

# FORM - A (PERSONAL DETAILS)

Existing Customer  Yes  No

APPLICANT  CO-APPLICANT  GUARANTOR

CIF No/ Account No.

Name: First Name SHRINIVAS Middle Name SHANKAR Last Name XEDDANDI

Salutation  Mrs  Ms  Dr.  Other

Marital Status  Single  Married  Other  Gender  M  F  Transgender

Name of Spouse: First Name  Middle Name  Last Name  Date of Birth 01041988

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name SHANKAR Middle Name XENKANA Last Name XEDDANDI

Aadhaar / UID No. 755908041587

PAN No. AXLPY3794R

Passport No.

Driving License No.

Voter ID No.

MGNREGA Job Card No.

Residential Status  Resident  NRI / CIO

Citizenship

Religion  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

Category  SC  ST  OBC  General



*Signature*  
SIGNATURE HERE

## Residential Address

Present Address: Years at current address 03 Months at current address  Residence Type  Owned  Rented  Company Lease

Address 1 FLAT-1705 7<sup>th</sup> FLOOR, WING-KRISHNA, SAJ-VRINDAVAN CHS.

Address 2 PLOT-164, SECTOR-4, KARANJADE, PANVEL

Address 3

Pincode 410206 Village KARANJADE City PANVEL

District RAJGAD State MAHARASHTRA Country INDIA

Mobile No. 9869528073 Email ID shriaidandi6@gmail.com

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode  Village  City

District  State  Country

Mobile No.  Email ID

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

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director: First Name  Middle Name  Last Name

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

- Relationship with applicant/ co applicant/ guarantor
- Spouse (Dependent)
  - Spouse (Independent)
  - Daughter (including step daughter) (Independent)
  - Daughter's husband
  - Father
  - Brother (including step brother)
  - Mother (including step mother)
  - Brother's wife
  - Son (including step-son) (Dependent)
  - Sister (including step-sister)
  - Son (including step-son) (Independent)
  - Sister's husband
  - Son's wife
  - Brother (including step brother) of spouse
  - Daughter (including step daughter) (Dependent)
  - Sister (including step-sister) of spouse

FORM - A (PERSONAL DETAILS)

Existing Customer  Yes  No  APPLICANT  CO-APPLICANT  GUARANTOR

Name: SHANKAR YENKANNAR YEDDANDI  
Salutation:  Mr  Ms  Dr  Other  
Marital Status:  Single  Married  Other  
Name of Spouse: DHANASHREE SHANKAR YEDDANDI  
Relation with Primary Applicant:   
Name of Father: YENKANNAR RAJLINGAM YEDDANDI  
Aadhaar / UID No.: 408938069124  
Passport No.:   
Voter ID No.:   
Residential Status:  Resident  NRI / CIO  
Religion:  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others  
Category:  SC  ST  OBC  General



*Shankar Yeddanthi*  
Signature

Residential Address

Present Address: Years at current address 03 Months at current address   
Address 1: FLAT-1705, 7 FLOOR, WING-KRISHNA, SAI VRINDAVAN CHS.  
Address 2: PLOT-164, SECTOR-4, KARANTADE, PANVEL  
Address 3:   
Pincode: 410206 Village: KARANTADE City: PANVEL  
District: RAJGAP State: MAHARASHTRA Country: INDIA  
Mobile No.: 9819582471 Email ID: shankar.yeddanthi1975@gmail.com

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1:   
Address 2:   
Address 3:   
Pincode: Village: City:   
District: State: Country:   
Mobile No.: Email ID:

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

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director:   
First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund:

Relationship with applicant/ co applicant/ guarantor

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

529/5862

Saturday, April 13, 2024

4:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6402 दिनांक: 13/04/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-5862-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्रीनिवास शंकर येव्हाडी --

नोंदणी फी

रु. 30000.00

दरम हाताळणी फी

रु. 640.00

पृथांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:47 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Panvel 5

वाजार मुल्य: रु.5077310.4/-

मोबदला रु.5500000/-

भरलेले मुद्रांक शुल्क : रु. 385000/-

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424129418866 दिनांक: 13/04/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000566912202425E दिनांक: 13/04/2024

वैकेचे नाव व पत्ता:

पदाकाराची स्वाक्षरी

  
सुट्टीदस्तावेज परत मिळाला.

