

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Prashant P. Pathari**

Residential Flat No. 203, 2nd Floor, Wing - A, "**Renaissance Twins**", Final Plot No. 436,
Takka Road, Village - Takka Panvel, Taluka - Panvel, District - Raigad,
PIN Code - 410206, State - Maharashtra, Country - India.

Latitude Longitude : **18°58'57.7"N 73°07'16.6"E**

Valuation Done for:

**State Bank of India
Panvel Branch**

Priyadarshani Society, Shop No. 3, Opp. State Bank, Near Panchratna Hotel, Uran Road, Panvel,
Pin Code - 410 206, State - Maharashtra, Country - India.

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Valuation Report Prepared For SBI/Panvel Branch Mr. Prashant P. Pathari(008728/24367)

Page 2 of 11

Vastu/Mumbai/08/2017/008728/24367

16/03-187-V

Date: 16.08.2017

VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "Renaissance Twins", Plot No. Final Plot No. 436, Takka Road, Village - Takka Panvel, Taluka - Panvel, District - Raigad, PIN Code - 410206, State - Maharashtra, Country - India, belongs to **Mr. Prashant P. Pathari**

Boundaries of the property :

North	Open Plot
South	Road
East	Open Plot
West	Open Plot & Takka Road

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 **₹ 62,33,500.00 (Rupees Sixty Two Lac Thirty Three Thousand Five Hundred Only)**.

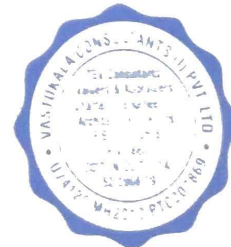
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD


C.M.D.


Director



Sharad 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

Mumbai (South)

Delhi NCR

Nanded
28, SGG S

Aurangabad

Plot No. 106,
S.G.S.

www.vastukala.org

Valuation Report of Immovable Property

1	Customer Details			
	Name(s) of the owner(s).	Mr. Prashant P. Pathari		
	Application No.			
2	Property Details			
	Address	Residential Flat No. 203, 2nd Floor, Wing - A, " Renaissance Twins ", Plot No. Final Plot No. 436, Takka Road, Village - Takka Panvel , Taluka - Panvel, District - Raigad, PIN Code - 410206, State - Maharashtra, Country - India.		
	Nearby Landmark / Google Map Independent access to the property	Landmark: Opp. Shekapa Office, Next to Big Bazar Latitude Longitude: 18°58'57.7"N 73°07'16.6"E		
3	Document Details		Name of Approving Authority	
	Layout Plan	No	Details not provided	Approval No. Details not provided
	Building Plan	No	Details not provided	Approval No. Details not provided
	Construction Permission	Yes		Approval No.
	Legal Documents	Yes	1. Copy of Index - II dated 23.12.2011 2. Copy of Occupancy Certificate dated 19.11.2014 Document Number. 1134 issued by Panvel Municipal Council.	
4	Physical Details			

	Tenant Name(s)	N.A.				
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
	Expected Income from the property	₹ 11,000.00 Expected Income from the property per month				
6	Stage of Construction					
	Stage of construction				Completed	
	If under construction, extent of completion				100% work completed	
7	Violations if any observed					
	Nature and extent of violations				Approved Building plans were not provided and not verified.	
8	Area Details of the Property					
	Carpet Area in Sq. Ft.	Carpet Area = 582.00 Terrace Area =84.00 Total Area= = 666.00 (Area as per As per Index No. II) Carpet Area = 580.00 Terrace Area =84.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft. (Area as per agreement)	698.40	Saleable Area in Sq. Ft.	959.00.
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner				₹ 77,200.00 per Sq. M. i.e. ₹ 7,172.00 per Sq. Ft.	
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.					
	Indicator					

Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).			
Summary of Valuation			
i. Guideline Value			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	799.20	7,172.00	57,31,862.4
ii. Fair Market Value of the Property			
Built Up / Saleable Area	959.00 Sq. Ft.		
Prevailing market rate	₹ 6,500.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 6,500.00		
Total Value of the property	₹ 62,33,500.00		
vi. Realizable Value of the Property	₹ 56,10,150.00		
vii. Distress / Force Sale Value	₹ 49,86,800.00		
viii. Insurable Value of the Assets	₹ 15,98,400.00		
10 Assumptions /Remarks			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Yes		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building facilities provided and its prevailing market rate		



A N D

1) **Mr. PRASHANT P.PATHARI**, Age: **31** years, Occupation: SERVICE,

Residing at : ~~Room No.~~ 32, shivdarshan CHSL,
Opp. Utsav Hotel, Kasar Alley,
Bhivandi, Dist :Thane 421 308.

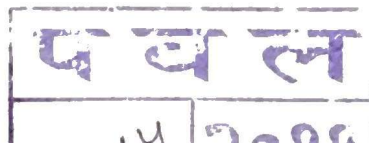
P Pathari

hereinafter referred to as the "**PURCHASER/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS:

A. The Owner/Developers herein absolutely seized and possessed on Ownership basis of or otherwise well and sufficiently entitled to the property bearing Final Plot No. **436**, admeasuring about **1940** Square Meters, formed out of original plot no. **420**, Survey No. **382**, Hissa No. **1 to 7** as per Form No. 1 of Town Planning Scheme Panvel, No.1 (1st Variation) (Final), situate, lying and being at Panvel within the limits of Panvel Municipal Council, Panvel, Taluka – Panvel, District – Raigad, Navi Mumbai - 410206 (hereinafter for the sake of brevity abovementioned property is called and referred to as the "**Said Property**").

B. By registered Agreement for Sale registered with sub-registrar office at Panvel under Serial No. PANVEL1 – 03623 - 2010 Dated 26.03.2010 and Conveyance/Sale Deed registered with sub-registrar office at Panvel under Serial No. PANVEL1 – 05570 - 2010 Dated 03.05.2010, executed by and between **M/s. SHIV SHRADDHA DEVELOPERS** a registered partnership firm therein referred to as "**VENDORS**" party of First Part and **M/s. RENAISSANCE INFRAPROJECTS**, a registered partnership firm therein referred to as "**PURCHASERS**" party of the Second Part purchased the said property. Since the execution of Conveyance/Sale Deed the Owner/Developer herein is in use, occupation and possession of the said property.



