

भारतीय डाक

भारतीय डाक विभाग

DEPARTMENT OF POSTS

CUSTOMER COPY

DEPARTMENT OF POST, INDIA (MAHARASHTRA CIRCLE)

NAME OF POST OFFICE PANVEL HEAD POST OFFICE

Date 23/7/10

FRANKING VALUE Rs. 78600/-

NO. OF DOCUMENT one (1)

PAN NO. NY-188-88-884 d

NAME OF THE PARTY PAYING PARTY

Subramanian A Pillai  
PARTY MEMBER  
AF



FOR POST OFFICE USE ONLY

TRANSACTION ID 55198

FRANKING NO. 2641

POST OFFICE STAMP IMPRESSION

12/21

AUTHORIZED SIGNING OFFICER (M/AM/SPM)  
POSTMASTER PAVEL H.O. 410205

पवल-२  
२००६ २०१०  
2/36

**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered into at Kamothé, Navi Mumbai, on this 26<sup>th</sup> day of JULY 2010, between 1] SHRI SANJEEV TUKARAM BHOR, 2] SHRI DNYANESHWAR EKNATH WALUNJ, 3] SHRI RABHAJI YASHWANT THORAT all Partners of M/s. S. D. R. DEVELOPERS, a partnership firm registered under provisions of the Partnership Act, 1932 having address at - Hiranandani Complex, Crystal Plaza, 40, 2nd Floor, Sector -7, Plot No.18/7, Kharghar, Navi Mumbai, hereinafter called "THE BUILDER" (which expression shall unless it be repugnant to the context or meaning be deemed to mean and include the partner or partners of the said firm for the time being and the legal representatives, executors, administrators and assigns of the last surviving partner) of the

POSTMASTER  
PANVEL HO  
PANVEL-410205

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भारत  
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PART:  
  
Subramanian Pillai

प्रधान डाकघर, पंवेळ  
Post Master Panvel H.O.  
410205

2197



AND

Mr. Subramanian A Pillai  
Room No. 9, Bldg No. 12/A, 1<sup>st</sup> Floor, Chaitanjali Nagar,  
adult, Indian inhabitant residing at MAHIM (E), MUMBAI - 400 17

\_\_\_\_\_, hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART :

**WHEREAS**

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") is a company wholly owned by the State Govt. incorporated under the Companies Act, 1956 (I of 1956) having its Registered office at "Nirmal", 2nd Nariman Point, Mumbai, 400 021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Govt. in exercise of its powers under Sub-sections ( 1 ) and ( 3-A ) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966. ( hereinafter referred to as the "MRTP Act " ).



2. By an Agreement to Lease made at CBD-Belapur, Navi Mumbai on 10<sup>th</sup> day of December in the Christian year Two Thousand One between the CIDCO therein referred to as the "Corporation" of the One Part and [1] Shri.Jagannath Balu Bhopi [2] Shri Mai Shantaram Patil [3] Shri Kamalabai Jagannath Bhopi hereinafter and therein referred to as the Licensees of the Other Part, (herein after referred to as the "said Agreement to lease"), the CIDCO agreed to grant to the Licensees and the Licensees agreed to acquire a lease of the said land being Plot No.23, under 12.5% Scheme-GES, admeasuring 600 square meters or thereabouts, situated and lying at Sector-10, under 12.5% Scheme, District Raigad, Taluka - Panvel, Kamothe, Navi Mumbai, (hereinafter referred to as the said land) which is registered at Panvel-2 Registrar's

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performance and observance by the BUILDER upon obligations and the terms and conditions contained in the said Agreement to Lease read with the Tripartite Agreement, which Tripartite Agreement is duly registered under document no. URAN-05913-2008 dated 01-08-2008.

5. By virtue of provisions contained in the said Agreement to Lease read with the said Tripartite Agreement herein before referred, the BUILDER is entitled to erect the building or buildings on the said land and sell with the permission of the CIDCO the flats to its intending buyers and also to transfer and assign with the permission of the CIDCO his rights and interest in and benefits under the said Agreement to Lease in favour of a Cooperative Housing Society or a Company or Association to be constituted of the Buyers of the flats in a building or buildings to be erected on the said land provided that the BUILDER has complied with all the terms and conditions contained in the said Agreement to Lease herein before referred.

