

MAZAGON DOCK MANDAR CO-OP. HOUSING SOCIETY LTD.

REGD. NO. NEW/1/2000/486 (M) 1370 - 78 2002-2003

REGD. NO. 2/1992/3 Sector 21, Fingre Railway Area, New Parvel (W), Taluka Parvel, Dist. Raigarh.

To
Mr. Shalendra Mohan Parulkar
~~Mr. Shalendra Mohan Parulkar~~
Flat 12, Old Government Bldg.
Jalgaon - Boman Beharati Marg
Opp. Hindmat Hotel - Garden
Dabawadi, S.V. Mumbai - 400 034

SBI (Mandir Parvali)
30 years - 12/7/2023
Full - 12/7/2023
Semi (h) - 12/7/2023

Date: Sir-Madam.

Sub: Allotment of Flat No. 511 on the 5th Floor in 'B' wing in the Bldg. to be known as "MANDAR" under construction on Sub Plot No. 'E', Plot No. 3, Sector-21, New Parvel (West), Navi Mumbai, Taluka Parvel, District Raigarh.

- Ref: (1) Duly registered Modified Agreement dated 27-1-2020 between CIDCO Ltd. and Society.
(2) Commencement Certificate bearing Ref.No.2020 PMC TP BP 811 2020 dated 12-06-2020 issued by Parvel Municipal Corporation.
(3) Amended Commencement Certificate bearing Ref. No. PMC TPN-Parvel 21-03-E-21-23-1600-604-2023 dated 17-05-2023 issued by Parvel Municipal Corporation.

We, Ms. Mazagon Dock Mandar Co-operative Housing Society Ltd., the Owners of the above property have to place it on record as follows:-

1. Pursuant to aforesaid modified agreement dated 27-01-2020, we are developing the above mentioned plot as per the building plans approved by PMC (Parvel Municipal Corporation) & aforesaid Commencement Certificate, by constructing various premises thereon and the premises are allotted to be allotted to our members, existing and/or additional members.
2. You have approached Society and have requested us to admit you as member of our society and allot a Flat to you out of the aforesaid premises being constructed by Society.
3. Before accepting your proposal, we have very specifically and expressly made you aware interalia about the following for your consideration and enabling you to take a considered decision before accepting terms and conditions as recorded hereinafter to become member of our society and to get allotted a Flat from the society :

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- a. The City & Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies Act, 1956 (I of 1956) hereinafter referred to as "The CIDCO Ltd." is the New Town Development Authority declared for the area designed as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXIII of 1966).
- b. Initially, one Central Government Undertaking known as M/s. Mazagon Dock Ltd., applied to the CIDCO Ltd. for allotment of a plot for the purpose of construction of residential premises for its employees in New Panvel, Navi Mumbai.
- c. Being a Central Government Undertaking, the land admeasuring 53799.99 sq.mtrs. sq. metres in Sector-21, New Panvel (W) was agreed to be leased by The CIDCO Ltd. to M/s. Mazagon Dock Ltd. at the subsidised rate of lease premium for Residential use and by an Agreement to Lease dt. 18.03.1997, the CIDCO Ltd. has given to the Mazagon Dock Ltd., said plot of land admeasuring about 53799.99 sq.mtrs. sq. mtr. situated at Sector- 21, Trans Railway Area, New Panvel (W), (hereinafter referred to as "THE SAID LARGE PLOT") in consideration of a premium of Rs.43,03,999.20 (Rupees Forty Three Lacs Three Thousand Nine Hundred Ninety Nine and Paise Twenty only) paid to the CIDCO Ltd. and the said M/s. Mazagon Dock Ltd. took vacant, peaceful physical possession of the said plot on 18.03.1997.
- d. However, subsequently for some reasons, M/s. Mazagon Dock Ltd. did not wish to pursue with the aforesaid project but the various employees, in 15 groups, of the M/s. Mazagon Dock Ltd., wished to get sub divided the above mentioned large plot in 15 smaller plots and the same are transferred to said 15 groups as per their number of group members and requirement of area and accordingly an application for the same was made through the said M/s. Mazagon Dock Ltd.

