and upon terms & conditions as set out therein and as such, the builder is now absolutely seized & possessed of and/or otherwise well & sufficiently entitled to the said property more particularly described in the Second Schedule hereunder written with the rights to develop as also to sell, transfer, deal with & dispose of the same or any flats/premises constructed thereon to any person he likes.

[e] Both the aforesaid properties, viz. F.P. Nos. 587 and 588, were then occupied by the various tenants & occupants but the builder was desirous of developing the same entirely at his own costs, charges, expenses & risk at the earliest possible by constructing new building/s what is known as on ownership basis by demolishing the existing structures standing thereon after providing the temporary as well as permanent alternate accommodation admeasuring about 250 sq. ft. [carpet] area free of costs on ownership basis to the said existing tenants/occupants thereon and for which the builder has got prepared tentative building plans through his architects and submitted the same to B.M.C. and other authorities concerned in that behalf for its approval.



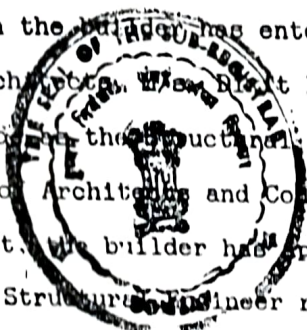
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[f] The builder herein, after obtaining the necessary sanction/ approval/permission for amalgamation of both the aforesaid properties, viz. F.P. Nos. 587 & 588, T.P.S.No. IV of Mahim [hereinafter both the said properties shall be collectively referred to as the "SAID PROPERTY"], proceeded to obtain

99-88

consent from the various tenants/occupants thereof & also obtained necessary intent letter/NOC from MHADA for development of the said property, vide its Ref. No. R/NOC/F-824/551 dt.9/2/96 subject to certain terms and conditions recorded therein AND WHEREAS the builder has, thereafter, approached the concerned authorities of MCGB for approval of the new building/s plans as also got the same approved from the said authorities and accordingly, the builder has got the plan for the construction of Building No.5 on the said property duly approved from B.M.C. vide IOD No.EEBPC/5572/GN/A dt. 28/12/98 & CC No.EEBPC/5572/GN/A dt. 9/4/99 in phased manner for which the builder has also obtained necessary permission for construction of temporary sheds for shifting the concerned tenants/occupants thereof from MCGB vide letter No.EEBPC/5209/GN/A dt. 9/5/1997 & accordingly, the builder has also constructed temporary sheds thereon as per the said permission & also got them shifted therein whereupon the builder has been granted the said CC by B.M.C. for commencement of the said Building No.5 to be constructed by him thereon. Hereto annexed and marked as ANNEXTURE-A [colly] are zerox copies of the said IOD/CC.

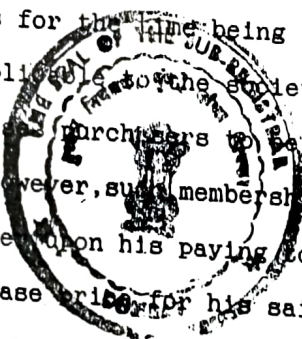
(g) The builder herein has also commenced construction of the proposed building/s known as "SHREE SAI COMPLEX" [hereinafter referred to as the "SAID BUILDING/S"] including the said Building No. 5 thereon as per such approved building plan consisting of the ground + 7 upper floors on the said property for which the builder has entered into standard Agreement with Architects, M/s. Bhat Risbud & Associates & Mr. Uday D. Chandekar, the Structural Engineer registered with the Council of Architects and Consultant and as per the said Agreement, the builder has appointed them as his Architects & the Structural Engineer respectively for the purposes of preparing of drawings & structural designs of the said building No. 5.



Handwritten signature or initials.

off the various flats/premises in the said building No. 5 under construction thereon & the purchaser has agreed not to make any requisition or call for any further documents on behalf of the owners or builder to the said property.