6. The ADTPO of the CIDCO has by his Commencement Certificate No. CIDCO /ATPO/628 dated 06-07-2009 approved plans and granted its permission to the Builder to commence erection of the intended building or buildings on the said land on terms and conditions set therein. The copy of the commencement certificate is annexed hereto and marked "Annexure A".



7. The BUILDER intend to erect on the said land building of stilt plus seven upper floors consisting of residential premises in accordance with the plans approved by the CIDCO and sell to their intending buyers the residential flats along with Terraces, Parking Spaces and Top Terrace upon the terms and conditions contained in the said Agreement of Lease.

8. The Builder has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The BUILDER have appointed structural Engineer for preparation of Structural design & drawings of the intended building & the BUILDER

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shall accept the professional supervision of the Architect & Structural Engineer till the completion of the building.

9. The Purchaser has approached the BUILDER for sale to the Purchaser of **Flat No. 704**, on the **7th floor**, of the building known as "**NATRAJ**" on **Plot No.23, Sector 10, District Raigad, Taluka Panvel, Kamothe, Navi Mumbai** and the BUILDER has agreed to sell the said flat for a total consideration of **Rs. 16,00,000/-** (**Rupees Sixteen lakh only**).

10. The BUILDER is entering into separate Agreements with other persons in respect of the other flats etc., in the said building to be constructed on the said land.

11. The Purchaser demanded from the BUILDER and the BUILDER have given to the Purchaser inspection of the said Agreement to Lease, the said Tripartite Agreements and all other relevant documents, letters, papers and writings referred to therein as well as plans sanctioned by the CIDCO, designs, specifications etc. as required under the provisions of the Maharashtra Ownership FLATS (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules and regulations made there under. The Purchaser has examined the foregoing agreements, and relevant documents, letters, papers and writings inspection of which, the BUILDER have given to him/her/them and got himself/herself/themselves satisfied.

12. Under Section 4 of the said Ownership flat Act the BUILDER is required to execute a written Agreement for sale of the Premises to the Purchaser, being in fact these presents & also to register the said Agreement under the Registration Act.

13. It is agreed that if one or more of such flats are not taken/purchased or acquired by any person other than the BUILDER at the time the building is ready for part occupation/occupation, the BUILDER will be deemed to be the owners thereof until such flat are agreed to be sold by the BUILDER.

*[Signature]*

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*A. Subramanian*

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

1. The BUILDER shall construct the said intended building on the said land bearing **Plot No. 23** situated at **Sector 10, Kamothe, Navi Mumbai**, consisting of Stilt plus Seven upper floors comprising of residential premises known as **"NATRAJ"** in accordance with the plans, designs, specifications approved by the CIDCO with such variations and modifications as the BUILDER may consider necessary or as may be required by the Concerned Authority to be made in them. The Purchaser hereby agrees to such additions and/or modifications that may be carried by the BUILDER.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the CIDCO to the said Property described in the Schedule hereunder written and of the BUILDER to construct the said Building thereon and the Purchaser/s shall not be entitled to further investigate the title of CIDCO to the said property or to the right of the BUILDER to develop the said Property and no requisition or objection shall be raised upon of any matter relating thereto. A copy of the Certificate of Title given by \_\_\_\_\_ & Co. Civil Associates, Advocates High Court, having office at 204 Wardhaman Market, Sector 17, Vashi, Navi Mumbai is hereto annexed and marked ANNEXURE "B".



3. The Purchaser hereby agrees to purchase from the BUILDER and the BUILDER hereby agree to sell to the Purchaser one **Flat No. 704**, admeasuring about 500 Sq. Ft. i.e 46.46 Sq. Mtrs. Built Up Area (which is inclusive of area of balconies) on the 7<sup>th</sup> Floor in the said building known as **"NATRAJ"**, hereinafter referred to as the "Premises" for a total price of **Rs. 16,00,000/- (Rupees Sixteen** lakh only **only)** inclusive of the common areas and facilities appurtenant to the premises excluding Stilt, open spaces & open terraces attached to the flats.