MAZAGON DOCK MANDAR CO-OP. HOUSING SOCIETY LTD.

(REGD NO. NBOM/ CIDCO/ HSG/ (OH)/ 1370/ JTR/ 2002-2003)

Sub Plot No. 'E', Plot No. 3, Sector 21, Trans Railway Area, New Panvel (W), Taluka Panvel, Dist. Raigad

- 3 -

- e. The above mentioned large plot of land was divided in to 15 smaller plots and that the area of each of the said 15 smaller plot was determined as per the number of members of a particular corresponding group and also as per the need of area desired by each of the member of such group and accordingly the areas of said 15 smaller plots are not equal.
- f. In respect of the Society herein, the CIDCO Ltd. by its Letter dated 30.07.2002, granted permission for transfer of a Sub Plot No. 'E' (having plot area of 6309.00 sq metres) out of the said large plot in favour of the Society herein and required that the Society is registered.
- g. Pursuant to above permission granted by the CIDCO Ltd., the Society herein was duly registered on 13.11.2002 under the provisions of the Maharashtra Co-operative societies, Act, 1960 bearing registration No. NBOM/ CIDCO/ HSG(OH)/ 1370/ JTR/ 2002-2003 and having its registered office at Sub Plot No. 'E', Plot No. 3, Sector-21, Trans Railway Area, New Panvel (West), Tal. Panvel & Dist. Raigad, Navi Mumbai, hereinafter referred to as "the Society".
- h. Subsequent to registration of the Society, the society was taking steps to initiate the development of the aforesaid plot i.e. Sub Plot No. 'E' but the Society could not commence the construction for the reasons beyond its control.
- i. Meanwhile, the CIDCO Ltd. decided that since the Original Plot was given on subsidized lease premium to the Central Govt. Undertaking but since that Undertaking has transferred the said original plot in 15 smaller sub plots to 15 Housing Societies, including the Society herein, thus in such case the lease premium applicable to Housing Society in that area shall be applicable which was at higher rate and accordingly by Letter No. CIDCO/ Estate/ 08/WS/2851 dated 24.07.2008, the CIDCO Ltd. required all the 15 Societies, including the Society herein, to jointly pay an aggregate differential amount of Rs.21,02,95,961/- (Rupees Twenty One Crore Two Lac Ninety Five Thousand Nine Hundred and Sixty One Only) worked out against the said original Larger Plot admeasuring 53799.99 sq meters.

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- j. The CIDCO Ltd. was then updated that since the said original Plot admeasuring 53799.99 sq meters was already divided into 15 separate sub-plots and further the same had been allocated to 15 Societies, including the Society herein and therefore the CIDCO Ltd. was requested to recover the said amount from the said 15 Societies depending on the respective area allocated to them.
- k. Out of the said 15 Plots, one was the Sub Plot No. 'E', allocated to the Society herein, which admeasured 6309.00 sq meters and accordingly a proportionate amount of Rs.2,46,60,935/- in 2 equal instalments each of Rs.1,23,30,167.50 was called from the Society herein by the CIDCO Ltd. by its demand letter No. CIDCO/Estate/08/WS/3141 dated 09.09.2008.
- l. Meanwhile, due to some reasons at the end of the CIDCO Ltd., the CIDCO Ltd. deferred to accept payments against its said demand dated 09.09.2008.
- m. The CIDCO Ltd. By its Board Resolution No. 10591 dated 22.12.2011 resolved and agreed to regularize the sub division of the said larger plot of land admeasuring 53799.99 sq meters in 15 sub plots and the transfer thereof in favour of 15 Co-Operative Societies and by the said Board Resolution the CIDCO Ltd. also resolved that such Societies shall be entitled to admit additional members provided that the additional members should be employee either of the Mazagon Dock Ltd., or that of Central Govt. or its Undertaking or that of State Govt. or its Undertaking or that of Local Body, or that of any Govt. Autonomous Body and who shall be eligible as per the provisions of the Rule/ Regulation No. 6 of the CIDCO (Lease of Land to Housing Co-Operative Society) Amended Regulations, 2008.
- n. The State Government of Maharashtra (through its Ministry of Urban Development) by its Letter bearing Ref No. CID -1812/Case No. 106/UD-10 Dated 17.08.2013 and Letter bearing Ref No. CID -1812/Case No. 106/UD-10 Dated 26.06.2015 approved the said Board Resolution No. 10591 of the CIDCO Ltd.

