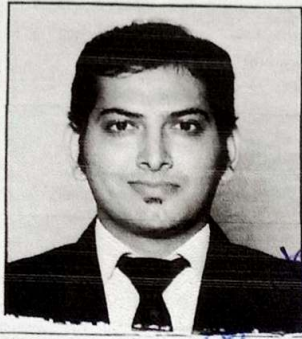


SBI - HOME TOP UP LOAN - APPLICATION FORM



NAME: Dineshkumar Singhaniya	NAME:	NAME:
-------------------------------------	--------------	--------------



To,
State Bank of India
Deonar Branch

Dear Sir/Madam,

I/We have availed Home Loan of Rs. 35,00,000 /-
(Rs. Thirty Five lakh rupee only/- only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of Renovation I/We, therefore, request you to sanction loan of Rs. 40,00,000/- (Rupees Forty Lakh Rupees only/-) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i	(a)	Existing Home Loan account Number	38713260232	
	(b)	Home Loan availed in (Year)	2019	
ii	Existing Home Top-Up or Home plus or Home Equity account number, if any			
iii	Saving Bank/Current Account Number		400465438050	
iv	Personal Details of 1 st applicant:		Dineshkumar Rajeshkumar Singhaniya	
	Age (Years)	32	Marital Status	Married
	No. of Dependents	1	Educational Qualifications	Masters
	Current Employment/Occupation		Professional	
Current Residential Address & Contact No.		404, Rachna Shilp, Plot 227, Sector 13, Kharghar, Raigarh, Maharashtra-410210		
		mob: 9029072544		

office address : Atomberg Technologies Pvt Ltd,
12B 107, We Work 247 Park,
Hindustan C, LBS Rd, Gandhi Nagar
Mumbai - 400079

2247
04/12/23

KST

SBI Deonar Branch (03109)

Name DINESH SINGHANIYA

Address _____

Subject TOP UP

Year Rs. 40 Lacs To _____

AMT		
PROCESSING OFFICER	} V.B. 05/12/2023	
RESI/OFF		
TIR		
VALUATION	} 05/12/2023 Vastukald Sonawane	
SITE		
LOAN A/C		
T.D.		
D.E.		



SPRING FILE

72699

4/12/2023

सूची क्र.2

दुष्यम निबंधक : सह दु.नि.पनवेल 2

11/07/2019

दस्त क्रमांक : 8801/2019

नोंदणी :

Regn 63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	कारणनामा
(2) मोबदला	5300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	5277000
(4) घु-मापन, पोटहिस्ता व घरक्रमांक (असाव्यात)	1) पालिकेचे नाव: रायगड इतर वर्गन : इतर माहिती: मा.न.पा विभाग 20/13 दर 78900/- प्रती चौ.मीटर..... रावतिका क्र.404, चौथा मजला, रचना शिल्प को. ऑप. ही. सोमावटी नि. प्लॉट नं. 227, सेक्टर-13, खारघर, ता. पनवेल, जि. रायगड, क्षेत्र- 60.417 चौ. मीटर कारपेट + 4.485 चौ. मीटर टेरेस + कारपाकींग नं. 5. (Plot Number : 227 ; SECTOR NUMBER : 13 ;)
(5) क्षेत्रफळ	1) 60.417 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात व्यसल देव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, इतिहासिचे नाव व पत्ता.	1): नाव:- माधुरी गोपाळ कुलकर्णी -- वय:- 69; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:- 404, 4था मजला, रचना शिल्प सीएचएस, प्लॉट नं. 227, सेक्टर-13, खारघर नवी मुंबई, प्लॉट नं. -, रोड नं. -, महाराष्ट्र, रायघर (एमएच), पिन कोड:- 410210 पॅन नं:- ARCPKB129K 2): नाव:- गोपाळ नारायण कुलकर्णी -- वय:- 71; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:- 404, 4था मजला, रचना शिल्प सीएचएस, प्लॉट नं. 227, सेक्टर-13, खारघर नवी मुंबई, प्लॉट नं. -, रोड नं. -, महाराष्ट्र, रायघर (एमएच), पिन कोड:- 410210 पॅन नं:- ABJP1687M
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, इतिहासिचे नाव व पत्ता	1): नाव:- दिनेशकुमार आर. सिंघानिया -- वय:- 28; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:- रुम नं. 14, सीएससी स्कूल समोर, बाइबली व्हीमेज, चॅम्बुर, मुंबई, प्लॉट नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400071 पॅन नं:- DWEPS8638M
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8801/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	318000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) वेच	

सह दुष्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to II.