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51. The Purchaser/s undertake/s to pay increase in taxes, water charges, insurance service tax and such other levies if any, which are imposed by the concerned local authority and/or other public authority.

52. All Notices, utters, receipts issued by the BUILDER dispatched under certificate of porting to the address of the purchasers mentioned hereinabove will be sufficient proof of receipt of the same by the purchasers and shall effectually discharge the Builder.

53. The terms & conditions of this Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats, Act 1963 and the rules made there under.

54. All Notices to be served on the Purchaser as contemplated by the Agreement shall be deemed to have duly served if sent to the purchaser, under certificate of posting/Registered Post at his/her address specified herein first.

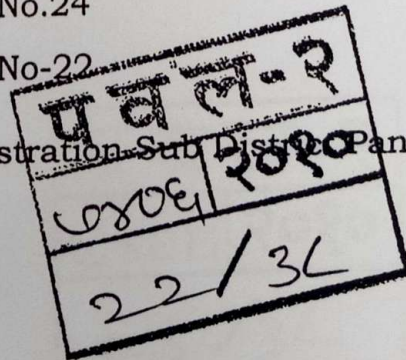
**SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF LAND**



ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.23 admeasuring **600 square meters** or thereabouts, situated and lying at **Sector-10, Kamothe, Taluka - Panvel, District Raigad, Navi Mumbai.**

On or towards the North : Plot No. 21  
On or towards the South : 11.0 Meters wide Road  
On or towards the East : Plot No.24  
On or towards the West : Plot No-22

Falling within the jurisdiction of the Registration Sub District Panvel and District Raigad



*Autosamaritan*



**CIDCO**  
WE MAKE CITIES  
**AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**OFFICE :**

2nd Floor, Nariman Point,  
- 400 021.

(Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
: 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

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

**CIDCO/BP/ATPO/627 = - - -**

Date = 6 JUL 2009

To,  
M/s S.D.R. Developers  
40, Hiranandani Complex, Plot No. 18/27, Sector-07, Kharghar  
NAVI MUMBAI.

**ASSESSMENT ORDER NO.121/2009-2010 REGISTER NO.01 PAGE NO.121**

**SUB:-** Payment of development charges for Residential Building on Plot no.23, Sector-10  
at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 03/10/2008 & 25/06/2009
  - 2) Final Transfer Order issued by M(TS) vide letter No. 234/09, dtd.27/01/2009
  - 3) Fire NOC issued by Fire Officer, vide letter No.CIDCO/FIRE/KLM/2009/738,  
dtd. 24/06/2009
  - 4) Delay condonation NOC issued by M(TS) vide letter No.234/09,dtd.27/01/2009 -
  - 5) Extension of time limit issued by M(TS), vide letter no.234/09/1113, dtd.30/06/2009
  - 6) 50% IDC paid of Rs.3,00,000/- vide challan no.104454, dtd.15/06/2009

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
(OFFICE OF DER NO. CIDCO./ADM/2449/DATED/18/11/92)

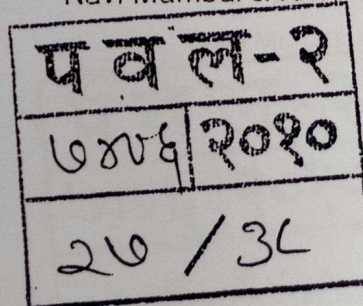
1. Name of Assessee :- M/s S.D.R. Developers
2. Location :- Plot no. 23, Sector-10, Kamothe (12.5% scheme),
3. Land use :- Residential
4. Plot area :- 600.00 Sq. mtrs
5. Permissible FSI :- (1.5)
6. **AREA FOR ASSESSEMENT:-**
  - i) Plot area :- 600.00 Sq.mtrs.
  - ii) Built up area :- 889.715 Sq.mtrs
7. **DEVELOPMENT CHARGES:-**
  - i) Plot area :- 600.00 Sq.mtrs. X Rs. 30/- = Rs. 18000.00
  - ii) Built up area :- 889.715 Sq.mtrs. X Rs. 40/- = Rs. 35588.60
- 8) Total Assessed development charges :- (7.i + 7.ii) = Rs. 53588.60, Say Rs. 53589.00
- 9) Date of Assessment :- 02/07/2009
- 10) Due date of completion :- 10/12/2001 to 10/12/2009
- 11) Development charges paid of Rs. 54,000/- Vide Challan no. 104454, dtd 15/06/2009



Yours faithfully,

*V. Venu Gopal*  
06/07/09

(V. Venu Gopal )  
Sr. Planner (BP)  
Navi Mumbai & Khopta









CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. S. D. R.

