

Please Tick

Saving A/C No. Branch FII E No.

CIF NO. Tie up no.
(if applicable)

LOS Reference No. PAL/Take Over/NEW/Resale/Top up

Applicant Name : Shubham Kumari

Co-Applicant Name : -

Contract (Resi.) : Mobile :

Loan Amount : 64 Lacs Tenure : 30 years

Interest Rate : 8.40% EMI :

Loan Type : Home Loan (Resale) SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : Ulwe

Property Cost : 80 Lacs

Name of Developer / Vendor :

RBO - ZONE - Branch : ULWE (Code No) 18108

Contact Person : Hindurao Shinde Mobile No. 9322522291

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No.



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH



19/12/2023

गूची क्र.2

दुय्यम निबंधक : मह. दु.नि.पनवेल 3

दम्न क्रमांक : 22312/2023

नोंदणी :

Regn.63m

पाषाणे नाव : उलवे

1) विवेकाचा प्रकार वगरनामा
 2) मोबदला 8000000
 3) बाजारभाव (भाडेपट्ट्याच्या बाबतिसपट्ट्याकार आकारणी देतो की पट्टेदार ते मगूद करावे) 6781514

(4) भू-भाग, पोटहिस्या व पत्रमास (अमल्याग)

1) पानिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मदनिका क्र. मी-1102,11 वा मजला, मी- विंग, व्हाईट बूट मी एच एम मी, प्लॉट क्र. 204, सेक्टर- 23, उलवे, नवी मुंबई, ता- पनवेल, जि- रायगड.. क्षेत्र- 44.004 चौ मी कारपेट + 4.650 चौ मी मी बी + 2.887 चौ मी एफ बी + 9.250 चौ मी बाल्कनी + 9.075 चौ मी टेरेस आणि अयोग विथ कार पार्किंग प्लॉट नं- 71.. या मिळकतीचे परिपत्रक क्र. 2021/UOR.12@CR.1071. M-1 (policy) नुसार महिस्या खणेदीदारांम 1% मुद्रांक शुल्कामध्ये सुट अमल्याने सदर परीपत्रकानुसार सदर दस्तास मुद्रांक शुल्कामध्ये 1 टक्के सुट घेण्यात आली आहे((Plot Number : 204 ; SECTOR NUMBER : 23 ;))

(5) क्षेत्रपट्ट

1) 44.004 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अगेंन तेव्हा.

(7) दम्नपत्र करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग, प्रतिवादिचे नाव व पत्ता.

1): नाव:- योगेश नेकीराम शर्मा -- वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी १३०२, गंगई सी एच एम मी, तुलसी दर्शन, प्लॉट क्र. १९ बी, से- ११, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BFXPS1145D

(8) दम्नपत्र करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग, प्रतिवादिचे नाव व पत्ता

1): नाव:- शुभम कुमारी -- वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ३ बी, शर्ती धाम अपार्टमेंट, क्रिष्णा नगर, ईस्ट बोरिंग केनल रोड, बुद्ध कॉलोनी, पटना, बिहार, बिहार, पटना. पिन कोड:-800001 पॅन नं:-BGKPK8371D

(9) दम्नपत्र करून दिल्याचा दिनांक

19/12/2023

(10) दम्न नोंदणी केल्याचा दिनांक

19/12/2023

(11) अनुक्रमांक, खड व पृष्ठ

22312/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

400000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) अंग

सह दुय्यम निबंधक वर्ग-२,
पनवेल क. ३.

मुल्यांकनामाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता 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 the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



PERSONAL DETAILS

APPLICANT

CO-APPLICANT

GUARANTOR

Member Yes No

CIF No/ Account No.



First Name

SHUBHAM

Middle Name

Last Name

KUMARI

Mrs Ms Dr. Other

Gender M F Transgender

Single Married Other

Date of Birth **10/01/1990**

First Name

Middle Name

Last Name

Co-applicant (Applicable for Co-applicant/ Guarantor)

First Name

BINAY

Middle Name

Last Name

KUMAR

373221531529

PAN No.

BGKPK8372D

Shubham Kumari
Please sign here

Driving License No.

