

# HOME LOAN - IHL (A)

Reference No. : HLST

/HI / 200 -0 /

Applicant Name : SARITA . S . SHARMA

Co-Applicant Name : SAMEER . S . SHARMA

Contact Numbers (R) 7767071155

Loan Amount : 1.2 L.	Tenure :
Interest Rate :	EMI :
Loan Type : TL	SBI LIFE : YES / NO
Individual Hsg. Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others : _____

Property Location :
Property Cost :
Name of Developer / Vendor :
Offer :



**State Bank of India**  
PBB SION BRANCH  
(04296)

V/S. Legal  
6/10/2023  
Vestikalal  
07/10/23



Date - 05.10.2023

The Assistant General Manager  
State Bank Of India  
RACPC Sion  
Mumbai

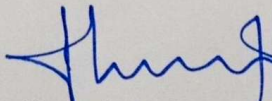
**SUBMISSION OF HOME LOAN- IHL (Staff) FILE**  
**Mrs. Sarita S Sharma & Mr. Sameer S Sharma**

With reference to above, we hereby forward the following Home loan- IHL (Staff) file:

**Name-** Mrs. Sarita S Sharma & Mr. Sameer S Sharma

**Loan Amount –** Rs. 1.20 Crore

Yours faithfully

  
Branch Manager

for



**भारतीय स्टेट बैंक • STATE BANK OF INDIA • भारतीय स्टेट बैंक**

Personal Banking Branch : Sion (West). Plot 6A, Sion Bhagini Samaj, Swami Shree Vallabhdas Marg, Sion (West).  
Mumbai-400 022 Branch Code : 4296 Telegram : SIONBRAN ☎ : 2404 4847/49 Fax:2404 4848. e-mail: sbi.04296@sbi.co.in  
वैयक्तिक बैंकिंग शाखा: सायन (प.). प्लॉट ६A, सायन भगिनी समाज, स्वामी श्री वल्लभदास मार्ग, सायन (पश्चिम) मुंबई - ४०० ०२२



# HOME LOAN- IHL (Commercial)

BST

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

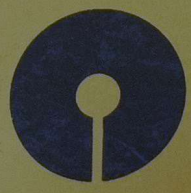
Applicant Name : SARITA. S. SHARMA

Co-Applicant Name : SAMEER. S. SHARMA

Contact Numbers (R) 7767071155

Loan Amount : 30 Lacs	Tenure :
Interest Rate :	EMI :
Loan Type : TL	SBI LIFE : YES / NO
Individual Hsg. Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others : _____

Property Location :
Property Cost :
Name of Developer / Vendor :
Offer :









Co-Applicant  Guarantor  
Existing Customer:  Yes  No

If Yes CIF No./Account No. 3573156690

Name: First Name SAMEER Middle Name SATISH Last SHARMA

Date of Birth: 30091984 PAN: BLZPS2026M

Mobile: 9923138969

Email: sameers5@ymail.com

Name of Spouse: SARITA SAMEER SHARMA

Name of Father: SATISH SHARMA

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

**Details of KYC (Minimum one to be filled)**

Aadhaar/UID No. 408975603518

Voter ID No.

Passport No.:

Driving License No.

Residential Status:  RESIDENT INDIAN (RI)  NON-RESIDENT INDIAN (NRI)  PERSON OF INDIAN ORIGIN (PIO)  Foreign Citizen

**Residential Address:**

**Permanent Address:**

Address 1: FLAT-1002 10TH FLOOR

Address 2: JIMMY TOWER

Address 3: SEC-4 VASHI

Village:  City: NAVI MUMBAI

District: NAVI MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400703

Current address same as the permanent address  Yes  No

**Current Address**

Address 1: FLAT NO- G-602 JAY BALAJI CHS

Address 2: SECTOR-6 NERUL WEST

Address 3: NAVI MUMBAI

Village:  City: NAVI MUMBAI

District: NAVI MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400706

Address type for communication:  Permanent  Current



*Sameer*  
Please sign here



**E.V. HOMES CONSTRUCTIONS PVT. LTD.**

212, Vardhaman Chambers, A-Wing, Plot No.84,  
 Sector 17, Vashi, Navi Mumbai - 400703.