Tanjua S. Panikar

Tanjua S. Panikar.

- o. After completing all the requirements, the CIDCO Ltd. ultimately resolved that the rate of Lease Premium in respect of said 15 sub divided plots including the said Sub Plot No. 'E' should be Rs.25,773/- per sq meter and not lesser than that, which was accepted by the Society herein.
- p. The CIDCO Ltd. by its Letter of Intent No. CIDCO / EMS/M(TS-III) 2018/427 dated 18/01/2018 intended to regularize the transfer of the said Sub Plot No. 'E' admeasuring 6309.00 sq meters @ rate of 25773/m² in favour of the Society herein against the Lease Premium of Rs.16,26,01,857/- (Rupees : Sixteen Crores Twenty Six Lacs One thousand Eight Hundred Fifty Seven only) on the terms and conditions mentioned therein.
- q. Subsequently, the Public Undertaking Committee (known as 'PUC') reconsidered the rate of lease premium and held that the applicable rate in respect of the above plot was required to be applied as per the applicable base rate of the year of 2013 and not that of 2016. The decision taken by the PUC was approved by the State Govt. and accordingly the CIDCO Ltd. also accepted and followed and accordingly the CIDCO Ltd. by its letter/order bearing Ref. No. CIDCO/Estate-III/18/3368 dated 03.10.2018 revised by reducing the rate of lease premium from Rs.25,773/- per sq. mtr. to Rs. 14,437.50 per sq. mtr. and accordingly the total cost of the plot was reduced to Rs.9,10,86,187.50 + applicable G.S.T.
- r. The society has paid the applicable additional lease premium and have executed with CIDCO Ltd. a Modified Agreement to Lease dated 27th January, 2020 duly registered on 27th January, 2020 against Registration Receipt No. 18786 dated 17th December, 2018 and registered at Sr. No. PVL-5-1135- 2020 in respect of the aforesaid Sub Plot No. 'E'. The schedule of the aforesaid plot as mentioned in the aforesaid modified agreement is reproduced as under:

Schedule of Sub Plot No. 'E'

All that piece or parcel of land known as Sub Plot No. 'E' in Plot No.3, Sector 21, New Panvel (West), Navi Mumbai and containing by admeasurement 6309.00 sq. mtr. or thereabout and bounded as follows i.e. to say :

On or towards the North by	:	9.15 Mtrs. wide Road
On or towards the South by	:	Society Plot
On or towards the East by	:	Sub plot No. "G"
On or towards the West by	:	Panvel Municipal Corporation

- s. The aforesaid modified agreement has presently allowed consumption of 1.0 FSI. However, as per prevailing and applicable UDCPR in respect of the present Sub Plot No. 'E', the plot is eligible for certain additional FSI like premium FSI and ancillary FSI which will be given by Panvel Municipal Corporation or CIDCO Ltd. on payment of applicable additional premiums.
- t. The Society at its general body meeting held on 1st December, 2018, has unanimously resolved to develop the said Sub Plot No. 'E' by utilizing the entire current and future F.S.I by constructing premises and by allotting the same to its members for their use.
- u. In view of the aforesaid modified agreement and then present permissible FSI of 1.0, the Society started developing the subject plot in accordance with the approved building plan approved by Panvel Municipal Corporation vide abovementioned Commencement Certificate dated 12.06.2020.
- v. You have been given to your full satisfaction the inspection of all the relevant papers, agreements, building plans etc.
- w. The society has appointed Shri Vikrant Vikas Raikar - Proprietor of M/s. Elegant Constructions as a Project Management Consultant and have executed one Project Management Consultancy Agreement on 14.02.2019 with the aforesaid project consultant on the terms and conditions recorded therein. The society has agreed to avail the services of the aforesaid project consultant in accordance

MAZAGON DOCK MANDAR CO-OP. HOUSING SOCIETY LTD.

