

Share Certificate No.: 080 Member's Regn. No.: AV - 80 No. of Shares: TEN

## SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF RS. 500/- DIVIDED INTO 10 SHARES OF RS. 50/- EACH)

### ANUVIHAR CO-OPERATIVE HOUSING SOCIETY LTD.

Site Address : Plot No.-21, Sector - 5, Pushpak Nagar, Navi Mumbai - 410206

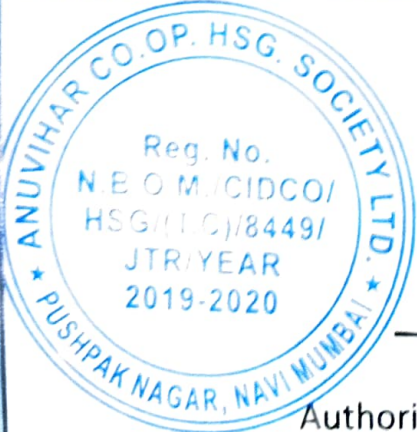
Correspondence Address : 74/ Sabarigiri, Anushakti Nagar, Mumbai - 400094

(Registers under Maharashtra Co-Operative Housing Societies Act - 1960)

Registration No.: N.B.O.M/CIDCO/HSG/(T.C)/8449/JTR/YEAR 2019-20 Date: 18.02.2020

This is to certify that Shri/Smt./Dr. Surenbra Mishra &  
Smt. Sangita Mishra is/are the Registered Holder of  
10 (TEN) fully paid up shares of Rs. **FIFTY** each numbered from 791 to  
800 both inclusive, in ANUVIHAR CO-OPERATIVE HOUSING SOCIETY LTD. , Pushpak  
Nagar, Navi Mumbai subject to the Bye - laws of the said society.

Given under the common seal of the said society at Navi Mumbai on this 28<sup>th</sup> day of  
December 20 22.



[Signature]  
Authorised M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

P.T.O.



# 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-72

Date: 20/09/2023

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. **80/88**, provisionally allotted to **Shri Surendra Mishra and Smt. Sangita Mishra** is included in **Annexure – A** (printed overleaf).

Thanking you



Your sincerely,

  
(Ankur Kaushik)

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



**Charanwar**  
**Anuvihar CHSL Ltd.**



**Treasurer**  
**Anuvihar CHS Ltd.**

(P.T.O)



# 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/AL/2023/72

Date: 19-06-2023

**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 SURENDRA MISHRA and SMT. SANGITA MISHRA, Membership No. AV-080 holding the Anuvihar CHSL's Share Certificate – 080 dated December 28, 2022 having 10 (Ten) equal shares having numbered 791 to 800, out of 880 equal shares, is provisionally allotted the Flat No. 80/88 (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: 19-06-2023

  
(Ankur Kaushik)  
Secretary, Anuvihar CHSL

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

  
**Treasurer**  
**Anuvihar CHS Ltd.**



**ANNEXURE-A**

**Payment Schedule of Flat No. 80/88, provisionally allotted to  
Shri Surendra Mishra and Smt. Sangita Mishra**

<b>Tentative Breakup of cost</b>		<b>Total</b>	<b>Amount</b>
<b>S.N.</b>	<b>Payment particulars</b>	<b>% cost</b>	<b>₹ 90,00,000</b>
1	On confirmation of membership (lease premium+ Miscellaneous charges)	35.33%	31,80,000.00
2	On receipt of commencement certificate	2.67%	2,40,000.00
3	On placement of work order for civil works	2.18%	1,95,831.00
4	Site Setup and completion of Excavation Work	1.50%	1,35,000.00
5	On supply of steel, cement and RMC etc. (in stages)	4.50%	4,05,000.00
6	On soiling & RCC and completion of Raft bottom waterproofing	1.40%	1,26,000.00
7	On completion of the basement retaining wall	2.70%	2,43,000.00
8	On completion of basement retaining wall	1.50%	1,35,000.00
9	On completion of basement top slab	1.50%	1,35,000.00
10	On completion of basement wall waterproofing	1.70%	1,53,000.00
11	On completion of 1st podium slab	1.70%	1,53,000.00
12	On completion of 2nd podium slab	1.70%	1,53,000.00
13	On completion of each slab (3 <sup>rd</sup> slab to 13 <sup>th</sup> slab) 1.3% at each slab	14.30%	12,87,000.00
14	On completion of terrace slab & its waterproofing	1.40%	1,26,000.00
15	On completion of overhead water tanks	0.50%	45,000.00
16	On completion of underground water tank	0.50%	45,000.00
17	On completion of walls with masonry/block work (in stages)	3.00%	2,70,000.00
18	On completion of internal plaster	2.50%	2,25,000.00
19	On completion of External plaster, compound wall paving, lift walls, elevational features including all miscellaneous civil work	2.50%	2,25,000.00
20	Cleaning & handover of the building by civil contractor	0.50%	45,000.00
21	On placement of work order for flooring work	1.30%	1,17,000.00
22	On completion of flooring work	2.00%	1,80,000.00
23	On placement of work order carpentry work and Aluminium Work	0.80%	72,000.00
24	On completion of carpentry work and Aluminium Work	0.80%	72,000.00
25	On placement of work order painting work	1.00%	90,000.00
26	On completion of painting Work	1.00%	90,000.00
27	On placement of work order for Fabrication work etc	0.50%	45,000.00
28	On completion of fabrication Work, elevation work etc	0.56%	50,400.00
29	On placement of work order for electrical work	1.50%	1,35,000.00
30	On completion of electrical work	1.46%	1,31,769.00
31	on installation of lifts	1.00%	90,000.00
32	on placement of work order for fire fighting equipments	1.00%	90,000.00
33	On completion of fire-fighting work	1.00%	90,000.00
34	on placement of work order for plumbing work	0.60%	54,000.00
35	On completion of plumbing work	1.20%	1,08,000.00
36	Final cleaning & Handover of the Flat	1.50%	1,35,000.00
		0.20%	18,000.00
		<b>Total</b>	<b>₹ 90,00,000.00</b>

**Secretary**

**Anuvihar CHS Ltd.**





# Anuvihar Co-operative Housing Society Ltd.

(Registration No.: N.B.O/MCIDCO/HS/G/(T.C)/8449/JTR/YEAR 2019-20)

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

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

Ref: AVCHSE/NOC/BL/2023-6772

Dated: September 20, 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. 80/88 (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 Surendra Mishra and Smt. Sangita 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 Surendra Mishra and Smt. Sangita 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/T/PO (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.

Treasurer

Anuvihar CHS Ltd.