

ZERO	ZERO	ZERO	ZERO
TENS	HUNDS	TENS	UNITS

या उनके आदेश पर OR ORDER
 रुRs. 300000 पैPs. 0000
 AMOUNT BELOW 30001(3/5)

7
6
5
4
2
1

स्टेट बैंक
 BANK OF INDIA
 शाखा / DRAWEE BRANCH: MUMBAI MAIN BRANCH
 कोड नं. / CODE No: 00300
 000264229221 Key: NEKBAZ Sr. No: 388144

अदा करें।
 मूल्य प्राप्त / VALUE RECEIVED

Signature
 ONLY IF SIGNED BOTH BY
 TWO AND OFFICER

Signature
 शाखा प्रबंधक, BRANCH MANAGER
 (हस्ताक्षर नमूना क्र. S.S. NC 5/9400)

⑈ 2 2 9 2 2 1 ⑈ 00000 20000 ⑈ 000 26 4 ⑈ 66

Flat No. 102, 1st Floor
 Bldg. Know as "ANMOL"
 Plot No. 29A, Sector 19,
 Ulwe, Navi Mumbai

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3024	2013
9 / 02	

Building Consists	: Ground + 6th Floor (With Lift)
Carpet Area in SQ.Fts	: 538
Terrace in SQ. FTS	: 55
Sale Price	: 40,00,000/-
Stamp Duty	: 2,00,000/-
Registration Fee	: 30,000/-

THIS AGREEMENT is made and entered into at 02 मी, 2 मी, on this MAY day of April, 2013 BETWEEN ESS GEE TradeFin Pvt. Ltd., (PAN No. AAACE4342E) a company duly incorporated under the provision of Companies Act, 1956, through its Director Rajesh Kumar Surana having address at 158-159, APMC Market I, Phase I, Vashi, Navi Mumbai hereinafter referred to as "THE DEVELOPER/S or BUILDER/S" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and included its successors in title and/or its permitted assigns) of the ONE PART.



AND

Oommen P. José (PAN No. ABSPJ9697F) & Silvi Oommen (PAN No. AACPO4602J) an adult, presently residing at Flat No. 18-Bhagirathi Anushakti Nagar Mumbai – 400094 hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and included his heirs, executors, administrators and assigns) the party of the OTHER PART.



Signature
 [ESS GEE TRADEFIN PVT. LTD]

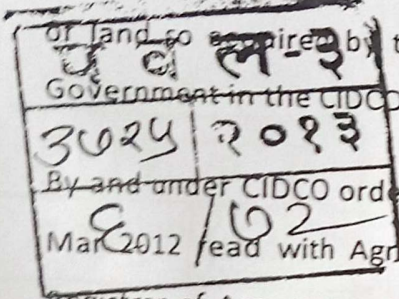
Signature
 OOMMEN P. JOSE & SILVI OOMMEN

WHEREAS:

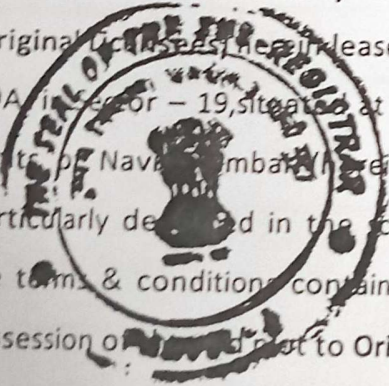
TITLE OF THE CAPTION PROPERTY:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a government company within the meaning of The Companies Act, 1956 (hereinafter referred to as "CIDCO") having its office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, is a new Town Development Authority, under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & Town planning Act 1996 (hereinafter referred to as the said Act).

2. The State Government in pursuant to section 113 (I) of the said Act, acquired the land described therein and vested such lands in the said CIDCO for development. Such piece of land so acquired by the State Government was subsequently vested by the State Government in the CIDCO for being leased to its intending Lessees.



