

AGREEMENT FOR SALE

RIDDHI SIDDHI HEIGHTS

CO-OP. HSG. SOC. LTD.

FLAT NO.404,

PLOT NO.59, SECTOR-19,

AIROLI, NAVI MUMBAI

XEROX COPY

75/458

Monday, January 08, 2024

9:26 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 512

दिनांक: 08/01/2024

गावाचे नाव: ऐरोली

दस्तऐवजाचा अनुक्रमांक: टनन3-458-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: - - अल्पेश प्रदीप हेलवटकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

9:46 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु.8334690 /-

मोवदला रु.16800000/-

भरलेले मुद्रांक शुल्क : रु. 1008000/-

श्री. जी. पी. खोल
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124088400699 दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013534759202324E दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

पक्षकाराची सती

भुळ वस्तऐवज परत मिळाला

रु. नि. ठाणे-३



08/01/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 3

दम्न क्रमांक : 458/2024

नोंदणी :

Regn:63m

गावाचे नाव : ऐरोली

(1) वेलेखाचा प्रकार	करारनामा
(2) मोबदला	16800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत निपट्याकार आकारणी देतो की पट्टेदार ने नसू करार)	8334690
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं.404,4था मजला, रिद्धी सिद्धी हार्ड्टम सीएचएस लि., प्लॉट नं.59, सेक्टर-19, ऐरोली, नवी मुंबई. 52.31 चौ. मी. कारपेट एरीया, 62.77 चौ. मी. विल्ट अप एरीया, 4.60 चौ. मी. टेरेम ((SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 62.77 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- जीवराज धनजी चौधरी वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1701 व 1702, फ्लोरेंसिया सीएचएस लि., प्लॉट नं.68, सेक्टर-19, ऐरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AFLPP4113R 2): नाव:-- दाईवेन जीवराज चौधरी वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1701 व 1702, फ्लोरेंसिया सीएचएस लि., प्लॉट नं.68, सेक्टर-19, ऐरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AKGPP8637A
3) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- अल्पेश प्रदीप हेलवटकर वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.बी-601, रिद्धी सिद्धी हेरिटेज सीएचएस लि., प्लॉट नं.56/57, सेक्टर-19, ऐरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ACTPH1455R 2): नाव:-- अमी अल्पेश हेलवटकर वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.बी-601, रिद्धी सिद्धी हेरिटेज सीएचएस लि., प्लॉट नं.56/57, सेक्टर-19, ऐरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ANFPM1028E
दस्तगवेज करून दिल्याचा दिनांक	08/01/2024
दस्तगवेज नोंदणी केल्याचा दिनांक	08/01/2024
दम्न क्रमांक, खंड व पृष्ठ	458/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	1008000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २
ठाणे क.३

साठी विचागत घेतलेला तपशील:-

क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240108169			08 January 2024, 09:11:12 AM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे					
उप मूल्य विभाग	1/51-ऐरोली नोड सेक्टर नंबर 19					
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation					
सर्व्हे नंबर / न भू क्रमांक :						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
50400	129000	148300	161300	148300		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	62.77 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.129000/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((129000-50400) * (100 / 100)) + 50400 = Rs.129000/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 129000 * 62.77 = Rs.8097330/-						
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 4.6चौ. मीटर						
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य = 4.6 * (129000 * 40/100) = Rs.237360/-						
Applicable Rules = 3, 9, 18, 19, 14						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ						
= A + B + C + D + E + F + G + H + I + J						
= 8097330 + 0 + 0 + 0 + 0 + 237360 + 0 + 0 + 0 + 0						
= Rs.8334690/-						
= ₹ ज्याऐंशी लाख चौतीस हजार सहा शे नव्वद /-						

Home

Print



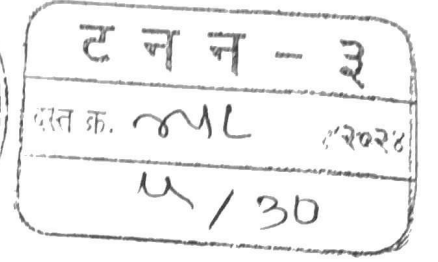


CHALLAN
MTR Form Number-6



GRN	MH013534759202324E	BARCODE			Date	05/01/2024-17:09:06	Form ID	25 2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA			PAN No.(If Applicable)	ACTPH1455R				
Location	THANE			Full Name	ALPESH PRADEEP HELWATKAR				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.404, FOURTH FLOOR, RIDDHI SIDDHI				
				Premises/Building	HEIGHTS CHS LTD.,				
Account Head Details		Amount In Rs.		Road/Street		PLOT NO.59, SECTOR 19, AIROLI,			
0030046401 Stamp Duty		1008000.00		Area/Locality		NAVI MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District					
				PIN		4 0 0 7 0 8			
				Remarks (If Any)					
				PAN2=AFLPP4113R~SecondPartyName=JIVRAJ DHANJI CHOUDHARI-					
				Amount In		Ten Lakh Thirty Eight Thousand Rupees Only			
		10,38,000.00		Words					
Bank Details		IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332024010518440		2847005158	
DD No.				Bank Date	RBI Date	05/01/2024-17:09:59		Not Verified with RBI	
Bank				Bank-Branch		IDBI BANK			
Branch				Scroll No. , Date		Not Verified with Scroll			

nt ID :
his challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8828972188
न केवल दुर्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



AGREEMENT FOR SALE

M/S. RIDDHI SIDDHI HEIGHTS CO-OP. HSG. SOC. LTD.,
REGNO. NBOM/CIDCO/HSG/(OH)/3010/JTR/2009-2010

FLAT NO.404, FOURTH FLOOR
PLOT NO.59, SECTOR 19,
AIROLI, NAVI MUMBAI.