[1] The purchaser has applied to the builder for allotment of one flat, being Flat No. 102 admeasuring about 519 sq.ft. [carpet] area on 1st floor of the said new building No. 5 of "SHREE SAI COMPLEX" situated at Sayani Road, Mumbai-25 [hereinafter referred to as the "SAID FLAT"] to be constructed by him on the said property hereafter on ownership basis as per floor plan hereto annexed & marked ANNEXURE-C and shown surrounded in red colour boudary line thereon with amenities therein as per the list of specifications/ amenities hereto annexed & marked ANNEXTURE-D and as such, the builder intends to enter into this agreement for sale for sale of the said flat to the purchaser in the manner stated hereinabove in the said building No. 5 under construction by him on the said property & the purchaser has agreed to acquire/purchase the said flat from the builder for consideration & subject to the other terms/conditions hereinafter appearing with a view to get him enrolled as a member of the proposed Co-op. Housing Society Ltd. or a body corporate to be formed by all the flat holders of the said building No.5 under construction on the said property under provisions of The Maharashtra Co-op. Societies Act and its rules & regulations or under the provisions of any other local acts for the time being in force or under any relevant law applicable to the society or association of such flats/premises purchasers to be formed/registered by him hereafter. However, such membership shall be conferred upon the purchaser upon his paying to the builder all the amounts of purchase price for his said flat to the builder only upon such compliance, the builder shall convey the said property to such society or a body corporate.



1992
AND IT IS HEREBY
2008

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY/BETWEEN THE PARTIES HERETO as follows

: 31 :
Parcel Div. & F.P.No.587, T.P.S.No.IV of Mahim and admeasuring
about 1026.21 sq.meters or thereabouts lying and being in the
Registration District of Mumbai City & bounded as follows :-
i. e. to say :

On or towards the SOUTH : by F.P.No. 586, T.P.S.IV-Mahim
On or towards the
NORTH, EAST AND WEST : by F.P.No. 588, T.P.S.IV-Mahim

THE SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO :-

ALL THAT piece & parcel of land togetherwith structures
standing thereon known as "Kachwala Estate" situate at Sayani
Road, Bombay-25, admeasuring about 5545.44 sq.meters or there
abouts bearing bearing Cad.Survey No.1132 of Lower Parel and
F.P.No. 583 T.P.S.NO. IV of Mahim Div. lying and being in the
Registration District of Mumbai City and bounded as follows :-

i. e. to say :
On or towards EAST : by property of City Impovement Trust
On or towards WEST : by road known as Kumbhar Gully
On or towards SOUTH : partly by property of K.D.Sassoon Co
& partly by property of Abbasbhai G.
Bandukwala & others
On or towards NORTH : partly by property of Ignas D'Silva &
partly by A.R.Mohamed Master property

IN WITNESS WHEREOF the parties hereto have set and sub-
scribed their respective hands and seal hereunto on the day
and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the with-]
-innamed BUILDER, SHRI DYLIP SHRENIWAS]
HATE, sole prop. of SKYLARK BUNDS]
in the presence of]



For Skylark Bunds
Proprietor

SIGNED AND DELIVERED by the withinnamed]
PURCHASER, [1] SMT. TRIVENI SUDHIR WALKAR]
& [2] SHRI SUDHIR MADAN WALKAR, in the]
presence of]

Triveni
Sudhir
978-2
egee / 89
8000

R E C E I P T

: 32 :

RECEIVED of and from the withinnamed]
PURCHASER, [1] SMT. TRIVENI SUDHIR WALKAR & [2]
SHRI SUDHIR MADAN WALKAR, sum of Rs.2,55,000/-]
[Rupees Two Lacs Fifty Five Thousand] only by]
cheque bearing No. 359620 dt. 10/11/2004 drawn]
on Sangli Bank Ltd., Fort Branch, in favour of]
M/s. Skylark Build on or before the execution]
hereof on account & towards the part payment]
against purchase price of a flat agreed to be]
paid by them to me as withinmentioned.....]Rs. 2,55,000/-

WITNESSES : -

I SAY RECEIVED
For M/s. SKYLARK BUILD

~~For SkyLark Build~~

BUILDER/PROPRIETOR



ANNEXURE-A (Copy)

OWNER (ORIGINAL)

ECM:

Form 346
88

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

EZBPC/5/72/GN/A of 28/12/98
No. E. B./CE/ BS/A of 199 -199

Municipal Office,

Bombay.....199

MEMORANDUM

M/s. Skylark Build,
114, B.S. Road,
Opp. Shardashram Society, Dadar (W),
Mumbai-400 028.