3. By and under CIDCO order of allotment dated 14 Mar 2012 and letter of intent dated 15 Mar 2012 read with Agreement to lease dated 17 Aug 2012 registered with the Sub Registrar of Assurance at Panvel Sr. No Panvel-3/08404/2012, CIDCO allotted under its G.E.S. 12.5% Plan between 1) Shri. Anirudha Mohan Gharat 2) Shri. Atmaram Mohan Gharat 3) Shri. Dyaneshawar Mohan Gharat 4) Smt. Baymabai Dashrath Patil 5) Smt. Sundarabai Dashrath Patil 6) Smt. Janabai Jagannath Patil (Herein after referred as Original Licensees) here in leasehold plot, admeasuring 699.98 sq. mtrs. bearing Plot Nos. 29A in Sector - 19, situated at Ulwe Node, Taluka Panvel and District Raigad, within the limits of Navi Mumbai (Herein after referred to as the said Plot), which is more particularly described in the schedule attached hereunder for consideration and upon the terms & conditions contained in the said Agreement. Thereafter CIDCO had given possession of said plot to Original Licensees by its order dated 13 Aug 2012.



4. The said Original Licensees had sold to ESS GEE Trade fin Pvt. Ltd. and for that title purpose ESS GEE Trade fin Pvt. Ltd had issued a public notice dated 13 Aug 2012 before the execution and registration of tripartite agreement. After completion of notice period there is no objection from anyone for the said purpose.

5. The Original Licensees, CIDCO and the Developers enter into tripartite agreement date 17 Oct 2012. The said tripartite agreement is registered with sub-registrar of Assurance at Panvel Sr. No. 09551/2012

- 11.7. Copy of the transfer letter of the said plot to New Licensee issued by CIDCO dated 1 Nov 2012.
- 11.8. Commencement certificate issued by CIDCO Letter No 539 dated 03/04/2013.
- 11.9. Affidavit executed by Original Licensee / New licensee in respect of title dated 28/02/2013
- 11.10. Search Report dated _____ issued by _____

12. The Purchaser by virtue of his having executed this Agreement, is deemed to have accepted the title of the Developers to the said Plot as clear and marketable and free from all encumbrances and no further requisition or objection shall be raised upon it in any manner relating thereto.

13. Consideration:

On satisfying himself about the plans and other terms and conditions including the Title, the Purchaser hereby agree to purchase Flat No. 102 on the 1st Floor in the Building known as "ANMOL" admeasuring about 538 sq. ft. Carpet Area & Terrace Area 55 sq.ft. in the project known as "ANMOL" for a total consideration (excluding of all taxes, applicable expenses, charges levied by CIDCO or Central Government or State government or Local authority) of Rs. 40,00,000/- (Rupees Forty Lac Only) (hereinafter referred to as the said Flat). The Typical floor plan of the said Flat is annexed hereto. Out of total consideration, this shall be paid by the purchaser to the builder as per the following schedule manner:

पुनर्विलेख
30/02/2013

Sr. No.	Particulars	% Payment	Amount
1.	On Booking advance money	25%	10,00,000/-
2.	On Commencement of the plinth	15%	6,00,000/-
3.	On Commencement of the 1st slab	15%	6,00,000/-
4.	On Commencement of the 3rd slab	10%	4,00,000/-
5.	On Commencement of the 7th slab	10%	4,00,000/-
6.	On Commencement of the Brick & Plaster	10%	4,00,000/-
7.	On Commencement of the Tiling/Plumbing/Electrical	10%	4,00,000/-
8.	On or before Possession	05%	2,00,000/-
	Total	100%	40,00,000/-

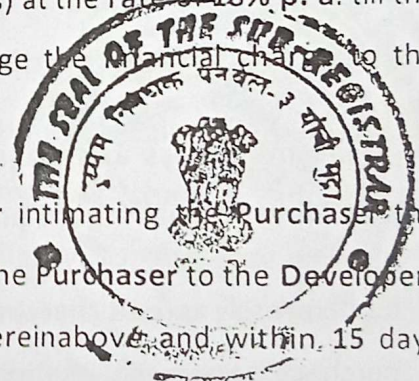
Payment of all the above installments/payment will be accepted by Cheque, Demand Draft or Pay Order only and as per the schedule mentioned hereinabove. The Cheque, Demand Draft or Pay order should be drawn in favor of: ESS GEE TradeFin Pvt. Ltd