BILL NO (GGN) 000002150727813
ग्राहक क्रमांक : 029470334370

मोबाईल/ईमेल : 90xxxxxx44

Mr Dineshkumar R. Singhaniya
FL-404 RACHANA CHS PLOT-227 SEC-13 KHARGHAR 410210

GSTIN 27AAECM2933K1ZB

देयक दिनांक : 19-09-2023
देयक रक्कम रु : 2990.00

देय दिनांक : 09-10-2023
या तारखे नंतर : 3020.00
भरल्यास

Scan this QR Code with BHIM App for
UPI Payment



QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7

1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



बिलींग युनिट : 4795/KHARGHAR S/DN./PANVEL URBAN
दर संकेत : 90/LT I Res 1-Phase
दोस क्रमांक :
पी.सी. क्रमांक/प्रोग्रॅम/डि.टी.सी. : 2/22/0227/0404/4795136
मिटर क्रमांक : 07612487494
रिडिंग युनिट : N2

पुरवठा दिनांक : 19-01-2007
मंजूर भार : 3.00 KW
सुरक्षा डेव जमा (रु) : 4050.00
चालू रिडिंग दिनांक : 14-09-2023
मागील रिडिंग दिनांक : 14-08-2023

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
27620	27620	1.00	277	0	277

0 100 200 300 400 500

ऑगस्ट-2023	256	
जुलै-2023	332	
जून-2023	506	
मे-2023	465	
एप्रिल-2023	263	
मार्च-2023	129	
फेब्रुवारी-2023	167	
जानेवारी-2023	247	
डिसेंबर-2022	212	
नोव्हेंबर-2022	239	
ऑक्टोबर-2022	191	

वीज वापर
सप्टेंबर - 2022 228
सप्टेंबर - 2023 277

छापील विला ऐवजी ई-बिल साठी नोंदणी करा व प्रत्येक विलामागे 10 रुपयांचा गो-ग्रीन टिक्काउट मिळवू. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील विलावर वरच्या बाजूला खऱ्या कोष या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 14-10-2023 ह्या तारखेला होईल

तुमचा ग्राहक नंबर व ईमेल पत्ता चुक्या असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

"ऑनलाईन वेबटूटोरियल <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे उपलब्ध. सुरुवात आणि ऑनलाईन वेबटूटोरियल अद्यतन करा आणि 0.25% (जोडलेला जास्त रकम)सहजता निवड्या सहाय्यता प्रशासनाची कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा."

For making Energy Bill payment through RTGS/NEFT mode, use following details
Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01029470334370
IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
Bill Amount <As per bill> .
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
Date of payment bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

तुमची पसंती आम्हाला सांगा
हो, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?
तुमचे मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.
326508274 वर 'OPINION' व्हाट्सअपप कर किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरत आणि आकर्षक बक्षीस विजेत



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India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

बिलींग युनिट : 4795	ग्राहक क्रमांक : 029470334370	पी.सी. : N2	दर : 90	या तारखे पर्यंत भरल्यास	29-09-2023	Rs. 2960.00
तारीख	09-10-2023			या तारखे नंतर भरल्यास	09-10-2023	Rs 3020.00

बिलींग युनिट : 4795	ग्राहक क्रमांक : 029470334370	पी.सी. : N2	दर : 90	अंतिम तारीख	09-10-2023	Rs. 2990.00
				या तारखे पर्यंत भरल्यास	29-09-2023	Rs 2960.00
				या तारखे नंतर भरल्यास	09-10-2023	Rs 3020.00



