

529/2997

पावती

Original/Duplicate

Monday, April 18, 2016

नोंदणी क्र. :39M

4:11 PM

Regn.:39M

पावती क्र.: 3059 दिनांक: 18/04/2016

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पव5-2997-2016

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: दि हिंदुस्तान को-ओप. बँक लि शाखा शिवाजी नगर तर्फे सचिन दुर्योधन वणवे --

नोंदणी फी

रु. 29300.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 29700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:31 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 5

वाजार मुल्य: रु.0/-

मोवदला रु.2930000/-

भरलेले मुद्रांक शुल्क : रु. 14700/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.29300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000338019201617R दिनांक: 18/04/2016
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: रु 400/-

पक्षकाराची स्वाक्षरी

मुळपुस्तक परत मिळाला.

लिपिके

सहपुष्पम निबंधक, पनवेल-५ (वर्ग-२)



18/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 2997/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार	गहाणखत
(2) मोवदला	2930000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 101, पहिला मजला, श्री कृष्णा हेरीटेज को-ऑप हौसिंग सोसायटी लि. जी प्लस 7, प्लॉट न. 13, सेक्टर न. 10, विलेज-कळंबोली, तालुका - पनवेल, जिल्हा - रायगड क्षेत्रफळ 48.526 चौ. मी. विल्ट अप एरिया((Plot Number : 13 ;))
(5) क्षेत्रफळ	1) 48.586 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नासीर अली शाकीर शाह -- वय:-42; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 101, पहिला मजला, श्री कृष्णा हेरीटेज को-ऑप हौसिंग सोसायटी लि. जी प्लस 7, प्लॉट न. 13, सेक्टर न. 10, विलेज-कळंबोली, तालुका - पनवेल, जिल्हा - रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(००:). पिन कोड:-410206 पॅन नं:-AVOPS4961K 2): नाव:-सौ. नगमा नसीर अली -- वय:-40; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 101, पहिला मजला, श्री कृष्णा हेरीटेज को-ऑप हौसिंग सोसायटी लि. जी प्लस 7, प्लॉट न. 13, सेक्टर न. 10, विलेज-कळंबोली, तालुका - पनवेल, जिल्हा - रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(००:). पिन कोड:-410206 पॅन नं:-CLUPS5096R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दि हिंदुस्तान को-ओप. बँक लि शाखा शिवाजी नगर तर्फे सचिन दुर्योधन वणवे -- वय:-32; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: 4 ऐ, देवी गल्ली, बाबुराव बोदडे मार्ग, लोखंडे बाजार, मस्जिद बंदर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं:-AABAT4355R
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	2997/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	14700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29300
(14) शेर	



पसह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

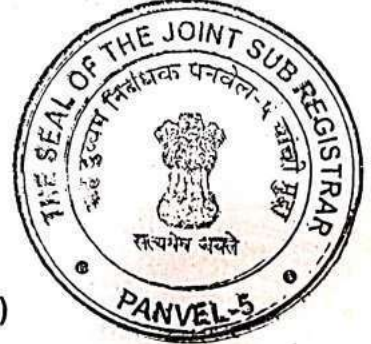
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given

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LONG TERM MORTGAGE DEED

HOUSING LOAN of Rs.9,30,000/-
 (Rupees Nine Lakhs Thirty Thousand only)
 Sanctioned on 29/01/2016
 Installment of Rs.9,994/- EMI & Payable in 180 months
 Interest at the rate of 10% p a.
 AND
 OVER DRAFT LOAN of
 Rs.20,00,000/- (Rupees Twenty Lakhs only)
 Sanctioned on 29/01/2016
 Payable in 12 months Interest at the rate of 15% p a.
 Stamp Duty Rs.14,650/ & Registration Fees 29,300/-

THIS INDENTURE made and executed at PANVEL this 18 day of APRIL 2016, (day in the month of _____ in the Christian year TWO THOUSAN SIXTEEN) and this Mortgage Deed is Registered in the office of Sub Registration Dist. Panvel and Registration Dist. Raigad By and BETWEEN, MR. NASIR ALI SHAKIR ALI SHAH an adult, Indian Inhabitant, having his permanent residence address, for Correspondence at : Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Co- Op Housing Society Ltd., situated at Plot No- 13, sector – 10, Village Kalamboli, Tal Panvel and Dist Raigad, Carrying and doing business in the name and style M/S. SONU MOTORS at above address Hereinafter called the "BORROWER/MORTGAGOR" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include His heirs, executors, administrators legal representatives and permitted assigns) of the "ONE PART" and MRS. NAGMA NASIR ALI SHAH an adult, Indian Inhabitant, having