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

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Purchaser have prior to the execution of this Agreement satisfied themselves about the title of the Developers to the said Plot described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigate the title of the Owner and no requisitions or objections shall be raised on any matter relating thereto since the Developers have guaranteed that the title of the said Plot is clear.
2. The Purchaser hereby agree to purchase Flat No. 102 on the 1st Floor in the Building known as "ANMOL" admeasuring about 538 sq. ft. Carpet Area & Terrace Area 55 Sq. ft. in the project known as "ANMOL" (hereinafter referred to as the said Flat). The said consideration shall be paid by the Purchaser to the Builder.
3. The time for payment is an essence of contract. Whether the Purchaser are availing the loan facilities from any financial institution or not, the Purchaser have unconditionally agreed to pay all the above installments due within 15 days from the due dates, failing which the Purchaser shall pay DPC (Delay payment charges) at the rate of 18% p. a. till the payment of the installments. The Developers shall charge the financial charge to the Purchaser without prejudice to their other rights in law.
4. The Builder shall give a written notice to the Purchaser intimating the amount of installment or the balance amount payable by the Purchaser to the Developers in accordance with the payment schedule mentioned hereinabove and within 15 days from the date of receipt of the letter the Purchaser shall within 15 working days period pay the amount of the said installment or the balance amount to the Builder accordingly. The Purchaser will not hold the Builder responsible for delay in postal service or delay in receipt or non receipt of the said letter. In the event of the Developers do not receive any of the installments for any reason whatsoever within the stipulated due dates, the Purchaser shall be liable to pay the Developers PDC@ 18% p.a. for delayed payments.

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[Signature]	

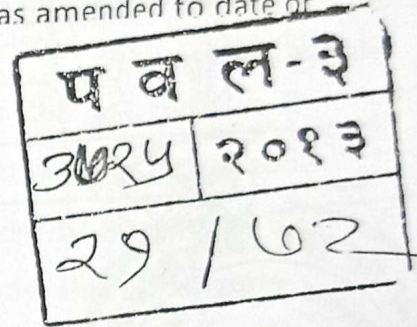


[Signature]

[Signature]

[Signature]

- 14.27. The Purchaser shall immediately after the execution of this Agreement lodge the name for Registration with the Sub Registrar of Assurance at Panvel and shall within two days after lodging the same intimate the Developers of having done so with the date and serial number which the same has been so logged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp Duty and Registration Charges of the incidental to this Agreement shall be borne and paid by the Purchaser.
- 14.28. The Purchaser agrees and accepts that if the carpet area of the premises is found to be less up to 2% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area.
15. This agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Acts and the Maharashtra Ownership Flat Act rules as amended to date or any other provision of law applicable thereto.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that piece and parcel of Plot bearing Plot No. 29A, Sector – 19, Ulwe, Navi Mumbai allotted under 12.5% Scheme and containing by admeasurements an area of 699.98 Sq. Mtrs. and bounded as under:

On or towards the North	:	15 mt wide road
On or towards the South	:	Plot No. 67B, 67C
On or towards the East	:	Plot No. 29B
On or toward the West	:	Plot No. 29



THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 102 on the 1st Floor in the Building known as "ANMOL" admeasuring about 538 sq. ft. Carpet Area & Terrace Area 55 sq. ft or thereabouts standing on Plot No. 29A, Sector – 19, Ulwe, Navi Mumbai, allotted under 12.5% Scheme and containing by admeasurements an area of 699.98 sq. mtrs.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

[Signature]

[Signature]

[Signature]