  
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)



13/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 5862/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5077310.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र 15अ/19 दर रु 91200/ प्रती चौ मी. सदनिका क्र 205 दुसरा मजला उमा शिव कॉर्नर सी एच एस लि. प्लॉट नं 22+22ए सेक्टर 19 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड. क्षेत्रफळ 50.50 चौ मी कारपेट PUI: KM192222A022068A205 ( ( Plot Number : 22+22ए ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	1) 50.50 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:-ममता शामिल जुईकर - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 205 दुसरा मजला उमा शिव कॉर्नर सी एच एस लि. प्लॉट नं 22,22ए सेक्टर 19 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-ASDPP4998D 2): नाव:-शामिल हरिभाऊ जुईकर - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 205 दुसरा मजला उमा शिव कॉर्नर सी एच एस लि. प्लॉट नं 22,22ए सेक्टर 19 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AJOPJ8857F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीनिवास शंकर येदंडी - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 101 आम साई रेसिडेन्सी प्लॉट नं 79 सेक्टर 18 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AXLPY3794R 2): नाव:-शंकर येणकाना येदंडी - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 101 आम साई रेसिडेन्सी प्लॉट नं 79 सेक्टर 18 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AAJPE2612D
(9) दस्तऐवज करून दिल्याचा दिनांक	13/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5862/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	385000
(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.

*Pravara*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

Valuation ID	20240413753	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	13 April 2024,04:14:30 PM
			पवल5

मूल्यांकनाचे वर्ष	2024		
जिल्हा	रायगड		
मूल्य विभाग	तालुका : पनवेल		
उप मूल्य विभाग	15अ/19-कामोठे सिडको से.क्र.19		
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
29400	91200	100900	114200	100900	चौ. मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	60.6चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	12 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - Resale First Sale Date - 18/11/2009  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

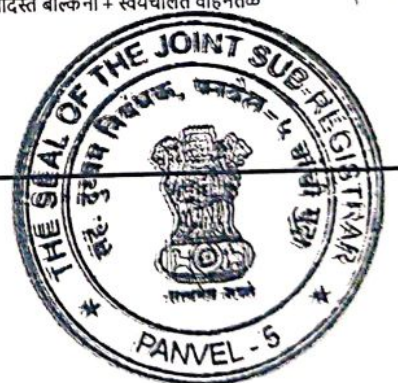
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.91200/-  
 घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )  
 = ( ( (91200-29400) \* (88 / 100) ) + 29400 )  
 = Rs.83784/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 83784 \* 60.6  
 = Rs.5077310.4/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बा.कनी) + 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  
 = 5077310.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.5077310/-  
 = २ पन्नास लाख सत्याहत्तर हजार तीन शे दहा /-

पवल - ५  
 ५/६/२०२४  
 १/३२



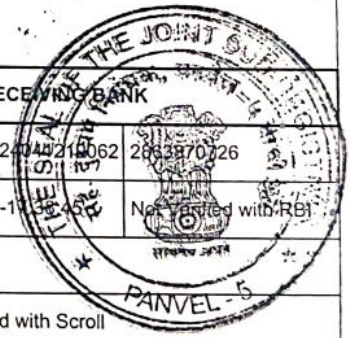
Home Print

CHALLAN  
MTR Form Number-6



GRN	MH000566912202425E	BARCODE			Date	12/04/2024-17:37:20	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	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	AXLPY3794R						
Location	RAIGAD			Full Name	SHRINIVAS SHANKAR YEDDANDI						
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 205 SECOND FLOOR UMA SHIV						
				Premises/Building	CORNER CHS LTD						
Account Head Details				Amount In Rs.							
0030046401 Stamp Duty				385000.00	Road/Street	PLOT NO 22/22A SECTOR -19					
0030063301 Registration Fee				30000.00	Area/Locality	KAMOTHE NAVI MUMBAI					
					Town/City/District						
					PIN	4	1	0	2	0	6
					Remarks (If Any)	PAN2=ASDPP4998D-SecondPartyName=MANA JUIKAR-CA=5500000-Marketval=5078000					
					Amount In	Four Lakh Fifteen Thousand Rupees Only					
Total				4,15,000.00	Words						
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	6910333202404210062 288397026					
Cheque/DD No.				Bank Date	RBI Date	12/04/2024-17:37:20 Not Verified with RBI					
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