Developers

Unit/Plot No. 23 Road No. — Sector 10 Node Karnote (12-507, Scheme)

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential building (G+7)

Net built up area Resi. = 889.715 sqm.

(Nos. of Residential Units 28 Nos. of Commercial units —)

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

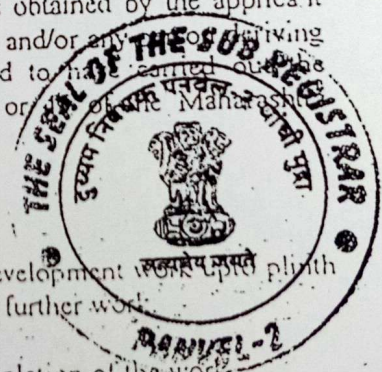
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have obtained the same by development work in contravention of section-43 or any other provision of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 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 authorised 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.

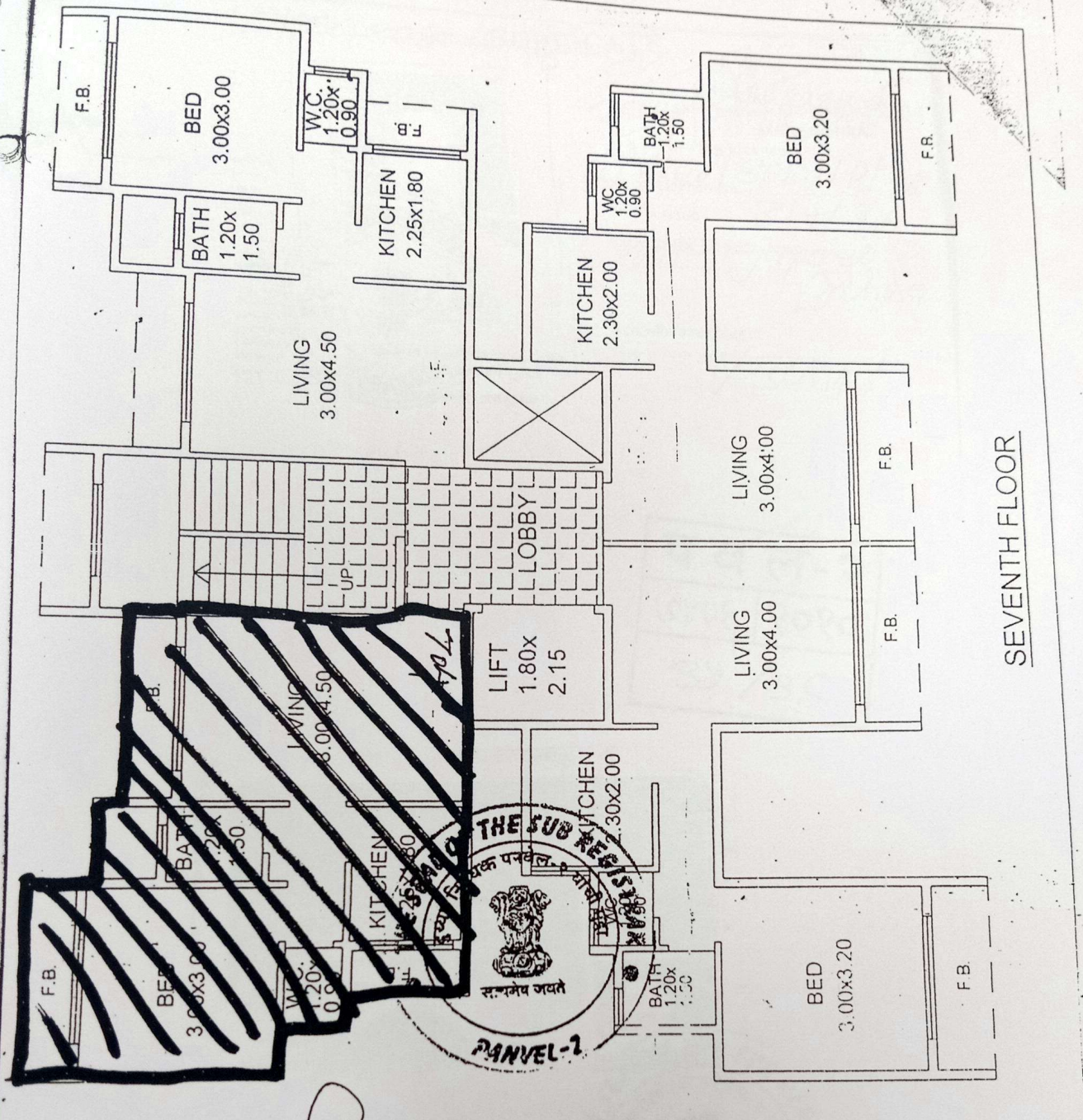
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of fire safety) prescribed in the National Building Code or and / or GDCR - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of revalidation of the same shall be done in accordance with provision of MRTP Act- 1966 and as per regulation no.16 (2) of the GDCRs - 1975.