PROJECT BY: M/S. GEE TRADEFIN PVT. LTD

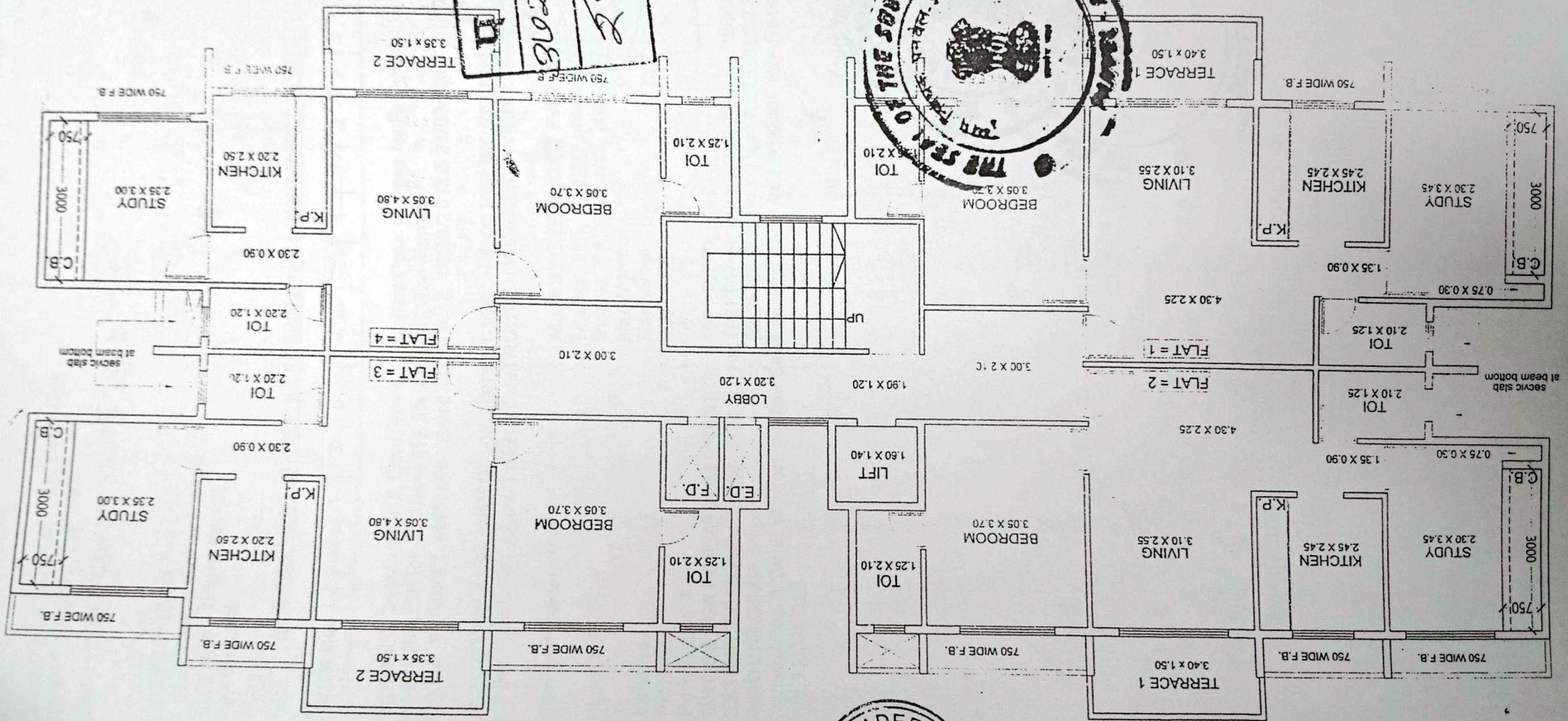
PROPOSED RESIDENTIAL BUILDING ON PLOT NO.-29 A, SECTOR-19, ULWE, NAVI MUMBAI.

AMIT N. PATIL ARCHITECTS
17, 2nd FLOOR, SHIV CENTRE,
SECTOR-17, VASHI, NAVI MUMBAI.
TEL. : 022 - 66097332



Handwritten notes in a box:
FLAT-2
3102-2078
22/11/20

TYPICAL 1ST & 3RD FLOOR PLAN



Handwritten signature and initials.

Handwritten initials 'R/S'.

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

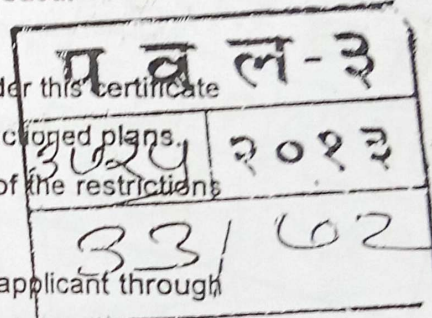
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s ESS GEE TradeIn Pvt. Ltd. Through its Director, Shri. Rajesh Kumar Surana on Plot No. 29A, Sector-19 at Ulwe ,(12.5% Scheme), Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 06 Floors), Residential. BUA = 1049.27 Sq.Mt. , Total BUA= 1049.27 Sq.Mt.