प व ल - ५  
५८६२२०२४  
३/३२



Department ID : Mobile No. : 9322267458  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*(Handwritten signatures)*

*(Handwritten signature: Shankar Yedda)*

**AGREEMENT TO SELL**

FLAT NO: 205, SECOND FLOOR,  
BLDG. KNOWN "UMA SHIV CORNER CHS LTD"  
GES PLOT NO: 22 + 22A, SECTOR -19,  
KAMOTHE, NAVI MUMBAI.

प व ल - ५	
५८६२	२०२४
०/३२	



NODE : KAMOTHE  
CARPET AREA IN SQ.MTRS. : 50.50  
RATE PER SQ. MTRS. : Rs.91,200/-  
LESS: DEPRECIATION : Rs.7,416/-  
NET MARKET RATE : Rs.83,784/-  
MARKET VALUE : Rs.50,78,000/-

=====

SALE PRICE : Rs.55,00,000/-

=====

TOTAL STAMP DUTY : Rs.3,85,000/-  
REGISTRATION FEE : Rs.30,000/-

=====

THIS AGREEMENT is made at Navi Mumbai, on this 13 day of April 2024.

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

# AGREEMENT TO SELL

BETWEEN

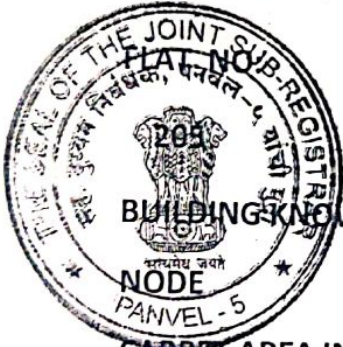
MRS. MAMTA SHAMIL JUIKAR, aged 36 years, [PAN NO: ASDPP 4998 D] & MR. SHAMIL HARIBHAU JUIKAR, aged 37 years, [PAN NO: AJOPJ 8857 F], Both adult, Indian inhabitant, residing at FLAT NO: 205, SECOND FLOOR, UMA SHIV CORNER CHS LTD, PLOT NO: 22 + 22A, SECTOR 19, KAMOTHE, NAVI MUMBAI-410 209., hereinafter for brevity's sake called and referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

MR. SHRINIVAS SHANKAR YEDDANDI, aged 26 years, [PAN NO: AXLPY 3794 R], & MR. SHANKAR YENKANNA YEDDANDI, aged 49 years, [PAN NO: AAJPE 2612 D], Both adults, Indians inhabitants, residing at FLAT NO: 101, OM SAI RESIDENCY, PLOT NO: 79, SECTOR NO: 18, KAMOTHE, NAVI MUMBAI 410 206., hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

प व री
५८६२२०२४
८/३२

## DISCRIPTION OF PROPERTY



FLOOR  
SECOND

PLOT NO:  
22 + 22A

SECTOR  
19

BUILDING KNOWN AS

: "UMA SHIV CORNER CHS LTD"

: KAMOTHE

CARPET AREA IN SQ.MTRS.

: 50.50

SALE PRICE: Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY)

Hereinafter referred to as 'THE SAID FLAT'

*Mamta Juikar*

*Shankar Yeddandi*



MR. [unclear] dult, RNER 209., hich be legal

WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956, (I of 1956) and having its Registered Office at Nirmal, 2<sup>ND</sup> Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "CIDCO" is Government Company wholly owned by the State Government and is also the New Town development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (i) and (3-A) of section - 113 of the Maharashtra Regional & Town Planning Act, ( hereinafter referred to as the MRTP Act )

**AND WHEREAS:**

The State Government of Maharashtra has been acquired lands pursuant to Section -113 A of the said Act, and is vesting such lands in Corporation for its development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.