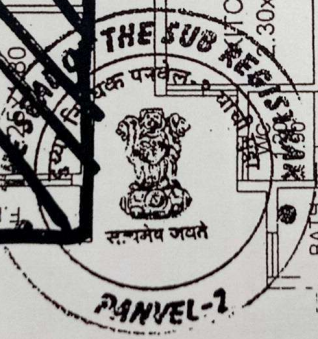
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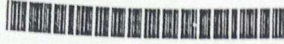
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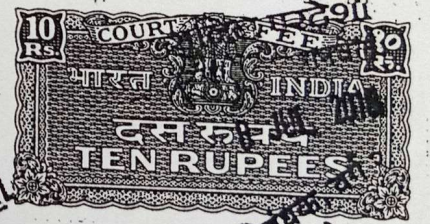
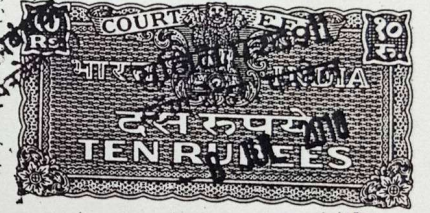
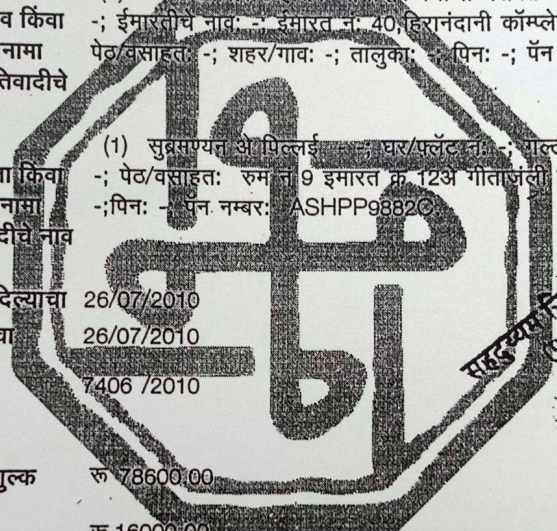
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गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,600,000.00  
बा.भा. रु. 1,342,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभागाचे नाव -15अ/10\*\*सदनिका क्र.704, सातवा मजला, "नटराज", प्लॉट 23, सेक्टर 10, कामोटे, ता.पनवेल, जि.रायगड.जी+7, क्षेत्र 46.46 चौ.मी.बांधीव
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.एस.डी.आर. डेव्ह.तर्फे भागीदार रंभाजी यशवंत थोरात - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: 40, हिरानंदानी कॉम्प्लेक्स, क्रिस्टल प्लॉट, से 7, खारघर--; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABNFS 9184 P .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुबसण्यत ओपिल्लई - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: रुमाली 9 इमारत क्र 12अ गीताजंली नगर माहिम ; शहर/गाव: --; तालुका: -; पिन: -; पॅन नम्बर: ASHPP98820
- (7) दिनांक करून दिल्याचा 26/07/2010
- (8) नोंदणीचा 26/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7406 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 78600:00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16000:00
- (12) शेरा