(REGD NO. NBOM / CIDCO / HSG / (OH) / 1370 / JTR / 2002-2003)

Sub Plot No. E, Plot No. 3, Sector 21, Trans Railway Area, New Panvel (W), Taluka Panvel, Dist. Raigad.

- 7 -

with the terms of the aforesaid PMC Agreement in development of the aforesaid Sub-Plot No.'E'. It will be binding on all the members of the Society. Similarly all decisions taken by Society prior to issue of this letter for development of this plot will also be binding on all the members & they will not have any objections for the same.

x. You have been well informed that the society shall carry the development and/or construction on the aforesaid Sub Plot No. 'E' departmentally as would be deemed fit and more suitable by the society as per the advise as may be given by the consultants of the society and/or as may be deemed fit by the society.

4. After knowing fully well the background of allotment of the plot by CIDCO in favour of our Society and the past history of Society and the eligibility/ requirements, especially various conditions imposed by CIDCO for becoming eligible member of the Society, you have agreed to become member of the Society and comply with all the terms and conditions imposed by CIDCO for becoming Eligible member of the Society.

5. In the aforesaid facts and circumstances, and acceptance on your part that you shall be bound by the Bye Laws of the society, you were admitted as a member of the society.

6. As per recently published Unified Development Control And Promotion Regulations for Maharashtra State 2020 (in short referred to as "The Said UDCPR) The Society has availed additional F.S.I. & got amended plans approved by Panvel Municipal Corporation on 17/03/2023.

In view of the aforesaid facts and circumstances and your acceptance and agreement of the terms and conditions recorded herein, the society is hereby willing to reserve/ allot a **Flat No.511** in 'B' wing as more particularly set out hereinafter.

7. At your earnest request, we hereby agree to allot to you a **Flat No.511** in 'B' Wing adm. Rera Carpet Area of **54.219 Sq.Mtrs.** Plus Balcony Area **7.05 Sq.mtrs.**



Tanuja S. Panulkar

MAZAGON DOCK MANDAR CO-OP. HOUSING SOCIETY LTD.

(REGD NO. NBOM / CIDCO / HSG / (OH) / 1370 / JTR / 2002-2003)

Sub Plot No. E, Plot No. 3, Sector 21, Trans Railway Area, New Panvel (W), Taluka Panvel, Dist. Raigad

- 9 -

8. However, in addition to the aforesaid lumpsum consideration amount, the Stamp Duty and Registration Charges if any applicable, on this allotment letter, and/or allotment of the aforesaid Flat to you, the same shall be paid by you.
9. That you shall pay the cost of Flat and all other required amounts as aforesaid regularly without making any default in the payment of the same. The Society will be entitled to charge interest at the rate of 18% per annum on all outstanding payments which would remain unpaid for a period of 15 days. In the event of your making any two defaults in payment of the cost of the Flat or any other payment as aforesaid, then and in that event your membership shall be liable to be terminated and the amount paid by you shall be forfeited without giving any notice to you.
10. That you shall be put in possession of the said Flat only after you have paid entire cost of Flat and all other payments more clearly mentioned therein above and interest on delayed payment, if any but not otherwise.
11. You shall be provided with internal amenities as per the list attached hereto as
.. **Annexure - II**
12. The possession of the above mentioned Flat shall be given to you on obtaining the Occupancy Certificate from the Competent Authority & your entire consideration alongwith other charges is completely paid.
13. After taking possession of the said Flat you shall abide and observe all the Rules and Regulations and Bye-laws of the Society.