**AND WHEREAS:**

By virtue of being the Development Authority the Corporation has been empowered under Section 118 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 Government under the said Act;

**AND WHEREAS:**

(1) SHRI. DATTU SUDAM PATIL (2) SHRI. ANANDI DATTU PATIL (3) SHRI. BABU HIRU PETKAR and (4) SMT. VITHABAI BABU PRTKAR, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEE" had been allotted the Plots of land by the said corporation bearing Plot Nos.-22+22A under 12.5% erstwhile Gaothan Expansion Scheme of the CIDCO LTD. in Sector No.-19, Village-Kamothe, Phese-II, Tal.-panvel, Dist-Raigad, admeasuring 2099.60 Sq.Mtrs. or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the condition of lease of the said property as set out therein.

**AND WHEREAS:**

The said (1) SHRI. DATTU SUDAM PATIL (2) SHRI. ANANDI DATTU PATIL (3) SHRI. BABU HIRU PETKAR and (4) SMT. VITHABAI BABU PRTKAR, paid to the corporation a sum of Rs.26,250/- (Rupees Twenty Six Thousand Two Hundred Fifty Only) as and by way of full and final payment of lease Premium and entered into an Agreement to Lease dated 22/08/2003 and after construction shall execute the Lease Deed in Favour of the Licensees granting the lease of the said Plots to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease;

*[Handwritten signatures]*

*[Handwritten signatures]*

**AND WHEREAS:**

The PURCHASER have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

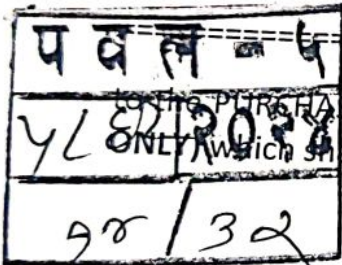
NOW THIS AGREEMENT WITNESSETH IS MUTUALLY AGREED AS FOLLOWS:

1. THE SELLER has agreed to sell assign all interest and benefit in and upon Flat.

=====

FLAT NO:	FLOOR	PLOT NO:	SECTOR
205	SECOND	22 + 22A	19

BUILDING KNOWN AS : "UMA SHIV CORNER CHS LTD"  
NODE : KAMOTHE  
CARPET AREA IN SQ.MTRS. : 50.50



=====

TO THE PURCHASER for a total sum of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) which shall be paid in the following manner:

i) Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY) paid as per the receipt attached.



And the Balance sum of Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY) shall be paid WITHIN 45 DAYS from the date of registration of this agreement on raising loan from ANY NATIONALISED /CO-OPERATIVE BANK / FINANCIAL INSTITUTION.

**TIME IS THE ESSENCE OF THE CONTRACT**

*Handwritten signature*

*Handwritten signature*

**THE TRANSFER CHARGES PAYABLE TO CIDCO**

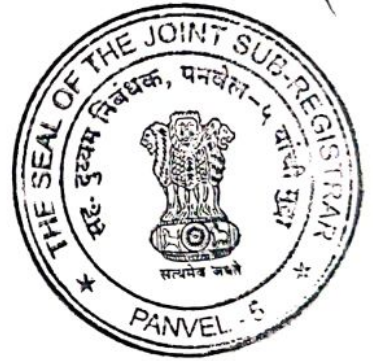
The Transfer charges payable to CIDCO if any for transfer in the name of SELLER in records of CIDCO shall be paid by the SELLER. However the transfer charges for the transfer in the name of the PURCHASER shall be paid by the PURCHASER.