RACHANA SHILP CO OPERATIVE HOUSING SOCIETY LTD		Society Maintenance Bill	
PLOT NO.227 SECTOR - 13,KHARGHAR, NAVI MUMBAI - 410210.		Bill No :	691
To DINESH RAJESH KR. SINGHANIYA		Flat/Shop/RH. No:	404
RACHANA SHILP CO OPERATIVE HOUSING SOCIETY LTD SECTOR - 13,KHARGHAR,		Bill Date:	05-10-2023
		Due Date:	15-11-2023
		Bill Period	OCT-DEC-2023
		AMOUNT	
		Rs.	
SR NO			
1	MAINT. / SERVICE CHARGES		4,199.40
2	SINKING FUND		150.00
3	NIGHT CHARGES		-
4	FESTIVAL COLLECTION		300.00
6	WATER CHARGES		550.00
7	NON-OCCUPANCY CHARGES		-
8	ANY OTHER CHARGES		-
		Total	5,199.40
Total Previous Dues(1)			0.00
Interest on Outstanding Previous dues (2)			0.00
Interest on Late Payment(3)			0.00
		Grand Total	5,199
<p>1. IF THERE IS ANY ISSUE OR QUERY REGARDING MAINT. CHARGES KINDLY INFORM MR.HARDIT OR ACCOUNTANT WITHIN 10DAYS.WITH PROOF DUE TO UNAVAILIBTY OF BANK STATEMENT BILLS ARE GENERATED SO KINDLY COOPERATE 2. Non-receipt of the bill is not an excuse for non/delay/payment of bills. 3. All payments should be made in favour of "RACHANA SHILP C.H.S. LTD." by A/c payee cheque/DD on or before the due date. 4. After the due date an Interest will be charged @18% p.a. for the entire quarter period. 5. No cash/outstation/post dated cheques should be accepted. 8. Cheque return / bank charges is rs 500/-. 7.NEFT/IMPS can be done on Account no.0302104000056009,IFC Code:IBKL0000302 IDBI BANK.Please mention your Name and Flat no. in narration or send your transfer details to Mr. Hardit Singh on mob. no.8369377517.and email id harditsingh1711@gmail.com</p>		Authorised Signatory	

RECEIPT		
RACHANA SHILP CO OPERATIVE HOUSING SOCIETY LTD.		
PLOT NO.227, SECTOR-13,KHARGHAR,NAVI MUMBAI-410210.		
R No. 565		DATE:09/08/2023
REC'D FROM MR.DINESH RAJESH KR. SINGHANIYA		
FLAT NO./SHOP NO. 404		
SUM OF RUPEES-Five thousand two hundred.....		
PAID FOR PERIOD FOR-July-Sep-2023		
BY CASH/CHQ:NEFT		
DRAWN ON BANK		
₹ 5,200		Authorised Signatory

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and entered at **KHARGHAR**, on this 11th day of **JULY, 2019** BETWEEN (1) **Mrs. MADHURI GOPAL KULKARNI**, having **PAN- ARCPK 8129 K**, aged about- **69** years, (2) **Mr. GOPAL NARAYAN KULKARNI**, having **PAN- ABJPK 1687 M**, aged about- **71** years, both adult(s), Indian inhabitant(s), residing at- **FLAT NO – 404, 4th FLOOR, M/S. RACHANA SHILP CHS LTD., PLOT NO – 227, SECTOR NO – 13, KHARGHAR, NAVI MUMBAI – 410 210**, hereinafter called the **TRANSFEROR(S)/ VENDOR(S)** (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include **their** executors, administrators, successors, attorney's and assigns) of the **ONE PART**.

AND

Mr. DINESHKUMAR R. SINGHANIYA, having **PAN- DWEPS 8638 M**, aged about- **28** years, an adult, Indian inhabitant, residing at – **ROOM NO- 14, Opp BMC SCHOOL, WADAVLI VILLAGE, CHEMBUR, MUMBAI- 400 071** hereinafter called the **TRANSFeree/ PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include **his** heirs, executors, administrator, successors, attorney's and assigns) of the **OTHER PART**.

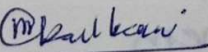
DESCRIPTION OF PROPERTY

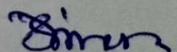
FLAT NO:	FLOOR:	PLOT NO:	SECTOR NO:
404	4 th	227	13

BUILDING KNOWN AS : "RACHANA SHILP".
SOCIETY KNOWN AS : M/s. RACHANA SHILP CHS LTD.
NODE : KHARGHAR, NAVI MUMBAI, TAL- PANVEL,
DIST- RAIGAD.

CARPET AREA OF FLAT : 650.33 SQ. FT. (60.417 SQ.MTRS) + 4.485 SQ. MTRS) TERRACE, along with allotted Transfer of Car Parking Space bearing no- 5.

BUILDING STRUCTURE : GROUND + 6 UPPER FLOORS WITH LIFT.


