



04/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 6707/2019

नोंदणी :

Regn.63m

## गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12360000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3282304
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र 27.1 दर 62900/- सदनिका क्रमांक 1001 दहावा मजला ए विंग भगवती इम्पेरिया प्लॉट नं 1 सेक्टर 9 उलवे नवी मुंबई क्षेत्र कार्पेट एरिया 45.18 चौ मी( ( Plot Number : 1 ; SECTOR NUMBER : 9 ; ) )
(5) क्षेत्रफळ	1) 45.18 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 भगवती डेव्हलपर्स तर्फे भागीदार भोगीलाल मावजी बोरा तर्फे कु मु सुक्तीनाथ आर सरोज -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं 1306 तेरावा मजला रिअल टेक पार्क प्लॉट नं 39 2 सेक्टर 30 ए वाशी नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AALFB5272C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विशाल वर्मा -- वय:-38; पत्ता:-, -, -, बी 1702 रिव्हर व्ह्यू कासारीओ पलावा सिटी डोंबिवली ईस्ट गणेश टेम्पल कल्याण ठाणे , मानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421204 पॅन नं:-AFTPV7999H 2): नाव:-ज्योती विशाल वर्मा -- वय:-35; पत्ता:-, -, -, बी 1702 रिव्हर व्ह्यू कासारीओ पलावा सिटी डोंबिवली ईस्ट गणेश टेम्पल कल्याण ठाणे , मानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421204 पॅन नं:-AUUPJ5537D
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	6707/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	741600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ष-२  
पनवेल-४

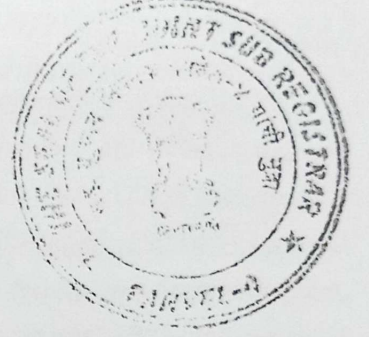
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

04 JUL 2019

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

प व ल-४  
१००१ | २०१९  
८ / १००



**AGREEMENT**

FLAT NO.1001, TENTH FLOOR,  
'A' WING,  
BLDG. KNOWN AS "BHAGWATI IMPERIA"  
PLOT NO.1, SECTOR-9,  
ULWE, NAVI MUMBAI.

CARPET AREA IN SQ. MTRS.	: 45.18
SALE PRICE	: RS.1,23,60,000/-
STAMP DUTY	: RS.7,41,600/-
REGISTRATION FEE	: RS.30,000/-

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 04<sup>th</sup> day of July, 2019  
BETWEEN,

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Jeeti

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M/S. BHAGWATI DEVELOPERS, (PAN No.AALFB5272C), a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, having its Office No. 1306, 13<sup>th</sup> Floor, in the Building known as "Real Tech Park", situate at Plot No. 39/2, Sector - 30A, Vashi, Navi Mumbai - 400 705, through its authorized Partner **MR. BHOGILAL MAVJI VORA** hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving

partner) of the **ONE PART**

**AND**

**1) MR. VISHAL VERMA**, of Mumbai, Indian Inhabitant, (PAN NO.AFTPV7999H), (AADHAAR NO.8350 2944 2543), **2) MRS. JYOTI VISHAL VERMA**, of Mumbai, Indian Inhabitant, (PAN NO.AUUPJ5537D), Residing at B-1702, River View, Casa Rio, Palava City, Dombivali (E), Ganesh Temple, Kalyan, Thane - 421 204, hereinafter referred to as "**THE PURCHASER/S/ ALLOTTEES**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the

**OTHER PART:**

**WHEREAS:-**

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
3. 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.
4. By an Agreement to Lease dated: **1<sup>st</sup> April, 2008** executed between the CIDCO Ltd. and **1) SHRI. VASANT YASHWANT DESHMUKH, 2) SHRI. SHASHIKANT YASHWANT DESHMUKH, 3) SHRI. VILAS YASHWANT DESHMUKH, 4) SHRI. AVINASH YASHWANT DESHMUKH**, all adults, Indian Inhabitants, having their common address at Gavhan, Post Gavhan, Taluka Panvel, District Raigad (hereinafter collectively referred to as the said Original Licensees), the CIDCO Ltd. granted to the said Original Licensees a lease in respect of the plot being Plot No.1, Sector-9, in Village / Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 12099.85 Square Meters or thereabouts (hereinafter referred to as the

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### 3. ADDITIONS AND ALTERATION:

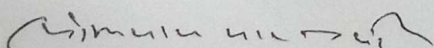
The Promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the CIDCO Ltd. and other concerned authorities. It is agreed that the Promoters shall, save as permissible under the Act and the Rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, plot or building, as the case may be, without the previous written consent of the Purchaser(s) / Allottee(s). Provided however, in case if any change, addition, alteration in the layout plans are required by the sanctioning Authority then such additions, alteration, shall be carried out without seeking any prior permissions from the Purchaser(s) / Allottee(s) and the Purchaser(s) / Allottee(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by the Purchaser(s) / Allottee(s) or such minor changes or alterations as shall be required by CIDCO Ltd./ other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said Plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

