



# Anuvihar Co-operative Housing Society Ltd.

(Registration No.: N.B.O.M/CIDCO/HSG/(T.C)/8449/JTR/YEAR 2019-20)

Correspondence Address : 74/ Sabarigiri, Anushakti Nagar, Mumbai - 400094

Site Address : Plot No.-21, Sector - 5, Pushpak Nagar, Navi Mumbai - 410206 Email : anuvihar.pushpak@gmail.com

Ref: AVCHSL/2023/07/BL-PS/I-71

Date: 12.07.2023

To,

The Assistant General Manager  
State Bank of India,  
RACPC, Sion, Mumbai

**Subject: Payment schedule of flat cost with reference to Home loan to members of Anuvihar CHSL**

Dear Sir/Madam,

We, a total of 88 members of society, all adult Indian inhabitants, formed Anuvihar Co-operative Housing Society Ltd. (Regd. No. N.B.O.M/CIDCO/HSG/(T.C)/8449/JTR/YEAR 2019-2020) under MCS Act, 1960, bearing address: Plot No.21, Sector 5, Pushpak Nagar, Navi Mumbai – 410 206.

Regarding the home loan of the members of Anuvihar Co-operative Housing Society, the disbursement of the loan amount will be required in stages according to the progress of the work as resolved in the meeting held on 09.06.2023. The payment schedule of the flat cost for flat no. **31/88**, provisionally allotted to **Shri D.G. Mishra and Shri Vivekchandra G Mishra** is included in **Annexure – A** (printed overleaf).

Thanking you



Your sincerely,

(Ankur Kaushik)

**Secretary**  
**Anuvihar CHS Ltd.**

## ANNEXURE-A

Payment Schedule of Flat Nos. 31/88, provisionally allotted to  
Shri D.G. Mishra and Shri Vivekchandra G Mishra

Breakup of cost (tentative)		Total	97,91,541
S.N.	Payment particulars	% Cost	Amount
1	On confirmation of membership (lease premium + Other charges)	32.00%	31,33,293
2	On receipt of commencement certificate	2.70%	2,64,372
3	On placement of work order for civil works	2.00%	1,95,831
4	Site Setup and completion of Excavation Work	1.50%	1,46,873
5	On supply of steel, cement and RMC etc. (in stages)	5.00%	4,89,577
6	On soiling & PCC and completion of Raft bottom waterproofing	1.40%	1,37,082
7	On completion of the basement raft slab	2.70%	2,64,372
8	On completion of basement retaining wall	1.50%	1,46,873
9	On completion of basement wall waterproofing	1.50%	1,46,873
10	On completion of basement top slab	1.70%	1,66,456
11	On completion of 1st podium slab	1.70%	1,66,456
12	On completion of 2nd podium slab	1.70%	1,66,456
13	On completion of each slab ( 3rd slab to 13th slab) 1.4% at each slab	15.40%	15,07,897
14	On completion of terrace slab & its waterproofing	1.40%	1,37,082
15	On completion of overhead water tanks	0.50%	48,958
16	On completion of underground water tank	0.50%	48,958
17	On completion of walls with masonry/block work (in stages)	3.00%	2,93,746
18	On completion of internal plaster	2.50%	2,44,789
19	On completion of External plaster, compound wall paving, lift walls, elevational features including all miscellaneous civil work	2.50%	2,44,789
20	Cleaning & handover of the building by civil contractor	0.50%	48,958
21	On placement of work order for flooring work	1.00%	97,915
22	On completion of flooring work	2.50%	2,44,789
23	On placement of work order carpentry work and Aluminum Work	1.00%	97,915
24	On completion of carpentry work and Aluminum Work	1.26%	1,23,373
25	On placement of work order painting work	1.00%	97,915
26	On completion of painting Work	1.21%	1,18,478
27	On placement of work order for Fabrication work etc.	0.50%	48,958
28	On completion of fabrication Work, elevation work etc.	0.56%	54,833
29	On placement of work order for electrical work	1.00%	97,915
30	On completion of electrical work	2.45%	2,39,893
31	on installation of lifts	1.00%	97,915
32	on placement of work order for firefighting equipments	0.50%	48,958
33	On completion of fire-fighting work	1.00%	97,915
34	on placement of work order for plumbing work	1.00%	97,915
35	On completion of plumbing work	2.12%	2,07,581
36	Final cleaning & Handover of the flat	0.20%	19,583
	<b>Total</b>	<b>100.00%</b>	<b>97,91,541</b>

*(Signature)*

**Secretary**

**Anuvihar CHS Ltd.**





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Site Address : Plot No.-21, Sector - 5, Pushpak Nagar, Navi Mumbai - 410206 Email : anuvihar.pushpak@gmail.com

Ref: AVCHSL/ALT(P)/2023/71

Date: 27-06-2023

## Sub.: Provisional allotment letter of a flat to member in Anuvihar CHS Ltd.

Anuvihar Co-operative Housing Society Limited, consisting of 88 members (all being equal value share-holders in the society), has commenced the construction of its sole Residential Building at its CIDCO's open tender plot having address "Plot No-21, Sector-5, Pushpak Nagar, Navi Mumbai, District - Raigad, Maharashtra, PIN - 410206" consisting of 88 numbers of flats of equal area size (Carpet Area ~ 1069 square feet) and equal cost.