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her permanent residence address, at Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Co- Op Housing Society Ltd., situated at Plot No- 13, sector – 10, Village Kalamboli, Tal Panvel and Dist Raigad, Hereinafter called the "CO-BORROWER/MORTGAGER" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include her heirs, executors, administrators legal representatives and permitted assigns) of the "SECOND" Part and "THE HINDUSTHAN CO.OP. BANK LTD.," duly formed and got registered under Provisions of the Maharashtra Co-operative Societies Act, 1960, (Act XXIV of 1961) under Registration No. BOM/BNK/33/1970, and having their Administrative Office at : 4-A, Devi Gully, Baburao Bobade Marg, Lokhand Bazar, Masjid Bundar, Mumbai-9, hereinafter called the "MORTGAGEE" (which expression shall unless it be repugnant to or inconsistent with either the context or the meaning thereof, shall mean the "THE HINDUSTHAN CO.OP. BANK LTD.," and through its Branch office at Pitch No. 3068 to 3069A, Gajanan Colony, Shivaji Nagar, Govandi, Mumbai- 400 043, Shivaji Nagar Branch as the case may be OF THE "THIRD PART".

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WHEREAS the "BORROWER/ CO-BORROWER/ MORTGAGOR" are fully Seized, Possessed, Occupied & owned or otherwise well sufficiently entitled to all those piece and parcel of land or ground with a structure thereon being the residential Premises situated at Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Co- Op Housing Society Ltd., situated at Plot No- 13, sector – 10, Village Kalamboli, Tal Panvel and Dist Raigad, area admeasuring 48.526 Sq.Mtrs. Built up, being lying and situated at Village Kalamboli, and assessed in Grampanchayat Kalamboli Panchayat Samiti Panvel, and CIDCO Ltd, and within a limits of Registration dist. Raigad and Sub Registration Dist. Panvel. More particularly described in the Schedule of Property hereunder written.



2) WHEREAS the "BORROWER/CO-BORROWER/MORTGAGOR" has filed Housing Loan application of Rs.10,00,000/- (Rupees Ten Lakhs only) on 12/12/2015 and BORROWER/CO-BORROWER/MORTGAGOR" has filed OVER DRAFT LOAN application of Rs.25,00,000/- (Rupees Twenty Five Lakhs only) on 12/12/2015 for the Purpose mentioned in the loan application. Hereinafter referred the said Loan application.

3) AND WHEREAS "BORROWER/CO-BORROWER/MORTGAGOR" are Shareholder and Member of "MORTGAGEE" BANK & as such Shareholder "BORROWER/CO-BORROWER/MORTGAGOR" applied for financial facilities to the said "MORTGAGEE" for HOUSING LOAN & OVER DRAFT LOAN.

4) AND WHEREAS THE MORTGAGEE sanctioned HOUSING LOAN of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) and OVER DRAFT LOAN of Rs.20,00,000/- (Rupees Twenty Lakhs only) in the Board of Directors meeting held on 29/01/2016 and "MORTGAGEE" intimated the same by their loan sanction letter No. 288/2955/2015-2016 dtd. 04/02/2016 AND 288/2960/2015-2016 dtd.04/02/2016 (hereinafter called the sanction letter) and in compliance with one of the terms & conditions of said sanction letter. The "BORROWER/ CO-BORROWER/ MORTGAGOR" is agreed to Mortgage the Property being lying and situated at Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Housing Society Ltd., situated at Plot No- 13, sector - 10, Village Kalamboli, Tal Panvel and Dist Raigad, area admeasuring 48.526 Sq.Mtrs. Built up, being lying and situated at Village Kalamboli, and assessed in Grampanchayat Kalamboli Panchayat Samiti Panvel, and CIDCO Ltd, and within a limits of Registration dist. Raigad and Sub Registration Dist. Panvel. More particularly described in the Schedule of Property hereunder written.