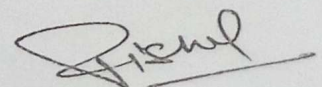
### 4. SALE OF PREMISES AND PAYMENT CONDITIONS:


4 (a) The Purchaser/s hereby agree/s to purchase **Flat No.1001 on the Tenth Floor, in Wing A, admeasuring 45.18 Square meters. (Carpet Area)** or thereabouts the Building/ Project known as "**BHAGWATI IMPERIA**" which is to be constructed on the said plot and *pro rata* share in the common areas [("**Common Areas**") as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.1,23,60,000/- (Rupees One Crore Twenty Three Lakhs Sixty Thousand Only)**. As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto & marked as **ANNEXURE "G"** (Time being essence of the contract).The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of Value Added Tax, LBT, Service Tax, and Cess, GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time upto the date of handing over the possession of the said premises. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Purchaser(s) / Allottee(s) to the Promoters shall be increased/reduced based on such change / modfclation.

4 (c) The Promoters have further represented that as per the sanctioned Building plans, CIDCO Ltd. has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked **Annexure "H"**. The



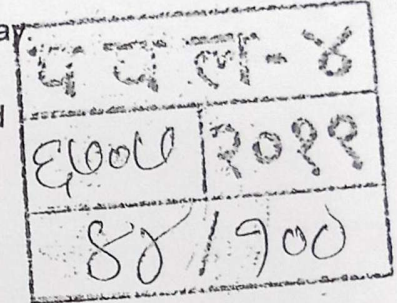




**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land known as Plot No.1, Sector – 9 in Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, containing by measurement 12099.85 Square meters or thereabouts and bounded as follows that is to say:

- |                            |   |                     |
|----------------------------|---|---------------------|
| On or towards the North by | - | 30 Meters Wide Road |
| On or towards the South by | - | Plot No. 18 to 21   |
| On or towards the East by  | - | Plot No. 2          |
| On or towards the West by  | - | 15 Meters Wide Road |



**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Flat No.1001 on the Tenth Floor, in Wing A, admeasuring 45.18 Square meters. (Carpet Area) in the Building/ Project Known as "BHAGWATI IMPERIA" to be constructed Plot No.1, Sector – 9 in Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, containing by measurement 12099.85 Square meters or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.**

*मि. सु. सु. सु.*

*Prasad*

*Jyoti*

IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY )  
M/S BHAGWATI DEVELOPERS )  
THROUGH ITS AUTHORISED PARTNER/S )  
MR. BHOGILAL MAVJI VORA (Signature) )



IN THE PRESENCE OF

1. (Signature)

2. (Signature)

SIGNED, SEALED AND DELIVERED )  
BY THE WITHINNAMED "PURCHASER/S" )

1) MR. VISHAL VERMA



(Signature)

2) MRS. JYOTI VISHAL VERMA

(Signature)

IN THE PRESENCE OF

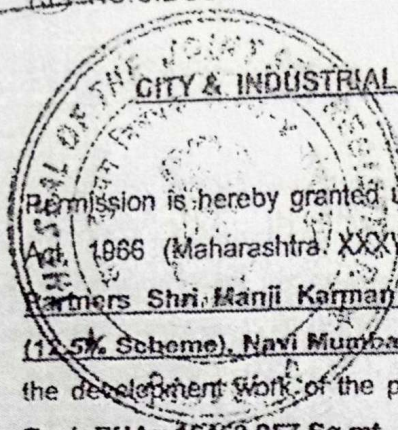
1. (Signature)

2. (Signature)

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DATE 20 FEB 2014

REF. NO. GIDCO/SP-12518/ATPO(NM&K)/2014 217 = --



**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 XXXVII of 1966) to M/s. Bhagwati Developers Represented by its Partners Shri. Manji Karmar Patel & Others Two on Plot No. 01, Sector - 09 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 (Basement + Ground + 14 Floors)  
Resl. BUA= 16450.057 Sq.mt., Comm. BUA = 1657.652 Sq.mt., Total BUA=18107.709 Sq.mt.  
(Free of FSI = Fitness Centre area = 189.350 Sq.m. & Society office area = 29.130 Sq.m.)

(Nos. of Residential Units - 286, Nos. of Commercial units - 55 Nos)

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.

**NOTE :- "The Licensee shall submit the Environmental Clearance from Competent Authority to this office before Commence the work on site"**

**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 work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized 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.

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.