T +91-22-2789 0389 / 2789 0325  
 F +91-22-2789 0374



Ref.: EVHCPL/EV-10/23-24/L-255

Date: 01.10.2023

To,  
 Mr. Sameer S. Sharma  
 Mrs. Sarita S. Sharma  
 Flat no. 1002, 10<sup>th</sup> floor,  
 Jimmy Tower CHS., Plot no.30,  
 Sector-4, Vashi,  
 Navi Mumbai - 400 703.

**Sub:** Installment call notice on Completion of work of 23<sup>rd</sup> slab and 24<sup>th</sup> slab.

**Ref:** Your booking of **Flat No-903** in EV-10 Marina Bay, situated at Plot No.10, Sector -10, Vashi, Navi Mumbai – 400 703.

Dear Sir/ Madam,

We are pleased to inform you that we have completed construction work of 23<sup>rd</sup> slab and 24<sup>th</sup> slab of EV-10, Marina Bay. The statement of your account is listed below.

Particulars	Amount	CGST/SGT	Total
Amount due on completion of 24 <sup>th</sup> slab	4,41,531.00	22,077.00	4,63,608.00
Add : Previous balance up to 23 <sup>rd</sup> slab	1,79,39,280.00	8,96,964.00	1,88,36,244.00
<b>Total Amount Receivable</b>	<b>1,83,80,811.00</b>	<b>9,19,041.00</b>	<b>1,92,99,852.00</b>

Kindly transfer the above said proceeds of **Rs. 1,83,80,811/-** towards booking amount in **State Bank of India** and **Rs. 9,19,041/-** towards GST payment in **IDBI Bank**. Bank details are given in the attached sheet for your reference.

Thanking You,

Yours faithfully,

FOR E V HOMES CONSTRUCTIONS PVT. LTD

*A. Kithana*



**Authorized Signatory**

Note : We are registered under Micro, Small and Medium Enterprises (MSME) Act and our registration no. is MH330010403. As per provisions of Section 15 and 16, payments made to entity registered under MSME Act, beyond 45 days would attract interest and penal consequence.

GST is reconciled on monthly basis and delay in making payment to us will attract interest and penalty, the same will be charged on you at the rate as applicable time to time ( i.e., Govt. rate).

Cont...2/-



(4) Minute Book of Society specifying various resolutions passed for development of said project.

(5) Environment Clearance Certificate dated 23.03.2019 issued by State Level Environment Impact Assessment Authority under serial no. SEAC-2015/CR-175/TC-1;

(6) Amended Commencement Certificate dated 9.06.2022.

(7) Project Registration Certificate under RERA having registration no. MAHARERA No. PS1700028722 Dated 25.03.2021;

(8) Title Report issued by Advocate Salman Balbale;

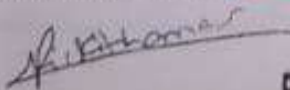
(9) Copy of the sanctioned plans of the building, the flats and the project as a whole;

All other relevant documents, letters, papers and writings referred to herein.

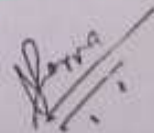
ii) All plans sanctioned by the NMMC, and other authorities, the designs, specifications etc., submitted to NMMC, and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under including the Commencement Certificate dated 18.02.2021.


iii) The Allottee/Allottee's has / have examined the foregoing Agreements and relevant documents, letters, papers and writings, RERA portal along with registration certificate inspection of the said Promoters have given to him/her / them and get him/her / them satisfied. The Allottee/Allottee's hereby confirms that they have inspected, read and understood the terms and conditions of all the title deeds and documents including all plans/permissions and sanctions.