**SCHEDULE**

All that piece and parcel of Land known as Plot Nos:22 + 22A, Sector No. - 19,Village- Kamothe, Phase-II, Taluka Panvel and District Raigad, containing by measurement 2099.60 Sq.Mtrs. Registration District and Sub District Uran/Panvel bound as follows:

प व ल - ५  
५८२/२०२४  
१०/३२

- On the NORTH by : 20.00 Mtrs. Wide road
- On the SOUTH by : Plot No: 21
- On the EAST by : 11.00 Mtrs. Wide Road
- On the WEST by : 15.00 Mtrs. Wide Road



**SCHEDULE OF FLAT**

Flat No: 205, on the Second Floor, in the building known as "UMA SHIV CORNER CHS LTD", constructed on Plot NO: 22 + 22A, Sector-19, Kamothe Navi Mumbai admeasuring to 50.50 Sq. Mtrs. (Carpet Area)

*M. Patil*  
*H. Patil*

*[Signature]*  
Shri. Yashwantrao

**RECEIPT**

Received of and From the within named PURCHASER, MR. SHRINIVAS SHANKAR YEDDANDI & MR.SHANKAR YENKANNA YEDDANDI sum of Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY) being the PART PAYMENT of Flat being.

=====

FLAT NO:	FLOOR	PLOT NO:	SECTOR
205	SECOND	22 + 22A	19

BUILDING KNOWN AS : "UMA SHIV CORNER CHS LTD"

NODE : KAMOTHE

CARPET AREA IN SQ.MTRS. : 50.50

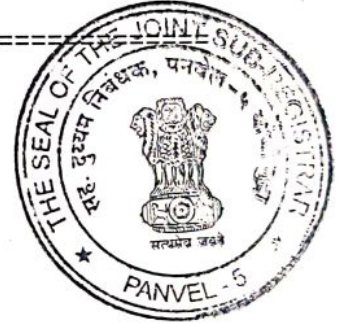
=====

DETAILS OF PAYMENT

CH. NO.	DATE	AMOUNT(RS.)	BANK
ONLINE	01/03/2024	Rs.1,00,000/-	HDFC BANK
NEFT	22/03/2024	Rs.10,00,000/-	SBI BANK
NEFT	24/03/2024	Rs.3,45,000/-	SBI BANK
TDS		Rs.55,000/-	
TOTAL:		Rs.15,00,000/-	

=====

पवेल - ५  
५८६२२०२४  
१६/३२



WE SAY RECEIVED

Rs.15,00,000/-

(MRS. MAMTA SHAMIL JUIKAR)

(MR.SHAMIL HARIBHAU JUIKAR)

CEILER

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:  
 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:  
 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.  
 PHONE : +91-22-6791 8100  
 FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011/ 2552 --

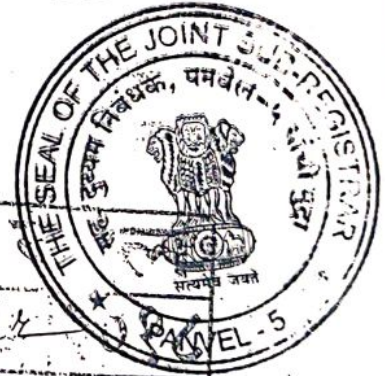
Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 0 7 7 0 2 Date 28 MAR 2011

OCCUPANCY CERTIFICATE

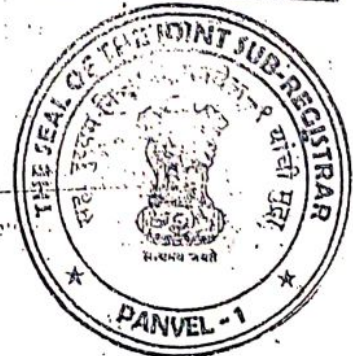
I hereby certify that the development of Residential Building G+13 floors, [Res. BUA= 2676.727 Sq.mtrs., Comm. BUA=472.098 Sq.mtrs. Total BUA= 3148.825 Sq.mtrs. (No. of Units-R-57, C-23 )] Fitness Center BUA=47.810 Sq.mtr., Society Office BUA=18.630 Sq.mtr. (Free of FSI) on Plot No.22 & 22A, Sector-19 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Vastospati has been inspected on 24/09/2010 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 12/03/2007 and that the development is fit for the use for which it has been carried out.