FIRST SCHEDULE OF SUBJECT LARGE PLOT ABOVE MENTIONED

All that piece or parcel of land known as Plot No. 3, in Sector No. 21 of New Panvel (West) containing by admeasurement 53799.99 sq.mtrs. or thereabout and bounded as follows:-

On or towards the North by	:	Commercial plot
On or towards the South by	:	Society plot
On or towards the East by	:	20.00 metres road
On or towards the West by	:	Panvel Municipal area.

Tanuja S Parulkar

And delineated on the plan annexed hereto and shown thereon by a red color boundary line.

SECOND SCHEDULE OF SUBJECT SUB PLOT- "E" ABOVE MENTIONED

All that piece or parcel of land bearing Sub Plot No. 'E', in Plot No.3 Land admeasuring 6309.00 Sq.metres approved by CIDCO Letter Ref No. CIDCO/E.E. (B.P.)/ATPO/1492 dated 23.4.2002 situated at Sector-21, New Parvel (West), Navi Mumbai, Taluka Parvel, District Raigad and bounded as follows :-

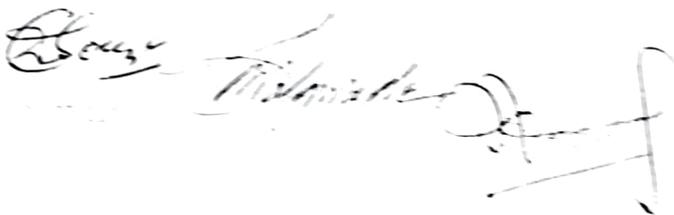
On or towards the North by : 9.15 Mtrs. wide Road
On or towards the South by : Society Plot
On or towards the East by : Sub plot No. "G"
On or towards the West by : Parvel Municipal Corporation

SCHEDULE OF FLAT ALLOTTED TO THE MEMBER BY THIS ALLOTMENT LETTER.

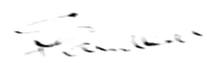
Flat No. 511 on 5th Floor in 'B' wing admeasuring RERA Carpet Area 54.219 Sq.Mtrs. Plus Balcony Area 7.05 Sq.mtrs.

Thanking you.

Yours truly



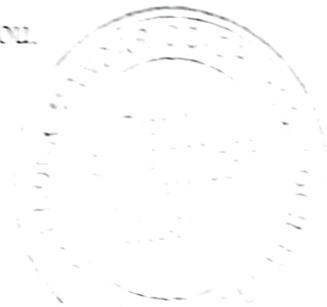
We approve & accept


(Mr. Shailendra Mohan Parulkar)

Tanuja S Parulkar.

(Mrs. Tanuja Shailendra Parulkar)
(Members)

- Encl : 1. Copy of Plan showing the Flat allotted to you.
2. Payment Schedule.
3. List of Amenities



MAZAGON DOCK MANDAR CO-OP. HOUSING SOCIETY LTD.

(REGD NO. NBOM / CIDCO / HSG / (OH) / 1370 / JTR / 2002-2003)

Sub Plot No. E, Plot No. 3, Sector 21, Trans Railway Area, New Panvel (W), Taluka Panvel, Dist. Raigad.

Annexure - I.

Payment Schedule for Flat No.B-511 on 5th Floor M/s Mazagon Dock Mandar co.op. Hsg. Soc. Ltd., Sub Plot No. E, Plot No. 3, Sector-21, New Panvel (West), Tal. Panvel & Dist. Raigad.