C The Title of the said property has been investigated from 1980 to 2010 (30 years) by SHRI SHAILESH R OSWAL, Advocate High Court, who have issued Certificate of Title and Search Report in respect of the said Property their copies are annexed hereinafter.

D. The Owner/Developer has proposed to construct residential cum commercial building/s on the said Property. The Owner/Developers have through the licensed Architect, M/s. Dinesh Nayak & Associates, registered with the Council of Architects prepared the building plans for the residential and commercial use on the said property/land and is more particularly described in the FIRST SCHEDULE hereinafter written, and submitted the same for approval. The Owner/Developer has also appointed M/s. Thakre & Associates, Structural Engineers for preparing Structural designs, RCC drawings and specifications of the said building and the Purchaser/s accepts the professional supervision of the said Architect and the said Engineers till the construction of the said residential cum commercial building/complex is completed, unless otherwise changed.

E. The necessary Residential / Commercial Non-Agricultural use permission is obtained from the Collector of Raigad, on 06.11.2008, Ref. No क्र.मशा/एल.एन. ए.१/एस.आर.१४४/२००८. The plans for the construction of the building have already been sanctioned and approved by Panvel Municipal Council vide their Development & Building Permission No पनप/सांवा./अ.भू.क्र.४३६/२/१७४७, दिनांक: ०४.०४.२००८ for development of the said property by construction of a building consisting of Ground plus Seven upper Floors, more particularly described in the FIRST SCHEDULE hereunder written and hereinafter called the "Said Property" and the said Residential-cum-Commercial building/s/Complex is known as "RENAISSANCE TWINS" and hereinafter referred to as the "Said Building".

F While sanctioning the said plans Panvel Municipal Council and/or other concerned local authority has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Owner/Developer while developing the said property and constructing the said building upon the observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the Panvel Municipal Council and/or other concerned local authority.



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Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said MOFA ACT") and Rules made thereunder as amended from time to time hereinafter called the "SAID RULES" as desired by the Purchaser/s.

K. The Purchaser/s has applied to the Owner/Developer to sell and/or allot to him/her/them, in accordance with the Terms and Conditions of this Agreement, Flat No. **203** on **2ND** Floor in **A** wing, admeasuring about **54.07** Square meter Carpet area with attached Open Terrace area admeasuring about **7.85** Square meter Carpet area in the building known as "**RENAISSANCE TWINS**" constructed on property bearing Final Plot No. 436, Town Planning Scheme, Takka, Panvel, District - Raigad, Navi Mumbai - 410 206, for a **Lump Sum price** of Rs. **18,00,000/-** (Rupees **EIGHTEEN LAKH** Only) with full notice of the terms, conditions and provisions contained in the aforesaid agreements, documents, papers, plans, orders, schemes etc. referred in these recitals and subject to the terms and conditions hereinafter appearing.

L. Relying upon the said application, declarations and agreement herein contained the Owner/Developer has agreed to sell to the Purchaser/s the said Premises on the price and on terms and conditions hereinafter appearing.

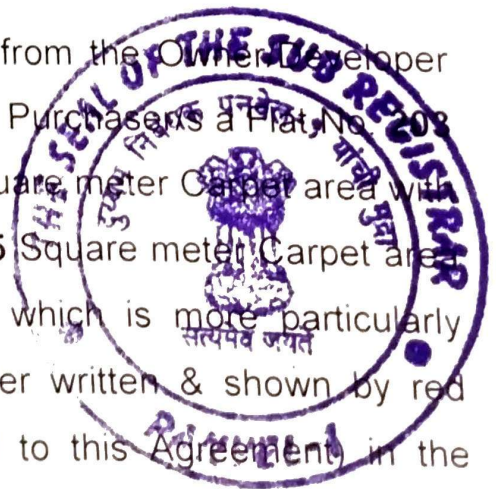
M. Prior to / at the time of execution of these presents, the Purchaser/s has paid to the Owner/Developer a sum of Rs. **2,80,000/-** (Rupees **TWO LAKH EIGHTY THOUSAND** Only) being the earnest payment of the sale price of the Said Premises, agreed to be sold by the Owner/Developer to the Purchaser/s, as deposit and the Purchaser/s has agreed to pay to the Owner/Developer the balance of the sale price of the said Premises in the manner hereinafter appearing.

N. This agreement is entered into by the Purchaser/s on specific understanding that the Purchaser/s shall not insist upon the Conveyance/Lease being executed in favour of the proposed/said Organization (defined herein) and the development of the said Large Land including the Building/Complex known as "RENAISSANCE TWINS" is completed in all respects.



and also to register the said agreement under the Registrar
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were incorporated herein verbatim and to be interpreted and construed and read accordingly.
- 2) The Owner/Developer is developing the Land / Property situated at Final Plot No. 436, admeasuring 1940 Square Meters situated in the Town Planning Scheme, within the limits of Panvel Municipal Council, Village & Taluka Panvel, District Raigad, Navi Mumbai – 410 206, more particularly described in the FIRST SCHEDULE hereinunder written and hereinafter referred to as the “**Said Property**”
- 3) The Owner/Developer is constructing a Residential-cum-Commercial Complex Know as “**RENAISSANCE TWINS**” consisting of Ground & Seven Floor Building having A, B, C or more wings as per plans sanctioned and approved by the Panvel Municipal Council which are annexed hereto and marked as Annexure II. The Purchaser/s confirms that he/she/they has/have inspected the Original Copy of the said Building & Development Permissions and Sanctioned Plans. The Purchaser/s further confirms that the copies annexed hereto are the true copies of Building & Development Permissions and Sanctioned Plans inspected by the Purchaser/s.
- 4) The Purchaser/s hereby agrees to purchase from the Owner/Developer and the Owner/Developer hereby agrees to sell to the Purchaser/s a Flat, No. 008 on 2ND Floor in **A** wing, admeasuring about **54.07** Square meter Carpet area with attached Open Terrace area admeasuring about **7.85** Square meter Carpet area (hereinafter called the “**said Flat/Premises**”) and which is more particularly described in the SECOND SCHEDULE hereunder written & shown by red colour boundary line on the block plan attached to this Agreement in the



THE FIRST SCHEDULE ABOVE REFERRED TO :

(The Said Property)

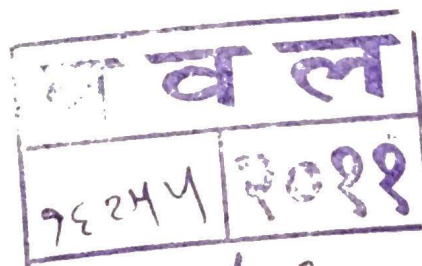
ALL THAT PIECE AND PARCEL of Non-agricultural land lying and being the Property bearing Final Plot No. 436, admeasuring 1940 Square Meters, formed out of original plot no. 420, Survey No. 382, Hissa No. 1 to 7 as per Form No. 1 of Town Planning Scheme Panvel, No.1 (1st Variation) (Final), situate, lying and being at Panvel within the limits of Panvel Municipal Council, Town Planning Scheme, Takka, Panvel, Taluka – Panvel, District – Raigad, Navi Mumbai – 410206 and the same is bounded as follows:-

On or towards East : CIDCO Land
 On or towards West : Final Plot No. 435 & T.P. Road
 On or towards South : T.P. Road – 40 Feet wide
 On or towards North : CIDCO Land

THE SECOND SCHEDULE ABOVE REFERRED TO:

(The said Premises)

ALL THAT PREMISES, being Flat No. **203** on **2ND** Floor in 'A' wing, admeasuring about **54.07** Square meter Carpet area with attached Open Terrace area admeasuring about **7.85** Square meter Carpet area together with the amenities and all common facilities as provided therein and/or appurtenances thereto in the Building / Complex known as "RENAISSANCE TWINS" which is being constructed on the said Property mentioned in FIRST SCHEDULE hereinabove consists of partly Stilt, Ground and Seven Upper Floors and having Lift Facilities.



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the terms and conditions stated hereinabove have entered into this agreement and in witness thereof they have signed and completed this agreement at Panvel on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

By the within named Owner/Developer
M/s. RENAISSANCE INFRAPROJECTS,
Pan No. **AALFR 2979 L**

By the hands of its Partner :
Mr. MOHAMMED IQBAL AFAQUE KHAN,

In the presence of ...
1. _____
(Shri _____)

2. _____
(Shri _____)

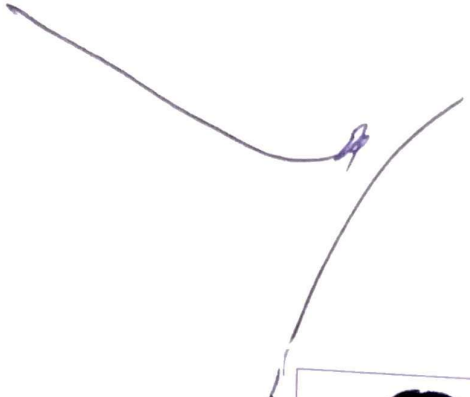


SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s
1) **Mr.PRASHANT P. PATHARI**
Pan No. **AOOPP 9067 L**

In the presence of ...
1. _____
(Shri _____)

2. _____
(Shri _____)

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RECEIPT

Received from the within named Purchaser/s the sum of Rs 2,80,000/- (Rupees TWO LAKH EIGHTY THOUSAND Only) being the amount of Earnest Money Deposit / Part Consideration paid by him/her/them to us as within mentioned details

Sr No.	Cheque No.	Dated	Amount	Bank & Branch
1	911992	04.01.11	2,80,000.00	Bank of Maharashtra, Bhiwandi Branch.
Total Amount Rs.			2,80,000.00	

against Flat No. 203, on 2ND Floor in ' A ' wing, in the Building / Complex known as "RENAISSANCE TWINS" constructed on Final Plot No. 436, situated at Town Planning Scheme, Takka, Panvel, District – Raigad, Navi Mumbai 410 206.

(Subject to realization of cheque)

Rs. 2,80,000/-

WE SAY RECEIVED

For M/s. RENAISSANCE INFRAPROJECTS,



Partner

पनवेल नगर परिषद.
ता.पनवेल, जि.रायगड, पनवेल ४१०२०६

दूरध्वनी :-
अध्यक्षीय कार्यालय २७४५२३३९
अध्यक्ष (निवास) २७४५२२३३
मुख्याधिकारी (निवास) २७४५२२०६
मुख्याधिकारी कार्यालय २७४५५७५१

कार्यालय : २७४५८०४०/४१/४२

जा.क्र.२० /पनप/साबां./१३३४

दिनांक : १७/६/२०११

प्रति,
१. श्रीमती/श्री मे. रिना ग्रेशेल्स इन्फ्रा, प्रेसिडेंट

२. श्रीमती/श्री मे. दिनेश नामक अँड असोसिएट्स
वास्तुविशारद

विषय - पनवेल नगर परिषद हद्दीतील अंतिम भूखंड क्रमांक/सर्व्हे क्र./
नगर भूमापन क्र./भू.क्र. ४३६ या
जागेत रहिवास व वाणिज्य/औद्योगिक कारणासाठी बांधकाम
परवानगी मिळणेबाबत.

संदर्भ - १. आपले वास्तुविशारद यांचा दि. २२/७/१० आदेश
२. परिषद आवक क्र. ६९७७ दि. १३/६/१०



नगरपरिषद हद्दीतील अंतिम भूखंड क्रमांक/सर्व्हे क्र./नगर भूमापन क्र./भू.क्र. ४३६

या जागेत रहिवास व वाणिज्य/औद्योगिक कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव

परिषदेस उपरोक्त संदर्भिय नगरपरिषद आवक क्रमांक ६९७७ दिनांक १३/६/१० अन्वये प्राप्त झालेला आहे.

संदर्भाधीन जागेत रहिवास व वाणिज्य/औद्योगिक उपयोगासाठी बांधकाम परवानगी महाराष्ट्र नगर परिषदा, नगर

नियमावली व औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ तसेच महाराष्ट्र प्रादेशिक नियोजन व नगर रचना

अधिनियम १९६६ चे कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे.

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१६२५५/२०११

४९/६०

४४. सदनिका विकतांना गोफा कायदानुसार कार्पेट क्षेत्रावर विक्री करण्यात यावी.
४५. वापर परवाना घेतल्याशिवाय तेथे रहिवास वापर केल्यास संपूर्ण इमारत अनधिकृत ठरवून होणाऱ्या मालमत्ता कराच्या दुपटी इतकी शास्ती लावण्यात येईल.
४६. महाराष्ट्र शासन निर्णय क्र. बी.सी. ए. २००९/ प्र. क्र. १०८/ कामगार ७-अ मंत्रालय दि. १७ जून २०१० अन्वये इमारत व इतर बांधकाम (रोजगार नियम व सेवा शर्ती) अधिनियम १९९६ तसेच इमारत व इतर बांधकाम कामगार कल्याण उपकर नियम १९९८ अंतर्गत उपकरांचा भरणा करणे आपल्यावर बंधनकारक राहिल.

विशेष अटी :-

१) जोगीचे पुढील बांधकाम करणाऱ्या अंगुभूती घेणेपूर्वी आपल्याकडे लगेच सुमण्या मालकी अर्जातिले सर्व नोंदी लक्षकरात व्यवकास करून घ्याव्यात.

२) जोगीचे सिमांकुन, मालकी हक्क, अर्क नोंद घेण्यात कोणत्याही प्रकारच्या कामदाल्मक वाद निर्माण झालेले नियोजन प्राधिकरणाच्या नोंदी अंतिम रहिले तसेच नगरपलिसरेस सादर वुरगेन आलेली आहक्के घाली, सिमांकुन पुराणरी आहक्कून आलेले दिलेले बांधकाम परवानगी रहल इरगेन घ्यावे.



17.6.11
मुख्याधिकारी तथा नियोजन प्राधिकारी,
पन्वेल नगर परिषद

प्रत : १) मा. जिल्हाधिकारी, रायगड.

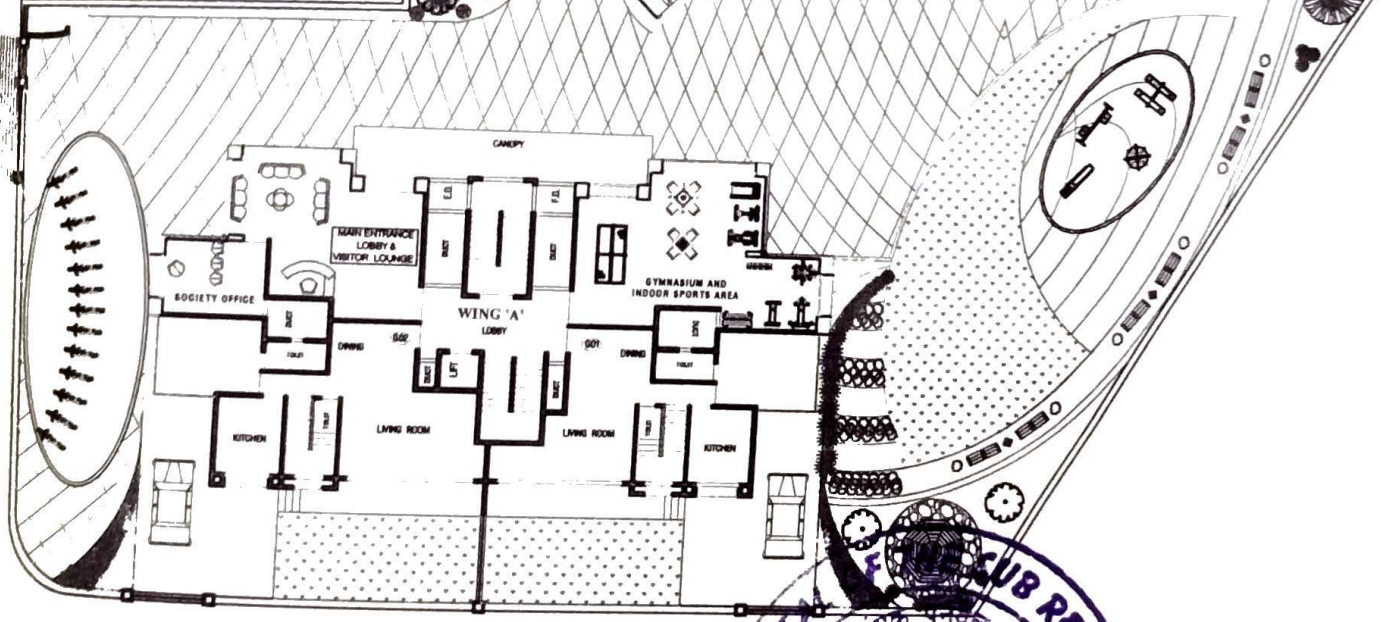
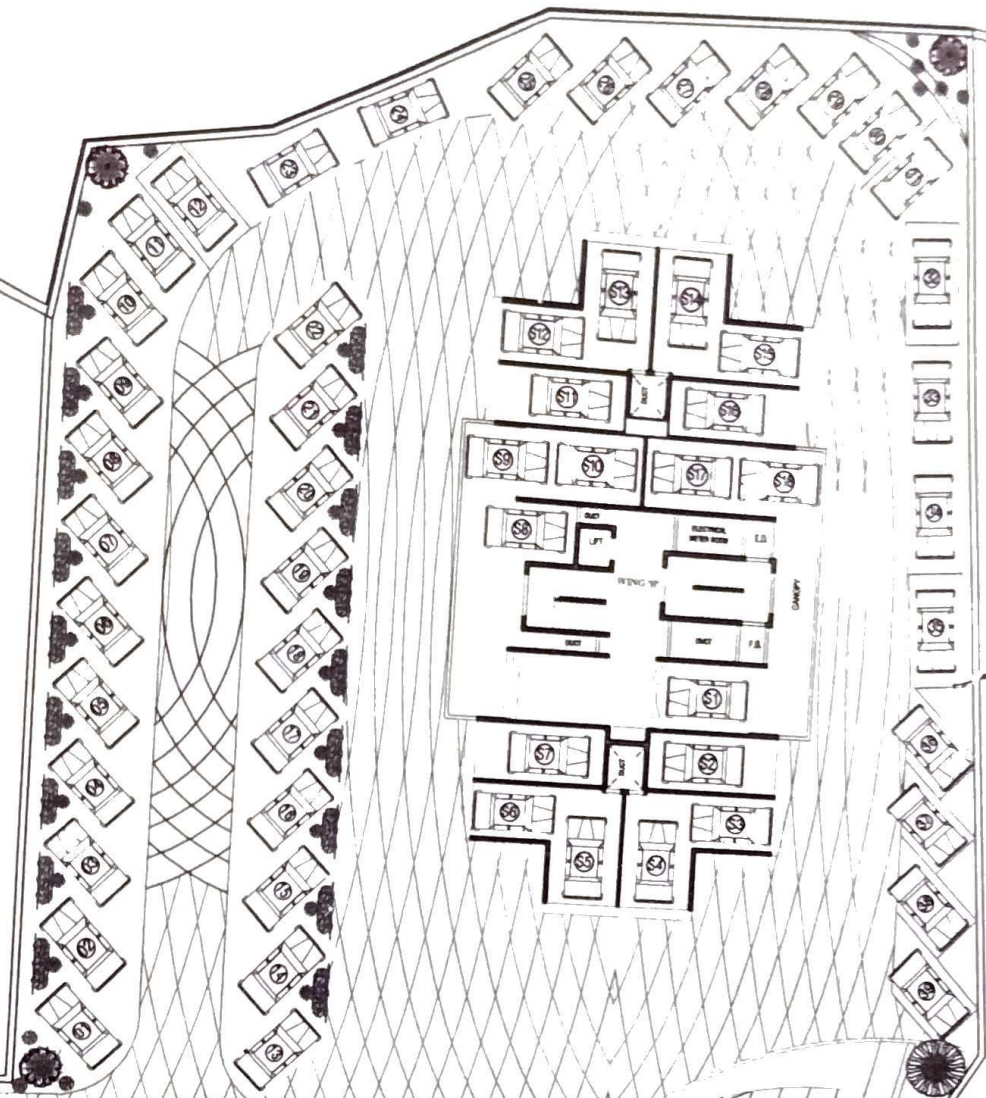
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१६२५५ | २०११

४६ / ६०

FINAL PLOT
No. 435

20 FEET T.P. ROAD



FINAL PLOT No. 436

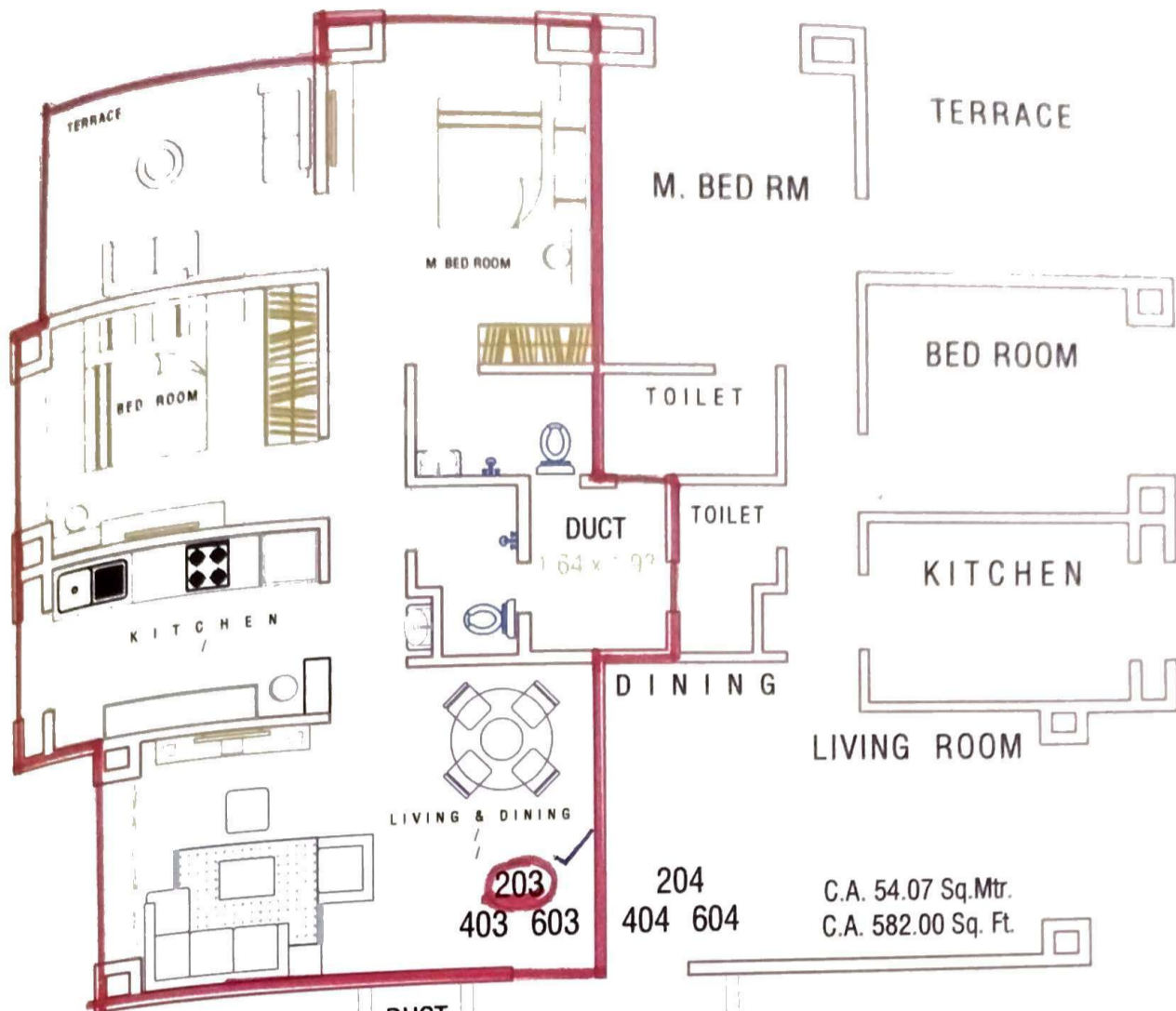
40 FEET T.P. ROAD



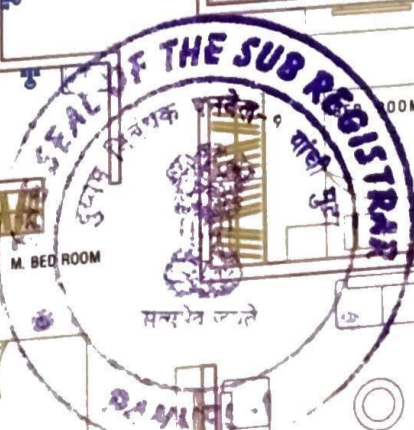
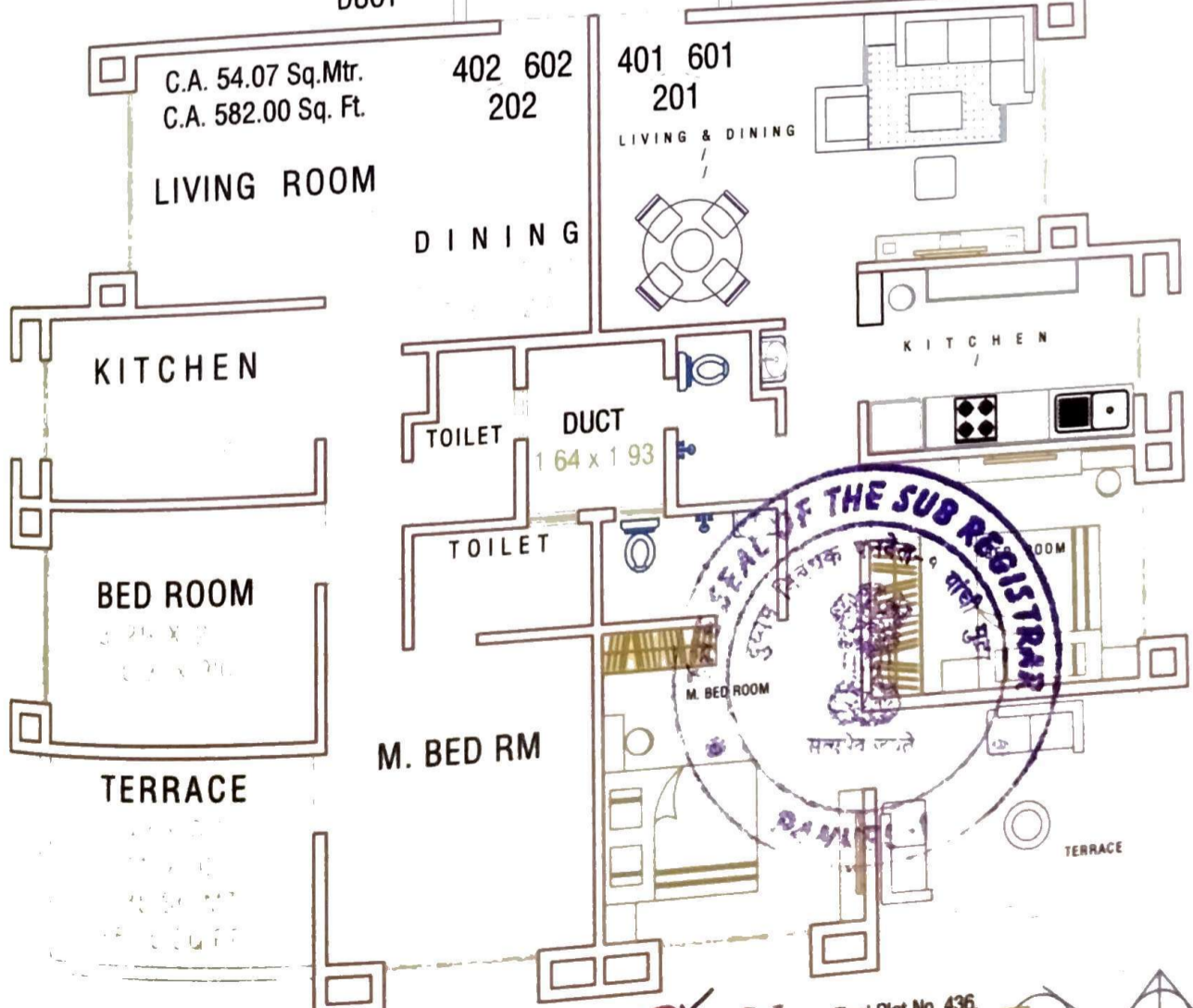
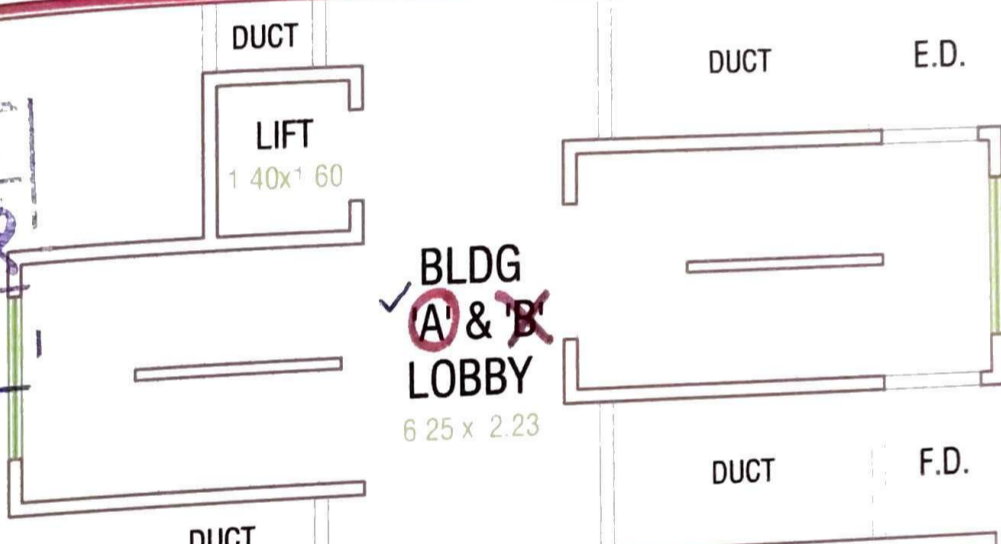
RENAISSANCE TWINS

Final Plot No. 436, T.P.
Scheme, Takka, Panvel.



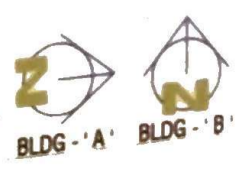


98244/2022
 48 / 80



RENAISSANCE TWINS - BLDG - ~~A~~ & ~~B~~
 TYPICAL - 2nd, 4th, & 6th FLOOR PLAN

Final Plot No. 436,
 T. P. S., Takka,
 Parvel, N. Mumbai.
 15-04-2010



Renaissance Twins Co-operative Housing Society Ltd.

(Reg. No. RGD/PWL/HSG/(TC)/3354/2016-17) Dated 21/9/2016

C.T.S. No. 436, Takka, Taluka - Panvel, Dist. Raigad - 410206.

Ref. No. RT/2024/01/A/203/1

Date: 24/01/2024

To,
The Assistant General Manager
State Bank Of India
RASMECCC Navi Mumbai

Dear Sir,

We, **RENAISSANCE TWINS CO. OP. HSG. SOCIETY**, hereby certify that:

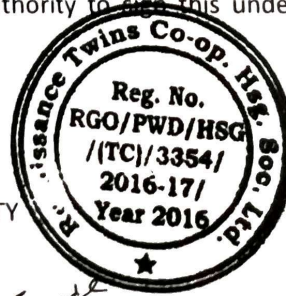
1. **Mr. PRASHANT P. PATHARI** is the owner of the property described below and is bonafide member of the society.

Description of the property:	
Flat No	203
Building No./Name	A Wing
Plot No	436
Street No./Name	
Locality Name	Takka
Area Name	
City Name	Panvel
Pin Code	410206


2. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
3. We have already entered the proper charge/mortgage on the said property in the favour of State Bank Of India & have no objection for extension of the same for Bank's top up loan.
4. The signatory of this letter draws authority to sign this undertaking on behalf of the society.

Your's faithfully,

For **RENAISSANCE TWINS CO. OP. HSG. SOCIETY**




Mr. Sandesh Waghanje
(Chairman)


Mr. Abhijeet Ranade
(Secretary)

Mr. C. Selvaraj
(Treasurer)



पनवेल नगर परिषद, पनवेल

जा.क्र. पनप/साबां. / ४५५४ २०१५
पनवेल नगर परिषद, पनवेल.
दिनांक : १०/०८/२०१५

इमारत बांधकाम भोगवटा प्रमाणपत्र

परिशिष्ट-एम (नियम १३ (७))

प्रति,

श्री./श्रीमती म. दिनाप्रसेनस दान्ना प्रोजेक्ट
२) पनवेल

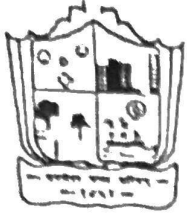
श्री./श्रीमती दिनेश कार्णिक असेसर्स वास्तुशिल्पकार/अभियंता परवाना क्र. (A/४४/१५३५.....
यांचे दिनांक १९.११.२०१४ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी पनवेल नगर परिषद हद्दीत,
सर्व्हे नं. — हिस्सा नं. — सिटी सर्व्हे नं. अ:१३:४:४३६
प्लॉट नं. — पनवेल..... या ठिकाणी पनवेल नगर परिषद यांचे कार्यालयाकडील
बांधकाम परवानगी जावक क्रमांक ११३४ दिनांक १७.६.२०११ अन्वये मंजूर केलेल्या
नकाशे प्रमाणे राहणेसाठी/वाणिज्य/औद्योगिक बांधकाम अंशतः केले आहे/पूर्ण केले आहे. सबब, त्यांना सोबतच्या
नकाशामध्ये मोड रंगात दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकाम भोगवटा प्रमाणपत्र देण्यात
येत आहे. (बांधकाम पूर्ण झाल्याची तारीख : १९.११.२०१४)

क्र.	विवरण	इमारत A	इमारत B
१)	तळघर	पाकीगसाठी वापर	स्टील
२)	स्टील	—	—
३)	तळमजला	दोन सदमिळा	—
४)	पहिला मजला	चार सदमिळा	चार सदमिळा
५)	दुसरा मजला	चार सदमिळा	चार सदमिळा
६)	तिसरा मजला	चार सदमिळा	चार सदमिळा
७)	चौथा मजला	चार सदमिळा	चार सदमिळा
८)	पाचवा मजला	चार सदमिळा	चार सदमिळा
९)	सहावा मजला	चार सदमिळा	चार सदमिळा
१०)	सातवा मजला	चार सदमिळा	चार सदमिळा

- जेव्हा बात्कनी बंदिस्त करण्यात आली असेल तर त्याच्या समोरील व वरील १/३ क्षेत्रासाठी, तुवर्स, ग्लास, शर्टस अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लॅज्ड शर्टस बंदिस्त करणे आवश्यक राहिल.
- कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरित करावी लागेल. टेरेस व पॉकेट टेरेस बंदिस्त करू नये.
- पावसाळी पाणी वाहून वाया जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करणेत यावे व पाणी जमिनीमध्ये मुरवावे.
- ज्या भागासाठी भोगवटा प्रमाणपत्र देणेत आले आहे त्यासाठी संबंधित विभागाकडून परस्पर विद्युत पुरवठा प्राप्त करण्यास हरकत नाही. तसेच पाणीपुरवठा जोडणी नगरपरिषदेच्या संबंधित विभागाकडून प्राप्त करावी.



(Signature)



पनवेल नगर परिषद, पनवेल

जा.क्र. पनप/साबां. / ४५५४ / २०१५
पनवेल नगर परिषद, पनवेल.
दिनांक : १५/०८/१५

इमारत बांधकाम पूर्णत्वाचे प्रमाणपत्र

परिशिष्ट-एल (नियम १३ (६) व १३ (७))

प्रति,
श्री./श्रीमती दिनेश लाल & असोसिएट्स
२) पनवेल

श्री./श्रीमती दिनेश लाल & असोसिएट्स धास्तुशिल्पकार/अभियंता परवाना क्र. (A/४४/११५७५).....
यांचे दिनांक ११.११.२०१४ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी पनवेल नगर परिषद हद्दीत,
सर्व्हे नं. — हिस्सा नं. — सिटी सर्व्हे नं. — अ.श्रं. क्र. प्लॉट नं. ४३६.....
पनवेल..... या ठिकाणी पनवेल नगर परिषद यांचे कार्यालयाकडील बांधकाम परवानगी
जावक क्र. ११३४ दिनांक १७.६.२०११ अन्वये मंजूर केलेल्या नकाशेप्रमाणे राहणेसाठी/वाणिज्य/
औद्योगिक बांधकाम अंस्ततः केले आहे/पूर्ण केले आहे. सबब, त्यांना सोबतच्या नकाशामध्ये..... रंगात
दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकाम पूर्णत्वाचा दाखला देण्यात येत आहे. (बांधकाम पूर्ण
झाल्याची तारीख : ११.११.२०१४)

क्र.	विवरण	इमारत A	इमारत B
१)	तळघर	—	—
२)	स्टील	पाकींगसाठी वापर झालेले	स्टील
३)	तळमजला	दोन सदाभिम	—
४)	पहिला मजला	चार सदाभिम	चार सदाभिम
५)	दुसरा मजला	चार सदाभिम	चार सदाभिम
६)	तिसरा मजला	चार सदाभिम	चार सदाभिम
७)	चौथा मजला	चार सदाभिम	चार सदाभिम
८)	पाचवा मजला	चार सदाभिम	चार सदाभिम
९)	सहावा मजला	चार सदाभिम	चार सदाभिम
१०)	सातवा मजला	चार सदाभिम	चार सदाभिम

- जेव्हा बाल्कनी बंदिस्त करण्यात आली असेल तर त्याच्या समोरील व वरील १/३ क्षेत्रासाठी, लुवर्स, ग्लास, शटर्स अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लॅज्ड शटर्स बंदिस्त करणे आवश्यक राहिल.
- कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही. तसेच तळमजल्यास व टेरस लोअरला बाल्कनी बंदिस्त करणे अनुज्ञेय असणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरस व पॉकेट टेरस बंदिस्त करू नये.
- पावसाळी पाणी वाहून वाया जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करणे व पाणी जमिनीमध्ये मुरवावे.
- ज्या भागासाठी पूर्णत्वाचे प्रमाणपत्र देणेत आले आहे त्यासाठी संबंधित विभागाकडून परस्पर विद्युत पुरवठा प्राप्त करण्यास हरकत नाही. तसेच पाणीपुरवठा जोडणी नगरपरिषदेच्या संबंधित विभागाकडून प्राप्त करावी.



Handwritten signature/initials



रिनायसन्स ट्रिन्स सहकारी गृहनिर्माण संस्था न्याया.

नोंदणी क्र. : R. G. D. / P. W. L. / H. S. G. / (T. C.) / 3354 / 2016-17 / 21-09-2016

(महाराष्ट्र सहकारी संस्था अधिनियम १९६० अन्वये नोंदणीकृत)

सी. टी. एस्. वं. ४३६, तक्का, पनवेल - ४१० २०६. (रायगड)

सभासद नोंदणी क्र. : ३१

भाग क्रमांक : ३१

भागाचा दाखला (शेअर सर्टिफिकेट)

भागात विभाजलेले याकरून दाखला देण्यात येत आहे की,

अधिकृत भाग भांडवल रु.

, प्रत्येकी ५०/ = रुपयाचा एक अशा

भागात विभाजलेले याकरून दाखला देण्यात येत आहे की,

श्री. / सौ. / श्रीमती / मे.

PRASMANA P. PRASMANA

हे रिनायसन्स ट्रिन्स सहकारी गृहनिर्माण संस्था न्याया.

सी. टी. एस्. वं. ४३६, तक्का, पनवेल - ४१० २०६. (रायगड) या सोसायटी रिमीटेडचे कायदे कानून व पोट नियम यांस अनुसरून परतंत्र क्र. / शॉप क्र. A-२०३ साठी अधिकृत सभासद आहेत. आणि त्याबद्दल त्यांस भाग नंबर ३४। ते ३१० भाग संख्या १० (दहा) दर्शनी किंमत रु. ५०/ = (प्रत्यक्ष मिळालेले भाग रु. ५००/ = फक्त अक्षरी रूपये पाचशे मात्र) चे देण्यात येत आहे.

हा भागाचा दाखला सदर रिनायसन्स ट्रिन्स सहकारी गृहनिर्माण संस्था न्याया. सी. टी. एस्. वं. ४३६, तक्का, पनवेल - ४१० २०६. (रायगड) चे सही शिक्क्यानिशी दिला आहे.

दिनांक

२४

माहि. सा. नो. वा. २।

सन २०२४

अध्यक्ष

सचिव

व्य. स. सदस्य

रिनायसन्स ट्रिन्स सहकारी गृहनिर्माण संस्था न्याया.