

28-09-2023

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Panvel 2

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Module,For original report please  
contact concern SRO office.

फाईल क्रमांक : 988/2018

नोदणी :

Regn:63m

गावाचे (Village Name) : **Karanjade**

|   |   |
|---|---|
| (1) विलेखाचा प्रकार (Title)   | 6-Notice of intimation regarding mortgage by way of deposit of Title Deed   |
| (2) कर्जाची रक्कम (Loan amount)   | Rs.2274561/-  |
| (3) भू-मापन,पोटहिस्सा व<br>घरक्रमांक(असल्यास)<br>(Property Description) | 1) Corporation: पनवेल Other details: Building Name:KRISHNA SAI VRINDAVAN,<br>Flat No:506, Road:, Block Sector:, Landmark: ( Plot Number: 164 ; SECTOR<br>NUMBER: 04 ; )   |
| (4) क्षेत्रफळ (Area)  | 1) Carpet Area :17.26 Square Meter  |
| (5) कर्ज घेणाऱ्याचे नाव व पत्ता<br>(Mortgagor)                          | 1) Name: NILIMA MAHENDRA SALEKAR Age: 39, Address: Building<br>Name:HANS NAGAR, Floor No:05, Flat No:502/B, Road:S T WORK SHOP<br>ROAD, City:THANE WEST, State:MAHARASHTRA, District:THANE, Pin:400601<br>,PAN: CVJPS6258L<br>2) Name: MAHENDRA C SALEKAR Age: 41, Address: Building Name:HANS<br>NAGAR, Floor No:05, Flat No:502/B, Road:S T WORK SHOP ROAD, City:THANE<br>WEST, State:MAHARASHTRA, District:THANE, Pin:400601 ,PAN:<br>AWCPS7093K |
| (6) कर्ज देणाऱ्याचे नाव व पत्ता<br>(Mortgagee)                          | Bank Name: AXIS BANK LTD. Address: THANE  |
| (7) गहाण / कर्जाचा दिनांक (Date of<br>Mortgage )                        | 27/02/2018  |
| (8) नोटीस फाईल केल्याचा दिनांक (Date<br>of filing)                      | 16/03/2018  |
| (9) फायलींग नंबर (Filing No.)   | 988/2018  |
| (10) मुद्रांक शुल्क (Stamp Duty)  | Rs.4550/-   |
| (11) फायलींग शुल्क (Filing Amount)                                      | Rs.1300/-   |
| (12) Date of submission   | 12/03/2018  |
| (13) शेर (Remark)   | -   |



29/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 7259/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

|   |   |
|---|---|
| (1)विलेखाचा प्रकार  | करारनामा  |
| (2)मोबदला   | 2550000   |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1144000   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव:पनवेल इतर वर्णन :, इतर माहिती: सदनिका नं.506,पाचवा मजला,बिल्डिंग "कृष्णा",प्रोजेक्ट "साई वृदावन",प्लॉट नं. 164,सेक्टर 4,करंजाडे,ता. पनवेल,जि. रायगड 410206 क्षेत्र 17.261 चौ. मी. कारपेट( ( Plot Number : 164 ; SECTOR NUMBER : 4 ; ) )   |
| (5) क्षेत्रफळ   | 1) 17.261 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:-मे टुडे होम्स च्या वतीने भागीदार राजेशकुमार मुलचंद चावला च्या वतीने कु. मु. अखत्यारी धनंजय भरत महारनवर - - वय:-29; पत्ता:-, - , साई वृदावन. प्लॉट नं. 164, सेक्टर 4, करंजाडे, ता. पनवेल, जि. रायगड 410206, - , --, णेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-AAHFT7877M  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-नीलिमा महेंद्र सालेकर - - वय:-39; पत्ता:-, - , ५०२/बी, हंस नगर, एस टी वर्क शॉप रोड, नेट एस टी वर्कशॉप खोपट, ठाणे ४००६०१, - , --, कासारवडवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:- CVJPS6258L<br>2): नाव:-महेंद्र सी सालेकर - - वय:-41; पत्ता:-, - , ५०२/बी, हंस नगर, एस टी वर्क शॉप रोड, नेट एस टी वर्कशॉप खोपट, ठाणे ४००६०१, - , --, कासारवडवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-AWCPS7093K |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 29/06/2017  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 29/06/2017  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 7259/2017   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 127500  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 25500   |
| (14)शेरा  |   |