CARPET AREA IN SQ. MTRS. : 52.31
BUILT UP AREA IN SQ. MTRS. : 62.77
TERRACE AREA IN SQ. MTRS. : 4.60

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SALE PRICE : Rs.1,68,00,000/-

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STAMP DUTY : RS.10,08,000/-
REGISTRATION FEE : RS.30,000/-

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THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai,
on this 08 day of January 2024,

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BETWEEN

1) MR. JIVRAJ DHANJI CHOUDHARI, aged 56 years, (PAN NO. AFI1141138F), 2) MRS. DAIBEN JIVRAJ CHOUDHARI, aged 48 years, (AKG1178637A) both adults, Indian Inhabitants, residing at Flat No.1701 & 1702, Florencia Co-Op. Hsg. Society Ltd., Plot No.68, Sector-19, Airoli, Navi Mumbai-400 708, hereinafter for brevity's sake called and referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **One Part.**

AND

1) MR. ALPESH PRADEEP HELWATKAR, aged 39 years, (PAN NO. ACTPH1455R) 2) MRS. AMI ALPESH HELWATKAR, aged 39 years, (PAN NO. ANFPM1028E), both adults, Indian Inhabitants, residing at Flat No.B-601, Riddhi Siddhi Heritage CHS Ltd., Plot No.56/57, Sector-19, Airoli, Navi Mumbai-400 708, hereinafter for brevity's sake called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1965) hereinafter referred to as the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

AND WHEREAS By an Agreement to Lease dated 20th day of December 2005, made at CBD, Navi Mumbai, between the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), therein and herein referred to as 'THE LESSORS' and 1) SHRI. GOVIND KARMAN PATEL, 2) SHRI. KANJI RANCHHOD PATEL, 3) SHRI JIVRAJ DHANJI PATEL, 4) SHRI MANJI KARMAN PATEL 5) SHRI BOGILAL MAVJI VORA Partners of M/S.SHREE SIDHIVINAYAK ENTERPRISES, the Builders, leased a Plot of land being Plot No.59, admeasuring about 1781.470 Sq. Mtrs. at Sector 19, Airoli, Navi Mumbai (hereinafter referred to as the said 'PLOT') and obtained the physical possession of the same for Development and construction thereof building for Residential cum Commercial purposes.

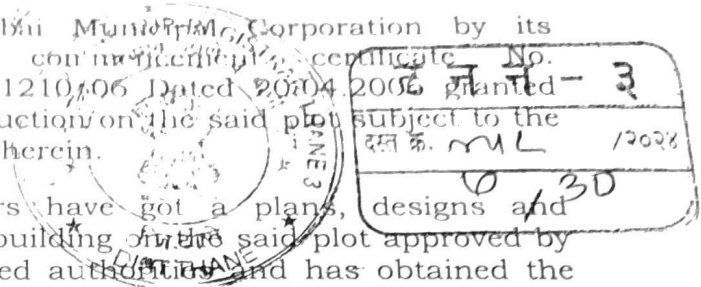
AND WHEREAS the said Agreement to Lease dated 20th December 2005, has been registered at the Office of Sub-Registrar of Assurances, Thane-8, vide receipt No.01243, dated 09.03.2006.

(PAN NO. 48 years, No.1701 Sector-19, lled and ss it be an and gns) of

AND WHEREAS the said Builders have paid the full premium to the corporation and on payment of the said premium in full the corporation granted permission or license to the builders to enter upon the said plot of land for the purpose of erecting a buildings/s.

AND WHEREAS the said builders are seized and possessed of or otherwise well and sufficiently entitled to hold the said plot.

AND WHEREAS the Navi Mumbai Municipal Corporation by its development permission cum commencement certificate No. NMMC/TPD/BP/Case No/A-4905/1210/06 Dated 20.04.2008 granted its permission to commence construction on the said plot subject to the terms and conditions as contained therein.



AND WHEREAS the said builders have got a plans, designs and specifications for constructing the building on the said plot approved by the corporation and other connected authorities and has obtained the Commencement Certificate in respect thereof.

AND WHEREAS as per the plans approved by the corporation they said builders have constructed thereon building known as 'RIDDHI SIDDHI HEIGHTS' and obtained the Occupancy Certificate from the NMMC, vide its Letter No.नरवि/भोप्र./प्र.क्र.बी-४८८२/२००८ दिनांक २०.०९.२००८.

AND WHEREAS by executing an Agreement For Sale Dt.05.03.2008, the said Builders have sold one of the **Flat bearing Flat No.404, on Fourth Floor, in the building known as RIDDHI SIDDHI HEIGHTS', constructed on Plot No.59, Sector 19, Airoli, Navi Mumbai, admeasuring 52.31 Sq. Mtrs. Carpet area, 62.77 Sq. Mtrs. Built up area 4.60 Sq. Mtrs. Terrace,** to the 1) **MR. MAHENDRA RAMDHARI YADAV,** 2)**MRS. TARA MAHENDRA YADAV,** for proper consideration and the said agreement has been registered with the Sub Registrar of Assurances Thane-8, by paying proper Stamp Duty and Registration charges vide document No.TNN8-01563-2008, Dt.07.03.2008.