MGNREGA Job Card No.

Citizenship

Resident NRI/ CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Address

Years at current address _____

Months at current address _____

Residence Type Owned Rented Company Lease

FLAT NO-1201, SHANTANU HEIGHTS, PLOT NO.64
SECTOR-9, ULWE, NAVI MUMBAI

10206

Village

City

State

Country

3433606043

Email ID

shubhamkumari@gmail.com

Permanent Address Same as Present Address? Yes No

Address: (if no, fill below)

**D/O BINAY KUMAR, 3B, SHAKTI DHAM APARTMENT
KRISHNA NAGAR, EAST BORING CANAL ROAD,
BUDDA COLONY, PATNA**

500001

Village

City **PATNA**

State **BIHAR**

Country

Email ID

Applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Name of Chairman/ MD or other director _____

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. _____

Name of relative

- Dependent Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
 Non dependent Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
तालुक्याचे नांव : पनवेल
गांवाचे नांव : उत्तरे, गव्हाण, खारकोपर
प्रमुख मूल्य विभाग : 27
उप मूल्य विभाग : 27.1
क्षेत्राचे नांव Influence Area

पवल - 3
22392 / 2023
9 Bty

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
82500

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 69.591 चौ. मीटर मिळकतीचा वापर - निवासी सदनिका मिळकतीचा प्रकार - बांधीव
बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्ष मूल्यदर/बांधकामाचा दर - Rs.82500/-
उद्दवाहन सुविधा - आहे मजला - 11th to 20th Floor

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
= (82500 * (100 / 100))
= Rs.82500/-

मजला निहाय घट/वाढ

= 1.075 of 82500 = Rs.88688/-

Rules Applicable

3.19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 88688 * 69.591
= Rs.6171886.608/-
C) बंदिस्त वाहन तळाचे क्षेत्र 13.94 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (82500 * 25/100)
= Rs.287512.5/-
D) लगतची गच्ची/खुली बाल्कनीचे क्षेत्र 9.08 चौ. मीटर
लगतची गच्ची/खुली बाल्कनीचे मूल्य = 9.08 * (88688 * 40/100)
= Rs.322114.816/-



Rule 15

Rule 14

एकवित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळपराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंपन्नित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 6171886.608 + 0 + 287512.5 + 322114.816 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.6781514/-
= □ सदुसष्ट लाख एकसत्रासो हजार पाच शे चौदा /-

Home

Print

22392	2023
Y / 34	



AGREEMENT FOR SALE

THIS Agreement for Sale is made and entered into at PANVEL, Navi Mumbai, on this 19th day of DECEMBER 2023. BETWEEN MR. YOGESH NEKIRAM SHARMA, Age-42 Yrs. (PAN – BFXPS1145D), adult Indian inhabitant, residing at- Flat no-B-1302, Gangai CHS, Tulsi Darshan, Plot no- 19B, Sector-11, Koperkhairme, Navi Mumbai- 400 709, hereinafter referred to as “SELLER / TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof, mean and include her heirs and legal representatives, successors and assigners etc.) party of the FIRST PART.

AND

Ms SHUBHAM KUMARI, Age- 33 yrs, (PAN- BGKPK8371D), adult Indian inhabitant, residing at- 3 B, Shakti Dham Apartment, Krishna Nagar, Buddha Colony, Patna, Bihar-800 001. Hereinafter referred to as “PURCHASER/TRANSFeree” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigners) party of the SECOND PART.

(Signature)

Shubham Kumari

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "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-Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966), hereinafter referred to as "THE SAID ACT".

2. AND WHEREAS, by virtue of Development Authority the Corporation has been empowered under section 113A of the Maharashtra Regional & Town Planning Act, 1966, to dispose of any land acquired by it or vested into it in accordance with the proposals approved by the State Government under the said Act.

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3. AND WHEREAS, the Developer alone has the sole and exclusive right to sale the Flats/ Shops in the building being constructed by the Developer on the said plot and to enter into the agreements with the Purchaser/s of the said Flats/ Shops etc. and to execute the Sale Deeds in respect thereof.