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संख्या 2026
दिनांक 12/02



5) AND WHEREAS "BORROWER/MORTGAGOR/CO-BORROWER" has mortgaged the said premises and the description of the mortgaged premises are as under :

WITHOUT POSSESSION

Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Co- Op Housing Society Ltd., situated at Plot No- 13, sector - 10, Village Kalamboli, Tal Panvel and Dist Raigad, area admeasuring 48.526 Sq.Mtrs. Built up, being lying and situated at Village Kalamboli, and assessed in Grampanchayat Kalamboli Panchayat Samiti Panvel, and CIDCO Ltd, and within a limits of Registration dist. Raigad and Sub Registration Dist. Panvel. More particularly described in the Schedule of Property hereunder written mortgaged to MORTGAGEE bank to secure the financial assistance of HOUSING LOAN of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) and OVER DRAFT LOAN of Rs.20,00,000/- (Rupees Twenty Lakhs only)

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6) NOW THIS INDENTURE WITNESSETH that in Consideration of the Premises and the sum of HOUSING LOAN of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) and OVER DRAFT LOAN of Rs.20,00,000/- (Rupees Twenty Lakhs only) the Bank and/or allowed to be with drawn by the "BORROWER/CO-BORROWER/MORTGAGOR" on the EXECUTION of these presents and at any time thereafter, in one lump sum or in various single Payments or withdrawals, from time to time and at all times, by the "BORROWER/CO-BORROWER/ MORTGAGOR" along hereby Mortgage buy way of FIRST SIMPLE MORTGAGE to " THE HINDUSTHAN CO.OP. BANK LTD.," Mumbai -9, and its branch office at Shivaji Nagar Branch, the property described in the Schedule hereto together with all the right, title, interest claim and demand whatsoever of "BORROWER/CO-BORROWER/ MORTGAGOR" into and upon the same to secure the repayment of the said Sum of HOUSING LOAN of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) and OVER DRAFT LOAN of Rs.20,00,000/- (Rupees Twenty Lakhs only) with all interest charges, and/or expenses other monies payable under these presents.

7) That "BORROWER/CO-BORROWER/MORTGAGOR" do hereby covenant and agree :

i) To repay the said Housing Loan within a Period laid down by the said MORTGAGEE with interest thereon at the rate as recorded in the sanction letter and or in loan documents i.e. Promissory Note, Loan Bond, Loan Agreement as may be varied by the said mortgagee, from time to time, at its sole discretion and or as may be laid down by the Reserve Bank of India, from time to time by the Board of Directors of the said Mortgagee Bank.

To clear the said Housing Loan amount of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) within a period of 180 months as per the loan sanction letter and to pay the interest at the rate of 10% p.a. On principal which payment shall hereinafter be referred to as installment of Rs.9,994/- EMI as per loan sanction Letter conditions relating to the said MORTGAGEE Bank.

iii) To clear the said OVER DRAFT LOAN of Rs.20,00,000/- (Rupees Twenty Lakhs only) repayable in 12 Months as per the loan sanction letter and to pay the interest at the rate of 15% p.a. On principal to the said MORTGAGEE Bank.

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- iv) That of the expiry of the Period of 180 months & 12 Months of HOUSING LOAN & OVER DRAFT LOAN mentioned in the loan document, the amount remaining due and payable under the Mortgage shall become immediately payable thereafter, by the "BORROWER/CO-BORROWER/MORTGAGOR" to the "MORTGAGEE" with interest thereon at the rate stipulated in the loan document above with monthly rests.
- v) That the unpaid interest on the amounts remaining due and payable under Sub-Clause above shall carry interest also at the rate stipulated in the loan documents.
- 8) The "BORROWER/CO-BORROWER/MORTGAGOR" does also further covenant and agree as follows :
- i) That "BORROWER/CO-BORROWER/MORTGAGOR" shall abide by the Bye-Laws duly approved by Registrar of Co.Op. Societies and other concerned laws and rules "MORTGAGEE" and be bounded by all the conditions therein laid.
- ii) That "BORROWER/CO-BORROWER/MORTGAGOR" will not sell or alienate or deal with the Property described in the Schedule hereto without notice to and without written approvals of the "MORTGAGEE".
- iii) That "BORROWER/CO-BORROWER/MORTGAGOR" will not do any such act or deed or things as may reduces the value of the Property described in the Schedule hereto or impair the said security.
- 9) It is also agreed and declared that the MORTGAGEE right to sell the Properties hereby Mortgaged by Public Auction or Private treaty as hereinbefore Provided shall not be a bar to the Institution of a regular suit for the Recovery of the amounts due and payable under these presents if the "MORTGAGEE" Choose.
- 10) That "BORROWER/CO-BORROWER/MORTGAGOR" hereby declare that the Property is free from any encumbrance whatsoever and is not under Mortgage to any Person or Person or Institution and that there are no orders of any court charging the Property with any debt Prior or future or as a security for any debt and that the Property is not subject to any covenant for Indemnity in favour of any person. The "BORROWER/CO-BORROWER/ MORTGAGOR"