TRANSFEROR(S)/ VENDOR(S)


TRANSFeree/ PURCHASER

=====

SALE PRICE : Rs. 53,00,000/- (Rupees. Fifty Three Lakhs
Only).

=====

Hereinafter collectively referred to as "the said Flat".

1) AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED is a Company incorporated under the Companies Act, 1956, hereinafter referred to as "THE CORPORATION" and having its office at Nirmal, 2nd Floor Nariman Point, Mumbai-400 021.

370 AND WHEREAS the Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of MRTP Act 1966 (Maharashtra XXXVII 1966), hereinafter referred to as "the said Act".

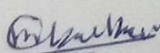
4) AND WHEREAS the State Government, pursuant to Section 113-A of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

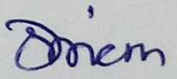
5) AND WHEREAS BY Virtue of being Development Authority The Corporation has been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

6) AND WHEREAS The Corporation in the due process of its working acquired agricultural landed property at village – Kharghar of Taluka Panvel, District Raigad belonging to one 1) SMT. MANGALUBAI GOPAL TAMBOLI, 2) SMT. PHASHIBAI PARSHURAM TODEKAR. The corporation acquired the said landed property for the development of Navi Mumbai projects.

7) AND WHEREAS The Corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot to the said 1) SMT. MANGALUBAI GOPAL TAMBOLI 2) SMT. PHASHIBAI PARSHURAM TODEKAR., a plot of land under the 12.5% Scheme at revenue village –Kharghar of Taluka Panvel. District Raigad.

8) AND WHEREAS The Corporation caused prepared a layout of plots at village Kharghar of Taluka Panvel, District Raigad for all its allotment to the land affected people.


TRANSFEROR(S)/ VENDOR(S)


TRANSFEEE/ PURCHASER

20) The area of the said Flat is admeasuring about – 650.33 SQ. FT. (60.417 SQ. MTRS) CARPET + 4.485 SQ. MTRS. TERRACE.

21) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said FLAT & of undivided interest appurtenant to the said FLAT and to the common areas and facilities of the said land & building as mentioned above.

22) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) are lawful and absolute owners of the said FLAT and well sufficiently seized and possessed and is entitled to sell and transfer the said FLAT to the TRANSFEREE/ PURCHASER.

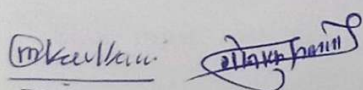
23) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) are the bonafied member of the Said Society, was issued the Share Certificate No. 19 for 5 Shares for Rs.50 each bearing distinctive serial no. 91 to 95 both inclusive in the name of the (1) Mrs. MADHURI GOPAL KULKARNI (2) Mr. GOPAL NARAYAN KULKARNI.

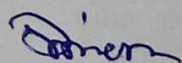
24) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have applied to the Society for the grant of permission to sell and transfer the said FLAT to the TRANSFEREE/ PURCHASER.

25) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have disclosed and given an inspection of the documents pending to the title of the TRANSFEROR(S)/ VENDOR(S) and accordingly the TRANSFEREE/ PURCHASER is satisfied regarding the title and ownership of the TRANSFEROR/ VENDOR.

26) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/ sell and the TRANSFEREE/ PURCHASER has agreed to purchase the FLAT. NO- 404, 4th FLOOR, in Building known as "RACHANA SHILP", M/s. RACHANA SHILP CHS Ltd., PLOT. NO- 227, SECTOR NO- 13, KHARGHAR, NAVI MUMBAI- 410 210, TAL. PANVEL, DIST. RAIGAD, admeasuring area of about– 650.33 SQ. FT. (60.417 SQ. MTRS) CARPET + 4.485 SQ. MTRS. TERRACE, (i.e. the said FLAT) along with transfer of allotted Car Parking Space No- 5, for valuable consideration of Rs. 53,00,000/- (Rupees. Fifty Three Lakhs Only).

AND WHEREAS the parties are desirous of recording the terms and conditions as follows:


TRANSFEROR(S)/ VENDOR(S)


TRANSFEREE/ PURCHASER

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:

1. AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/ sell and the TRANSFEREE/ PURCHASER has agreed to purchase the FLAT NO- 404, 4th FLOOR, in Building known as "RACHANA SHILP", M/s. RACHANA SHILP CHS Ltd., PLOT NO- 227, SECTOR NO- 13, KHARGHAR, NAVI MUMBAI- 410 210, TAL. PANVEL, DIST. RAIGAD, admeasuring area of about- 650.33 SQ. FT. (60.417 SQ. MTRS) CARPET + 4.485 SQ. MTRS. TERRACE, along with transfer of allotted Car Parking Space No- 5 (i.e. The said Flat) for valuable consideration of Rs. 53,00,000/- (Rupees. Fifty Three Lakhs Only) together with all rights, title, interests and membership.