सहदुय्यम निबंधक,  
(पनवेल-२)

*[Signature]*  
सहदुय्यम निबंधक,  
(पनवेल-२)



# नटराज को. ऑप. हौ. सोसायटी मर्यादित

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच.एस.जी. (टी.सी.) / ४२७६ / जे टी आर/सन २०११-२०१२

भुखंड क्र.२३, सेक्टर-१०, कामोठे, नवी मुंबई.

संदर्भ : \_\_\_\_\_

दिनांक : 23/06/2022

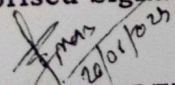
Ref No. NCHS/MN/JUNE/2023-24

The Assistant General Manager  
State Bank of India,  
Retail Assets Centralised Processing Cell  
Mumbai

We, M/s. NATRAJ CO-OPERATIVE HOUSING SOCIETY LTD.  
hereby certify that:

1. Flat No. 704 in NATRAJ CO-OPERATIVE HOUSING SOCIETY LTD situated at/ to be constructed at Plot No. 28, Sector - 10, Kamothe of bearing Plot No. 28 has been allotted to Shri. SUBRAMANIAN A. PILLAI vide agreement to sale/Allotment letter dated 26.07.2010
2. That the total cost of the flat is Rs. 16, 00,000/- (Rupees Sixteen Lakh only) as per the sale document (at the time of agreement dated-26.07.2010)
3. Mr. SUBRAMANIAN A. PILLAI has availed home loan from SBI for which he has mortgaged the said flat, we have noted the same in our records and We have no objection in him mortgaging/extending the mortgage of the flat for further amounts as agreed upon by the the bank(SBI)
4. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.
5. The said flat i.e. 704 is in possession of Mr. SUBRAMANIAN A. PILLAI since 2010
6. This letter is issued as per the your letter dated - 21.06.2023 and it is only for Top-Up Purpose.

Authorised Signat

  
NATRAJ CHS LTD.





Date : 01/09/2010

## POSSESSION LETTER

Name of Purchaser : **Mr. Subramanian A. Pillai**

Address of Purchaser : Room No. 9, Building No. 12/A,  
1<sup>st</sup> floor, Geetanjali Nagar, Mahim (E) Mumbai-17

Particulars of Flat

(a) Flat No. : 704

(b) Floor No. : 7<sup>th</sup>

(c) Built Area : 500 Sq.ft.

(d) Carpet Area : \_\_\_\_\_

(e) Plot No. : 23

(f) Sector No. : 10

(g) Node place : Kamothe, Taluka Panvel, District Raigad.  
Navi Mumbai

Date of Occupancy Certificate granted by the **CIDCO/ATPO(BP)/1120 dt. 4 August, 2010 M/s. S. D. R. Developers** declares that he has physically verified the above flats, amenities provided therein and I am satisfied with the said amenities and the quality of construction of the building.

**M/s. S. D. R. Developers, a proprietary concern through its Partners (1) Mr. Sanjeev Tukaram Bhor, (2) Mr. Dnyaneshwar Eknath Walunj, (3) Mr. Rabhaji Yashwant Thorat** declare that they have received from **16,00,000/-** entire sale price.

Possession of the above flat handed over by  
**M/s. S. D. R. Developers,**  
a proprietary concern through its Partners  
**(1) Mr. Sanjeev Tukaram Bhor**

**(2) Mr. Dnyaneshwar Eknath Walunj**

**3) Mr. Rabhaji Yashwant Thorat**

Possession of the above flat taken over

Place : Navi Mumbai  
Date : 01/09/2010

For S.D.R. DEVELOPERS

*Bhor*  
Partner

*Walunj*  
Partner

*Thorat*  
Partner

*Subramanian*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGD. OFFICE:**

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

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/ 11120 - -

Date 4 AUG 2010

To

M/s S.D.R. Developers  
40, Hiranandani Complex, Plot No. 18/27,  
Sector-07, Kharghar, Navi Mumbai.