(R. B. Patil)  
 Add. Town Planning Officer (Navi Mumbai & Kamothe)

पत्र - 4  
 28/03/2011  
 24/32

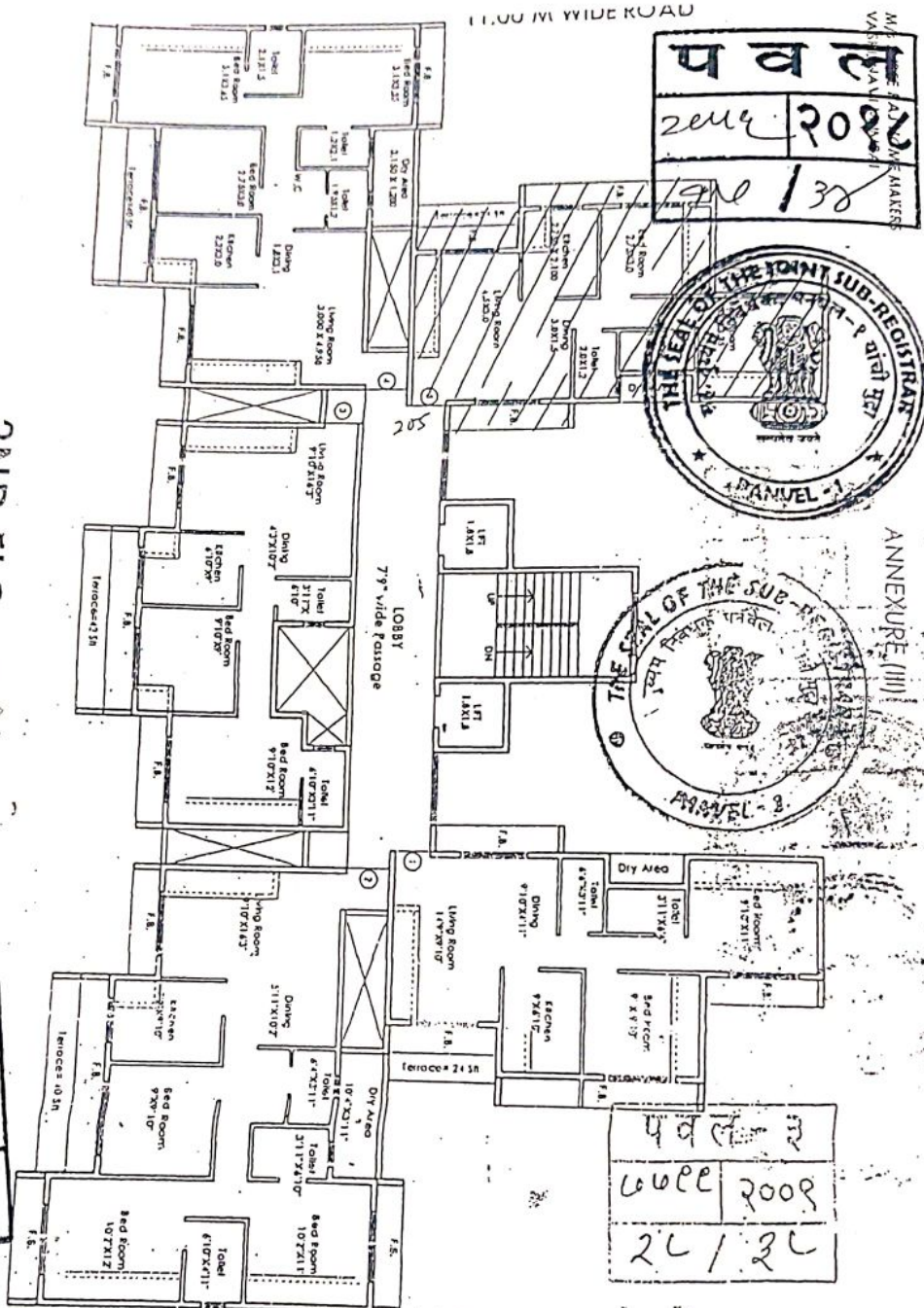


प  
 28/3  
 23/32



s Only)  
 SHAMIL  
 Part  
 by the  
 of Flat  
 ER, on  
 Mumbai  
 alent to

20.00 M WIDE ROAD  
**2ND FLOOR PLAN**



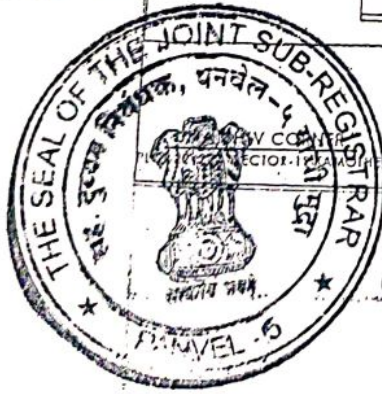
पवल  
 2009/2028  
 28/38



ANNEXURE (III)