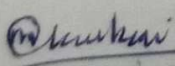
2. The TRANSFEREE/ PURCHASER has agreed to acquire all rights, title, interests, and membership of the TRANSFEROR(S)/ VENDOR(S) in respect of the said Flat with all its assets and deposits. The TRANSFEROR(S)/ VENDOR(S) shall transfer and assign to the TRANSFEREE/ PURCHASER all their rights, title, interests, and benefit in respect of the said Flat.

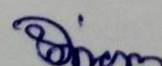
3. The TRANSFEREE/ PURCHASER has agreed to pay a sum of Rs. 53,00,000/- (Rupees. Fifty Three Lakhs Only) as follows:

a. MODE OF PAYMENT:

Sr. no	Bank Name & Branch	Cheque/ RTGS. No	Dated	Amount (Rs.)
1	ICICI BANK, Chembur	167532	13/06/2019	Rs.50,000/-
2	ICICI BANK, Chembur	167534	20/06/2019	Rs.4,50,000/-
3	ICICI BANK, Chembur	167535,	01/07/2019.	Rs.5,00,000/-
4	ICICI BANK, Chembur	167536	02/07/2019	Rs.5,00,000/-
5	ICICI BANK, Chembur	167537	03/07/2019	Rs.3,00,000/-

b. T.D.S. at the rate of amounting to Rs. 53,000/- (Rupees. Fifty Three Thousand Only) as defined in the Income Tax Act, 1961 shall be deducted from the total sale consideration & will be deposited/paid to the Bank/ Tax Authority by the TRANSFEREE/ PURCHASER on account of TRANSFEROR(S)/ VENDOR(S) and the Original Challan shall be handed over to the TRANSFEROR(S)/ VENDOR(S). Further the said T.D.S. amount shall be adjusted against the total sale consideration.


TRANSFEROR(S)/ VENDOR(S)


TRANSFEREE/ PURCHASER

SCHEDULE OF THE PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of a Plot of land bearing plot No. 227, Sector No. 13, total admeasuring area 1050.01 sq. mtr. allotted under 12.5% Scheme (GES) lying at village Kharghar, Tal – Panvel, Dist – Raigad. The said plot No. 227 at sector No. 13 is bounded as under:-

On or towards the East by - 11 Mtrs wide Road.

On or towards the West by - Plot No. 228.

On or towards the South by - 11 Mtrs. Wide Road.

On or towards the North by - Plot No. 226.



SECOND SCHEDULE ABOVE REFERRED TO:

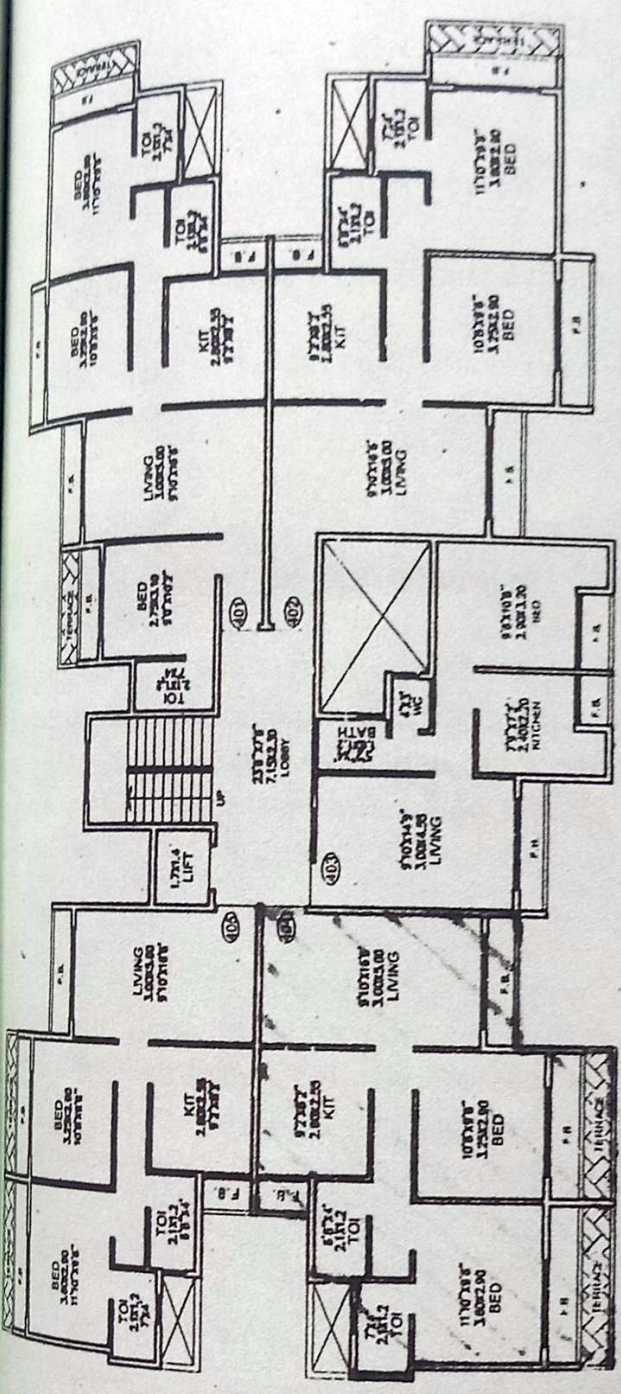
All that FLAT. NO- 404, 4th FLOOR, in Building known as "RACHANA SHILP", M/s. RACHANA SHILP CHS Ltd., PLOT. NO- 227, SECTOR NO- 13, KHARGHAR, NAVI MUMBAI- 410 210, TAL. PANVEL, DIST. RAIGAD, admeasuring area of about 650.33 SQ. FT. (60.417 SQ. MTRS) CARPET + 4.485 SQ. MTRS. TERRACE along with transfer of allotted Car Parking Space bearing No. 5.

ANNEXURES

<u>Sr. no</u>	<u>COPY OF DOCUMENTS</u>	<u>MARKED AS</u>
1.	FLOOR PLAN	ANNEXURE-1
2.	COMMENCEMENT CERTIFICATE	ANNEXURE-2
3.	TITLE CERTIFICATE	ANNEXURE-3
4.	OCCUPANCY CERTIFICATE	ANNEXURE-4
5.	SHARE CERTIFICATE	ANNEXURE-5
6.	CAR PARKING LETTER	ANNEXURE-6

TRANSFEROR(S)/ VENDOR(S)

TRANSFEEE(S)/ PURCHASER(S)



FOURTH FLOOR PLAN

PLOT NO. 227, SECTOR-13, KHARGHAR.

प व ल - ३	
२२१२	२००६
२७ / ३०	



FLAT NO.	WING	FLOOR	PROPOSED "RACHANA SHILP" ON PLOT NO. 227, SECTOR-13, KHARGHAR, NAVI, MUMBAI.	NO. OF APPROVER	DATE OF ISSUE
			प व ल - ३	अ. व. क.	२७/०९/२०२९
			२२१२		२००६
			२७ / ३०		



JF 1

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Rachana Developers

पवळ-२	
Unit Plot No. 227	Road No. -
2006	2006

Unit Plot No. 227 Road No. - Sector 13 Node Kharghar GEL of Navi Mumbai

As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+6) str.

Resi. BUA = 1361.939 m² & Com. BUA 197.319 m²

Total 1559.258 m²

(Nos. of Residential Units 29 Nos. of Commercial units 13)

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

(a) The development work in respect of which permission is granted under 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 upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

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

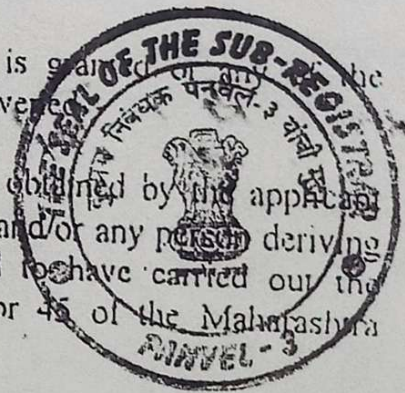
(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