(Nos. of Residential Units - 24, Nos. of Commercial units - Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if: -

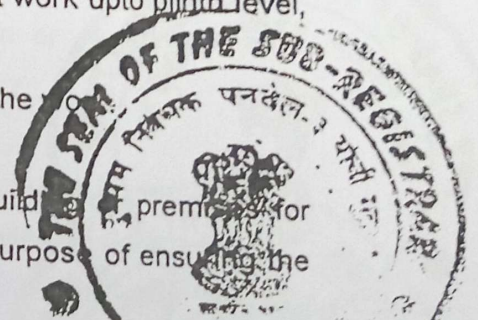
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation 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, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building 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.

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 GDCRs- 1975 in force.

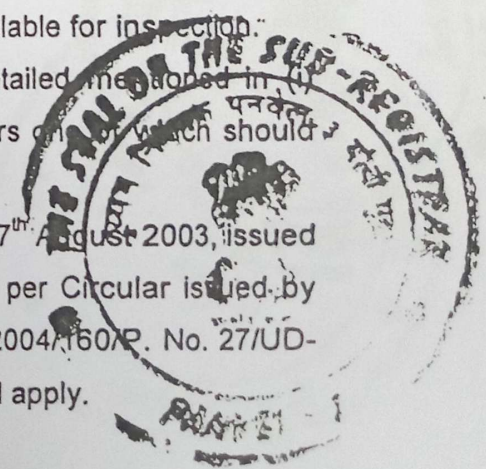


4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs – 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 4,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, JD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/R. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

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The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12.

As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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(Signature)
3/04

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopta

C.C. TO: ARCHITECT

Amit N. Patil

Sector-17, Vashi ,Navi Mumbai.

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE (WS)



Date: 17 Apr 2013

To whom it may concern

Subject: Legal scrutiny report.

Ref: Investigation of title to the plot

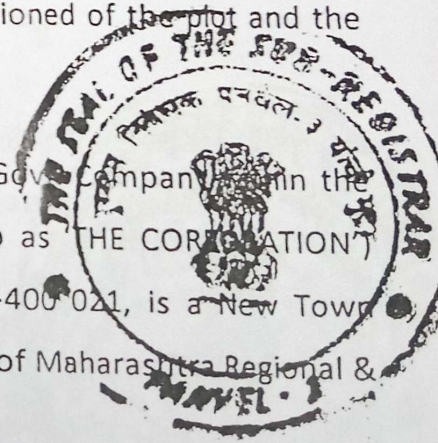
- (a) Property : Plot number 29A
(b) Admeasuring : 699.98 sq mts
(c) Location : Sector 19, Ulwe, Taluka Panvel, Navi Mumbai
(d) District : Raigad
(e) Owner/New Licensee : ESS GEE Tradefin Pvt. Ltd, a company duly incorporated under the provision of Companies Act, 1956, through its Director Mr. Rajesh Kumar Surana having address at 158-159, APMC Market I, Phase II, Vashi, Navi Mumbai

पत्र ल-३
30/4/2013
3E/02

This is to certify that I have investigated the title of ESS GEE Tradefin Pvt. Ltd, a company duly incorporated under the provision of Companies Act, 1956, through its Director Mr. Rajesh Kumar Surana having address at 158-159, APMC Market I, Phase II, Vashi, Navi Mumbai to the above referred plot in their name and the same I state as under.

I am asked to give my opinion in certificate with regards to title of the captioned of the plot and the same is as under.

The City and Industrial Development, Corporation of Maharashtra Ltd., a Govt Company in the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provision of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966.



The state Government is pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting the land in the Corporation for development and disposal.