पवल - 4  
 4/28/2028  
 28/32

पवल - 3  
 6/28/2009  
 28/32



15.00 M WIDE ROAD

FLAT NO./SHOP NO. "005"	PURCHASER'S SIGNATURE	SELLER'S SIGNATURE
FLOOR 2nd.	x K Shivanand	<i>[Signature]</i>

*Randheep*  
*K. Shivanand*

*[Signature]*  
*[Signature]*



नमुना क्र.४९  
नियम क्र.७८(१),८३(१),८५,८६(१) व ९६(१) पहा  
पनवेल महानगरपालिका, पनवेल  
करांची पावती(आर्थिक वर्षे २०२३-२०२४)



Scan with QR Scanner  
Do not use UPI App

पा.क्र.PMCOP23/44331  
लांकेतांक क्र.KM1922,22A022068A205  
प्लॉट / शॉप क्र. : A-205

नोड : -कामोठे  
नोड-सेक्टर: -KM-19  
प्लॉट क्र.:22,22A

Payment Mode-Online  
मालमत्ता क्र.: 22-68  
मोबाइल नं : 9892543497

प्राथमिक कर धारकाचे नाव श्री/श्रीमती :

धारक - संदीप कुंभेधर व शामिल हरिभाऊ जुईकर

भोगवटदार /भाडेकरीचे नाव श्री/श्रीमती :

पत्ता :- A-205,उमा शिव कॉर्नर को-ऑपरेटिव हाऊसिंग सोसायटी,प्लॉट क्र.22,22A,सेक्टर क्र. 19 कामोठे नोड, पन  
यांच्याकडून सन 1-एप्रिल- 2022 ते 31-मार्च- 2024 या वर्षाकरिता करापोटी रक्कम रु 69,503.00  
अधरी- एकोणसत्तर हजार पाचशे तीन रुपये फक्त खालील दर्शविलेल्या तपशील प्रमाणे वसुली प्राप्त झाली.  
पूर्णता: भरलेली रक्कम 69503 पैकी 69503

अ.क्र.	कराचे नाव	थकबाकी वसुली रु.	चालु वसुली रु.	एकुण रु.
१	सामान्य कर घ.क.व्य.शुल्क सह)	रु. २३२९२	४०९१	२७३८३
२	रस्ता कर	रु. २२६९	३४९	२६१८
३	सुधार आकार	रु. २२६९	३४९	२६१८
४	अग्निशमन कर	रु. ११३८	१७५	१३१३
५	पाणी लाभ कर	रु. ११३८	१७५	१३१३
६	विशेष शिक्षण कर	रु. ११३८	१७५	१३१३
७	मलनिस्सारण कर	रु. ३४०६	५२४	३८८०
८	वृक्ष कर	रु. ११३८	१७५	१३१३
९	महा. शिक्षण उपकर	रु. ६८०६	१०४७	७८५३
१०	रोजगार हमी कर	रु.		
११	मलनिस्सारण लाभ कर	रु. ११३८	१७५	१३१३
१२	शास्ती	रु. १८८४५	५३०	१९३७५
१३	एकूण भरावयाची	रु. ६२५७७	७७६५	७०३४२
१४	शास्तीअभय योजनेअंतर्गत	रु.		
१५	मनपा ठरावा अंतर्गत सूट	रु. ७२७	११२	८३९
१६	शास्ती/सूट वजा नंतर एकूण भर	रु. ६१८५०	७६५३	६९५०३
१७	मोठी ईमारत कर	रु.		
१८	अनधिकृत बांध काम शास्ती	रु.		
१९	डिसहॉनर धनादेशावरील दंड	रु.		
२०	अग्रीम रक्कम /इतर कर	रु.		
२१	अग्रीम रक्कम नंतर एकूण भरणा	रु. ६१८५०	७६५३	६९५०३
२२	मागणी नोटीस फी	रु.		
२३	वॉरंट फी	रु.		
	वॉरंट फी नंतर एकूण भरणा	रु. ६१८५०	७६५३	६९५०३