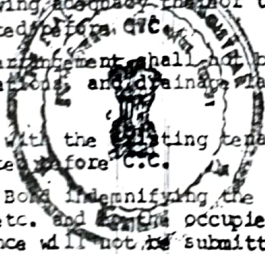
With reference to your Notice, letter No.....dated 12-12-96..199 and delivered on 12-12-97.....199.....and the plans, Sections, Specifications and Description and further particulars

and details of your building at F.P.H.Q. 587-588. T.P. IV..Mahim Division, Sayani Road,

furnished to me under your letter, dated.... 12-12-96.....199.... I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof reasons :-

(A) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

1. That the Commencement Certificate under Section 44/69(1) (a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water on the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the specifications for layout/D.C./or access roads/development of setback land will not be obtained from E.E.Road Construction (City) before starting the construction work and the access and set back land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D.) of G/North before submitting Building Completion Certificate.
4. That the Structural Engineer will not be appointed, Supervision map as per Appendix XI (Regulation 5(3) (ix)) will not be submitted by you.
5. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S.Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.
6. That the sanitary arrangement shall not be carried out as per Municipal Specifications and drainage layout will not be submitted before C.C.
7. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
8. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
10. That the qualified/registered Site Supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
11. That extra water and sewerage charges will not be paid to A.E.W.N. G/North Ward before C.C.
12. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulation in-force.



eg 11/33

Excellence
Patel

1427

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your modifying your intention as to obviate the before mentioned objections and meet by requirements, but for otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 28/11/1992 but not so as to contravene any of the provisions of the said Act, as amended or any rule, regulations or bye-law made under that Act at the time in force.

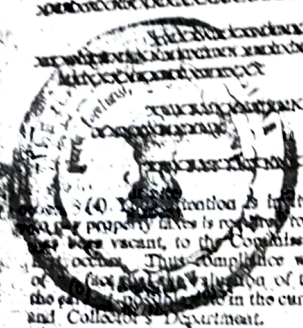
Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Executive Engineer, Public Works
Municipal Corporation, Greater Bombay

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.



(4) Your attention is invited to the provisions of Section 152 of the Act whereby the person liable for property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever occurs. This compliance with this provision is punishable under Section 471 of the Act. The respective owners of the premises will be liable to be revised under Section 167 of the Act, from the first assessment year in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

- (A) 13. That the true copy of the sanctioned layout/sub-division/ amalgamation approved under No.EEBFC/5209/GN/A dt. alongwith the T & C thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.
- 14. That the premium/deposits as follows will not be paid -
 - i) Staircase/Lift area benefit
 - ii) Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - iii) Balcony enclosure fees
 - iv) Insecticide charges
- 15. That N.C.C. from A.E.(T.P.)G/North will not be submitted before asking C.C.

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No.EEBPC/5572/ON/A of 28/12/48

Contd....

- (A) 16. That the registered Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be permitted before asking for C.C.
17. That the NOC/provision of sub-station as per BEST requirements will not be made before asking for C.C.

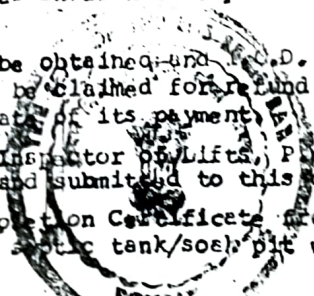
(B) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE

1. That the requirement of N.O.C. from C.A., U.L.C. & R.Act will not be complied with before starting the work above plinth level.

