



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

R E C E I P T

No. 085 Date 06/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Yogesh Dipak Shivnekar

the sum of Rupees one lacs fifty thousand only - by

Cash / Cheque / Draft No. 374494 dated 06/01/2024

drawn on branch towards flat booking

for the Flat No. 302 floor 3rd, " B " wing

in the building known as " Shree Vastu Symphony "

situated at At Post - Vihigkar, Tal Panvel, Dist - Raigad. S. NO. 48/2

₹

For Sree Vastu Purti Associates

₹ 1,50,000/-

Subject to realization of the cheque

S.V. Ambekar
REVENUE
100₹
INDIA



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R E C E I P T

No. 089 Date 18/01/2024

RECEIVED with thanks from Mr. / Mrs. / Smt. Yogesh Dipak Shivnekar

the sum of Rupees seventy Thousand only - by

Cash / Cheque / Draft No. online transfer dated 17/01/2024

drawn on branch towards Flat booking

for the Flat No. 302 floor 3rd, " B " wing

in the building known as " Shree vastu Symphony "

situated at At - Post - Vihigkar, Tal - Panvel, Dist - Raigad. S. NO - 48/2

For Sree Vastu Purti Associates

₹ 70,000/-

Subject to realization of the cheque

S.V. Ambekar
REVENUE
100₹
INDIA



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No. 094

R E C E I P T

Date 20/01/2024

No.

RECEIVED with thanks from Mr. / Mrs. / Smt. Yogesh Dipak Shivnekar
the sum of Rupees Twenty Seven Thousand five Hundred & five only by

Cash / Cheque / Draft No. online transfer dated 17/01/2024

drawn on branch towards Flat booking

for the Flat No. 302 floor 3rd, " B " wing

in the building known as " Shree vastu Symphony. "

situated at Post - Vihighar, Tal - Panvel, Dist - Raigad. S.No. 48/2

For Sree Vastu Purti Associates

₹ 27,505/-

Subject to realization of the cheque



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No. 090

R E C E I P T

Date 18/01/2024

No.

RECEIVED with thanks from Mr. / Mrs. / Smt. Yogesh Dipak Shivnekar
the sum of Rupees Fifty Five Thousand and Forty Eight only by

Cash / Cheque / Draft No. online transferred dated 18/01/2024

drawn on branch towards Flat booking

for the Flat No. 302 floor 3rd, " B " wing

in the building known as " Shree vastu Symphony. "

situated at At Post - Vihighar, Tal - Panvel, Dist - Raigad. S.No. 48/2

For Sree Vastu Purti Associates

₹ 55,048/-

Subject to realization of the cheque





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DEMAND LETTER

santosh.vastupurtigroup@gmail.com

Date: 05/02/2024

To,

Mr. Yogesh Dipak Shivnekar

Mrs. Suvarna Dipak Shivnekar

302/3 Ornate Blossom R.V Bhide Marg, Near

Portuguese Church, Dadar West, Mumbai 400043.

Sir/Madam,

With reference to your booking of **Flat No. 302** on **3rd Floor** in **Wing: B** at our prestigious project **SHREE VASTU SYMPHONY**, at **Plot No.48/2, Village -Vihighar Taluka Panvel, Dist. Raigad**; for a lump sum consideration of **Rs. 27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)**. We are glad to inform you about the progress and also the related instalment due.

On or before Possession of the **Wing No. B** has commenced. According to our terms, **100%** of the lump sum consideration becomes due. The account status as per work progress is as follows:-

RS. 27,50,475/-	Total lump sum consideration.
RS. 17,87,809/-	65% Work Completed.
RS. 1,50,000/-	Less Received Amounts. (06/01/2024 NEFT)
RS. 70,000/-	Less Received Amounts. (18/01/2024 NEFT)
RS. 27,505/-	Less Received Amounts. (18/01/2024 NEFT)
RS. 55,048/-	Less Received Amounts. (18/01/2024 NEFT)
RS. 14,85,256/-	Balance Amount Due (to be paid immediately)

Please issue separate cheque for the above in favour of "**SHREE VASTUPURTI ASSOCIATES**", **Bank – ICICI Bank, Branch- Panvel. Account No. 033405006208**" **RTGS/NEFT/UTR-ICIC0000334.**

Thanking you,
Yours Faithfully



For SHREE VASTUPURTI ASSOCIATES
(Partner)



- 1) Note:-**Please ignore this letter & inform us if you have already paid us the above mentioned balance amount.
- 2)** If payment is delayed beyond 15days, interest @24% pa will be charged.
- 3)** For further queries, contact: **(Mob.: 8691078381)**



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To:
The Asst. General Manager
State Bank of India
RACPC Belapur, Navi Mumbai

Madam/Dear Sir,

I/We, **Santosh Vasant Ambavane** here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Yogesh Dipak Shivnekar and Mrs. Suvarna Dipak Shivnekar** herein after referred to as “the purchasers”, subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **03.02.2024**.

	Description of the property
Flat No./ House No.	B 302
Building No./Name	Shree Vastu Symphony
Plot No	48/2
Street No./Name	-
Locality Name	-
Area Name	Vihighar
City Name	Panvel
Pin Code	410 206

2. That the total consideration for this transaction is **Rs. 27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)**. towards sale document and Rs. - (Rs.) towards - .

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as “the Bank”) as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



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5. We have borrowed from ___ - ___ (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "Shree Vastupurti Associates, ICICI Bank ,Panvel Branch, Account No. 033405006208" IFSC :- ICIC0000334.

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "SBI HOME LOAN AC of Mr. Yogesh Dipak Shivnekar and Mrs. Suvarna Dipak Shivnekar", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **Promoter**.

Yours faithfully,

For Shree Vastupurti Associates

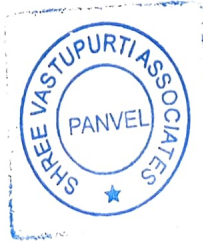
Authorized Signatory.

Name - Santosh Vasant Ambavane

Designation - Builder

Place - Panvel

Date -05.02.2024





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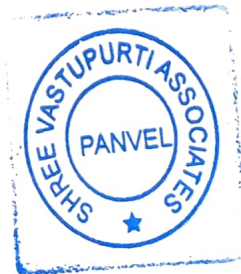
COST SHEET
YOGESH DIPAK SHIVNEKAR
B-302, Rera Carpet Area-458.019sqft

2750475.00	Agreement Value
192533.00	Stamp duty & registration
27505.00	GST 1%
15624.00	1 Year Maintenance
15000.00	Legal Charges
50000.00	MSCB
3051137.00	TOTAL

Shree Vastupurti Associates

S.V. Ambaram

Authorised Signatory

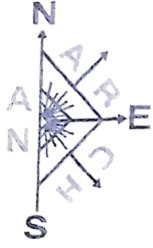




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- Is the bank account 100% RERA Collection Account.....YES
- Bank account Number :- 033405006208
- Name of Account Holder :- Shree Vastupurti Associates
- Account Type :- Current Account
- Name of Bank :- ICICI BANK
- Branch Name :- ICICI Bank / New Panvel
- Branch City :- New Panvel
- IFSC :- ICIC0000334

S.V. Ambekar



AN.ARCH

Architect & Planner

Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614
Tel. : +91 - 22-27562410 / 11
Email : anarch.architect@gmail.com

To,

DATE:-05/02/2024

Whomsoever it may Concern,

This is to certify that the progress of work completed as per today on site of "SHREE VASTU SYMPHONY" located on Gut No.48/2, at Village - Vihigar, Taluka - Panvel, District - Raigad, is as follows:

Wing	Up to Plinth	Structure Slabs					TERR. SLAB	OVER HEAD TANK & LIFT MACHINE ROOM
		1 st SLAB	2 nd SLAB	3 rd SLAB	4 th SLAB			
A	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE			
B	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE			

Note: This Certificate Certifies the Stage of 4th slab (Wing- A & B) work completed on site.

- 1) If construction is not as per statutory approvals, architect would not be held responsibility for that.
- 2) This certificate only certifies the stage of work completed on site and does not include certification for the structural stability of the building.
- 3) However while obtaining the occupation certificate changes need to be done, as suggested by Authority & its officials need to be done by developer on site. It will be sole responsibility of developer to do the required changes & correction.

Site Visited / Inspected By:	
Given by / Prepared By:	

Yours Sincerely,



AN-ARCH