AND WHEREAS the members of the building have formed and registered the society namely M/S. RIDDHI SIDDHI HEIGHTS CO.OP.HSG.SOC. LTD., is a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, under Regn.No. NBOM/ CIDCO/HSG/(OH)/3010/JTR/2009-2010, having address at Plot No. 59, Sector No.19, Airoli, Navi Mumbai.

AND WHEREAS the said 1) **MR. MAHENDRA RAMDHARI YADAV,** 2) **MRS. TARA MAHENDRA YADAV** were the Original bonafide members of the M/S. Riddhi Siddhi Heights Co-Op. Hsg. Society Ltd., and holding five fully paid up shares of Rs.50/- each vide Share Certificate No.012, distinctive shares Sl. No.056 to 060.

AND WHEREAS the said 1) **MR. MAHENDRA RAMDHARI YADAV,** 2)**MRS. TARA MAHENDRA YADAV** have also sold and assigned all their rights, interests in and upon the **Flat bearing Flat No.404, on Fourth Floor, in the building known as Riddhi Siddhi Heights Co- Op. Hsg. Society Ltd., constructed on Plot No.59, Sector 19, Airoli, Navi Mumbai, admeasuring 52.31 Sq. Mtrs. Carpet area, 62.77 Sq. Mtrs. Built up area 4.60 Sq. Mtrs. Terrace,** in favour of 1) **MR. JIVRAJ DHANJI CHOUDHARI,** 2) **MRS. DAIBEN JIVRAJ CHOUDHARI.** (Present

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Sellers) for proper consideration by executing Sale Deed (Conveyance Deed dated 25/05/2017. The said Sale Deed (Conveyance Deed has been registered with the Joint Sub-Registrar's Assurances Thane-8, vide document No. TNN8-7100-2017, Dated 25.05.2017.

AND WHEREAS the society has transfer share certificate in the Name of 1) **MR. JIVRAJ DHANJI CHOUDHARI**, aged 56 years, (PAN No. AFLPP4113R), 2) **MRS. DAIBEN JIVRAJ CHOUDHARI** were the new members of the M/S. Riddhi Siddhi Heights Co-Op. Hsg. Society Ltd., and holding five fully paid up shares of Rs.50/- each vide Share Certificate No.012, distinctive shares Sl. No.056 to 060.

AND WHEREAS the sellers are fully seized and well possessed of or otherwise well and sufficiently entitled to hold the Flat and the sellers hereby agreed to transfer to the Party of the SECOND PART the said flat in the Riddhi Siddhi Heights Co- Op. Hsg. Society Ltd., bearing Plot No.59, Sector 19, Airoli, Navi Mumbai, and the PURCHASERS hereby agree to accept the said transfer on payment of the consideration fully payable as hereinafter mentioned.

AND WHEREAS the society has transfer share certificate in the Name of 1) **MR. JIVRAJ DHANJI CHOUDHARI**, aged 56 years, (PAN NO. AFLPP4113R), 2) **MRS. DAIBEN JIVRAJ CHOUDHARI** were the new members of the M/S. Riddhi Siddhi Heights Co-Op. Hsg. Society Ltd., and holding five fully paid up shares of Rs.50/- each vide Share Certificate No.012, distinctive shares Sl. No.056 to 060.

AND WHEREAS the sellers do hereby declare that no notice for the recovery of the stamp duty and Registration has been received by them on account of the registration of the agreement of the above said Flat.

The Sellers do hereby covenant as follows:-

a. There are no suits, litigations Civil or any other proceedings pending as against the sellers personally affecting the said Flat.

There are no attachments or prohibitory orders as against or encumbrances. and the said Flat is free from all charges and the said Flat is not the subject matter to any lispense or easements or attachments either by Government



There are no attachments or prohibitory orders as against or encumbrances. and the said Flat is free from all charges and the said Flat is not the subject matter to any lispense or easements or attachments either by Government

Deed Cum Registrar of 17, Dated

Name of PAN NO the new ty Ltd. Share

ed of or sellers said flat ng Plot hereby n fully

me of NO. new Ltd., here

the em

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r l

1. The sellers are legally entitled to hold the said Flat and every part thereof and except the sellers no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.
2. The sellers are not restricted either by the Income Tax Act, or under any other statute, from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.
3. The sellers have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the purchasers and the sellers have all the rights, titles and interests to enter into this Agreement with the purchasers on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the sellers herein, the purchasers have agreed to purchase the said Flat.

AND WHEREAS the purchasers have taken the inspection of all the zerox copies of various documents, which the sellers have provided for inspecting and the purchasers are fully satisfied about the title of the sellers and they have inspected the Flat.

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter:



दस्तावेज नं - ३
दस्ता क्र. ४५८ १९९५
२/३०

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The sellers hereby agree to sell, transfers and assigns all their rights, title and interests in and upon the said **Flat No.404, on Fourth Floor, in the building known as Riddhi Siddhi Heights Co- Op. Hsg. Society Ltd., constructed on Plot No.59, Sector 19, Airoli, Navi Mumbai, admeasuring 52.31 Sq.Mtrs. Carpet area, 62.77 Sq. Mtrs. Built up area 4.60 Sq.Mtrs. Terrace,** to the Party of the Second Part/purchasers which the purchasers have agreed to acquire the same and the said Shares and interest of the SELLERS for a total consideration of **Rs.1,68,00,000/- (Rupees One Crore Sixty Eight Lakhs Only)** inclusive of all costs, share capital and the amount to the credit of the sellers in the books of the said Society.
2. The Purchasers have agreed to pay the said consideration of **Rs.1,68,00,000/- (Rupees One Crore Sixty Eight Lakhs Only)** in the following manner.
 - i) A sum of **Rs.41,32,000/- (Rupees Forty One Lakhs Thirty Two Thousand Only)** paid on or before the execution of this Agreement for Sale.
 - ii) **Rs.1,68,000/- (Rupees One Lakh Sixty Eight Thousand Only)** to be deducted from total sales consideration and paid towards @ 1% TDS under Income - Tax Act, 1961. The same 1% TDS will be deposited by the purchasers with the Income-Tax authorities and the TDS certificate shall be handed over to the Sellers.