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

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter



पवळ-२	
2006	2006
24/2007	

CIDCO
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE
2nd Floor, Nariman Point,
MUMBAI-400 021
(Reception) 00-91-22-5650 0900
00-91-22-5650 0928
00-91-22-2202 2509 / 5650 0933

HEAD OFFICE
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
2nd Floor, Nariman Point, Mumbai - 400 021
Tel: 00-91-22-5650 0900
00-91-22-5650 0928
00-91-22-2202 2509 / 5650 0933

Date: 27/07/2006

CIDCO/BI/ATPO/ / NOC

To,
M/s Rachana Developers
116, Vrushali Apartment, Agarkar Road, Dombivali(E)
Dist. Thane



Sub: Occupancy Certificate for Residential Building on
Plot No. 227, Sector -13 at Kahrghar (12.5% scheme),
Navi Mumbai.

- Ref:-1) Your architect's letter dated 03/07/2006.
 2) PSIDC NOC issued by EE(Elect.), dtd.31/05/2006
 3) Drainage completion certificate issued by EE (Khr-II),
 dtd.05/06/2006
 4) NOC from CHO dtd. 27/06/2006
 5) NOC from CUC dtd. 04/07/2006
 6) Fire NOC issued by Fire Officer, CIDCO, d.d 14/07/2006
 7) Balance 50% IDC paid of Rs.5,25,000/- vide challan
 no.112181, dtd.31/07/2006

पवल-२
 ०९ / २०११
 ८९ / १००

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for
Residential Building on above mentioned plot alongwith as built drawing duly
approved.

Thanking you,

Yours faithfully,



पवल-३
 १२३४ / २०१०
 ०९ / ८३

(N.S. Swami) 24/08/06
 Additional Town Planning Officer
 Navi Mumbai & Khopoli

पवल-२
 ४०१ २०१९
 ३२/२०

CIDCO

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
 CIDCO Bhamburda CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : 00 91 22 5591 8100
 FAX : 00 91 22 5591 8166

Office : 2nd Floor, Nariman Point,
 Mumbai - 400 021.

(Reception) 00-91-22-5590-0900
 00-91-22-5050-0728
 00-91-22-2202-2509 / 5050-0728

Date: 2/10/06



REF NO: CIDCO/EP/ATPO

OCCUPANCY CERTIFICATE

Thereby certify that the development of Residential Building (G+6) [Res. BUA= 1361.939 Sq.mtrs. Comm. BUA=197.319 Sq.mtrs. Total BUA= 1559.258 Sq.mtrs. (No. of Units R-29, & C-13)] on Plot No. 227, Sector-13 at Kharighar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Vistaar has been inspected on 10/07/2006 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 05/04/2005 and that the development is fit for the use for which it has been carried out.



(N.S. Swami) 2/10/06
 Additional Town Planning Officer
 Navi Mumbai & Kharighar

पवनल-२
 ३
 ३२/२०
 ४०१ / ८४

1109 2019
38/20

Share Certificate No. 19 Member's Regn. No. 31 No. of Shares 5



Share Certificate

RACHANA SHILP CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250/- Divided into 5 Shares of Rs. 50/- each

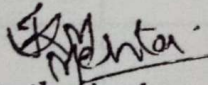
Registration No. REGN. NO. NBOM/CIDCO/HSG/CHS/
3017/JTR 09-10 DATED 22 JUL 09

Date 22 JUL 09

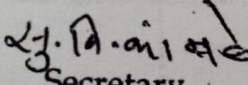
This is to certify that Shri/ Smt. /M/s. MADHURI GOPAL KULKARNI AND
R. GOPAL NARYAN KULKARNI is the Registered Holder of 5 fully paid up shares
of FIFTY each numbered from 91 to 95 both inclusive, in

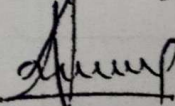
RACHANA SHILP CO-OPERATIVE HSG. SOCIETY LTD., FLAT No 40
subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Kharghar Navi Mumbai
27 day of NOV 2011


Authorised

M.C. Member


Secretary


Chairman

P.T.O.