Y. On satisfying himself/herself about the plans and other terms and conditions including the Title and what is provided herein and after physical inspection of the location during various site visits the Allottee/Allottee's hereby agrees to purchase Flat No. 903 admeasuring 82.742 Square Meter (RERA Carpet Area) along with 3.705 Square Meter (EBVT Area) and Service slabs admeasuring 4.175 sq. Meter on the 9<sup>th</sup> Floor as per Real Estate (Regulation and Development) Act, 2016 in the Project /Incentive Building B of the said Project named as "[EV - 10, Marina Bay]" to be constructed on the said plot (the said "unit"). The "RERA carpet area" shall mean the area inside the apartment and includes the area covered by the internal partition walls of the apartment, RCC column and RCC internal wall if any., excluding the area covered by the external walls, excluding the areas under Service slabs. This apartment is on For E. V. HOMES CONSTRUCTIONS PVT. LTD.



DIRECTOR





Housing Society, 1961, i.e. 'Shraddha Co-operative Housing Society' (the "Society") i.e. the confirming party herein. Accordingly, the Registrar of Societies issued 'Certificate of Registration' dated 19/12/2018 bearing registration no. NBOM/CIDCO/HSG(TC)/7701/JTR/YEAR 2018-2019.

N. Vide letter dated 11.04.2017 bearing reference No. CIDCO/EMS /Redevelop/VASHI/2016/6389. CIDCO has granted NOC for carrying out redevelopment of the said building which are in the dilapidated condition.

O. In the Special General Body Meeting of Society held on 01/03/2020 in presence of Shri Mahesh Bhoir authorised from office of Registrar of Society, the members of Society unanimously appointed the Developer as developer for redeveloping new buildings on the said plot by demolishing the said buildings.

P. Vide letter dated 17/03/2020 the Registrar of Society, granted NOC for redevelopment of the buildings of the Society and confirmed the appointment of the Developer as per SGBM of Society dated 01/03/2020. The above letter of the Registrar of Society is read along with 'Corrigendum Letter' dated 24/11/2020 issued by the Registrar of Society.

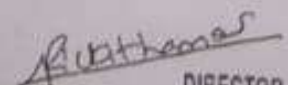
Q. The Promoter has entered into an agreement with Architect [M/s. DESSIN 2000] registered with the Council of Architects.

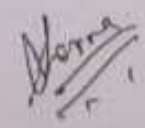
R. The Promoter has appointed a Structural Engineer 'Mr. Vinit Jain', for the preparation of the structural design drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of said project.

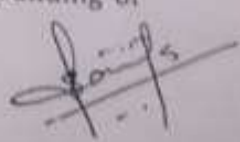
S. The said Society thereafter through its Architect M/s. DESSIN2000 submitted proposal for developing said plot to the Naval Mumbai Municipal Corporation (the 'Corporation') for the purpose of redevelopment after complying with all the documents, NOCs required and plans to be submitted in order to obtain

T. Commencement Certificate and further vide letter dated 18.02.2021 bearing NO.NMMC/TPO/BP/Case.No.20201CNMMC17344/591/2021 the NMMC has granted development permission to the Society for redeveloping residential

NO. NMMC/TPO/BP/CASE NO.1734/2022/dated 09.06.2022 (like said "Commencement Certificate"). As per said Commencement Certificate the said plot is entitled for the Construction of three (3) No.s of Residential Building of

For E. V. HOMES CONSTRUCTIONS PVT. LTD. 7  
  
DIRECTOR







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११ / १३५



F. The Aforesaid Apartment Owners (hereinafter referred to as "Tenants/Apartment Owners") are absolutely seized and possessed of or otherwise well and sufficiently entitled to their respective Flats situated at Plot No. 10, Sector 10, admeasuring about 10,390.377 Sq. Mtrs. at Vashi, Navi Mumbai.