AND WHEREAS, by an Agreement to Lease dated 27th November, 2009 executed between CIDCO Ltd, and 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadev Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri Ramesh Balu Patil, 5) Shri. Suresh Balu Patil, all adults, Indian Inhabitants, having their common address at Vahal, Taluka Panvel, District- Raigad, (hereinafter collectively referred to as the Original Licensees), the CIDCO Ltd. granted the said Original Licensees a lease to the plot being plot No. 204, Sector-23, admeasuring 6898.90 Square Meters or thereabouts under Gaothan Expansion Scheme (Presently 12.5% Scheme) situated in Ulwe Node (hereinafter referred to as the said plot and the same is more particularly described in The First Schedule hereunder written) for the lease premium and on the terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub- Registrar of Assurances at Panvel under Serial No. PAVAL-3/8132/2009 dated 26/11/2009.

5. AND WHEREAS, by a Tripartite Agreement Dated 30/12/2009 executed between CIDCO Ltd., 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadev Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri Ramesh Balu Patil, 5) Shri. Suresh Balu Patil., the said Original Licensees and M/S MAITRI ASSOCIATES, a Partnership Firm

[Handwritten signature]

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22. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

23. All the terms and conditions of the previous agreement will be applicable to this agreement.

FIRST SCHEDULE OF THE PROPERTY- PLOT

All that piece and parcel of land known as Plot No.-204, Sector-23 of Village Ulwe of 12.5% (Firstwhile Gaathan Expansion scheme) Scheme, containing by

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१८	134

measurement 2808.90 Square Meters or thereabouts and bounded as follows:

On or towards the North by - Plot No. 205 to 208

On or towards the South by - 30.00 Meters Wide Road

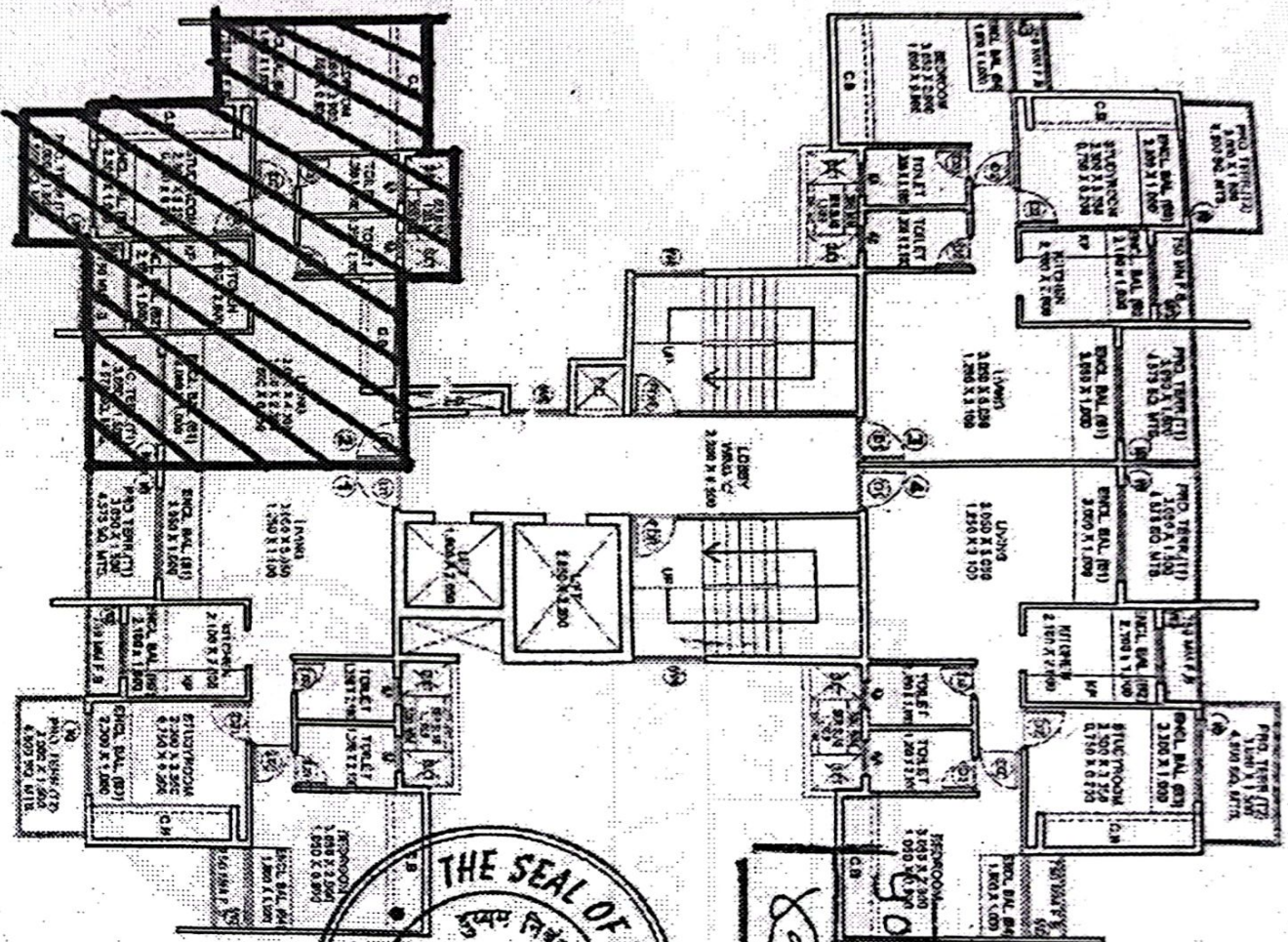
On or towards the East by - Plot No.203

On or towards the West by - 30.00 Meters Wide Road



SECOND SCHEDULE OF THE PROPERTY- FLAT

Flat No. PANVEL-3 C Wing, 11th Floor, admeasuring 44.004 Square Meters (carpet area) 550 Sq.Mtr. C.B, +2.887 Sq.Mtr F.B +9.250 Sq.mtr Balcony +9.075 Sq.Mtr Terrace along with car parking Slot No.71 in the building and the registered society known as "WHITE WOODS CHS.LTD", constructed on Plot No.204 at Sector-23, Ulwe, Taluka-Panvel, Dist. Raigad within the limits of CIDCO Ltd./Panvel Municipal Corporation, in the jurisdiction of registration sub district of Panvel, District Raigad.



3-15-13
 20/02/2022
 20/1927

WING 'C'

3RD, 5TH, 7TH, 9TH, 11TH, FLOOR

FLAT NO: C-1102

PROJECT BY: M/s. SHAGUN REALTY. PROJECT: WHITEWOODS
 SHIP NO: -11, GOODWILL, GARDENS EWS, PLOT NO. - 14/16, 66/71 CH. S. BHANDAR, NAVI/MUMBAI
 PLOT NO. - 204, RECTOR, -21, LIVE, NAVI/MUMBAI

stadi
 SOYER 3880 BUILDERS
 PLOT NO. 204, RECTOR, NAVI/MUMBAI
 NORTH

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1956 (Maharashtra XXXVII of 1956) to Ms. Shaqun Realty Through its Partners Mr. Bhurabhai Manjappa Nayni & Chhem Fire ar. Shri Vishwanath Balu Patil & Others Four

Plot No. 204, Sector 23 at Dha (12.5% Scheme), Navli, Mumbai as per the approved plans subject to the following conditions: the development work at the proposed

Basement	+	Ground floor	+	12	Upper Floors
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Area of FSI & Floor: Com. area = 165.282 Sq.m. & Society office area = 30.00 Sq.m.

Area of FSI & Floor: Com. BUA = 1596.530 Sq.m., Total BUA = 10332.962 Sq.m.

Area of FSI & Floor: Residential Units - 170, No. of Commercial units - 22 Nos)

The commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

NOTE : "The Licensee shall submit the Environmental Clearance from competent Authority to this office at the time of applying for plinth completion certificate"

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



1. The proposed 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.

2. Any other conditions subject to which the same is granted or any of the restrictions imposed by the corporation is contravened.

3. The signing 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 or from such an event shall be deemed to have obtained the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1956.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized 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.
3. 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 of India and/or GDCR-1975 in force.