On booking	Rs. 8,22,400/-
On Commencement of work	Rs. 4,11,200/-
On Completion of Plinth	Rs. 6,16,800/-
“ “ 1 st Slab	Rs. 68,550/-
“ “ 2 nd Slab	Rs. 68,550/-
“ “ 3 rd Slab	Rs. 68,550/-
“ “ 4 th Slab	Rs. 68,550/-
“ “ 5 th Slab	Rs. 68,550/-
“ “ 6 th Slab	Rs. 68,550/-
“ “ 7 th Slab	Rs. 68,550/-
“ “ 8 th Slab	Rs. 68,550/-
“ “ 9 th Slab	Rs. 68,550/-
“ “ 10 th Slab	Rs. 68,550/-
“ “ 11 th Slab	Rs. 68,550/-
“ “ 12 th Slab	Rs. 68,550/-
“ “ 13 th Slab	Rs. 68,550/-
“ “ 14 th Slab	Rs. 68,550/-
“ “ Terrace Slab	Rs. 68,550/-
“ “ Brick work	Rs. 1,54,200/-
“ “ Internal Plaster	Rs. 1,54,200/-
“ “ External Plaster	Rs. 1,54,200/-
“ “ Flooring work	Rs. 1,54,200/-
“ “ Plumbing work	Rs. 1,54,200/-
“ “ Fixing of Shutter for Doors & Windows	Rs. 1,54,200/-
“ “ Electricity work	Rs. 1,54,200/-
On Possession	Rs. 1,53,950/-

Rs.41,12,000/-

(Rupees : Forty One Lakhs Twelve Thousand only)

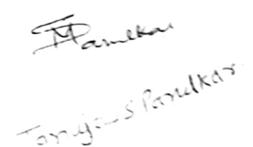


Secretary



Chairman





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ANNEXURE - II

Brief Specifications and list of amenities proposed to be provided in the Proposed Building M/s Mazagon Dock Mandar Co-op. Hsg. Soc. Ltd., Sub Plot No. 'E', Plot No. 3, Sector-21, New Panvel (West), Tal. Panvel & Dist. Raigad.

1. Building will be of Stilt + 14 upper floors with 2 wings. The Bldg. will be on Pile foundation and RCC framed super structure.
2. Building will have a staircase with 3' high R.C.C. Pardi and Green Marble tappa for treads and white marble as Risers.
3. Building will be provided with 2 Nos. of Passenger lifts of adequate size and capacity & 1 stretcher lift of reputed Company for each wing.
4. All External walls and RCC members will be finished with 2 coats of sand faced cement plaster with 2 coats of acrylic paint.
5. All Internal walls shall have Gypsum plaster finished with acrylic distemper paint.
6. All rooms will be paved with Vitrified flooring with skirting.
7. All Toilet floors will be paved with ceramic flooring with glazed tiles as dado up to Door height.
8. All the stilt floors will be paved with chequered Tile flooring and terrace floors shall be paved with china mosaic flooring.
9. All windows except that of toilet blocks shall be anodised Aluminium sliding windows with glass panels.
10. All windows will have Black Granite sills on all four sides.
11. All Toilet windows shall be of Aluminium Louvres.
12. Main door; Teak wood frames of adequate cross section with 45mm thick solid core flush door shutters with Laminate finish on both faces and fitted with Brass fittings and a Night Latch.
13. All internal doors shall be with Teak Wood frames of adequate cross section with 30mm solid core flush door shutter laminated on both sides with cylindrical lock. All doors shall have wooden cover moulding.

T. S. Pandkar
Tanya S. Pandkar

14. All Toilet Doors will be with Black Granite frame and 25 mm solid ^{core} waterproof wooden door with laminate on both sides.
15. Black granite cooking platform of 7'-0" long and 2'-0" wide and 2'-6" high (finished height) including Stainless steel sink with a compartment for gas cylinder with intermediate cuddapa shelf.
16. Orissa type W.C. pan with P.V.C. flushing Cistern in W.C. All toilets will have wall hung W.C. Pan with P.V.C. Flushing cistern.
17. All Internal water supply, plumbing and sanitation shall be concealed type. All external services shall be of open type.
18. All underground drainage system connected to Municipal mains as per the approval of CIDCO / PMC Authorities.
19. The entire electrical installations shall be of concealed type with modular switches. All conductors shall be of copper. One bell point for each flat. Separate meters for each flat and one meter for general lighting.
20. Electrical point for aqua guard shall be provided in Kitchen near sink.
21. Each flat shall be provided with M.C.B. (circuit breaker).
22. Intercom facility.