G. The said 23 Buildings are in dilapidated and dangerous conditions and likely to harm the residents and other passerby. The said 23 Buildings are declared Unfit for Human habitation by the Civil Engineering Department of I.I.T. Mumbai, vide their comprehensive report dated 09<sup>th</sup> May, 1997 on fitness for Human Habitation of JN2 & JN1 Type Buildings, Sector-9 and 10, Vashi, who were appointed by Navi Mumbai Municipal Corporation (NMMC) for making the Structural Audit of similar types of buildings. Furthermore the NMMC has declared the said 23 Buildings as dangerous under C1 Category vide its Notice.

H. The Majority of Apartment Owners are not in sound financial position to undertake the huge burden of re-construction expenses and hence vide, Special General Body Meeting dated 10/10/2010 (the "First SGBM") it was resolved to undertake the redevelopment of the said Property.

I. The said Association issued tender notice in the two local newspaper 1) Free Press (English) dated 11/07/2013 and 2) Navshakti (Marathi) dated 11/07/2013 for inviting Tenders / Proposals for proposed Demolition of the said buildings of the said Association and redevelop the New Building in lieu of potential FSI of the plot, together with right to the Developer (the said "Tender Notice").

J. In response to the said Tender Notice, M/s. E.V. Homes Constructions Pvt. Ltd. (the "Promoter") submitted it's Prequalification and Financial Bid dated 15/07/2013 to the said Association. In the Minutes of SGBM dated 01/09/2013 held at Maratha Bhawan, Sector 15 the said Association has awarded to the Promoter the redevelopment rights of the said property on behalf of the Association.



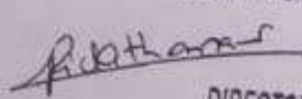
Vide letter dated 16<sup>th</sup> September, 2013 the Association issued formal appointment letter to the Developer for appointing it as developer to Demolish / Reconstruct / build New buildings on the said plot.

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In 2013 the Association entered into a 'Development Agreement' with the Developer for granting rights to the Developer for managing, supervising, demolishing, reconstructing, redeveloping the said New buildings upon the terms and conditions as decided.

M. Vide 'Deed of Declaration' dated 05/12/2018 the said association is converted into Co-operative Housing society under Section 154 (B) (2) of Maharashtra Co-operative

For E. V. HOMES CONSTRUCTIONS PVT. LTD.

  
DIRECTOR

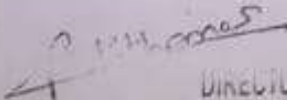


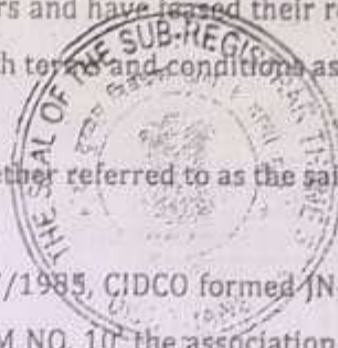


WHEREAS:

- A. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA, a Company Incorporated Under the Companies Act, 1956 (I of 1956) (the "CIDCO") 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 (the "MRTP Act").
- B. The State Government has acquired lands pursuant to section 113-A of the Maharashtra Regional and Town Planning Act and the Collector of Thane vested all rights, interest, title and possession of free hold land being Plot No. 10 admeasuring 10390.377 Sq. Meters and thereabouts situated at Sector-10, Vashi Navi Mumbai (the said "Plot") in favour of CIDCO. The said Plot is more particularly described in the "FIRST SCHEDULE" A Layout Plan of the said plot is annexed hereto as 'Annexure A'.
- C. Upon acquiring the said plot, the CIDCO constructed 23 buildings being building no. 22 to 44 on the said Plot each consisting of Ground + Two Upper Floors consisting of in aggregate 368 Flats (the said "Buildings"). The CIDCO has executed diverse 'Deed of Apartments' with the Apartment Owners and have leased their respective flats to each of the Apartment Owners herein on such terms and conditions as contained therein.
- D. The said Plot and buildings shall be together referred to as the said "Property".
- E. Vide, 'Deed of Declaration' dated 16/07/1985, CIDCO formed 'N-2 TYPE APARTMENT OWNERS ASSOCIATION' CONDOMINIUM NO. 10 the association of unit holders in the said buildings (the said "Association"). This deed was registered with the Sub-Registrar of Assurance of Thane under the Serial No. P-526 dated 17/07/1985. Accordingly, the CIDCO has demised unto the said Association the leasehold rights of the said plot for a term of 60 years starting from 16/10/1985. Vide 'Deed of Lease' dated 16/08/1985 executed between CIDCO and said Association registered with the Sub-Registrar of Assurance Thane under registration no. MAH/P-526 CIDCO leased the said plot to the said Licensee therein for the period of 60 years on the terms and conditions mentioned in the said Deed of Lease.