It is to certify that **Shri D.G. Mishra and Shri Vivekchandra G Mishra**, Membership No. **AV-31** holding the Anuvihar CHSL's Share Certificate No. - **031** dated December 28, 2022 having 10 (Ten) equal shares having numbered **301-310**, out of 880 equal shares, is provisionally allotted the Flat No. **31/88** (Provisional No.), \_\_\_\_\_ (Final No.) in the above said under-construction residential plus commercial building of Anuvihar CHS Ltd.

The member shall be entitled for the final allotment and actual possession of the demarcated flat after complete construction and obtaining building completion certificate of the above said building from the concerned authority.

The issue of the final and firm allotment letter shall be subjected to the full and final payment made by the member at par with all other members to the society.



Place: Mumbai

Date: 27-06-2023

(Ankur Kaushik)  
Secretary, Anuvihar CHSL

**Secretary**  
**Anuvihar CHS Ltd.**



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Site Address : Plot No.-21, Sector - 5, Pushpak Nagar, Navi Mumbai - 410206 Email : anuvihar.pushpak@gmail.com

Ref: AVCHSL/NOC/BL/2023-6/71

Dated: June 27, 2023

To,

The Assistant General Manager,  
State Bank of India,  
Retail Assets Centralized Processing Centre,  
Mumbai, Maharashtra

**Subject: NOC to Mortgage the flat allotted to member for availing housing loan**

Dear Sir/Madam,

We, M/s Anuvihar Cooperative Housing Society Ltd., hereby certify that,

- 1) Flat / House No. 31/88 (Provisional) in Anuvihar CHS building which is to be constructed at Pushpak Nagar, Navi Mumbai of (ward) bearing Survey No. Plot No.-21, Sector -5 has been allotted to Shri D.G. Mishra and and Shri Vivekchandra G Mishra.
- 2) That the total cost of the house/flat is Rs. 90,00,000/- (Rupees Ninety Lakhs only).
- 3) That the title to the said land (under long term lease) and the building thereon is clear, marketable and free from all encumbrances and doubts.
- 4) We confirm that, we have no objection whatsoever to Shri D.G. Mishra and and Shri Vivekchandra G Mishra for mortgaging the flat / house to State Bank of India as security for the amount advanced by the Bank.
- 5) Presently, we have not borrowed from any financial institution other than State Bank of India for purchase of land or Construction of building, have not created, and will not create any encumbrances on the Flat/house allotted to him/her/them during the currency of the loan sanctioned to be sanctioned by the Bank to him/her/them.
- 6) We hereby state and confirm that the building plan sanctioned under commencement certificate no. CIDCO/BP-17963/TPO (NM & K)/2021/10870- dated 11 April, 2023 shall not be altered/ changed without the prior written consent of the flat allottee.
- 7) We further state and undertake to record the charge of the bank on the said flat in our records about the said flat being so mortgaged to your bank.

The signatory to this certificate is authorized vide resolution dated 09-06-2023.

(Ankur Kaushik)

Secretary, Anuvihar CHS Ltd.

**Secretary**  
**Anuvihar CHS Ltd.**





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## DEMAND CUM INVOICE

Shri D.G. Mishra and  
Shri Vivekchandra G Mishra,  
A-19, Indraprastha,  
Anushaktinagar,  
Mumbai, Maharashtra 400094  
**Mobile: 9869428178**  
Phone: 022-25590379 (0)

<b>Project:</b> Anuvihar CHSL (R+C) Building. (B+G+Podium+12)	
Provisional Flat No.	31/88
Flat No.	
Demand Invoice No:	AVCHSL/BL/August 23/D-71
Date	2-Aug-23

**Subject: Demand for payment of the milestone: On placement of work order for civil works**

Reference: Payment Schedule of Flat No. 31/88, Anuvihar CHS Ltd., Pushpak Nagar, Navi Mumbai

Dear Member,

We are pleased to inform you that the milestone no. 3, "Placement of work order for civil works" of the project has been achieved. The amount with reference to this milestone is payable on or before 24.07.2023.

Milestone Particulars	Previous Dues in Rs.	Interest on dues @ 18% p.a. In Rs.	Stage Amount (Rs.)	Grand Total (Rs.)
On placement of work order for civil works	NIL	NIL	1,95,831.00	1,95,831.00
<b>In words</b>	<b>Rupees One Lakh Ninety-Five Thousand Eight Hundred Thirty-One only</b>			

Payment Modes		
Mode	In favour of	Payment Confirmation/ mode
Demand Draft/ Cheque/ Pay Order	Anuvihar Co-operative Housing Society Ltd. (Payable at Mumbai)	Hand over to Treasurer or its representative at AMP (Anushaktinagar Meeting Point)
Online transfer (RTGS/NEFT)	Anuvihar Co-operative Housing Society Ltd. A/C No. 38922064524 SBI, BARC Branch, Mumbai —400085 IFS Code: SBIN0001268 (Enter Membership No & Name in Remarks)	Confirm your UTR Code, Date of Transaction, Amount, Bank Name and Branch

Notes:

- Please send us intimation by an e-mail: [anuvihar.pushpak@gmail.com](mailto:anuvihar.pushpak@gmail.com) about the details of your payment, within 3 days of making the payments, to help us track the same.
- As per the Society By-laws and approved resolutions in subsequent General body Meetings:
  - Interest at the rate of 18% per annum shall be levied on delayed payments for duration from the payment Due Date to realization of payment.
  - Cheque dishonour, due to any reason, Rs. 300/- would be charged as administrative charges.
- The above computation is provisional and subject to final assessment at the time of completion of project.

Sincerely,

For Anuvihar Co-operative Society Limited  
Treasurer/ Authorized Representative