सहदुय्यम निबंधक वर्ग-२  
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of

Payment Successful. Your Payment Confirmation Number is 127730773

| CHALLAN   |  |                                    |  |
|---|--|------------------------------------|--|
| MTR Form Number - 6                                       |  |                                    |  |
| GRN NUMBER  | MH002817623201718R                                 | BARCODE                            | Form ID : Date:<br>28-06-2017                                    |
| Department  | IGR  |                                    | Payee Details  |
| Receipt Type  | RE   |                                    | Dept. ID (If Any)  |
| Office Name   | IGR147-<br>PNL2_PANVEL 2<br>JOINT SUB<br>REGISTRAR | Location                           | PAN No. (If Applicable)<br>PAN-CVJPS6258L                        |
| Year  | Period:<br>From : 28/06/2017<br>To : 31/03/2099    |                                    | Full Name<br>NILIMA M SALEKAR<br>AND MAHENDRA C<br>SALEKAR       |
| Object  | Amount in Rs.                                      | Flat/Block No,<br>Premises/ Bldg   | FLAT NO 506 5TH<br>FLOOR   |
| 0030046401-75   | 127500.00  | Road/Street,<br>Area /Locality     | KRISHNA IN<br>PROJECT SAT  |
| 0030063301-70   | 25500.00   | Town/ City/<br>District            | VRINDAVAN PE NO<br>164<br>SEC<br>KARANJADE<br>PANVEL Maharashtra |
|   | 0.00   | PIN                                | 4 1 0 2 9 6 8  |
|   | 0.00   | Remarks (If Any) :                 |  |
|   | 0.00   |                                    |  |
|   | 0.00   |                                    |  |
|   | 0.00   |                                    |  |
|   | 0.00   |                                    |  |
|   | 0.00   |                                    |  |
| Total   | 153000.00  | Amount in words                    | Rupees One Laks Fifty<br>Three Thousand Only                     |
| Payment Details:IDBI NetBanking<br>Payment ID : 127730773 |  | FOR USE IN RECEIVING BANK          |  |
| Cheque- DD Details:                                       |  | Bank CIN No : 69103332017062850777 |  |
| Cheque- DD No.  |  | Date                               | 28-06-2017   |
| Name of Bank  | IDBI BANK  | Bank-Branch                        |  |
| Name of Branch  |  | Scroll No.                         |  |

*Neelima*

*M. Salekar*

# Data of Bank Receipt for GRN MH002817623201718R

## Bank - IDBI BANK

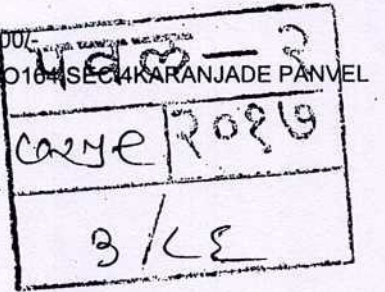
Bank/Branch :  
Txn id : 127730773 Simple Receipt  
Txn DtTime : 28/06/2017 12:14:29 Print DtTime :  
HallanIdNo : 69103332017062850777 GRAS GRN : MH002817623201718R  
District : 1301 / RAIGAD Office Name : IGR147 / PNL2\_PANVEL 2 JOINT SUB REGISTRAR

Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
Duty Amt : Rs 1,27,500.00/- (Rs One Lakh Twenty Seven Thousand Five Hundred Rupees Only )

Reg Fee Schm : 0030063301-70 / Registration Fee  
Reg Fee Amt : Rs 25,500.00/- (Rs Twenty Five Thousand Five Hundred Rupees Only )

Role : B25  
Prop Mvblty : Immovable Consideration : 25,50,000.00  
Prop Descr : FLAT NO 5065TH FLOOR KRISHNA IN PROJECT SAI , VRINDAVAN PL NO 104 SEC 4 KARANJADE PANVEL  
Maharashtra  
410206  
Duty Payer : PAN-CVJPS6258L NILIMA M SALEKAR AND MAHENDRA C SALEKAR  
Other Party : PAN-AAHFT7877R TODAY HOMES