11/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 8801/2019

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	
(2)	मोबदला	5300000
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5277000
(4)	भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: मा.न.पा विभाग 20/13 दर 78900/- प्रती चौ.मीटर.....सदनिका क्र.404,चौथा मजला,रचना शिल्प को. ऑप. ही. सोसायटी लि,प्लॉट नं.227,सेक्टर-13,खारघर,ता.पनवेल,जि.रायगड,क्षेत्र- 60.417 चौ. मीटर कारपेट + 4.485 चौ. मीटर टेरेस + कारपार्किंग नं.5,((Plot Number : 227 ; SECTOR NUMBER : 13 ;))
(5)	क्षेत्रफळ	1) 60.417 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:-माधुरी गोपाळ कुलकर्णी - - वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 404, 4था मजला, रचना शिल्प सीएचएस, प्लॉट नं.227, सेक्टर-13, खारघर नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-ARCPK8129K 2): नाव:-गोपाळ नारायण कुलकर्णी - - वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 404, 4था मजला, रचना शिल्प सीएचएस, प्लॉट नं.227, सेक्टर-13, खारघर नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-ABJPK1687M
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेशकुमार आर. सिंघानिया - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं.14, बीएमसी स्कुल समोर, वाडवली व्हीलेज, चेंबुर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-DWEPS8638M
(9)	दस्तऐवज करून दिल्याचा दिनांक	11/07/2019
(10)	दस्त नोंदणी केल्याचा दिनांक	11/07/2019
(11)	अनुक्रमांक,खंड व पृष्ठ	8801/2019
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	318000
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Arjun Sir

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Dineshkumar R. Singhaniya**

Residential Flat No. 404, 4th Floor, "**Rachana Shilp Co-Op. Hsg. Ltd.**", Plot No. 227, Sector - 13, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India

Latitude Longitude : 19°02'47.3"N 73°04'15.5"E

Valuation Done for:

**State Bank of India
RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off. S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded

www.vastukala.org



Vastu/Mumbai/07/2019/015129/30608

24/06-166-SH

Date: 24.07.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 404, 4th Floor, "**Rachana Shilp Co-Op. Hsg. Ltd.**", Plot No. 227, Sector - 13, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mr. Dineshkumar R. Singhaniya**

Boundaries of the property :

North	Shri Vinayak Apartment
South	11 M. Wide Road & Prabhu Drishti Bldg.
East	11 M. Wide Road
West	Parth Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 83,76,000.00 (Rupees Eighty Three Lakh Seventy Six Thousand Only)**.

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into considerations while preparing this report.

Hence certified
 For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
 B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN
 Date: 2019.07.24 16:28:28 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



Mumbai

121, 1st Floor, Akruti Star,
 Central Road, MIDC,
 Andheri (E), Mumbai - 400 093,
 (M.S.), INDIA

Tel. : +91 22 28371325
 Fax : +91 22 28371324
 mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
 Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S.), INDIA

Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org



Valuation Report of Immovable Property

Customer Details							
Name(s) of the owner(s).		Mr. Dineshkumar R. Singhaniya					
Application No.							
2 Property Details							
Address		Residential Flat No. 404, 4th Floor, " Rachana Shilp Co-Op. Hsg. Ltd. ", Plot No. 227, Sector - 13, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India					
Nearby Landmark / Google Map Independent access to the property		Landmark : Near Shilp Chowk Latitude Longitude: 19°02'47.3"N 73°04'15.5"E					
3 Document Details				Name of Approving Authority			
Layout Plan	No	N.A.		Approval No.	N.A.		
Building Plan	No	Details not provided		Approval No.	Details not provided		
Construction Permission	Yes	CIDCO		Approval No.	CIDCO / ATPO / 534		
Legal Documents	Yes	1. Copy of Occupancy Certificate dated 02.08.2006 Document Number. CIDCO / BP / ATPO / 1100 issued by CIDCO. 2. Copy of Commencement Certificate dated 05.04.2005 Document Number. CIDCO / ATPO / 534 issued by CIDCO. 3. Copy of Agreement For Sale dated 11.07.2019					
4 Physical Details							
Adjoining Properties		East	West	North	South		
As on site		11 M. Wide Road	Parth Apartment	Shri Vinayak Apartment	11 M. Wide Road & Prabhu Drishti Bldg.		
As per document		11 M. Wide Road	Plot No. 228	Plot No. 226	11 M. Wide Road		
Matching of Boundaries		Plot Demarcated	Yes	Approved land use	Residential purpose	Property Type	Residential
No. of rooms	Living	1	Bed Room	2	Kitchen	1	Dining
	Toilet	2	Bath room		WC		Small Room 0
Car Parking		Along with Car Parking Space No. 5					