गावाचे नाव : 1) उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2755000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: सदनिका नं 102,पहिला मजला,अनमोल,प्लॉट नं 29ए,सेक्टर 19,मौजे उलवे,तालुका पनवेल,जिल्हा रायगड. एरिया 538 चौ. फुट कारपेट + 55 चौ. फुट टेरस ((Plot Number : 29A ; SECTOR NUMBER : 19 ;))
क्षेत्रफळ	1) 699.98 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:-मे. एस जी ट्रेडफीन प्रा. लि. तर्फे भागिदार राजेश कुमार सुराणा तर्फे कु.मु. मच्छिंद्र कचरे - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेक्टर 19,वाशी,नवी मुम्बई , ब्लॉक नं: -, रोड नं: -, , . पिन कोड:-400094 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उम्मन पी जोस - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 18,भागिरथि,अनुशक्ति नगर,मुम्बई , ब्लॉक नं: -, रोड नं: -, , . पिन कोड:-400094 पॅन नं:- ABSPJ9697F 2): नाव:-सिल्वी उम्मन - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 18,भागिरथि,अनुशक्ति नगर,मुम्बई , ब्लॉक नं: -, रोड नं: -, , . पिन कोड:-400094 पॅन नं:- AACPO4602J
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2013
(10)दस्त नोंदणी केल्याचा दिनांक	04/05/2013
(11)अनुक्रमांक,खंड व पृष्ठ	3725/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200000
(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.

Website :www.mahadiscom.in
 GSTIN of MSEDCL 27AAECM2933K1ZB
 BILL NO.(GGN): 000002373414257

Bill of Supply For: MAR-2024

HSN code 27160000

Consumer No: 029421378043
OOMMEN P. JOSE & SILVI OOMMEN
 FLAT 102, PLOT NO 29A, SECTOR 19, ULWE, NAVI MUMBAI 410206
 Mobile/Email:

Bill Date: **25-MAR-24**
 Bill Amount Rs: **1,320.00**

96*****33/

Due Date: 15-APR-24
 If Paid After Due Date: 1,340.00

Billing Unit: 4652 :CBD BELAPUR S/DN.
 Tariff/Category: 090 /LT I Res 1-Phase
 Pole No: 00000000

Supply Date: 31-Jul-2015
 Sanct. Load: 3 KW
 Security Deposit(Rs): 3,080.00
 Current Reading Date: 20-MAR-24
 Previous Reading Date: 20-FEB-24

Scan this QR Code with BHIM App for UPI Payment



In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

PC/MR/Route Sequence/DTC: 6 / 30-9029-0102 /4533388

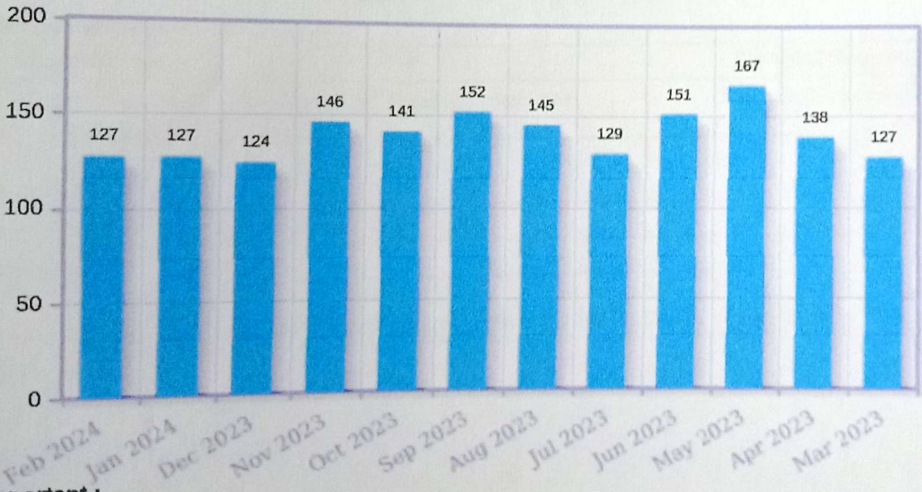
Meter No: 07640798279

Reading Group: T6

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
12819	12682	01	137	0	137

Meter status: **NORMAL**
 Bill Period: .97 Month(s) /

Billing History:



* For any queries on this bill please contact
MSEDCL Call Center:
18002333435
18002123435
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on www.mahadiscom.in > ConsumerPortal > CGRF

Important :