(C) FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING OCCUPATION CERTIFICATE TO ANY PART OF THE PROPOSED BUILDING

1. That the dust bin will not be provided as per C.E.'s Circular No.CE/9297/II of 26-6-1978.
2. That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a Completion Certificate will not be obtained and submitted before applying for Occupation Certificate/B.C.C.
3. That the existing well will not be covered with R.C.C. slab.
4. That 10'-0" wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot no., name of the building etc. will not be displayed at a prominent place.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and E.E.(S.W.D.) and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra will not be obtained and submitted to this office.
10. That the Drainage Completion Certificate from E.E.(S.P.) P&D City for provision of public tank/soak pit will not be submitted.
11. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
12. That the completed premises will not be occupied authorised and the occupation Certificate will not be obtained.

Handwritten notes:
B.C.C.
D.C.



Handwritten file number: 502/34
Date: 2004

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. MRDC/5572 / C/A AF Date 9/4/99

COMMENCEMENT CERTIFICATE

To M/s. SKYLARK Build (Dilip S Hare owner)
114 B.S. Road
opp. Shardaaram Society, Dadar (W)
Mumbai - 400 028

With reference to your application No. 11544/A/1999

dated 22/1/99 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for Prep. Reconstructible on F.P. No. 587, 588 T.P.S. IV of Mahim Division at Sayani Road Mumbai and building permission under Section 346 of the Bombay - Municipal Corporation Act, 1888, to erect a building in Building No. 5 on plot No./G.S. NO./G.T.S. NO. 587, 588 Mahim Division Village/Town Planning Scheme No. IV situated at Road/Street Sayani Road ward, 61 North.

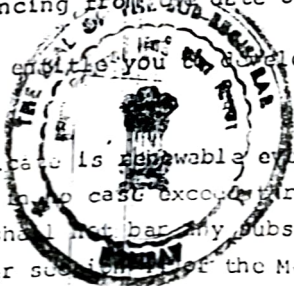
Commencement certificate/Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the set-back line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land - which does not vest in you.

This commencement certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 45 of the Maharashtra Regional & Town Planning Act, 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if :-