**Sub:-** Occupancy Certificate for Residential Building on Plot No.23, Sector-10 at  
Kamothe (12.5% scheme), Navi Mumbai

**Ref:-** 1) Your architect's letter dated 29/06/2010 & 28/07/2010

2) Extension in time limit issued by M(TS-II) vide letter dtd 07/07/2010

3) Lift NOC issued by Chief Engineer(Elect) PWD vide letter dtd.14/07/2010

4) 100% IDC paid of Rs.6,00,000/- vide

i) Challan No.104454, dtd.15/06/2009, Amount of Rs.3,00,000/-

ii) Challan No.122172, dtd.28/07/2010, Amount of Rs.3,00,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith 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 Estate Section, CIDCO for their record. However, if the said premises 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.

Since, you have paid 100% IDC paid of Rs.6,00,000/- vide i) Challan No.104454, dtd.15/06/2009, Amount of Rs.3,00,000/- ii) Challan No.122172, dtd.28/07/2010, Amount of Rs.3,00,000/-, you may approach to the Office of Executive Engineer (Env.) to get the water supply connection to your plot

Thanking you

Yours faithfully,

( R. B. Patil )

Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

*Subramanian*



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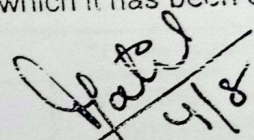
FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/ 1120 - -

Date 4 AUG 2010

**OCCUPANCY CERTIFICA+TE**

I hereby certify that the development of Residential Building, (Res. BUA=891.459 Sq.m.) [Total BUA= 891.459 Sq.mtrs.] [(No. of Units R- 28 Nos.)] on Plot No.23, Sector-10 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Unitech Associates has been inspected on 30/06/2010 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 06/07/2009 and that the development is fit for the use for which it has been carried out

  
( B. B. Ratil )  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)



Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002003176906

Bill of Supply For: MAY-2023

HSN code 27160000

Consumer No: 028800989410  
**MR. SUBRAMANIAN A.PILLAI**  
FLAT-704 NATRAJ CHS LTD PLOT-23 SEC-10 NAVI MUMBAI KAMOTHE 410209  
Mobile/Email: 99\*\*\*\*\*61/

Bill Date: 14-MAY-23  
Bill Amount Rs: 650.00  
Due Date: 03-JUN-23  
If Paid After Due Date: 660.00

Billing Unit: 0345 :KALAMBOLI SUB DIVN  
Tariff/Category: 090 /LT I Res 1-Phase  
Pole No: 00000000  
PC/MR/Route Sequence/DTC: 4 / 25-0023-2517 /4569263

Supply Date: 02-Jul-2010  
Sanct. Load: 1.5 KW  
Security Deposit(Rs): 2,000.00  
Current Reading Date: 09-MAY-23  
Previous Reading Date: 09-APR-23