For E. V. HOMES CONSTRUCTIONS PVT. LTD.

  
DIRECTOR



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नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

कार्यालय : नमुंमपा पुणेगाव, भूखंड क्र. १,  
किल्ले गांधीनगर जवळ, पामबीच जंक्शन, सेक्टर - १५ए,  
सी.बी.डी. बेलपुर, नवी मुंबई - ४०० ६१४.  
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५  
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,  
Near Kille Gaothan, Palmbeach Junction,  
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 2757 7070

जा. क्र. नमुंमपा/नरवि./बा.प./१०५५/२०२२  
दिनांक ०९/०६/२०२२

प्रति,  
मे. श्रध्दा सहकारी गृहनिर्माण संस्था मर्यादित,  
कंडोमिनियम क्र.१० मधील इमारत क्र.२२ ते ४४,  
भूखंड क्र. १०, सेक्टर क्र. १०, वाशी, नवी मुंबई.

विषय : कंडोमिनियम क्र. १० मधील इमारत क्र. २२ ते ४४, भूखंड क्र. १०, सेक्टर क्र. १०,  
वाशी या भूखंडावर रुहिव्हास वापरासाठी पुनर्बांधणी प्रस्तावास सुधारीत बांधकाम  
परवानगी मिळणेबाबत.  
संदर्भ : आपले वास्तुविशारद मे. डेसिन २००० यांचा दि. १०/०२/२०२१, ०१/०२/२०२१ व  
१५/०२/२०२१ र.जी प्राप्त प्रस्ताव.

महोदय,

कंडोमिनियम क्र. १० मधील इमारत क्र. २२ ते ४४, भूखंड क्र. १०, सेक्टर क्र. १०, वाशी, नवी  
मुंबई या भूखंडावरील मोडकळीस आलेल्या विद्यमान तळ + २ मजल्याच्या एकूण २३ इमारती निष्काशित करून  
त्याठिकाणी रुहिव्हास वापराच्या पुनर्वसनाच्या (Rehab) ए-१ व ए-२ टाईप दोन इमारती व प्रोत्साहनापर (Incentive)  
ची टाईप एक इमारतीच्या पुनर्बांधणीस सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील  
संदर्भात पत्रान्वये प्राप्त झाला आहे. संदर्भात भूखंडावर रुहिव्हास वापरासाठी पुनर्बांधणी प्रस्तावास सुधारीत  
बांधकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना  
अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार त्याचप्रमाणे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन  
नियमावलीतील नियम क्र.१०.१०.२ नुसार व सदर सुधारीत बांधकाम प्रमाणपत्रातील १ ते २८ अटीची पूर्तता/पालन  
करणेचे अधिन सदर प्रकरणी सुधारीत बांधकाम प्रमाणपत्र खालील नमुद अटी शर्तीसह मंजूर करण्यात येत आहे.

अट :-

- १) पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी.  
अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर  
कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा सुधारीत बांधकाम परवानगी रद्द  
करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित  
जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये  
म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता  
घ्यावी. गैरकृत्य करताना आढळल्यास संबंधित जागेवरील कार्यवाही करण्यात येईल याची नोंद घ्यावी.