[Handwritten signature]

Agreement and transfer their rights to be transferred hereafter to the Purchasers are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the sellers shall be liable to compensate, indemnify and reimburse to the Purchasers the loss, damage, which the Purchasers may suffer or sustain thereon.

The sellers hereinafter at the request and cost of the Purchasers shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of membership of the said Society and transferring the same to the Purchasers without any extra or excess consideration.

20. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat should be handed over to the Nationalised/co-op. bank/Financial Institution for sanctioning and disbursement of the loan. The SELLERS do hereby agree to handover all the original documents pertaining to the Flat to the Purchasers or to any Nationalised/Co-Op. bank/Financial Institution so that the loan could be disbursed in time.

21. The Purchasers do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.

22. The Seller do hereby declare that he has paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the Purchaser in respect of this Flat that shall be paid by the Seller and or settle the same with the Revenue authorities at seller own cost.

23. The Parties hereto agree and understood that, as per section 194-IA of Income Tax Act, w.e.f. 01.06.2013, TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs.50,00,000/- In view of compliance to above said provision, the Purchasers shall deduct the TDS @ 1% on total price consideration and deposit the same through form 26QB as prescribed by the Income Tax Authority and furnish the TDS Certificate to the Seller without committing any default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said flat.



92/30
SCHEDULE OF PLOT NO.59

That piece and parcel of land known as Plot No.59, in Sector 19, of Aloli, Navi Mumbai, containing by admeasurement an area of 1781.470 Sq. Mtrs. or thereabouts and bounded as under :

- On the North by : Plot No.58
- On the South by : Dnyan Vikas Mandal College
- On the East by : Plot No.60
- On the West by : 30.00 Mtrs. wide Road

Flat being Flat No 303, of Golden Heights Co. Op. Sector 19, Aloli, Navi Mumbai. Mrs. Baidya

IN WITNESS WHEREOF
subscribed their respective names
hereinabove written.

SIGNED AND DELIVERED
Within named SELLERS

1) MR. JIVRAJ D...

2) MRS. DAIBEN...

in the presence of

1) Nagendra...

2) Vinay K...

SIGNED AND DELIVERED

Within named BUYERS

1) MR. A...

2) MRS...

in the presence of

1) N...

2) V...

SCHEDULE OF FLAT

Flat being Flat No. 404, on Fourth Floor, in the building known as Riddhi Siddhi Heights Co-Op Hsg. Society Ltd., constructed on Plot No. 59, Sector 19, Airoli, Navi Mumbai, measuring 52.31 Sq Mtrs. Carpet area, 62.77 Sq Mtrs. Built up area, 4.60 Sq Mtrs. Terrace

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
Within named 'SELLERS'

gmm



1) **MR. JIVRAJ DHANJI CHOUDHARI**

S/S

2) **MRS. DAIBEN JIVRAJ CHOUDHARI**



in the presence of

1) Nagendra R. Singh - *N.R.S.*

2) Vinay Kumar Singh - *V.Singh*

SIGNED AND DELIVERED by the
Within named 'PURCHASERS'

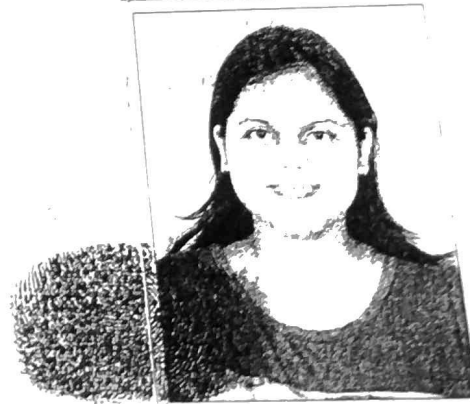
Alpesh



1) **MR. ALPESH PRADEEP HELWATKAR**

Ami

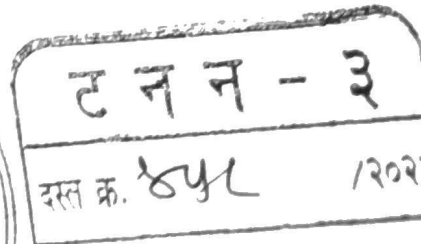
2) **MRS. AMI ALPESH HELWATKAR**



in the presence of

1) Nagendra R. Singh - *N.R.S.*

2) Vinay Kumar Singh - *V.Singh*



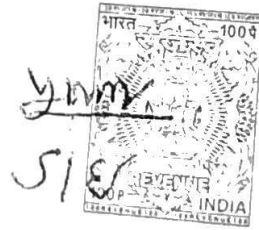
R E C E I P T

RECEIVED OF AND FROM the within named 'PURCHASERS' 1) MR. ALPESH PRADEEP HELWATKAR, 2) MRS. AMI ALPESH HELWATKAR, the sum of Rs.41,32,000/- (Rupees Forty One Lakhs Thirty Two Thousand Only) being the part payment of the sale price of the Flat No.404, on Fourth Floor, in the building known as Riddhi Siddhi Heights Co- Op. Hsg. Society Ltd., constructed on Plot No.59, Sector 19, Airoli, Navi Mumbai, admeasuring 52.31 Sq.Mtrs. Carpet area, 62.77 Sq. Mtrs. Built up area 4.60 Sq.Mtrs. Terrace.