Only for verification-not to be printed and used



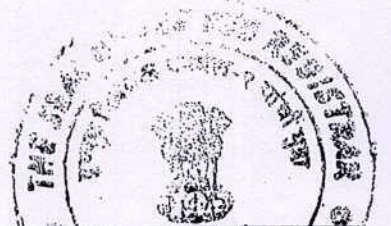
Bank Scroll No : 100  
Scroll Date : 29/06/2017  
Bank Number : 919320381010

153000.00

Defacement Details

| S. No.                  | Remarks      | Defacement No.   | Defacement Date     | UserId | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1                       | (S)-353-7259 | 0001639362201718 | 29/06/2017-18:24:32 | IGR147 | 25500.00          |
| 2                       | (S)-353-7259 | 0001639362201718 | 29/06/2017-18:24:32 | IGR147 | 127500.00         |
| Total Defacement Amount |              |                  |                     |        | 1,53,000.00       |

सहदुयम निबंधक वर्ग-२  
(पनवेल २)



पवल-२  
०२५६/२०१७  
४/६



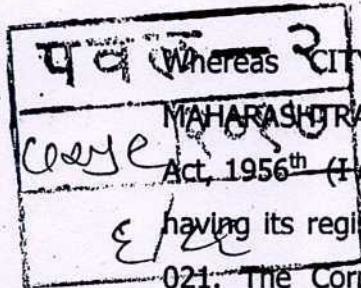
### AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Panvel on this 29<sup>th</sup> day of June, 2017 between **M/S. TODAY HOMES**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its office at Sai Vrindavan, Plot No.-164, Sector No.-04, Karanjade, Tal.-Panvel, Dist. Raigad-410 206, through its Partner **SHRI RAJESHKUMAR MULCHAND CHAVALA**, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART and **SHRI/SMT./MISS./M/S. NILIMA MAHENDRA SALEKAR AND MAHENDRA C SALEKAR**,

having address at **502/B, HANS NAGAR, S T WORK SHOP ROAD, NEAR S T WORKSHOP KHOPAT, THANE WEST – 400601.**

hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the

survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors as assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION (CIDCO) MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmai, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

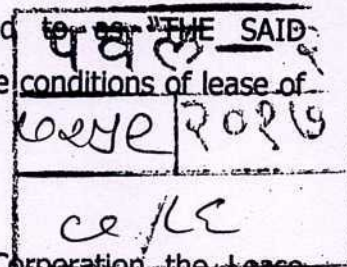
And whereas the state Government has acquired land within the delineated area of Uran, Navi Mumbai and vested the same in the Corporation by Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off a land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

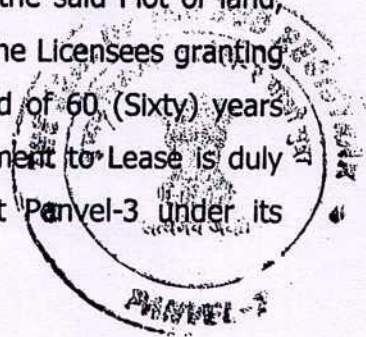
And whereas (1) **SHRI CHANDRAKANT VITHHAL SALUNKHE** (2) **SM DEHUBAI CHAHU PATIL** (3) **SMT. GANGABAI SHANKAR PATIL** (4) **SMT. SULOCHANA BALARAM TONDARE** (5) **SMT. SHANUB. VITHTHAL SALUNKHE** & (6) **SMT. BHAGESHREE VASANT MHASKA** hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" and therein jointly and collectively referred to as "THE LICENSEES", had been allotted Plot of land in lieu of their land acquired under 12.5% Gaoth Expansion Scheme of CIDCO Ltd. bearing Plot No.-164, Sector No.-C

*Handwritten signatures and initials at the bottom of the page, including 'Smt. Salunkhe' and 'Smt. Dehubai'.*

admeasuring 5299.55 Sq. Mts. situated at Village Karanjade, Taluka-Panvel, Dist. Raigad, Navi Mumbai and more particularly described in the "**First Schedule**" hereunder written (hereinafter referred to as "**THE SAID PROPERTY**") on the terms and conditions including the conditions of lease of the said Property as set out therein;



And whereas the Original Licensees paid to the Corporation the Lease Premium in full and entered into an **Agreement to Lease dated 14/11/2007** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-3 under its Document No. PVL-3-11020-2007, dated 14/11/2007;