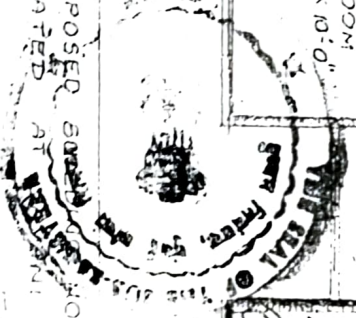


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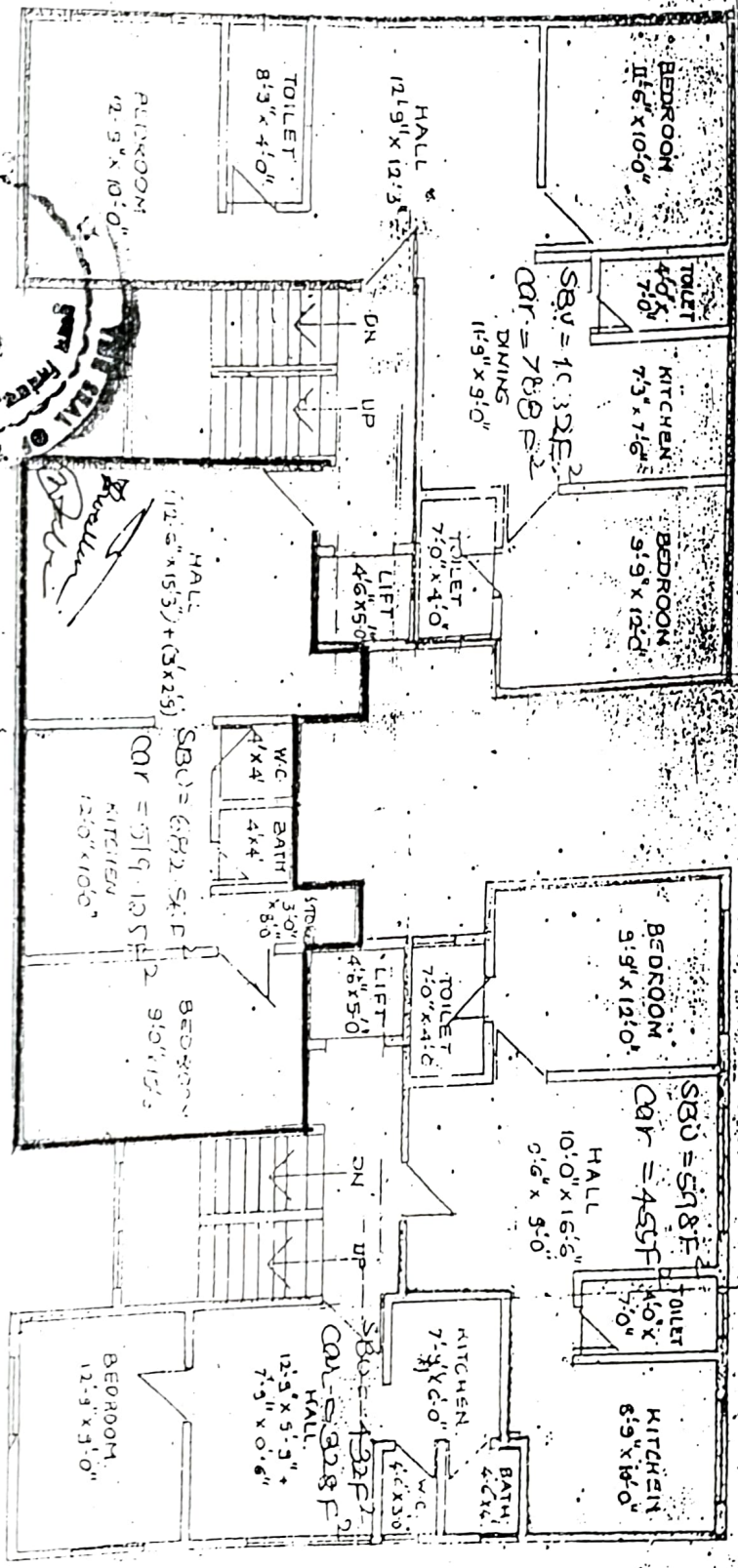
Shahid

PLAN OF PROPOSED 50000 SQUARE FEET BUILDING SITUATED AT
 DIVISION SITUATED AT

FOR
 M/S SKYLARK BUILD.



FLOOR PLAN
 SCALE: 1/8"



ANNEXURE - 5

DIXIT - 11/1/2010
 13300000000

CHARTERED ARCHITECTURAL DESIGNER
 44/8, SAI NIKETAN, 3RD FLOOR, PANDURANG
 MANSI, PANDURANG, MUMBAI - 400 022

Saturday, November 20, 2004
4:04:52 PM

नोंदणीपूर्व गोपवारा

- (1) विलेखाया प्रकार करारनामा
- (2) मोंददला रु. 2,000,000.00
- (3) बाजारभाव (भाडेपट्ट्याचा वायलीन पट्टाकार आकारणी देता की पट्टेदार ते नमूद करावे) रु. 3,160,248.00
- (4) बाजारभावप्रमाण मुद्रांक शुल्क रु. 141780.00
- (5) बाजारभावप्रमाण नोंदणी फी रु. 31602.48
- (6) दस्त निष्पादित केल्याचा 19/11/2004

सूचना

१) ही नोंदणी पध्दतारानी साक्षात्कृत केल्या इन्फुट फॉर्मवर प्रगटित आहे.
 २) दस्तावी मॉडेली संगणकावर घड्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निव्वक दस्त नाकारु शकतात किंवा नियमानुसार योग्य ती प्रत्ये कार्यवाही करू शकतात.
 ३) दस्त/दुरुस्त्या कराव्यात.
 नसलेला मजकूर खोडावा
 गज्याक 1,2,3,4,5,6 गज्या बदल करता येणार नाही