Meter No: 07613961198  
Reading Group: I4

Scan this QR Code with BHIM App for UPI Payment

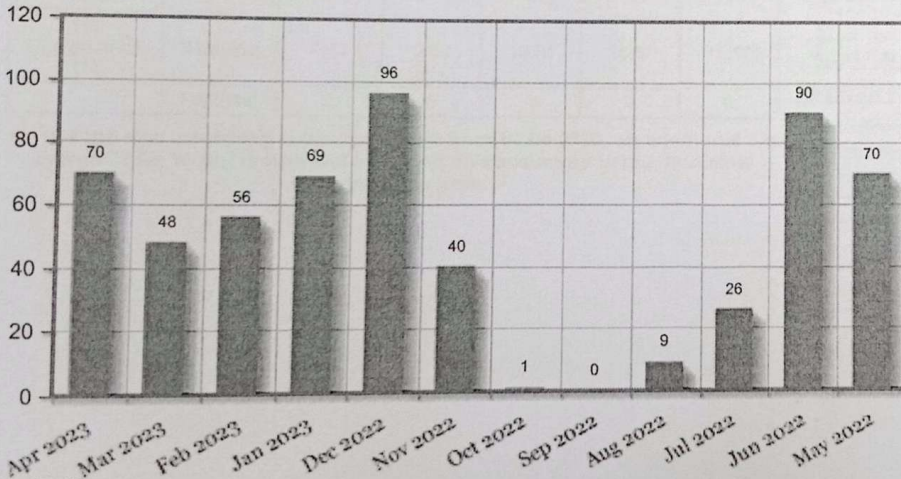


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
13080	13001	01	79	0	79

Meter status: NORMAL  
Bill Period: 1 Month(s) /

**Billing History:**



\* For any queries on this bill please contact

**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF

**Important :**

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://consumerinfo.mahadiscom.in/>
- 4.Next month's reading will mostly take place on 09-06-2023 .

**विशेष संदेश :**

- \* Dear Consumer, Your registered mobile number is 99\*\*\*\*\*61 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows **MREG 028800989410**
- \* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	0345	Consumer No:	028800989410	PC:	I4	Tariff:	090
Due Date:	03-JUN-23			650.00			
Bank Copy:	DTC No:		4569263				
Billing Unit:	0345	Consumer No:	028800989410	PC:	I4	Tariff:	090

If Paid by this Date:	23-MAY-23	650.00
If Paid After this Date:	03-JUN-23	660.00
Due Date:	03-JUN-23	650.00
If Paid by this Date:	23-MAY-23	650.00
If Paid After this Date:	03-JUN-23	660.00


*Subramanian*

*Property  
Light Bill*





**HOME TOP UP LOAN - APPLICATION FORM**

	Current photograph of 1st Application	Current photograph of 1st Application
NAME: <u>SUBRAMANIAN</u>	NAME:	NAME:
<u>ARUMUGAM PILLAI</u>		

To,  
State Bank of India  
SION Branch  
PBB SION  
Dear Sir/Madam,

I/We have availed Home Loan of Rs. ~~20,00,000/-~~ 13,85,090  
(Rs. Thirteen lakhs eighty five thousand only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of \_\_\_\_\_ I/We, therefore, request you to sanction loan of Rs. 20,00,000/- (Rupees Twenty lakhs only) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i	(a)	Existing Home Loan account Number	<u>31464457481</u>	
	(b)	Home Loan availed in (Year)	<u>13/10/2010</u>	
ii		Existing Home Top-Up or Home plus or Home Equity account number, if any		
iii		Saving Bank/Current Account Number	<u>31458469969</u>	
iv	Personal Details of 1 <sup>st</sup> applicant:			
	Age (Years)		Marital Status	<u>MARRIED</u>
	No. of Dependents	<u>THREE</u>	Educational Qualifications	<u>B.COM</u>
	Current Employment/Occupation	<u>INTEGRATED TECHNICAL SERVICES CO.</u>		
		Current Residential Address & Contact No.	<u>ROOM NO. 12, PLOT NO. 7 JAILAKSHMI CHS SECTOR - 20 KIHARGAR NEW MUMBAI - 401210</u>	

OFFICE ADDRESS:- P.O Box - 20737, 1<sup>st</sup> floor, Al Malki HQ Building, New Al Mirqab, Jawsan Street Doha, Qatar

HR EMAIL ID:- omar@arabian-mep.com



877  
11/7/2023

# HL TOP-UP <sup>BS</sup> ~~LO~~

Reference No. : HLST /HI / 200 -0 /

Applicant Name : **SUBRAMANIAN .A. PILLAI**

Co-Applicant Name : -

Contact Numbers (R) **9967704861**

Loan Amount : <b>20.00</b> <sup>lacs</sup>	Tenure :
Interest Rate :	EMI :
Loan Type : <b>TL</b>	SBI LIFE : YES / NO
Individual Hsg. Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others : <b>Top-Up</b>

Property Location : <b>KAMOTHE</b>
Property Cost :
Name of Developer / Vendor :
Offer :

A/7/2023

## H-71358



AMT		
PROCESSING OFFICER		
RESI/OFF <sup>sec 115</sup>	Creex	04/07/2023
TIR <sup>N.S. Legal</sup>		5/4/2023
VALUATION	Val - Neestukala	
SITE <sup>02/07/23</sup>	Borawane	05/07/2023
LOAN A/C		
T.D.		
D.E.		