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/GoGreen/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
 2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
 3. If your mobile number and email address are incorrect, correct it by visiting-<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp>
 - 4.Next month's reading will mostly take place on 20-04-2024 .
- विशेष संदेश :

* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4652	Consumer No:	029421378043	PC:	T6	Tariff:	090
Due Date:	15-APR-24			1,320.00			

If Paid by this Date:	03-APR-24	1,310.00
If Paid After this Date:	15-APR-24	1,340.00

Bank Copy:	DTC No:	4533388
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Due Date:	15-APR-24	1,320.00
If Paid by this Date:	03-APR-24	1,310.00
If Paid After this Date:	15-APR-24	1,340.00

Billing Unit:	4652	Consumer No:	029421378043	PC:	T6	Tariff:	090
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LETTER OF POSSESSION

To,
Mr. Oommen P. Jose,
Mrs. Silvi Oommen,
Flat No. 18-Bhagirathi,
Anushakti Nagar,
Mumbai - 400094

Date: 01/12/2015

Ref: - You're Flat No.102 on First Floor in "ANMOL" at Plot No-29-A, Sector 19, Ulwe, Navi Mumbai.

Sub: - Handing over Possession of the reference Flat.

Dear Sir/Madam,

We are pleased to inform you that in accordance with our agreement for sale date 04/05/2013 the construction of reference flat is over and ready for your possession.

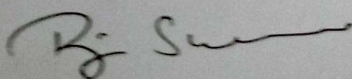
Kindly note that this letter doesn't intend to replace any terms and conditions mentioned in agreement of sale. Hence both parties have to continue following the agreed terms and condition in future also.

It is clearly understood by and between us that prior to taking over Possession of the above Unit, you have inspected the said Unit and that you have found all fixtures/fittings and amenities as per the specifications and in working conditions and that you are fully satisfied with the quality of workmanship in general and confirm your acceptance of possession.

M/s. Ess Gee TradeFin Pvt Ltd wishes you and your family happy living at your new flat. We wish that may this home bring lot of lucky, prosperity and healthy memories to your family members.

Yours faithfully.


For ESS GEE TRADEFIN PVT. LTD.

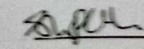


Director,

(Rajesh Kumar Surana)

We Confirm & Accept

Mr. Oommen P. Jose 

Mrs. Silvi Oommen 

ESS GEE TRADEFIN PVT. LTD.

Share Certificate No. 002

Member's Regn. No. 02

No of Shares 20

Share Certificate

ANMOL CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 29A, /Sector 19, Ulwe, Navi Mumbai - 410 206

(Registered under the Maharashtra Co- Operative Societies Act, 1960)

Registration No. NB0M/CIDCO/HSG/(TC)/7001/JTR/2017-2018

Authorised Share Capital Rs. 25000/- Divided into 500/- Shares of Rs. 50/- Each

This is to certify that Shri / Smt./ M/s. MR. OMMEN P. JOSE

MRS. SIVJI OMMEN is the Registered Holder of 20 fully paid up shares of Rs. FIFTY each numbered from 21 to 40 both inclusive, in

ANMOL CO-OPERATIVE HSG, SOCIETY LTD., Plot No. 29A,

Sector-19, Ulwe, Navi Mumbai - 410 206

Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Ulwe, Navi Mumbai - 410 206

this 20TH day of August 2017

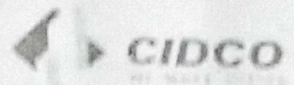


M. V. Pr. W.
Authorised

M.C. Member

Secretary

Chairman



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN: 029995 MH 1970 SOC 014570)

REPORT OFFICE:
CORPORATE - 253 D'SA Building, Plot 1
Sector-9, Navi Mumbai
PLOT NO. 29-A, SECTOR-9, NAVI MUMBAI
CIN: 029995 MH 1970 SOC 014570

HEAD OFFICE:
CIDCO Bhayandar, CBD Bhayandar
Navi Mumbai - 401614
PHONE: 00-91-22-6791 8100
FAX: 00-91-22-6791 8166

Doc. No.