DETAILS OF PAYMENT

CHEQUE NO.	DATE	AMOUNT	BANK
000026	13/12/2023	Rs.2,00,000/-	HDFC Bank
000052	13/12/2023	Rs.2,00,000/-	HDFC Bank
000054	26/12/2023	Rs.18,32,000/-	HDFC Bank
000069	26/12/2023	Rs.19,00,000/-	HDFC Bank

WE SAY RECEIVED
Rs.41,32,000/-



1) MR. JIVRAJ DHANJI CHOUDHARI
2) MRS. DAIBEN JIVRAJ CHOUDHARI
SELLERS

WITNESSES:

1) N. R. S.

2) K. S.

RIDDHI SIDDHI HEIGHTS CO-OP. HOUSING SOCIETY LTD.

Registration No. MH/MH/114/1972/1155
Flat No. 50, Near L. J. Road, Sector No. 19, Andri, Mumbai 400 026

Ref No

NO OBJECTION CERTIFICATE

This is to certify that Mr. Jyoti Dhanji (hereinafter referred to as the owner) of Flat No. 404, Riddhi Siddhi Heights Co-operative Housing Society, Flat No. 50, Sector 19 Andri, Navi Mumbai 400 026 is the owner of the said flat.

All dues pertaining to the said flat towards society has been paid by 31/12/2023 and there is no outstanding dues as on December 2023.

The society hereby gives NO OBJECTION CERTIFICATE to the proposed buyer/s Mr. Anil Prakash Helwankar to purchase the said flat.

This NOC is given to the owner/member on his/her request for the same.

For Riddhi Siddhi Heights Co-op. Hsg. Soc Ltd.



Hon. Chairman / Hon. Secretary / Hon. Treasurer



ट न न - ३

IDDHI SIDDHI HEIGHTS CO.OP.HOUSING SOCIETY LTD.

Registration No.:NBOM/CIDCO/HSG/(OH)/3010 / JTR/2009-2010

Plot No.:59, Near Euro School, Sector No.19, Airoli, Navi Mumbai - 400 708

Ref.No.:

Date.: 30/12/2023

NO OBJECTION CERTIFICATE

This is to certify that Mr. Jivraj Dhanji Choudhari & Mrs. Daiben Jivraj Choudhari are owners of Flat No. 404, Riddhi Siddhi Heights Co-operative Housing Society Ltd., Plot No. 59, Sector-19 Airoli, Navi Mumbai-400708 in the society.

All dues pertaining to the said Flat towards society has been paid up till date and there is no outstanding dues as on December 2023.

The society hereby gives **NO OBJECTION CERTIFICATE** to the owner/member to sell the said Flat to the proposed buyer/s Mr, Alpesh Pradeep Helwatkar & Mrs. Ami Alpesh Helwatkar.

This NOC is given to the owner/member on his/her request for the same.

For Riddhi Siddhi Heights Co-op. Hsg. Soc Ltd.

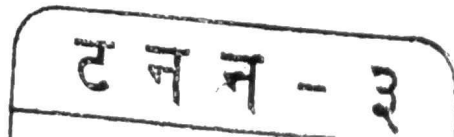
[Signature]

[Signature]

[Signature]



Hon. Chairman / Hon. Secretary / Hon. Treasurer





25/05/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 7100/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	7600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6810000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : सदनिका नं: 404, माळा नं: 4 था मजला, इमारतीचे नाव: रिद्धी सिद्धी हार्ड्ट्स को. ऑप. ही. सोसा. लि., ब्लॉक नं: प्लॉट नं.59, सेक्टर -19, ऐरोली, नवी मुंबई, इतर माहिती: 52.31 चौ. मी. कारपेट एरीया, 62.77 चौ. मी. विल्ट अप एरीया 4.60 चौ. मी. टेरेस एरिया, विभाग क्रं-1/51...((Plot Number : 59 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 62.77 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:-- - महेंद्र रामधारी यादव वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं.404, माळा नं: 4 था मजला, इमारतीचे नाव: रिद्धी सिद्धी हार्ड्ट्स सीएचएस लीमीटेड, ब्लॉक नं: प्लॉट नं.59, सेक्टर -19, ऐरोली, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- ABAPY4366J 2): नाव:-- - तारा महेंद्र यादव वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं.404, माळा नं: 4 था मजला, इमारतीचे नाव: रिद्धी सिद्धी हार्ड्ट्स सीएचएस लीमीटेड, ब्लॉक नं: प्लॉट नं.59, सेक्टर -19, ऐरोली, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABMPY5717B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- - जीवराज धनजी चौधरी वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं. 1701 एंड 1702, माळा नं:-, इमारतीचे नाव: फ्लोरेंसिया सीएचएस लीमीटेड, ब्लॉक नं: प्लॉट नं. 68, सेक्टर -19, ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AFLPP4113R 2): नाव:-- - डाईबेन जीवराज चौधरी वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं. 1701 एंड 1702, माळा नं:-, इमारतीचे नाव: फ्लोरेंसिया सीएचएस लीमीटेड, ब्लॉक नं: प्लॉट नं. 68, सेक्टर -19, ऐरोली. नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AKGPP8637A
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2017
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2017
(11) अनुक्रमांक, खंड व पृष्ठ	7100/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	456000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

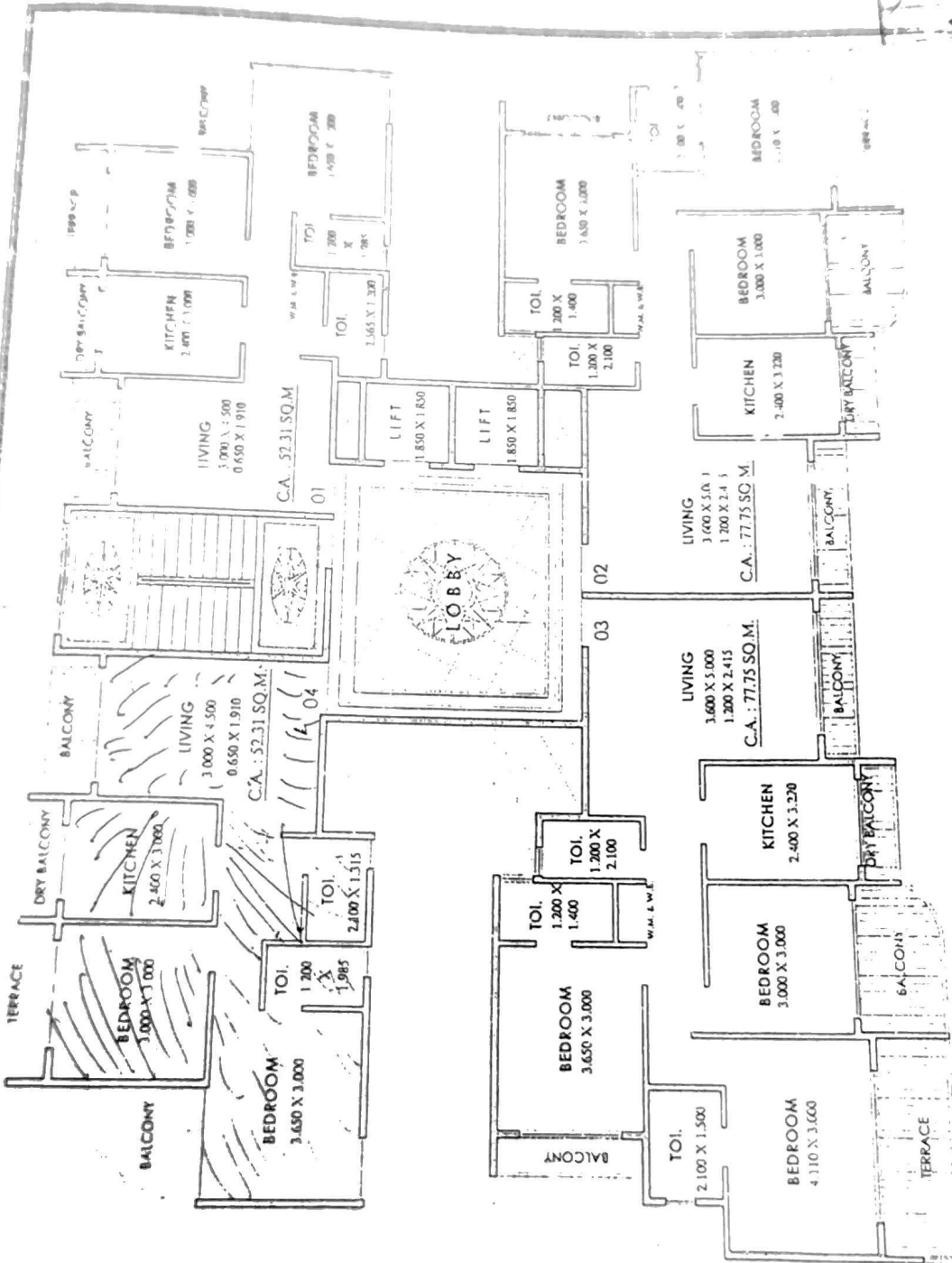
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



2/15

Handwritten signature



Scale: 1:1000

DIMENSIONS

RIDDHI SIDDHI HEIGHTS PROPOSED RESIDENTIAL cum COMMERCIAL BUILDING

at PLOT NO. 59, SEC - 19, AIROLI, NAVI MUMBAI.

TYPICAL FLOOR PLAN (2nd, 4th, 8th, 10th & 12th FLOOR)

DEVELOPER: SHREE SIDHIVINAYAK ENTERPRISES

REG. CO. BUA/14/17, DRY LOFFE, MOB. NO. 30981516

A.G. GOHALE



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला बाळो, बेलपूर भवन, सी बी डी,
नवी मुंबई - ४०० ६१४
दफ्तरी क्र. २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स २७५७ ३७ ६५

1ST FLOOR, BELAPUR BHAVAN, C B D,
NAVI MUMBAI - 400 614
TEL. No. 2757 70 70
- 2757 57 00
FAX: 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ४८८२/३०६२/२००६
दिनांक :- २०/०९/२००८

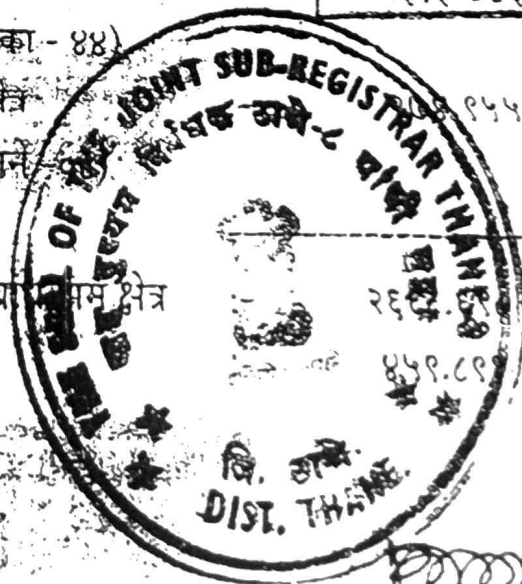
भोगवटा प्रमाणपत्र

- वाचते -
- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुमप्र/नरवि/चण/ प्र.क्र. ए-४९०५/१२१०/२००६ दि. २०/०८/२००६.
 - २) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
 - ३) वास्तुविशारद डायमॅन्शनर्स, यांनी दि. १७/०१/२००८ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ५९, सेक्टर क्र. १९, ऐरोली, नवी मुंबई या जागेचे मालक मे. सिध्दी विनायक एंटरप्रायझेस यांनी जागेवरील बांधकाम दि. १२/०१/२००८ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डायमॅन्शनर्स, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २०/०८/२००६ मध्ये नमूद केलेल्या अटी व शर्ती वसुली महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

१९२/२०-३३
२३१३७४३ चौ.मी.

- १) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील एकूण सदनिका - ४४)
- २) वाणिज्य वापराखालील बांधकाम क्षेत्र
(वाणिज्य वापराखालील एकूण दुकाने - १५५ चौ.मी.)
- ३) बाल्कनी खालील बांधकाम क्षेत्र
(बाल्कनी खालील एकूण बांधकाम क्षेत्र - २६ चौ.मी.)



यानुसार वापर करणेस परवानगी देण्यात येत आहे.

२००९/०९/१०



सत्यमेव जयते

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच.एस.जी (ओ.एच.) / 3090 / जे टी आर / सन २००२ -२०१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित

रिश्दी सिध्दी हाईदस

सहकारी

मुंबई क्र-५९ सेक्टर-१९,

शेरोली, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम-११ (१) अन्वये नोंदण्यात आलेली आहे.

कलम-११ (१) अन्वये

१९२ १९-३३

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण

भाडेकरू-सहभागिदारी गृहनिर्माण संस्था आहे.

कार्यालयीन मोहर

नवी मुंबई.



दिनांक : ०५/०५/२००२

सहकारी संस्था (सिडको), नवी मुंबई

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO NMMC/TPD/BP/CASE NO. A 4905 /1210/06

DATE: 20/04/2006

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 M/s. Shree Siddhivinayak Enterprises on Plot No. 59, Sector 19, Airoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resi. – 2380.40 M² + Comm. – 285.30M² = 2665.70M² - F.S.R. = 1:50
(No of Units – Residential – 44Nos., Commercial – 08Nos.)

F.S.R. = 1:50
9463/3006
2006

- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



DATE: 20/04/2006

CASE NO A 4205/1210/06
121

A true and correct copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

The plot boundaries shall be physically demarcated immediately and the information be given to this section before completion of plinth work.

The amount of S.D. Rs. 42630/- S.D. Rs. 35630/- for Mosquito Prevention, S.D. Rs. 35630/- for debris & S.D. Rs. 9000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

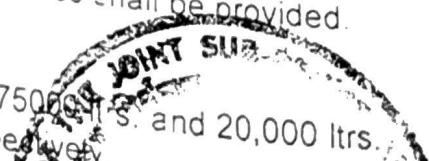
You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.

You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.

Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.

For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-

- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
- e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.
- i) Refuse stamps or storage places shall not be permitted in the staircase wall.
- j) Fire fighting application shall be distributed over the building.
- k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs and 1,00,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 750,000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



Share Certificate No.: 012

Member's Registration No. _____ No. of Shares 5

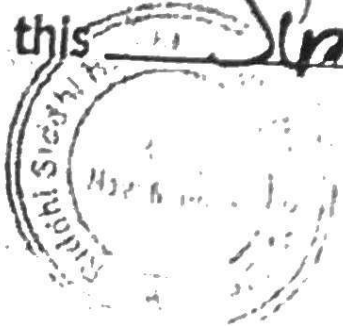
Mr. Mahendra Ramdhari Yadav

This is to certify that Shri./Smt./M/s. Mrs. Tara Mahendra Yadav.

_____ is the Registered Holder of _____ fully paid up share of Rs. FIFTY each numbered from 056 to 060 both inclusive, in RIDDHI SIDDHI HEIGHTS CO-OP. HOUSING SOCIETY LIMITED _____ subject to the Bye-laws of the said Society.