And whereas by virtue of **Tripartite Agreement dated 07/03/2008** duly registered before the office of Sub-Registrar of Assurances at Panvel under its Sr. No. PVL-3-2901-2008 on the same day, between CIDCO LTD., therein referred to as the Party of First Part and (1) SHRI CHANDRAKANT VITHHAL SALUNKHE (2) SMT. DEHUBAI CHAHU PATIL (3) SMT. GANGABAI SHANKAR PATIL (4) SMT. SULOCHANA BALARAM TONDARE (5) SMT. SHANUBAI VITHHAL SALUNKHE & (6) SMT. BHAGESHREE VASANT MHASKAR, therein referred to as the original licensees of the Second Part and M/S. ASHAPURA LAND PVT LTD., through its authorized signatory SHRI RAVIN KAPADIA, therein referred to as the Party of Third Part, the said Original Allottee(s)/ Licensees have assigned all their rights, title and interests in and upon the said Plot to the Party of the Third Part viz. M/S. ASHAPURA LAND PVT LTD on the terms and conditions more particularly set out in the said Agreement to Lease 14/11/2007 and the Tripartite Agreement dated 07/03/2008 and the Corporation has transferred the said Plot in favour of M/S. ASHAPURA LAND PVT LTD., through its Authorized Signatory SHRI RAVIN KAPADIA, vide CIDCO Letter dated 28/03/2008 bearing No. CIDCO/Vasahat/Satyo/Karanjade/623/2008.

And whereas by virtue of a **Tripartite Agreement dated 22/10/2012** entered into between the Corporation, of the One Part and the M/S. **ASHAPURA LAND PVT. LTD.** of the Second Part and **M/S. TODAY HOMES** through its partners namely (1) SHRI BHADRESH RAJESH SHAH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI RAJESHKUMAR MULCHAND CHAVALA (4) SHRI VINODKUMAR MULCHAND CHAVALA (5) SHRI HIMANSHU S. PATEL (6) SHRI ASHWIN V. BHANUSHALI (7) SHRI JAYESH V. GALA & (8) SHRI

पत्र  
कोयले  
L

**NARAYANSWAMY VENKITKRISHANAN**, the Promoters herein, therein referred to as "THE SUBSEQUENT NEW LICENSEES" of the Third Part, the Corporation has agreed to grant to the Subsequent New Licensees a lease of the aforesaid Plot on the terms and conditions specified therein, and whereas the terms and conditions of the said Agreement was complied with by the

Subsequent New Licensees, the said Plot was leased and assigned in favour of the Subsequent New Licensees i.e. M/S. TODAY HOMES and CIDCO vide its letter bearing reference number CIDCO/Vasahat/Satyo/Karanjade/623/2012, dated 02/11/2012 transferred the said Plot in favour of the Subsequent New Licensees i.e. M/S. TODAY HOMES, instead and in place of the aforesaid M/S. **ASHAPURA LAND PVT LTD.** The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel-2 under its Document No. PVL-2-09732-2012, dated 22/10/2012;

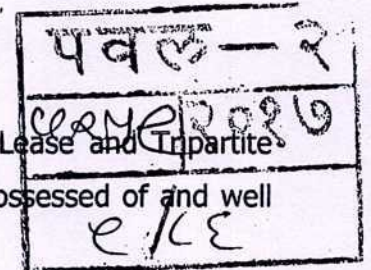
And whereas the Promoter's Firm i.e. M/S. TODAY HOMES consisted of 8 (Eight) Partners namely (1) SHRI BHADRESH RAJESH SHAH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI RAJESHKUMAR MULCHAND CHAVALA (4) SHRI VINODKUMAR MULCHAND CHAVALA (5) SHRI HIMANSHU S. PATEL (6) SHRI ASHWIN V. BHANUSHALI (7) SHRI JAYESH V. GALA & (8) SHRI NARAYANSWAMY VENKITKRISHANAN out of which the 5 (Five) partners i.e. (1) SHRI HEMANG DINESHBHAI PATEL (2) SHRI HIMANSHU S. PATEL (3) SHRI ASHWIN V. BHANUSHALI (4) SHRI JAYESH V. GALA & (5) SHRI NARAYANSWAMY VENKITKRISHANAN, retired from the said partnership firm under Retirement-cum-Continuation Deed & in their place three New Partners namely (1) SHRI SUSHIL KUMAR RANKA (2) SHRI KUNAL OMPRAKASH CHAWLA & (3) SHRI RAHUL KANHAIYALAL KHANEJA, have been inducted in the said Partnership Firm of M/S. TODAY HOMES and presently the partnership of M/S. TODAY HOMES consist of six Partners namely (1) SHRI BHADRESH RAJESH SHAH (2) SHRI RAJESHKUMAR MULCHAND CHAVALA (3)