प व ल - ५  
२०२४  
२०२४  
२०२४



\* सदर पावती ही म.म.अ. चे कलम २६७(अ) अन्वये अनाधिकृत बांधकामाच्या शास्तीस अधिन राहून देण्यात येत आहे.  
\* कर भरणा पावती अथवा कराची आकारणी मधील नावाची नोंद ही मालमत्ता धारक अथवा मालकी संबंधातील पुरावा अथवा दस्त म्हणून ग्राह्य धरण्यात येऊ नये केवळ कर आकारणी वसुली पुर्व मर्यादित आहे.  
मालमत्ता धारकाचे/भोगवटदाराचे नाव हे कराधान नियम १२ अन्वये केवळ कर वसुली करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा दस्त म्हणून ग्राह्य धरता येणार नाही.  
दिनांक : ०३-०३-२०२४ ३:३८PM Print Date & Time : १३/४/२०२४ ३:११:१६PM ट्रान्झॅक्शन आयडी - २०२२४०६३१५३८०४२४७७७



सत्यमेव जयते

## -:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. बी. ओ. एम/सिडको/एच एस् जी (टी. सी.) / ६१३४ / बेंचो आर/सन २०१५ - २०१६

या प्रमाणपत्राव्दारे प्रमाणित करण्यात येत आहे की,

नामोठे, उमा विद्य बॉनर सहकारी

गृहनिर्माण संस्था मर्यादित मूळड क्र. २२/२२-ए, टेक्टर-१२, नामोठे,

नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र

सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)

अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण

भेडिके सहभागिदारी गृहनिर्माण" संस्था असे आहे.

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५८	१३२	

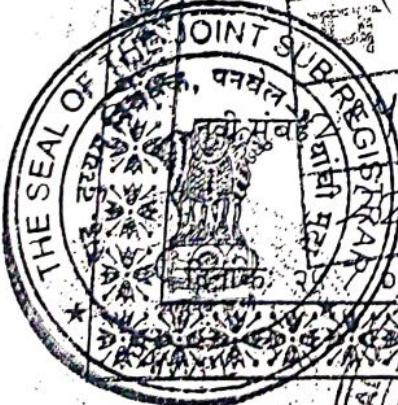
कार्यालयीन मॅकेर

सही

[संदीप देगमुख]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई





# RESALE

AMT-3

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 <u>Mr. SHRINIVAS SHANKAR YEDDANDI</u> [CIF: 87094124838]			
Co-Applicant Name : <u>Mr. SHANKAR YENKANNA YEDDANDI</u> [CIF: 90184611758]			
Contract (Resi.) :	Mobile : <u>9819582471</u>		
Loan Amount : <u>40,00,000/-</u>	Tenure : <u>9869528073</u>		
Interest Rate :	EMI. tenure = <u>15 yr</u>		
Loan Type : <u>TERM LOAN</u>	SBI LIFE :		
Hsg. Loan <u>RESALE</u>	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : <u>KAMOTHE NANG - MUMBAI</u>			
Property Cost :			
Name of Developer / Vendor :			
<b>RBO - PEN ZONE - II</b> Branch : <u>KHANDESHWAR (Code No) 16374</u>			
Contact Person : <u>AMIT PATEL</u>	Mobile No. _____		
Name of RACPC Co-ordinator along with Mob No: <u>PRASHANT</u>			
	DATE	<u>Seller -</u>	DATE
SEARCH - 1	<u>CHONDEKAR</u> <u>23/04/2024</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>VASTUKALA</u> <u>23/04/2024</u>	SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			

Chondekar

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

KHANDESHWAR BRANCH