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9:

SIGNED, SEALED AND DELIVERED)

BY the withinnamed)

MRS. NAGMA NASIR ALI SHAH)

IN THE PRESENCE OF



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BORROWER/MORTGAGER

SIGNED, SEALED AND DELIVERED)

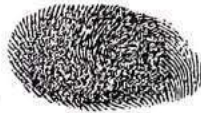
BY the withinnamed)

" THE HINDUSTHAN CO.OP. BANK LTD)

Shivaji Nagar Branch)

Through their Authorized representative)

IN THE PRESENCE OF



[Signature]

"MORTGAGEE"

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SCHEDULE ABOVE REFERRED TO

All those Piece and Parcel of LAND on Ground heraditament Premises lying and situated being at Flat No. 101, on 1st Floor, lying in the Building known as Shree Krishna Heritage Co- Op Housing Society Ltd situated at Plot No- 13, sector - 10, Village Kalamboli, Tal Panvel and Dist Raigad, area admeasuring 48.526 Sq.Mtrs. Built up, being lying and situated at Village Kalamboli, and assessed in Grampanchayat Kalamboli Panchayat Samiti Panvel, and CIDCO Ltd, and within a PANVEL-5 of Registration dist. Raigad and Sub Registration Dist. Panvel.



[Signature]
MR. NASIR ALI SHAKIR ALI SHAH

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MRS. NAGMA NASIR ALI SHAH
"BORROWER/ CO-BORROWER/ MORTGAGOR"

WITNESS :

[Signature]
2. BHANU DAT

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दि हिंदुस्थान
को-ऑपरेटिव्ह
बँक लि.



Hindusthan Bank

HEAD OFFICE : 4-A, DEVI GALLI, BABURAO BOBADE MARG, LOKHAND BAZAR, MUMBAI - 400 009.
Tel. No. 2348 37 80 / 82 / 83 Fax No. : 2348 89 39 Email : hcbi@vsnl.net

जा.क्र.२८८/२९५५/२०१५-१६

मुख्य कार्यालय

०४.०२.२०१६

प्रति,
श्री.नासिर अली शकीर अली शहा,
सौ.नगमा नासिर अली शहा,
श्री क्रिष्ण हेरिटेज को-ऑप.हौ.सो.लि.,
फ्लॉट नं.१०१, पहिला मजला, फ्लॉट नं. १३,
सेक्टर नं.१०, कळंबोली, नवी मुंबई - ४१०२१८.

संचालक मंडळ दिनांक २९.०१.२०१६ रोजी झालेल्या सभेत आपण मागणी केल्याप्रमाणे तसेच शाखाव्यवस्थापक, शिवाजीनगर शाखा यांनी शिफारस केल्याप्रमाणे आपले रु.९,३०,०००/- (अक्षरी रुपये नऊ लाख तीस हजार फक्त) धरकरज मंजूर केले आहे. त्या कर्जासाठी खालील बाबींची पूर्तता करून देण्यात यावी.

धरकरज :-

- सदर धरकरजासाठी तारण म्हणून "श्री क्रिष्ण हेरिटेज को-ऑप.हौ.सो.लि., (Reg.No.NBOM/CIDCO/HSG/TC/५६१४/JTR/२०१४-१५), फ्लॉट नं.१०१, पहिला मजला, फ्लॉट नं.१३, सेक्टर नं.१०, कळंबोली, नवी मुंबई-४१०२१८, ता.पनवेल, जि.रायगड" राहिल. येथील घराचे सर्व मुळ कागदपत्रे, मुळ सेल करारनामा, मुळ रजिस्ट्रेशन रिसिट, मुळ शेअर सर्टिफिकेट, मुळ इंडेक्स-II, इ.बँक दपत्री देण्यात येऊन बँकेच्या कायदेशीर सल्लागाराच्या सल्ल्याने सर्व कायदेशीर कागदपत्रांची पूर्तता करून देण्यात यावी. मॉर्गेज डीड रजिस्टर्ड करण्यात यावा. सदर तारण प्रॉपर्टीवर अधिकर्ष कर्ज रु.२०,००,०००/- सुध्दा दिले असल्याने रजिस्टर्ड मॉर्गेज डीडमध्ये अधिकर्ष कर्ज रु.२०,००,०००/- चा सुध्दा उल्लेख असावा.
- तारण प्रॉपर्टीचा प्रथम सर्च रिपोर्ट देण्यात यावा. सदर सर्च रिपोर्ट तपासून पाहून योग्य असल्याची खात्री झाल्यानंतर मगच कर्ज अदा करण्यात येईल.
- तारण प्रॉपर्टीवर GIC Housing Finance Ltd., Panvel चे कर्ज असल्याने खालील बाबींची प्रथम पूर्तता करून देण्यात यावी.
 - प्रथम GIC Housing Finance Ltd., Panvel यांजकडून कर्ज बाकी रकमेचे पत्र बँक दपत्री देण्यात यावे. डॉक्युमेंट्स बाबतचे कागदपत्र बँक पॅनेलवरील वकिलांस दाखविण्यात येऊन, योग्य असल्याची खात्री करण्यात यावी.
 - वरील बाबींची पूर्तता झाल्यानंतर सदर तारणावरील GIC Housing Finance Ltd., Panvel च्या बाकी कर्जाची पे-ऑर्डर "GIC Housing Finance Ltd., Panvel, A/c.No.MH०१७१३००१०१९१६७-Nasir Ali Shakir Ali Shah" अशा नावे देण्यात येऊन त्याची मुळ पोच दपत्री देण्यात यावी. तसेच सदर पे-ऑर्डरसोबत "सदर तारणावर हिंदुस्थान को-ऑप.बँक कर्ज देत असल्याने तारणाची सगळी मुळ कागदपत्रे परस्पर बँक प्रतिनिधीस देण्यात यावी" अशा आशयाचे पत्र देण्यात यावे. त्याची मुळ पोच दपत्री ठेवण्यात येईल. तसेच तारण प्रॉपर्टीबाबतची सर्व मुळ कागदपत्रे परस्पर बँक प्रतिनिधीस देण्यावदलचे ना हरकत प्रमाणपत्र व ऑथोरिटी लेटर कर्जदाराकडून घेण्यात येऊन त्याची एक प्रत पे-ऑर्डरला जोडण्यात यावी व दुसरी प्रत बँक दपत्री ठेवण्यात येईल. तसेच मूळ पोहोच बँक दपत्री देण्यात यावी.
 - पे-ऑर्डर रिलीज झाल्यानंतर सर्व मुळ कागदपत्रे, GIC Housing Finance Ltd. या कडून घ्यावे. तसेच कर्जदाराकडून HF/PVL/G०९७६७/२०१२-१३ दि.२०.०३.२०१३ मध्ये नमूद केलेली सर्व कागदपत्रे तपासून बँकेच्या ताब्यात घ्यावेत यावीत. सोबत GIC Housing Finance Ltd., Panvel कडून 'नो-ड्युज सर्टिफिकेट', मॉर्गेज रिलीज लेटर, कर्ज खर्चावरील झाल्याचा खाते उतारा दपत्री देण्यात यावा.
- तारण प्रॉपर्टीचा बहुव्याप्त विमा बँक आणि कर्जदार यांच्या संयुक्त नावे काढण्यात यावा. आगीचा आणि इतर विमा (Fire & Other Insurance Policy) बेनिफिशियरी म्हणून बँकेचे नांव नोंदविण्यात यावे.
- प्रथम सोसायटीची मॉर्गेज एन.ओ.सी.बँक दपत्री देण्यात यावी. बँकेचा बोजा सोसायटीकडे नोंदविण्यात यावा. बँकेचा बोजा सोसायटीकडे नोंदविण्यात येऊन तसेच पत्र सोसायटीकडून घेण्यात येऊन त्याची प्रत बँक दपत्री देण्यात यावी. "सदर जागा बँकेच्या एन.ओ.सी.शिवाय विकण्यात येऊन तसेच करण्यात येऊ नये", अशा आशयाचे पत्र सोसायटीला देण्यात देऊन, त्याची मुळ पोहोच बँक दपत्री देण्यात यावी.
- तारण म्हणून घेण्यात येणाऱ्या प्रॉपर्टीबाबतच्या, बिल्डरला केलेल्या सर्व पेमेंटच्या मुळ पावत्या बँक दपत्री देण्यात याव्यात. तसेच तारण प्रॉपर्टीबाबतचे भोगवटा प्रमाणपत्र, मुळ प्लॅन लॅटर, मंजूर प्लॅनची प्रत, अद्ययावत भरलेले वीज बिल, मेट्रोनेस पावती, प्रॉपर्टी टॅक्स पावती, इ.बँक दपत्री देण्यात यावेत.
- बँक पॅनेलवरील वकिलांचे संदर्भिय पत्र क्र.HIND/SN/२०१५ दिनांक १९.१०.२०१५ मधील अटी व शर्तीची पूर्तता करून देण्यात यावी.
- आपल्याकडील वचत व व्यवसायाच्या चालू (मे.सो.नू मोटर्स) खात्यातून परस्पर कर्जाचा हप्ता कापून घेण्यासंबंधीचे अधिकार पत्र देण्यात यावे.
- अर्जदार, सहकर्जदार व जामिनदार यांच्याकडून अद्यावत सलग तीन वर्षांचे इन्कम टॅक्स रिटर्न, ताळेबंद व नेफातोटा पत्रक, इ. बँक दपत्री देण्यात यावेत.
- तारण दिलेल्या मालमत्तेची सुरक्षिततेची जबाबदारी कर्जदार व सहकर्जदार यांची राहिल.
- याशिवाय पिवळ्या छाननी अहवालातील सर्व अटीची पूर्तता करण्यात यावी.
- अर्जासोबत जोडलेली कागदपत्रे मुळ प्रतिवरून साक्षात्कृत करून देण्यात यावी.

सर्वसाधारण अटी :-

- कर्जदार, सहकर्जदार व जामिनदार हे सभासद असल्याची खात्री करण्यात यावी.
- कर्जदार, जामिनदार यांचे राहण्याचे व्यवसायाचे संपूर्ण पते, फोन नंबर याची नोंद करण्यात यावी.
- तारण देण्यात येणाऱ्या जागेस शाखाव्यवस्थापकांनी व संबंधित शाखेच्या नेमलेल्या संचालक कमिटी सदस्यासह भेट देऊन भेट अहवाल स्वाक्षरीसह दपत्री ठेवण्यात यावा.
- कर्जदाराचे खाते अनियमित आढळल्यास कर्जदारास त्याबाबत नोंदीस पाठविण्याची काळजी घ्यावी.
- संचालक मंडळाने वेळोवेळी ठरविलेल्या कर्ज पॉलिसी नुसार कर्ज अदा करण्यात यावे.

प्रत-

- शाखाव्यवस्थापक, शिवाजीनगर शाखा -
मुख्य कार्यालयाने नमूद केलेल्या सर्व अटीची पूर्तता करून कर्ज अदा करण्यात यावे व तसा दाखला शाखाव्यवस्थापकांनी सही व शिक्क्यानिशी
मुख्य कार्यालयात पाठविण्यात यावा व त्याची एक प्रत कर्जफाईलमध्ये ठेवण्यात यावी.
- श्री.नासिर अली शकीर अली शहा व सौ.नगमा नासिर अली शहा- धरकरज फाईल.

प्रभासी-सर्वव्यवस्थापक

05/02/2016

023 = - -

- 5 APR 2010

G.D.A. INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 14 of the Maharashtra Regional and Town Planning Act, 1960 (Maharashtra XXIV of 1960) to

M/s Bhavani Builders & Developers

Plot No. 13 Road No. - Sector 10 Node Kalamboli of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (Gr. floor + 7th floor)

Resi. BUA = 801.795 m² } Total BUA = 818.265 m²
Comm. BUA = 16.470 m²

(Nos. of Residential Units 28 Nos. of Commercial units 02)

पवल २	
११८९	२०१२
११/१२	

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

(a) The development work in respect of which permission is granted by this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed thereon is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation or by the applicant and/or any person deriving title under him, in violation of the provisions of section 13 or 14 of the Maharashtra Regional and Town Planning Act, 1960.



पवल-२	
१०१४६	२०१०
१/१४	

The applicant shall:

(a) Give a notice to the Corporation for completion of development work up to ground level, atleast 7 days before the commencement of the further work.

(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised officers of the Corporation to enter the building premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions.

The architectural design, building materials, installations, etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) in the National Building Code and for G.D.A. 1975 in force as on the date of its issue, the rules and regulations made thereunder and for the purpose of the Act.



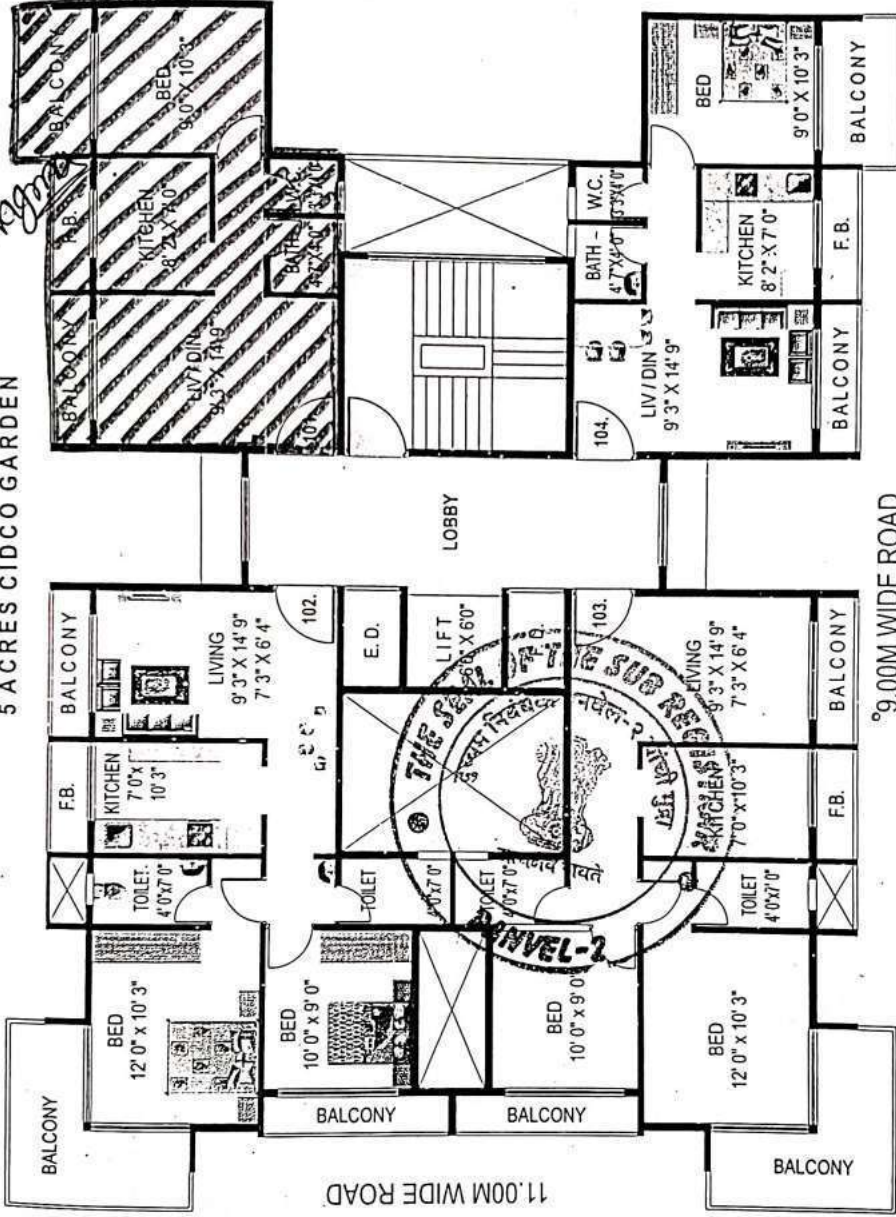
Section 14
SEAL

पवल २
 ११८१ २०१२
 २८ / १२

ENTRANCE

7.00M WIDE ROAD

5 ACRES CIDCO GARDEN



First Floor Plan



Handwritten signature/initials