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SHRI VINODKUMAR MULCHAND CHAVALA (4) SHRI SUSHIL KUMAR RANKA (5) SHRI KUNAL OMPRAKASH CHAWLA & (6) SHRI RAHUL KANHAIYALAL KHANEJA. As per the specific request made, the Corporation transferred the said Plot in favour of M/S. TODAY HOMES, a Partnership firm consisting Six Partners namely (1) SHRI BHADRESH RAJESH SHAH (2) SHRI RAJESHKUMAR MULCHAND CHAVALA (3) SHRI VINODKUMAR MULCHAND CHAVALA (4) SHRI SUSHIL KUMAR RANKA (5) SHRI KUNAL OMPRAKASH CHAWLA & (6) SHRI RAHUL KANHAIYALAL KHANEJA in their record vide their Letter bearing reference No. CIDCO/Vasahat/Satyo/Karanjade/623/2873/2015, dated 16/11/2015.

And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreements, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;



And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate bearing reference No.-CIDCO/BP-11917/TPO (NM & K)/ 2015/ 1381, dated 09/12/2015** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as "**Annexure-A**".



And whereas the Promoters have proposed to construct on the project land the residential cum commercial buildings project known as "**SAI VRINDAVAN**" comprising three buildings i.e. building known as "**SHREE**" consisting of Ground + 13 (Thirteen) upper floors and 2 (Two) buildings known as "**RADHE**" and "**KRISHNA**" each consisting

## SAI VRINDAVAN COOP HSG SOC LTD

NBOM/CIDCO/HSG/(T.C)/8478/JTR/2019-2020  
PLOT NO. 164 SECTOR 04, KARNJADEPANVEL.

**NILIMA MAHENDRA SALEKAR , MAHENDRA  
C SALEKAR**

Member Id : 1056

Unique Id : 10247

Bill No :2301662

Billdate :01/09/2023

Period : 01/09/2023 To 30/09/2023

FLAT No : 0/K/506

Due Date:11/10/2023

| SrNo | Particulars           | Amount                    |
|------|-----------------------|---------------------------|
| 1    | MAINTAINANCE CHARGES  | 1,094.00                  |
| 2    | NOC(NO USE)           | 109.00                    |
| 3    | REPAIR FUND           | 408.00                    |
| 4    | SINKING FUND          | 136.00                    |
| 5    | NOC                   | 109.00                    |
| 6    | CIDCO SERVICE CHARGES | 69.00                     |
|      |                       | Current Charges: 1,925.00 |
|      |                       | Old Outstanding: 1,628.00 |
|      |                       | Old Int. Amt: 0.00        |
|      |                       | Interest: 0.00            |
|      |                       | Advance: 0.00             |
|      |                       | Total Payable: 3,553.00   |

Three Thousand Five Hundred Fifty Three Rupee(s) And Zero Paise Only.

1.Bill should be paid before due date 10TH OCTOBER 2023.Cheque should be draw in the favour of Sai Vrindavan CHS LTD.

2.Please write your name, flat & mobile no. on back side of cheque leaf.

3.After NEFT or online transfer kindly email the payment details on saivrindavan2020@gmail.com

3.Interest @21% charged on outstanding dues.

4.Bank Details : State Bank of India

C.A.NO.39931959119

IFSC CODE : SBIN0070807

CIF : 90708406622 MICR : 400002533

**For SAI VRINDAVAN COOP HSG SOC LTD**

**Hon. Secretary/Tresurer**

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## SAI VRINDAVAN COOP HSG SOC LTD

NBOM/CIDCO/HSG/(T.C)/8478/JTR/2019-2020  
PLOT NO. 164 SECTOR 04, KARNJADEPANVEL.