ट न न - ३  
दस्ता क्र. १५५५ / कृ.वे.वे.  
१५/०६/२०२२



"जन्म असो वा मरण सांख्यिक नोंदणीकरण"





## 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 :  
P51700028722

Project: EV Shradha , Plot Bearing / CTS / Survey / Final Plot No.: Plot No. 10 at Navi Mumbai (M Corp.), Thane,  
Thane, 400703;

1. Ev Homes Constructions Pvt Ltd having its registered office / principal place of business at Tehsil: Thane,  
District: Thane, Pin: 400703.

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

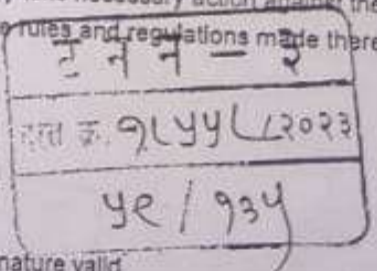
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 25/03/2021 and ending with 31/12/2027 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 here to in accordance with the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Veeraj Remanand Prabhu  
(Secretary, MahaRERA)  
Date: 25-03-2021 13:45:52



Dated: 25/03/2021

Place: Mumbai

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



### 32. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

### FIRST SCHEDULE

(the said "plot")

All that pieces and parcels of land bearing Plot No. 10 admeasuring 10390.377 Square meters or thereabout, situated at Sector - 10, Vashi, Navi Mumbai within the limits of Registration District Thane, Sub-Registrar Thane, bounded as under:

- On or towards East: 6 mtr road
- On or towards North: 10 mtr road
- On or towards West: 8 mtr road
- On or towards South: 8 mtr road

### SECOND SCHEDULE

(the said "Project")

One Residential Building of Ground plus Twenty Seven (27) upper floors, in "[EV - 10 Marina Bay]" (the said "project"). constructed on all that piece and parcel of plot more particularly described in the First Schedule.

### THIRD SCHEDULE

(Specifications and Amendments in the said project)

#### SPECIFICATIONS

#### STRUCTURE

- Earthquake Resistance RCC structure with best quality materials

#### BRICKWORK & PLASTER

- Light weight AAC block work for internal & external walls
- Sand face external plaster/ Concrete Face Finish
- Neeru finish plaster /Gypsum finish for internal walls and ceilings of flat

For E. V. HOMES CONSTRUCTIONS PVT. LTD.

*A. V. Thana*

DIRECTOR

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ट न न - ३
दस्त क्र. १५५८ / २०२३
४५ / १३५

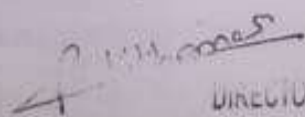
*[Handwritten signatures]*

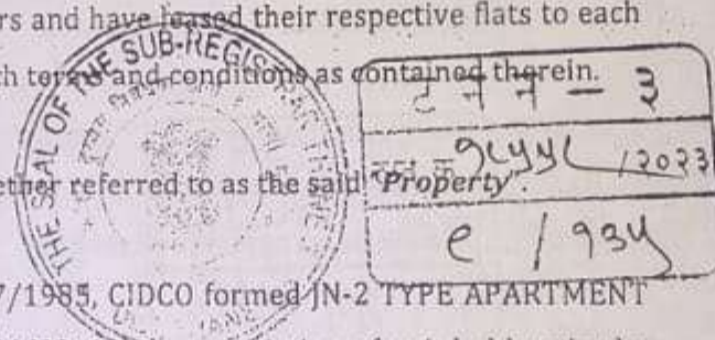


WHEREAS:

- A. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA, a Company Incorporated Under the Companies Act, 1956 (I of 1956) (the "CIDCO") 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 (the "MRTP Act").
- B. The State Government has acquired lands pursuant to section 113-A of the Maharashtra Regional and Town Planning Act and the Collector of Thane vested all rights, interest, title and possession of free hold land being Plot No. 10 admeasuring 10390.377 Sq. Meters and thereabouts situated at Sector-10, Vashi Navi Mumbai (the said "Plot") in favour of CIDCO. The said Plot is more particularly described in the "FIRST SCHEDULE" A Layout Plan of the said plot is annexed hereto as 'Annexure A'.
- C. Upon acquiring the said plot, the CIDCO constructed 23 buildings being building no. 22 to 44 on the said Plot each consisting of Ground + Two Upper Floors consisting of in aggregate 368 Flats (the said "Buildings"). The CIDCO has executed diverse 'Deed of Apartments' with the Apartment Owners and have leased their respective flats to each of the Apartment Owners herein on such terms and conditions as contained therein.
- D. The said Plot and buildings shall be together referred to as the said "Property".
- E. Vide, 'Deed of Declaration' dated 16/07/1985, CIDCO formed 'N-2 TYPE APARTMENT OWNERS ASSOCIATION' CONDOMINIUM NO. 10 the association of unit holders in the said buildings (the said "Association"). This deed was registered with the Sub-Registrar of Assurance of Thane under the Serial No. P-526 dated 17/07/1985. Accordingly, the CIDCO has demised unto the said Association the leasehold rights of the said plot for a term of 60 years starting from 16/10/1985. Vide 'Deed of Lease' dated 16/08/1985 executed between CIDCO and said Association registered with the Sub-Registrar of Assurance Thane under registration no. MAH/P-526 CIDCO leased the said plot to the said Licensee therein for the period of 60 years on the terms and conditions mentioned in the said Deed of Lease.

For E. V. HOMES CONSTRUCTIONS PVT. LTD.

  
DIRECTOR







For E. V. HOMES CONSTRUCTIONS PVT. LTD.

*Ricki Thomas*

DIRECTOR AGREEMENT FOR SALE

This Agreement for Sale is made at Navi Mumbai, District Thane, Maharashtra on this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand and Twenty Three.

BETWEEN

E V HOMES CONSTRUCTIONS PVT LTD, (PAN NO. AABCE5013H) a company incorporated and registered under the provisions of The Companies Act, 1956 having CIN No. U45200MH2005PTC155637 having its registered office at 212, Vardhaman Chambers, plot no. 84, sector 17, Vashi, Navi Mumbai 400703 through its director **Shri. Ricki Thomas** authorized vide resolution dated 10.06.2022 (the said "**PROMOTER**") (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its directors, shareholders and their successors in title and assigns) the party of **FIRST PART**.

AND

**MR. SAMEER SATISH SHARMA (PAN NO. BLZPS2026M) AND MRS. SARITA SAMEER SHARMA (PAN NO. COEPS9382D)** aged about 39/37 years residing at **FLAT NO. 1002, 10<sup>th</sup> FLOOR, JIMMY TOWER, CHS, PLOT NO. 30, SECTOR-4, VASHI, NAVI MUMBAI, THANE, MAHARASHTRA- 400703.** the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his ~~self~~ their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the Party of the **SECOND PART**.



दस्तावेज क्र. १५५५ / २०२३  
And  
८ / १३५

~~SHRADDHA CO-OPERATIVE HOUSING SOCIETY LIMITED~~, a Co-Operative Society registered under the Provisions of the Maharashtra Co-operative Societies Act, 1960 (Registration No. NBOM/CIDCO/HSG(TC)/7701/JTR/YEAR 2018-2019) having its registered office at Sector 10, Plot No. 10, Vashi Navi Mumbai, 400703. through E V Homes Constructions Pvt Ltd authorized vide Power of Attorney dated 11.11.2021. the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its assignee, nominee, shareholders executors, members, legal representatives, and administrators) of the **THIRD PART**;;

(The Promoter, Allottee and Confirming Party shall be collectively hereinafter referred to as "**Parties**")

For E. V. HOMES CONSTRUCTIONS PVT. LTD.