- (7) पृष्ठांची संख्या 59
- (8) भू मानन, पोटहिस्सा व दरक्रमांक (असल्यास) (1)फायनल प्लॉट क्र.:588 सिटीएस प्र.: 1132
- (9) मालमत्तेचे इतर वर्णन

(1) वर्णन विभागाचे नाव लाडलर दस्त डिपॉझिशन, प्लॉट नं 102, पहिल्या मजला, श्री गार्ड वॉलिव्हल, सयानी रोड मु. 25, उपनिभावाच नाव - 12953 - दुय्यम नोंदणीस रावे याद्वे वास माने व जाकते कर्तव्यपुर्वेक नोंदणीस देता येईल. दक्षिणस सयानी रोड व यातनकर माने केल्यास विभागीय भुभाग, सदर मिल्कत सि.टी.एस. नंबर - 1132 मूद आहे.
 (1)वांघीय मिल्कतीचे क्षेत्रफळ 57.88 चौ.मी. आहे.

(10) क्षेत्रफळ

- (11) आकारणी किंवा जुळी देण्यात अरोल तेव्हा
- (12) 'दस्तऐवज करून देण्या या पत्राकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रविवाहीय नाव व पत्ता
- (13) 'दस्तऐवज करून घेण्या या पत्राकाराच नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) मॅगसे रसायनांक विल्ड तर्फे प्रायगदर दिक्षीय श्रीनिवास हाटे तर्फे मूळच्या प्रभाकर अनंत दर्णे चरपलेत नं. महली/रस्ता सयानी क्षेत्र - ईमारतीचे नाव गार्डवॉलिव्हल इमारत नं. प्लॉट/वसाहत नं. शहर/गाव: मु. वासुका: पिन: ४०००००

(1) दिवाणी सुतेर केल्यास घड्यात नं. 102, महली/रस्ता सयानी रोड व इमारतीचे नाव गार्डवॉलिव्हल इमारत नं. प्लॉट/वसाहत नं. शहर/गाव: मु. वासुका: पिन: ४००००० एएनयूपी-०८८३३३३३

(2) सुतेर माने वासकरा घड्यात नं. सयानी/वसाहत महली/रस्ता: इमारतीचे नाव: इमारत नं. प्लॉट/वसाहत: शहर/गाव: वासुका: पिन: ४००००० एएनयूपी-०८८३३३३३

पूरे नोंदणी गोपवा-यामग्ये इन्फुट फॉर्म प्रमाण अचूक डाटा एंटी करण्यात आली आहे.

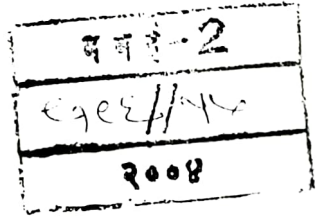
पूरे नोंदणी गोपवाय नमामुन फॉर्म प्रमाण अचूक डाटा एंटी करण्यात आली आहे. पत्राकाराने नमूद केल्यात दस्त/दुरुस्त्या कराव्यात.

डॉ. ए.टी. ऑपरेटर ची स्वाक्षरी

Sweller
(पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोपवारा इन्फुट फॉर्म प्रमाण आहे व याचा मेल मूल दस्तारी घेण्यात आला आहे. पत्राकाराने नमूद केल्यात दस्त/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निव्वकाची स्वाक्षरी)





Saturday, November 20, 2004
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नोंदणीपूर्व गोपवारा

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु. 2,000,000.00
- (3) बाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) रु. 3,160,248.00
- (4) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 141780.00
- (5) बाजारभावाप्रमाणे नोंदणी फी रु. 31602.48
- (6) दस्त निष्पादित केल्याचा 19/11/2004