**NILIMA MAHENDRA SALEKAR , MAHENDRA  
C SALEKAR**

Member Id : 1056

Unique Id : 10247

Bill No :2301379

Billdate :01/08/2023

Period : 01/08/2023 To 31/08/2023

FLAT No : 0/K/506

Due Date:10/09/2023

| SrNo   | Particulars           | Amount                    |
|--|-----------------------|---------------------------|
| 1  | MAINTAINANCE CHARGES  | 1,094.00                  |
| 2  | NOC(NO USE)           | 109.00                    |
| 3  | REPAIR FUND           | 408.00                    |
| 4  | SINKING FUND          | 136.00                    |
| 5  | NOC                   | 109.00                    |
| 6  | CIDCO SERVICE CHARGES | 69.00                     |
|  |                       | Current Charges: 1,925.00 |
|  |                       | Old Outstanding: 0.00     |
|  |                       | Old Int. Amt: 0.00        |
|  |                       | Interest 0.00             |
| Two Hundred Sixty Four Rupee(s) And Zero Paise Only. |                       | Advance: 2,189.00         |
|  |                       | Total Payable: -264.00    |

1.Bill should be paid before due date 10TH SEPTEMBER 2023.Cheque should be draw in the favour of Sai Vrindavan CHS LTD.

2.Please write your name, flat & mobile no. on back side of cheque leaf.

3.After NEFT or online transfer kindly email the payment details on saivrindavan2020@gmail.com

3.Interest @21% charged on outstanding dues.

4.Bank Details : State Bank of India

C.A.NO.39931959119

IFSC CODE : SBIN0070807

CIF : 90708406622 MICR : 400002533

**For SAI VRINDAVAN COOP HSG SOC LTD**

**Hon. Secretary/Tresurer**

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| २०/०५     |      |

**CIDCO OCCUPANCY COMPLETION CERTIFICATE**

BP-11917/4205

Unique Code : 20150302102392501

To,

M/S.TODAY HOMES THROUGH ITS PARTNERS  
MR.BHADRESH RAJESH SHAH AND OTHERS FIVE  
SHOP NO.16&17,PUNIT  
TOWER-1,PLOT.31,  
SECTOR-11,C.B.D.,BELAPUR,NAVI MUMBAI.  
PIN - 410208

Date : 15 March 2020



Sub : Occupancy Certificate for Residential [ Residential Bldg/Apartment ] Building on Plot

No. 164, Sector 04 at Karanjade 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1. Fire NOC issued vide order No. CIDCO/Fire/HQ/SAP-103/2019, dated 22/1/2019.

2. No Dues issued vide order No. CIDCO/Estate/12.50%/Karanjade/623/2019/1297, dated 7/2/2019.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential [ Residential Bldg./Apartment ] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate.

Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

Date : 15 March, 2019

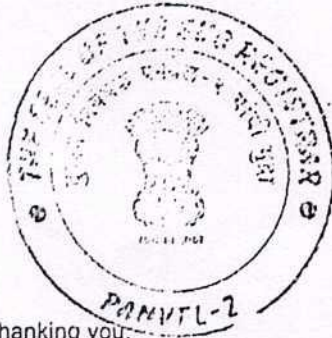
BP-11917/4205

Unique Code : 20150302102392501

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building Wing A - G + 13, Wing B & C G + 7 [ Total BUA = 7943.83Sq.mtrs , Residential BUA = 7299.59 Sq.mtrs , Commercial BUA = 644.24 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 283No. , No. of Residential Units = 259No. , No. of Commercial Units = 24No. , Any Other Units = Fitness Centre - 121.898, Society office - 32.198No. Ground+No. Of Floors = Wing A - G + 13, Wing B & C G + 7 ] Plot No. 164 , ] , Sector - 04 at Karanjade 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of ATUL PATEL ARCHITECTS Architect has been inspected on 18 February, 2019 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09 December, 2015 and that the development is fit for the use for which it has been carried out. As Informed by estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the land acquisition Act 1894, and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.

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| ३० / ३५   |      |



Thanking you,

Yours faithfully  
Document certified by PATIL MITHALESH  
JANARDHAN <mithalesh.patil@gmail.com>

Name : PATIL MITHALESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO