

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

## नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

## मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.: CIDCO/ATPO(BP)/2010/2020 - ३

दिनांक: 29 DEC 2010

## OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building [ Res. BUA= 1960.458 Sq.mtrs. Comm. BUA=287.379 Sq.mtrs. Total BUA=2247.837 Sq.mtrs. (No. of Units, Res.48 Nos. & Comm. 14 Nos.) on Plot No. 231, Sector-21 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Fascinate has been inspected on 08/11/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 28/03/2008 and that the development is fit for the use for which it has been carried out.

*R. B. Patil*  
29/12

( R. B. Patil )

Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

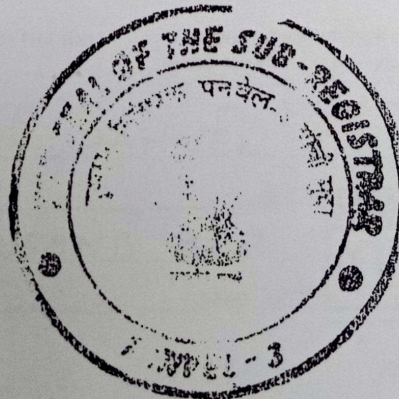
*R. B. Patil*



गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,207,120.00  
बा.भा. रु. 1,584,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र 201, दुसरा मजला, इम्पीअल हाईट्स, प्लॉट नं 231, से 21, कामोटे ता पनेवल जि रायगड \*\*\* 59.870 चौ मी बांधीव +8.732 चौ मी टेरस
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे / आशाराम इंटरप्रायजेस तर्फे प्रोप्रा. पांचा रुपा पटेल तर्फे कु मु दिपक सवजी पटेल - ; घर/प्लॉट नं: 303, दर्शन को ऑप हौ सोसा लि अे विंग, करवळे नगर ठाणे ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AASPP 1209K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गोपाळ केरबा कलवले -; घर/प्लॉट नं: 36 बी ए आर सी कॉर्टर्स , न्यु मंडळा , अणुशक्ती नगर मुंबई , गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AQAPK 4962M .  
(2) रागीनी गोपाळ कलवले -; घर/प्लॉट नं: -//; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BAGPK 0358C .
- (7) दिनांक करून दिल्याचा 29/10/2009
- (8) नोंदणीचा 29/10/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7227 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 115046.20
- (11) बाजारभावाप्रमाणे नोंदणी रु 22080.00
- (12) शेरा

शेरा  
मुख्य निबंधक, पनेवल-  
(वर्ग-२)



Sharma



D.D. NO. 949987 RS. 1/5, 200/- date 29/10/09  
RS. ONE LAK FIFTEEN THOUSAND TWO HUNDRED

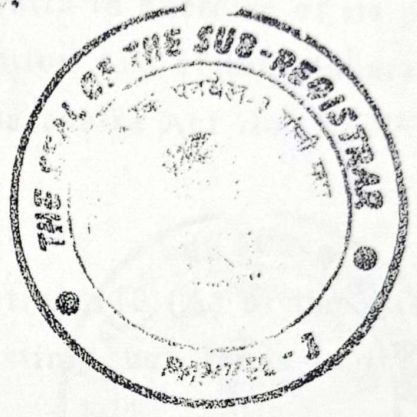
व्याख्या संवत्तीय नाम Gopal Kerba Kalwale only

पत्ता Vashi

संख्या

पंजीयन नं. 2729628 ✓

PROPER OFFICER  
SUB-REGISTRAR  
THANE-3 (VASHI)



29/10/09

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered in at Navi Mumbai on this 29<sup>th</sup> day of OCT-09, BETWEEN M/s. ASHARAM ENTERPRISES through its proprietor SHRI. PANCHARUPA PATEL whose P.A.N. No. AASPP1290K adult Indian Inhabitant residing at 303, Darpan Co. Op. Housing Society, A-Wing, Karwale Nagar, Thane - 400606, hereinafter referred to as "The BUILDER" (which be deemed to mean and include his heirs, executors, or administrators and assigns) of the one part AND Mr./Mrs./M/s. GOPAL KERBA KALWALE — x =

— x = whose P.A.N.No. AOAPK-4962-M aged about 37 years, adult of Indian inhabitant residing at KUMUD-36, B.A.R.C. QUARTERS, NEW MANDALA, ANUSHAKTINAGAR, MUMBAI-400094

AND Mr./Mrs./M/s. RAGINI GOPAL KALWALE — x = whose P.A.N.No. BAQPK-0358-C aged about 28 years, adult of Indian inhabitant residing at KUMUD-36, B.A.R.C. QUARTERS, NEW MANDALA ANUSHAKTI NAGAR, MUMBAI - 400094

4220	2009
2	82

Kalwale Kalwale

4124 321426

Kalwale

VASHI, DIST.: THANE  
MAH/CRA/02/YEAR - 2000  
INDIA  
SR. 0115200/PB 010  
STAMP DUTY MAHARASHTRA  
OCT 23 2009



Hereinafter referred to as "the PURCHASER/S" (which excretion shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the other part.

WHEREAS :-

1) The city and industrial Development corporation of Maharashtra Ltd. (hereinafter called "the corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-section 1 and 3 (A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No .XXXVII of 1966) hereinafter referred to as the said Act.

2) The State Government in pursuant to Section 113 (A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.

3) By an Agreement to Lease date 15.6.2006 executed by the Corporation therein referred to as the Licensor of the one Part and



➤ **SHRI. GAJANAN ALYA PATIL**

Being licensee on the other part, entered into an agreement (therein referred to as "the said Agreement"), the Corporation agreed to grant to the Licensee a lease all that all that piece or parcel of land under GES Scheme, bearing Plots No.231, Sector 21, Kamothe phase II, Navi Mumbai, (hereinafter for the sake of brevity "the said plot" for a total consideration towards lease premium and subject to the terms and condition and covenants as contained, vide Registration Receipt No.5011 Document No. Pawal 3-04998-2006 dated 11.7.2006.

4) And in pursuance the said Agreement, the said Corporation handed over possession of the said plots to the Licensees, enabling them to construct building / buildings on the said plot.

प व र - 3	
U22U	2008
3	/ 82

4141241486

Gajwale

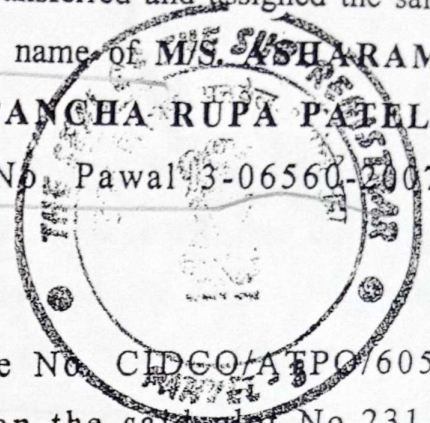
Gajwale

Rajwale



5) The Corporation, at the request of the Original Licensees, transferred and assigned the said property from the name of the said Original Licensee to the name of **M/S. AAWAS DEVELOPERS** through its partner **SHRI. BHAVESH KANTILAL PATEL**, vide Registration Receipt No.8682 Document No. Pawal 3-08629-2006 dated 23.11.2006.

6) The Corporation, at the request of the New Licensees, transferred and assigned the said property from the name of the said New Licensee to the name of **M/S. SUSHARAM ENTERPRISES** through its proprietor **SHRI. PANCHARUPA PATEL**, vide Registration Receipt No.6618 Document No. Pawal 3-06560-2007 dated 20.6.2007.



7) The Corporation by its letter under reference No. CIDCO/A/TPO/605 date 28.3.2008, granted its permission to develop the said plot No.231, Sector 21, Kamothe Phase II, Navi Mumbai, and to construct building / buildings thereon for residence tined therein.

8) In pursuance of the said Agreement and permission, the Builder is fully entitled to develop the said plot and to construct a building / buildings thereon for residential cum commercial purpose in accordance with the said Agreement and permission granted there under and thereby authorized to sell/ dispose off/ deal with the units thereon to the prospective purchaser /s and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building/ buildings.

9) The Builder has entrusted the architectural works to **M/s. FASCINATE ARCHITECTS**, the Architect (hereinafter called the said Architect) to prepare, design, lay down and approve plans and specification for construction of the buildings on the said property.

10) The Builder has got the plans, designs and specification for constructing the building on the said plot approved by the corporation and other concerned authorities and has obtained the Commencement

पंचरुपा - ३	
७२२७	२००९
२ / १२	

५५५२५५२५

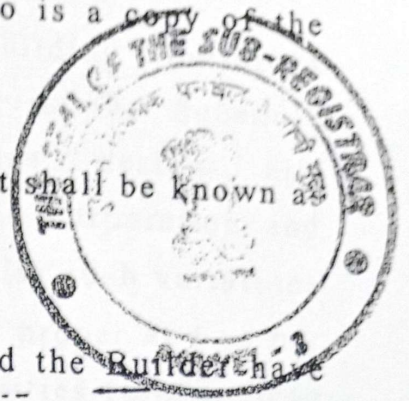
*Gohrale*

*Gohrale* *Rohrale*



11) The Builder has got verified the title of the said property from Advocate 'Edate & Sunil Associates' Annexed hereto is a copy of the same at Annexure B.

12) The building/s being constructed on the said plot shall be known as "IMPERIAL HEIGHTS".



13) The Purchaser/s demanded from the Builder and the Builder have given to the Purchaser/s inspection of all the documents of title relating to the said Property viz. Certificate of Title issued by the Advocate, Agreement to lease, and other documents and the plans, designs and specifications prepared by the Architect of the builder and such other documents as are specified under the Maharashtra Ownership FLATS (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963 ( hereinafter referred to as "the said Act") and the Rules made there under, and has satisfied to the said Property and its right to develop the same and has agreed to purchase **FLAT / SHOP** No. 200<sup>201</sup> on the SECOND Floor of building Known as "IMPERIAL HEIGHTS", being constructed on the said Property and which is earmarked and colored in red colors in the typical floor plan annexed hereto at Annexure C, and more particularly described in the First Schedule hereunder written.

*Handwritten notes:*  
Dwale

❖ (Hereinafter referred to as "the said Premises") for a total sale consideration of Rs. 22,07,120/- 1- (RUPEES TWENTY TWO LACS SEVEN THOUSAND ONE HUNDRED TWENTY ONLY ONLY) and on the terms") and conditions hereinafter appearing.

५२०७१२०	
५२२०	२००९
५	१०२

५१२१२५५२१

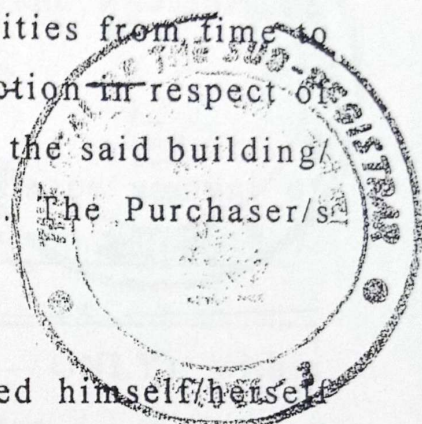
Gahwale

Gahwale R. Gahwale



NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1) The Builder shall construct for the time being a building / buildings on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs and specifications approved by and sectioned by the said corporation and which has been seen and approved the purchaser / s with such variations and modifications as the Builder may deem necessary proper and as per the direction of the said Corporation and other authorities from time to time. Further, the Purchaser/s shall not raise any objection in respect of any changes, alterations to be made or incorporated in the said building/ Flat/Shop before the occupancy certificate is granted. The Purchaser/s hereby agrees to such variation and modifications.



2) The Purchaser/s declare/s that he/ she has satisfied himself/herself about the title of the Builder to the said Property/ Plot and declares that he/ she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

*Done*  
*Gabwale*  
*Gabwale*  
3) Purchaser hereby agrees to purchase and acquire Flat/Shop No. 200+<sup>201</sup> on the SECOND floor, admeasuring 59.870 Sq. mtrs Built-up area and 8.732 Sq. mtrs. of open Terrace/Loft, inclusive of the area of cupboard, lofts, common premises, terrace, inclusive of the recessed spaces below window sills balconies, staircase, common passage and any other area used as amenity etc, in building known as "IMPERIAL HEIGHTS" being constructed on the said Property. In case, if due to force measures or if there is any increase/ rise in the price of steel, cement and other building materials before the completion of the building, the Builder shall be entitled to receive escalation /increase in the price of premises. This amount of escalation shall be paid by the Purchaser within 15 days of the demand made by the Builder.

॥ ॥ ॥ - ३	
॥ ॥ ॥	॥ ॥ ॥
॥ ॥ ॥	॥ ॥ ॥

*Gabwale*

*Gabwale*

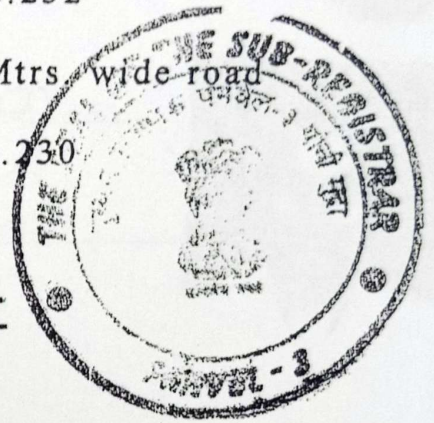
*Gabwale*



**SCHEDULE OF PROPRTY**

ALL THAT piece or parcel of land under Gaothan Expansion Scheme of 12.5% bearing Plot No.231, Sector 21, Kamothe Phase II, Navi Mumbai, Taluka Panvel and District Raigad, admeasuring 1499.69 sq. mtrs. Area, Registration Sub-District Uran/Panvel, or thereabouts and bounded as under.

On or Towards the North by : 3 Mtrs. Pathway  
On or Towards the South by : Plot No.232  
On or Towards the East by : 20.00 Mtrs wide road  
On or Towards the West by : Plot No.230



**SCHEDULE OF SHOP/FLAT**

*201 Kalwale*  
SHOP/FLAT No. 2004, ON SECOND FLOOR admeasuring about 59.970 Sq.mtrs. Built-up area and TERRACE/LOFT admeasuring about 8.732 Sq. mtrs. in the building named "IMPERIAL HEIGHTS" to be constructed on the Plot Nos. 231 in Sector-21, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad

**ANNEXURES**

- ANNEXURE A : Commencement Certificate
- ANNEXURE B : Title Clearance
- ANNEXURE C : Plan Copy

पंचस - ३	
७२२७	२००९
२९ / ०२	

*2121 241474*  
*Kalwale*  
*Kalwale*  
*R. Kalwale*



ANNEXURE -A

REF.NO.CIDCO/AT/1605

28/3/08

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

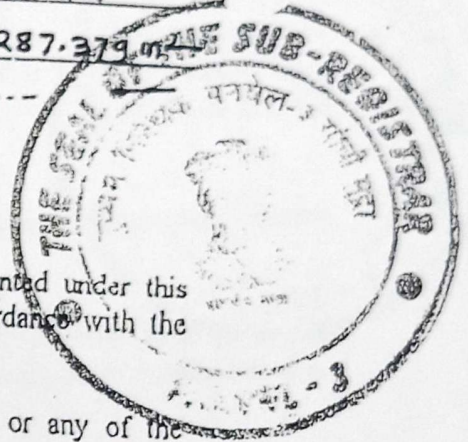
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIV) of 1966 to M/s. Asharam Enterprises,  
Prop. Shri. Partha Rupa Patel

Plot No. 231 Road No. — Sector 21 Node Kamothe of  
Navi Mumbai. As per the approved plans and subject to the following conditions for the  
development work of the proposed Residential Bldg. (G+13) str.

Residential BUA = 1960.458 m<sup>2</sup> ; Comm. BUA = 287.379 m<sup>2</sup>

(Nos. of Residential Units 48 Nos. of Commercial units 14)



1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

प व ल - ३	
४२२०	२००९
२४/०२	

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 or and / or GDCR - 1975 in force.

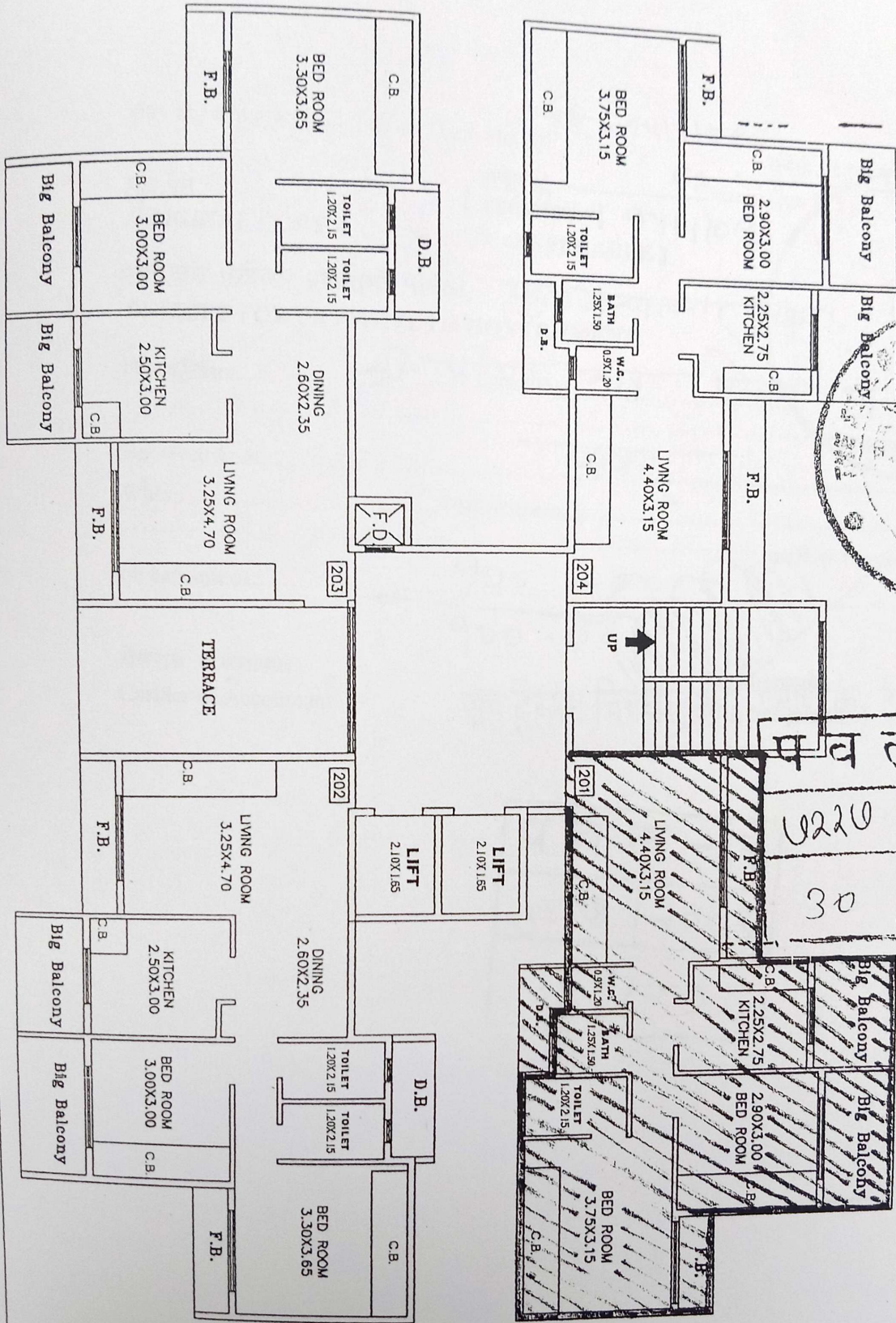
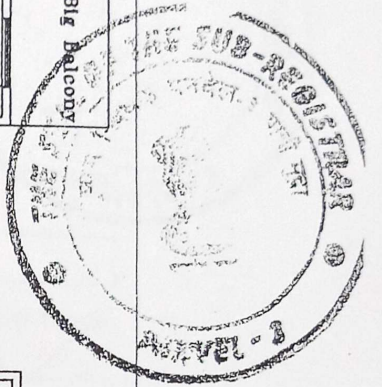
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTA Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

4/24/2008

Gahwale

Gahwale Rikawale





पव ल - ३  
 २००९  
 ३० / ०२

Kshirsale  
 Kshirsale  
 Kshirsale



वीज पुरवठा देयक माह: FEB-2024

Website :www.mahadiscom.in  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002326128430

HSN code 27160000

ग्राहक क्रमांक: 028800009555  
MR. GOPAL K.KALWALE & RAGINI G.KALWALE  
FLAT-201 IMPERIAL HEIGHTS PLOT-231 SEC-21 N.MUMBAI KAMOTHE 410209  
मोबाइल/ इमेल: 94\*\*\*\*\*88/sun\*\*\*\*\*@gmail.com

देयक दिनांक: 15-FEB-24  
देयक रक्कम रु: 3,330.00  
देय दिनांक: 06-MAR-24  
या तारखे नंतर भरल्यास: 3,340.00

बिलिंग युनिट: 0345 :KALAMBOLI SUB DIVN  
दर संकेत: 090 /LT I Res 1-Phase  
पोल नं: 00000000  
पी.सी./चक्र+मार्ग-क्रमांक/डि.टी.सी.: 1 / 04-0231-0201 /4569423  
मिटर क्रमांक: 07614948062  
रिडिंग ग्रुप: J1

पुरवठा दिनांक: 28-Oct-2010  
मंजूर भार: 3 KW  
सुरक्षा ठेव जमा(रु): 3,253.25  
चालू रिडिंग दिनांक: 10-FEB-24  
मागील रिडिंग दिनांक: 10-JAN-24

Scan this QR  
Code with  
BHIM App for  
UPI Payment

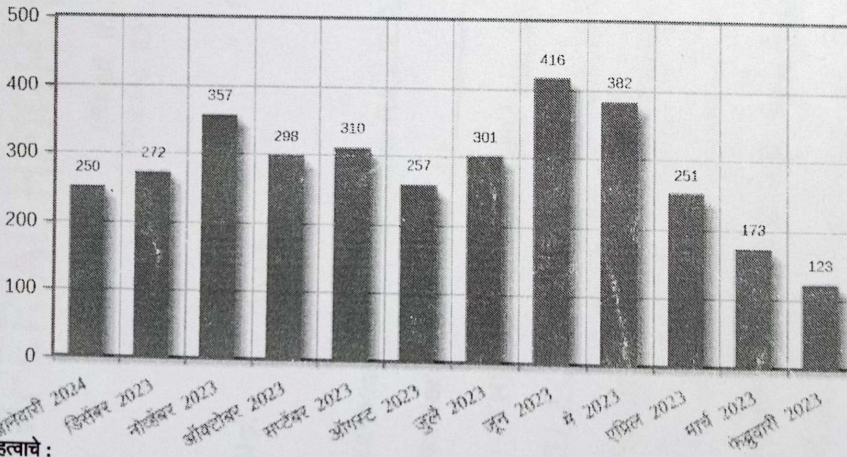


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
28435	28377	01	58	0	58

NORMAL  
Bill Period:1.03 Month(s) /

मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7

MSEDCL Call Center:  
18002333435  
18002123435  
1912

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

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रीडिंग साधारणत: 10-03-2024 ह्या तारखेला होईल.

विशेष संदेश :

\* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकार नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलिंग युनिट:	0345	ग्राहक क्रमांक:	028800009555	पी.सी.:	J1	दर:	090
अंतिम तारीख	06-MAR-24		3,330.00				
बँकेची स्थळप्रत	डिटीसी क्र.:		4569423				
स्थळप्रत बिलिंग युनिट:	0345	ग्राहक क्रमांक:	028800009555	पी.सी.:	J1	दर:	090

या तारखे पर्यंत भरल्यास	26-FEB-24	3,330.00
या तारखे नंतर भरल्यास	06-MAR-24	3,340.00

अंतिम तारीख	06-MAR-24	3,330.00
या तारखे पर्यंत भरल्यास	26-FEB-24	3,330.00
या तारखे नंतर भरल्यास	06-MAR-24	3,340.00

<https://wss.mahadiscom.in/wss/wss>

ORIGINAL VERIFIED  
STATE BANK OF INDIA

BRANCH MANAGER  
BARC Trombay Branch (01268)



# IMPERIAL HEIGHTS CO-OP. HOUSING SOCIETY LIMITED

(Regd. No. NBOM/CIDCO/HSG(TC)/4033/JTR/2011-2012  
Plot No. 231, Sector No.21, Kamothe, Navi Mumbai - 410 209

(Registered under M.C.S. Act 1960)

No. 001

Authorised Share Certificate Rs 3100,000/- Divided into 620 Share each of Rs. 50/-

Member's Register No. 1 Share Certificate No. 001

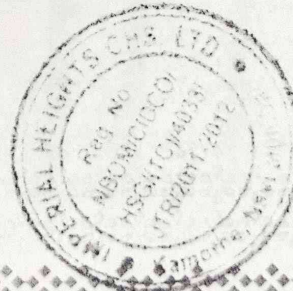
**THIS IS TO CERTIFY** that Shri/Smt./M/s. Gopal Keshba Kalwale and  
Mrs. Ragini Gopal Kalwale

of Navi Mumbai is the Registered Holder of 10 Shares from No. 01

to 10 of Rupees five hundred only

in **Imperial Heights Co-op. Housing Society Limited** Subject to the bye -laws of the  
said Society and that upon each of such Shares the sum of Rupees Hundred has been paid

Given under the Common Seal of the said Society at Kamothe this 10<sup>th</sup>  
day of April 2019



Hon. Chairman T. B. Bhat

Hon. Secretary M. V. V.

Member of the Committee G. K.

G. K.

P.T.O



**IMPERIAL HEIGHTS CHS. LTD.**REGN NO. NBOM/CIDCO/HSG(TC)/4033/JTR/2011-2012  
PLOT NO. 231, SECTOR NO. 21,, KAMOTHE, NAVI MUMBAI**MAINTENANCE BILL****BILL FOR THE MONTH OF 1-Oct-2023 To 31-Mar-2024****MR. & MRS. GOPAL K. KAWALE & RAGINI GOAPL KAWALE**

FLAT NO.: 201

SQ.FEET: 1022

DUE DATE : 15-11-2023

BILL NO. : 63/23-24

BILL DATE : 1-10-2023

Sr.	PARTICULARS	AMOUNT
1	MAINTENANCE CHARGES	
2	EDUCATION FUND	19,230.00
3	SINKING FUND	60.00
4	NON OCCUPANCY CHARGES	639.00
5	OTHER CHARGES	1,923.00
6	LATE FEES CHARGES	
<b>TOTAL</b>		<b>21,852.00</b>
PRINCIPAL ARREARS: 47,887.00		
INTEREST ARREARS:		
ADD: INTEREST ARREARS		47,887.00
ADVANCE		
<b>GRAND TOTAL</b>		<b>₹ 69,739.00</b>

**Amount in Words : Rs. Sixty Nine Thousand Seven Hundred Thirty Nine Only****NOTE:****E.&O.E.**

1. Payment should be made in favour of IMPERIAL HEIGHTS CHS. LTD. & A/c PAYEE ONLY.
2. Members are requested to write their name, mobile, flat, bill no, date on the reverse of the chq.
3. Late fees Rs. 1500/- will be charge on delayed payment.( Due period 45days.)
4. NEFT Details : IMPERIAL HEIGHTS CHS. LTD. A/C No. SB: 67383128915 IFSC : SBIN0070984 BANK : STATE BANK OF INDIA BRANCH : KAMOTHE
5. For any correction please inform society in writing before end of the month.

FOR IMPERIAL HEIGHTS CHS. LTD.

HON. CHAIRMAN / SECRETARY

*Gopal K. Kawale*

ORIGINAL VERIFIED  
STATE BANK OF INDIA

*[Signature]*  
MANAGER



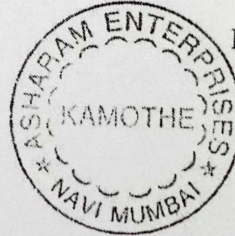
Date: - 30<sup>th</sup> December 2010To  
Mr. GOPAL KERBA KALWALE  
Mrs. RAGINI GOPAL KALWALE**LETTER OF POSSESSION**

Dear Sir / Madam,

**Sub:** - Possession of Flat- 201 on SECOND Floor in 'IMPERIAL HEIGHTS' Building situated at Plot No-231, Sector- 21, KAMOTHE, Navi Mumbai.We, M /s. **ASHARAM ENTERPRISES**, the Developers of Plot No- 231, Sector- 21, KAMOTHE, Navi Mumbai on which we have constructed a building named 'IMPERIAL HEIGHTS'.You are the purchaser of Flat - 201 on SECOND Floor in 'IMPERIAL HEIGHTS' Building.

On your request we have agreed to hand over the possession of the above said Flat to you.

You have also satisfied yourself of the area measurements and the quality of the other works in and about your said Flat and have no complaints about the same. You take the due responsibility of the Service Tax or any other taxes (to be charged by the Central/State Government) which is currently under dispute whenever any levy with that regards comes you shell pay it fully.

M/s. **ASHARAM ENTERPRISES**५५५ ३५५ ५५५  
Authorized Signatory

I / we confirm and accept the vacant and peaceful possession of the above said Flat. I / we hereby agree to abide by the terms and conditions of Agreement for Sale executed by me / us with you duly registered in respect of above said Flat. I / we take the responsibility of Service Tax or any other taxes (to be charged by the Central/State Government) and confirm that whenever any levy in that regards comes I will pay it fully.

Mr. GOPAL KERBA KALWALE  
Mrs. RAGINI GOPAL KALWALE*Kalwale*  
*Ragalwale*Date: - 30<sup>TH</sup> DECEMBER 2010*Kalwale*



Application Form



1 of



Current photograph of 3<sup>rd</sup> applicant



Name: GOPAL K. KALWALE

Name: RAGINI GOPAL KALWALE

Name:

To, State Bank of India

Dear Sir/Madam,

I/We have availed Home Loan of ₹ 19,28,000 (₹ Nineteen Lac Twenty Eight Thousand details furnished below. I/We need funds for the purpose of Renovation only) from State Bank of India as per the therefore, request you to sanction loan of ₹ 35,00,000/- (₹ Thirty Five Lac only) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i.	(a) Existing Home Loan Account Number	31060345478
	(b) Home Loan availed in (Year)	2010
ii.	Existing Home Top Up or Home Plus Account Number, if any	-
iii.	Savings Bank / Current Account Number	10536241502

iv. Personal details of applicants:

Parameters	Age (years)	Marital Status	Educational Qualifications	No. of Dependents	Current Employment/Occupation	Current Residential Address & Contact No.
1 <sup>st</sup> Applicant	51 Yes	Married	DIPLOMA IN INDUSTRIAL ELECTRONICS ENGINEERING	3	BARC SCIENTIFIC ASSISTANT 'G'	VARSHA C-35 DAE QUARTERS NEW MANDALA ANUSHAKTINAGAR MUMBAI - 400094
2 <sup>nd</sup> Applicant	43 Yes	Married	12 <sup>th</sup> Appeared	-	House wife	VARSHA C-35 DAE QUARTERS NEW MANDALA ANUSHAKTINAGAR MUMBAI - 400094
3 <sup>rd</sup> Applicant						

v.	Salary account is maintained with SBI	Yes / No
vi.	Loan required by me/us under SBI Home Top-Up (Minimum ₹ 2 Lacs, Maximum ₹ 5.00 crore)	₹ <u>35,00,000/-</u> (₹ <u>Thirty Five Lac</u> ) only
vii.	Type of facility for SBI Home Top-Up Loan (Maximum permitted Overdraft facility is Rs. 2 Crores)	Term Loan/Overdraft
viii.	Mode of Repayment	Check-off/ECS/S.I./PDC <u>S.I.</u>
ix.	Loan repayment period in months (Maximum upto the residual tenure of underlying Home Loan)	<u>180</u>



**PERSONAL ASSETS AND LIABILITIES STATEMENT**  
(For Loans up to 25 Lacs)

Please note the following before compiling Opinion Report  
 Copies of Documentary evidence in respect of assets of Borrowers/ Guarantors to be obtained and kept on record.  
 Bank account statement for the past one year to be obtained. c. Self-certification will be the basis for the Opinion Report.  
 d. Other assets to include cars etc.

Name: Shri/Smt/Kum GOPAL KERBA KALWALE  
 S/o, W/o, D/o KERBA MUKUNDRAO KALWALE  
 Aadhaar No. 2452 2353 7112  
 Resident of VARSHA C-35, DAE QUARTERS NEW MANDALA, ANUSHAKTINAGAR  
 Mobile NO. 8108055796 Landline or Alt Mobile No. 8928425755 MUMBAI-94  
 PAN NO. A0APK4962M DOB: 01/04/1972 AGE: 51 Yrs.  
 Profession \_\_\_\_\_ Net Annual Income /NMI 24,34,450/-

## Description of immovable property

House / Flat No (Area of land and House)	Address/ Location	Owned / Leased	Value, Encumbrance, if any, for loan availed and amount.
201 (59.870 + 8.732 Sq.Mtrs)	201, IMPERIAL HEIGHTS' PLOT NO. 23, SECT-21 KAMOTHE, NAVIMUMBAI	Owned	

## Other assets-Description and value

Description	Value	Description	Value	Description	Value
NSCs		PPF	11000/-	Gold ornaments	1 Lac
Mutual Funds	2,50,000/-	Shares/ Debentures	-	Others (please specify) PF	20,00,000/-
Total Assets Rs.					



3484  
19/03/2024

B.S.T. Valuation  
Rev.

File No.

Previous File No.

Address

Year  
From  
TO

Name of Subject

File No.

Reference No.

1) 80420858657  
2) 85073932470

SBI BARC (01268)

HOME LOAN Top-up

GOPAL K. KALWALE

RAGINI G. KALWALE

AMT	
PROCESSING OFFICER	Gopal - waved
RESI/OFF	Ragini Resi V8 19/3/2024
TIR	Subbedar 1913
VALUATION	Vastuk 1913 02/04/24
SITE	SP 19/3/2024
LOAN A/C	
T.D.	
D.E.	

Ricard

73935

19/3/2024