GIVEN under the Common Seal of the said Society at Araoli

this Sunday Day of 24/02/2011




Authorised M. C. Member


Authorised
M. C. Member

[Signature]
Secretary


S. M. Samant

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ALPESH PRADEEP HELWATKAR
P H HELWATKAR
12/10/1984
 Date of Birth/DOB
ANFPH1455R
 Permanent Account Number

 Signature

PH Helwatkar

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMI ALPESH HELWATKAR
JAYESH AMRUTLAL MEHTA
12/10/1984
 Date of Birth/DOB
 Permanent Account Number
ANFPM1028E

 Signature

Mehta

भारत सरकार
Government of India

Nagendra Rajpat Singh
 Date of Birth/DOB 05/01/1956
 Male/ MALE
2395 0437 2160
 VID : 9199 9436 5706 3341
मेरा आधार, मेरी पहचान

N. Rajpat Singh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VINAY KUMAR SINGH
SUBHASH SINGH
05/07/1992
 Date of Birth/DOB
 Permanent Account Number
GJHPS6886Q

 Signature

V. Singh

CIF Alpeah
 CIF Alpeah
 CIF AMI

**AMT-I
 KETAN**
 Please Tick

Saving A/C No	Branch FILE No
CIF NO	Tie up no (if applicable)
LOS Reference No	PAL/Take Over/NEW <input checked="" type="checkbox"/> Resale/Top up

Applicant Name DIPESH PRADIP HELWATKAR
 Co-Applicant Name MR. DIPESH HELWATKAR

Contract (Resi.) _____ Mobile: 9920201210

Loan Amount: _____ Tenure: 20 Year

Interest Rate: 8.35% EMI: _____

Loan Type: Sec'd Home loan SBI LIFE _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location: AIROLI

Property Cost: _____

Name of Developer / Vendor: _____

RBO - _____ ZONE - _____ Branch: KARJAT (Code No) 12869

Contact Person: Ravi Kumar Singh Mobile No. 9928960396

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	<u>Swithin Jadhav</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	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 KARJAT BRANCH

CIF Alpesh - 866157163621
CIF Ami - 77125975103

KETAN
Please Tick

Saving A/C No	Branch FILE No
CIF NO.	Tie up no (if applicable)
LOS Reference No.	PAL/Take Over/NEW Resale/Top up

Applicant Name ALPESH PRADEEP HELWATKAR
Co-Applicant Name AMI ALPESH HELWATKAR

Contract (Resi.): _____ Mobile: 9920201210

Loan Amount: 1.25,00,000/- Tenure: 20 Year

Interest Rate: 8.35% EMI: _____

Loan Type: Resale Home loan SBI LIFE .

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location: AIROLI

Property Cost: _____

Name of Developer / Vendor: _____

RBO - _____ ZONE - _____ Branch: KARSAT (Code No) 12869

Contact Person: Ravi Kumar Singh Mobile No. 8928960396

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	<u>Swithin Jadhav</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	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

AMT-I KETAN

Please Tick

AMT Alprsh 1112111111111111
 AMT Alprsh 8001111111111111
 AMT 1112111111111111

Saving A/C No	Branch FILE No
CIF NO	Tie up no (if applicable)
LOS Reference No	PAL/Take Over/NEW <input checked="" type="checkbox"/> Resale <input type="checkbox"/> Top up <input type="checkbox"/>

Applicant Name ALPESH PRADIP HELWATKAR
 Co-Applicant Name AMT ALPESH HELWATKAR

Contract (Resi.): _____ Mobile: 9920201210

Loan Amount: 1,25,00,000/- Tenure: 20 Year

Interest Rate: 8.35% EMI: _____

Loan Type: Resale Home loan SBI LIFE .

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location: AIROLI

Property Cost: _____

Name of Developer / Vendor: _____

RBO - _____ ZONE - _____ Branch: KARSAT (Code No) 12869

Contact Person: Ravi Kumar Singh Mobile No. 8928960390

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	<u>Swithin Jadhav</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	SITE INSPECTION	
VALUATION - 2			

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

Resale

CIF Alpesh - 77125975849
CIF Alpesh - 866754163621
AMT - 77125975703

AMT-I

KETAN

Please Tick

Saving A/C No	Branch FILE No.
CIF NO. :	Tie up no (if applicable)
LOS Reference No. :	PAL/Take Over/NEW <input checked="" type="checkbox"/> Resale/Top up

Applicant Name : ALPESH PRADEEP HELWATKAR
Co-Applicant Name : AMT ALPESH HELWATKAR

Contract (Resi.) : Mobile : 9020201219

Loan Amount : 1,25,00,000/- Tenure : 20 year

Interest Rate : 8.35% EMI :

Loan Type : Resale Home loan SBI LIFE .

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : AIROLI

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : KARJAT (Code No) 12869

Contact Person : Ravi Kumar Singh Mobile No. 8928960396

Name of RACPC Co-ordinator along with Mob No

	DATE		DATE
SEARCH - 1	Swithin Jadhav	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	Vastukale	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 KARJAT BRANCH

77125975849
86675463621
77125975703

KETAN

Please Tick

No	Branch FILE No
	Tie up no (if applicable)
ence No	PAL/Take Over/NEW Resale/Top up

Name ALPESH GRADEEP HELWATKAR
nt Name AND ALPESH HELWATKAR

Resi.): Mobile : 9920201210

unt : 25,00,000/- Tenure : 20 Year
ate : 8.35% EMI :
: 2000 Home loan SBI LIFE :

Maxgain _____
Home Top up _____

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ost :

veloper / Vendor :

ZONE - Branch : KARSAT (Code No) 12869

erson : Ravi Kumar Singh Mobile No. 8928960396

RACPC Co-ordinator along with Mob No:

	DATE .		DATE
- 1	<u>Swithin Jadhav</u>	RESIDENCE VERIFICATION	
- 2		OFFICE VERIFICATION	
ON - <u>1</u>	<u>Vastukala</u>	SITE INSPECTION	
ON - 2			

ith Mob No.