*Ricki Thomas*  
DIRECTOR

*Handwritten signatures*



9/22/23, 1:04 PM



22/09/2023

सूची क्र.2

दुय्यम निबंधक : मद्र द.नि. ठाणे 3

इस्र क्रमांक : 18558/2023

नोंदणी :

Regn.63m

गावाचे नाव : वाशी

- (1) विवेकाचा प्रकार 22076577
- (2) मोबदला 12847045.197
- (3) बाजार भाव (बाजारदरपारका बाबतिलेखपटाकार अकारणी इला की पट्टेदार ते नसूद करावे)
- (4) नू.मागण तादहिल्या व परकमांक (अमन्याम)
- (5) संदर्भक
- (6) भावार्थी किंवा नुई देण्यात अर्थव्यय वेळा.

1) पार्लिकेचे नाव: लवी मुंबई यंत्रणा इतर वर्गीत ; इतर पार्लिकी: मदलिका क्र.903.9वा यंत्रणा, विमिदग बी.ई प्लॉ-10 मरिता ये विमिदग, प्लॉट नं. 10, सेक्टर-70, वाशी, लवी मुंबई (सेक्टर: 82.742 चौ. मी. कार्गेट: 3.705 चौ. मी. ईवीप्लॉटी एरिया: 4.175 चौ. मी. एम. एम. एरिया) 1 कबई कात पार्लिक संम ( Plot Number : 10 ; SECTOR NUMBER : 10 ; ) )

1) 82.742 चौ. मी. प्लॉट

(7) इतरपेवज यंत्रण वेला-पा/मिदल देवला-वा यंत्रणवेवज नाव किंवा विवाही न्यायालयपाचा दुरुमनामा किंवा अर्थव्यय अमन्याम, प्रतिवादिचे नाव व वेला.

1): नाव:- ई. व्ही. डोम्य कन्स्ट्रक्शनस प्रा. लि. लके दापटेबदर रिडो यंत्रण लके कु. मु. अन्नाराव वैशु - वय:-58; वेला:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, मदलिका क्र. 9002, 10वा यंत्रणा, जिमी टॉवर वीएचएस सी, प्लॉट नं. 30, सेक्टर-4, वाशी, लवी मुंबई, प्लॉट नं. 44, सेक्टर-29, वाशी, लवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AABCE5013H

2): नाव:-मायता देवार - यडा को.ओप. होमिंग सोसायटी लि. लके ई. व्ही. डोम्य कन्स्ट्रक्शनस प्रा. लि. लके कु. मु. अन्नाराव वैशु - वय:-58; वेला:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-

(8) इतरपेवज यंत्रण वेला-वा यंत्रणवेवज व किंवा विवाही न्यायालयपाचा दुरुमनामा किंवा अर्थव्यय अमन्याम, प्रतिवादिचे नाव व वेला

1): नाव:-ममीर मलीम शर्मा - वय:-39; वेला:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, मदलिका क्र. 1002, 10वा यंत्रणा, जिमी टॉवर वीएचएस सी, प्लॉट नं. 30, सेक्टर-4, वाशी, लवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BLZPS2026M

2): नाव:-मरिता ममीर शर्मा - वय:-37; वेला:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, मदलिका क्र. 1002, 10वा यंत्रणा, जिमी टॉवर वीएचएस सी, प्लॉट नं. 30, सेक्टर-4, वाशी, लवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-COEPS9382D

- (9) इतरपेवज यंत्रण विवाहाचा दिनांक 22/09/2023
- (10) इतर नोंदणी केव्याचा दिनांक 22/09/2023
- (11) अनुक्रमेचे खर व गुण 18558/2023
- (12) बाजार भाव भावभावे मुद्रांक शुल्क 1324600
- (13) बाजार भावभावे नोंदणी शुल्क 30000
- (14) माला

सह दुय्यम निबंधक वर्म - २  
ठाणे क्र. ३

सुपरीकनामानी विवागत घेतलेला नपरीव:-

मुद्रांक शुल्क आकारताला निवडलेला अनुसूचक :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