Date 11th JUN 2015

CIDCO/DP/1978/TPO(NM & K)/2015/ 640 = - =

Unique Code No. 2 | 0 | 1 | 3 | 0 | 3 | 0 | 2 | 1 | 0 | 2 | 2 | 4 | 3 | 1 | 0 | 1

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt+06 floors) having [(Residential BUA=1049.27 Sq.mtrs., Total BUA =1049.27 Sq.mtrs. No. of Units-Resi-24 Nos)] (Free of FSI :- Society Office BUA=10.341 Sq.mtrs) on Plot No.29-A, Sector-19 at Ulwe (12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Amit N. Patil has been inspected on 30/04/2015 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 03/04/2013 and that the development is fit for the use for which it has been carried out.

Manjula
11/6/15
(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopla

ADDRESS ROAD NAME, CITY, PIN CODE, (STATE)	Environmental Design Solutions, 3 rd flr Mumbai Coworks, Andher(E) Mumbai, Maharashtra 400 069	VSR Pvt Ltd 101/102/103 Sudama Yash Chitranjan Das Road Dombivli (E)-421 201 Maharashtra	ML G-109-S BARC Trombay, Mumbai Maharashtra-400 088
PRESENT ADDRESS ROAD NAME, CITY, PIN CODE, (STATE)	1402, A2 Wing Shree Saraswati CHS NA Acharya Marg, Chembur Mumbai, Maharashtra 400 071	1402, A2 Wing Shree Saraswati CHS NA Acharya Marg Chembur, Mumbai Maharashtra-400 071	1402, A2 Wing Shree Saraswati CHS NA Acharya Marg Chembur, Mumbai Maharashtra-400 071
PHONE NUMBER	99 8717 5798	9321 495714	022-69293801
MOBILE NUMBER	9619313633	9321 495714	9820262305
EMAIL ADDRESS FOR CORRESPONDENCE (FUNCTIONS AS APPLICABLE)	shreer.s.oommen@gmail.com	opjose65@gmail.com	silvioommen@gmail.com
		RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS	

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
THE BANK	SBI	ICICI	SBI
BRANCH WITH IFSC	Anushaktinagar-SBIN0010124	Naviman Point, Mumbai ICICI-4000004	BARC Trombay SBIIN0001238
CURRENT ACCOUNT NO.	35718180625	401118318	10536236400
INDIRECT LIABILITY	Nil	Nil	Housing Loan - 6 Lakhs
RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR OR OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP		Nil	Nil

(III) DETAILS OF THE COURSE / STUDY [TICK (✓) OPTIONS WHEREVER APPLICABLE]

ENTRY TYPE	MERIT / MANAGEMENT QUOTA	
CATEGORY	GRADUATION / POST-GRADUATION / PHD	DEGREE / DIPLOMA / CERTIFICATE
COURSE	MS in Building Performance & Diagnostics	
THE INSTITUTION & UNIVERSITY	Carnegie Mellon University	
COURSE IS FOR STUDIES ABROAD	YES / NO	
ADDRESS OF THE INSTITUTION (CITY, PIN, STATE, COUNTRY)	5000 Forbes Ave, Pittsburgh, PA 15213, United States	
SEATS OF THE INSTITUTION / COURSE	52	
DURATION OF COURSE	2 Years	
START DATE OF COURSE	15 Aug 2024	
COMPLETION OF COURSE	30 Apr 2026	

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
FEES	34,03,000	34,03,000				68,06,000
AMOUNTS PAYABLE ON	2,53,482	2,53,482				5,06,964
STATIONERY	1,83,596	1,83,596				3,67,192
TRAVEL	38,180	38,180				76,360
BOARDING/ EXPENSES	16,69,296	16,69,296				33,38,592
TRAVEL	1,45,748	1,45,748				2,91,496

B.S.T.

SBI
GLOBAL
ED-VANTAGE
SBI DEONAR (03109)

FILE NO.
/

File No.

Reference No.

Name of Subject

Previous File No.

Address

Year From To

Ms. Smera S.ommen,
ommen Jose &
silvi oommen
Rs. 50 lac

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR		
VALUATION	06/05/ Vastukal	
SITE		
LOAN A/C		
T.D.		
D.E.		

SHIVAM
SPRING FILE
EXTRA STRONG

12/24