GENERAL

- (i) Adequate capacity of Underground & Overhead tanks as per Municipal rules regulations to ensure continuous supply of water.
- (ii) Generator back up for lift & staircase.

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Madan Mohan
Prakash

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Prakash
Prakash

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन बी ओ एम्/सिडको/एच एच जी (ओ एच)/ १३७०/जे टी आर/सन २००२-२००३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

माझ्याच डॉक मंदार

सहकारी गृहनिर्माण

संस्था मर्यादित

मूळ क्रमांक "ई", सेक्टर ट्रान्स रेल्वे परिसर, नवीन पनवेल,

ता. पनवेल. जि. रायगड, नवी मुंबई.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.



नवी मुंबई.

दिनांक : १३ / ११ / २००२

सही

[डॉ. सुभाष माने]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000025935

Project: **MAZAGON DOCK MANDAR CO-OP. HSG.SOC.LTD, Plot Bearing / CTS / Survey / Final Plot No.: Plot No.3 Sub Plot No.E at New Panvel, Panvel, Raigarh, 410206;**

1. **Mazagon Dock Mandar Co-Op Hsg Soc Ltd** having its registered office / principal place of business at Tehsil:
Panvel, District: Raigarh, Pin: 410206.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **31/07/2020** and ending with **27/07/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 12:23:58

Dated: **08/09/2021**

Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

SBI/SER/RACPC/CHINCHPOKALI/4772/2023

Dated : 18/07/2023

ANNEXURE - B

REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, RACPC Chinchpokali, Mumbai
b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By hand
c	Name of the Borrower.	Shailendra Mohan Parulkar
a	Type of Loan	Home loan
b	Type of property	Flat
a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Shailendra Mohan Parulkar
b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Joint Applicant
c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
a	Value of Loan (Rs. in crores)	-----
	Complete or full description of the immovable property (ies) offered as security including the following details.	Flat No. 511 on 5 th Floor, comprising an Admeasuring Area 54.219 sq. mtrs. (Carpet) + Balcony Area 7.05 Sq. Mtrs., Wing B in the Building known as "MANDAR" of "MAZAGAON DOCK MANDAR" Co-Operative Housing Society Ltd., constructed on Sub Plot E, Plot No. 3 in Sector No. 21, lying and situated at Village Navi Mumbai, Taluka Panvel & District Raigad.
a	Survey No.	Sub Plot E, Plot No. 3 in Sector No. 21
b	Door/House no. (in case of house property)	Flat No. 511
c	Extent/ area including plinth/ built up area in case of house property	Admeasuring Area 54.219 sq. mtrs. (Carpet) + Balcony Area 7.05 Sq. Mtrs.
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Navi Mumbai, Taluka Panve & District Raigad
a	Particulars of the documents scrutinized-serially and chronologically.	Mentioned herein under



	c	Whether the genuineness of the stamp paper is possible to be verified from any online portal and made?	No
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Panvel
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	Sub-Registrar Assurance at Panvel & 5
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Annexed as Annexure-1
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	No
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Leasehold Rights
		If Ownership Rights,	No
		Details of the Conveyance	Not applicable
		properly	Not applicable

38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	<p>➤ Before sanctioning the said loan to the prospective Purchasers/ Borrower the Bank Should ascertain the existence and present status of the status flat/ Building.</p> <p>➤ Before disbursement of the loan kindly cross verify NOC-Cum Mortgage noting letter issued by the Society & CIDCO.</p> <p>➤ In View of the Various Fraudulent instant, it is notice that the borrower/guarantor presents original the documents alongwith the proposal form at the time of the creation of mortgage. Guarantors deposit colour/ fabricated/ forged title deed, in the above backdrop bank is advised to kindly verify the genuineness of the Title Deed</p>
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shailendra Mohan Parulkar

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 18/07/2023

Place: Mumbai

Signature of the Advocate