सूचना

1. ही नोंदणी पक्षकारांनी साक्षात्कृत केल्याचे इनपुट फॉर्मवर अन्वयित आहे.
 2. दस्तावेजी नोंदणी समजावत घेण्यात यावी याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अर्थ लागूवादी करू शकतात.
 3. वदल/दुरुस्त्या कराव्यात.
 नोंदणी मजकूर खोडावा
 4) क्रमांक 1,2,3,4,5,6 मध्ये वदल करता येणार नाही

- (7) पृष्ठांची संख्या 59
- (8) भू. म. नं. पोटहिससा व धरक्रमांक (असल्यास)
- (9) मालमत्तेचे इतर वर्णन

(1) फायनल प्लॉट क्र.: 588 सिटीएस क्र.: 1132

(1) वर्णन विभागाचे नाव - लाजर परल डिव्हिजन, प्लॉट नं. 102, पहिला मजला, श्री साई वॉमपलकर, रावणी रोड मुं. 25, उपविभागाचे नाव - 12833 - मुंबई - मंगरुस रोड साहेब वाळ मार्ग व जावळे कर्म पुणेस स्थित रत्न साईस, दक्षिणस रावणी रोड व मातनकर मार्ग रावणीस स्थित रावणी भुभाग, सदर मिल्कट सि.टी.एस. नंबर - 1132 मध्ये आहे.
 (1) वांधीव मिल्कटीचे क्षेत्रफळ 57.88 चौ.मी. आहे.

- (10) क्षेत्रफळ
- (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (12) 'दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता
- (13) 'दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) मंगरुस रस्तावरील विल्ड तर्फे प्राधान्य दिलेला श्रीनिवास हाटे तर्फे मुख्यालय प्रमाणे अंतत दर्जा नोंदणी नं. - गल्ली/रस्ता - रावणी रोड - इमारतीचे नाव - साईसिद्धी इमारत नं. - मंगरुस रोड शहर/गाव - मु. तालुका - मंगरुस - मुंबई - मंगरुस रोड साहेब वाळ मार्ग व जावळे कर्म पुणेस स्थित रत्न साईस, दक्षिणस रावणी रोड व मातनकर मार्ग रावणीस स्थित रावणी भुभाग, सदर मिल्कट सि.टी.एस. नंबर - 1132 मध्ये आहे.
 (1) दिवाणी सुधीर वाळकर, मंगरुस रोड नं. 102 - गल्ली/रस्ता - रावणी रोड - इमारतीचे नाव - साईसिद्धी इमारत नं. - मंगरुस रोड शहर/गाव - मु. तालुका - मंगरुस - मुंबई - मंगरुस रोड साहेब वाळ मार्ग व जावळे कर्म पुणेस स्थित रत्न साईस, दक्षिणस रावणी रोड व मातनकर मार्ग रावणीस स्थित रावणी भुभाग, सदर मिल्कट सि.टी.एस. नंबर - 1132 मध्ये आहे.
 (2) सुधीर मंगरुस वाळकर, मंगरुस रोड नं. 102 - गल्ली/रस्ता - रावणी रोड - इमारतीचे नाव - साईसिद्धी इमारत नं. - मंगरुस रोड शहर/गाव - मु. तालुका - मंगरुस - मुंबई - मंगरुस रोड साहेब वाळ मार्ग व जावळे कर्म पुणेस स्थित रत्न साईस, दक्षिणस रावणी रोड व मातनकर मार्ग रावणीस स्थित रावणी भुभाग, सदर मिल्कट सि.टी.एस. नंबर - 1132 मध्ये आहे.

पूर्व नोंदणी गोपवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

नोंदणी गोपवारा नमूद करणे व तो वरील आहे/त्याच्यात नमूद केल्या वदल/दुरुस्त्या कराव्यात.

(Signature)

(पक्षकाराची स्वाक्षरी)

(Signature)
(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोपवारा इनपुट फॉर्म मध्ये आहे व याचा मेल मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले वदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(Signature)
(दुय्यम निबंधकाची स्वाक्षरी)