Annexure - 15



प व ल-४  
१००९/२०१९  
४६/१००

**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**



This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000004807**

Project: **Bhagwati Imperia, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO.1, SECTOR-9, ULWE, NAVI MUMBAI,  
at Ulawe, Panvel, Raigarh, 410206,**

1. **Bhagwati Developers** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400705.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/9/2017 9:49:15 PM

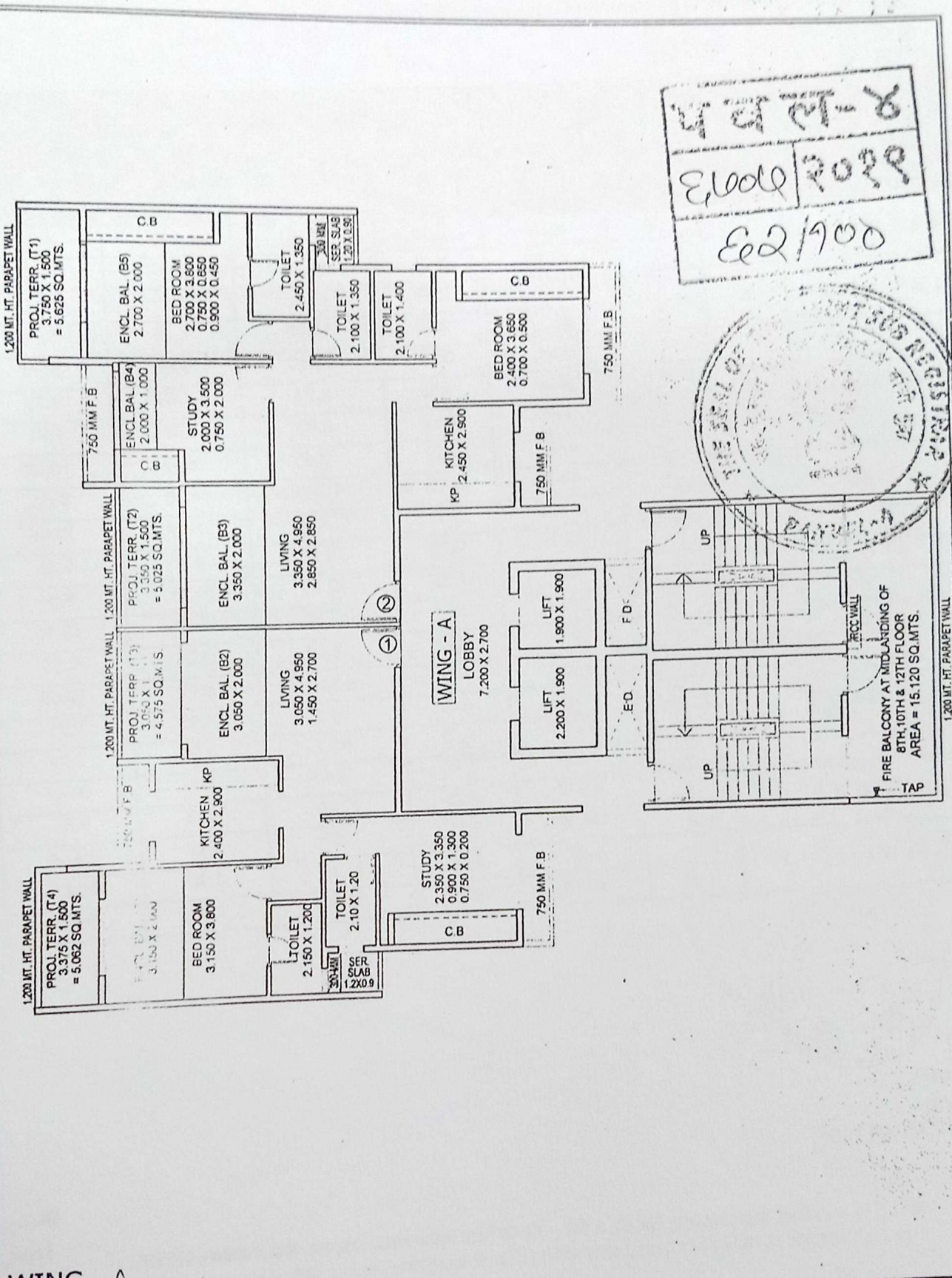
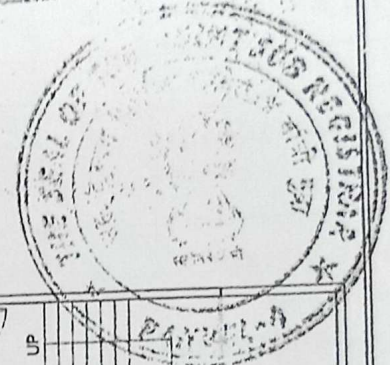
Dated: 09/08/2017  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



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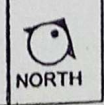
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WING - A

PROJECT BY:  
**BHAGWATI DEVELOPERS**  
 PLOT NO-1, SECTOR 3, CLIVE NAVIMUMBAI

TYPICAL FLOOR PLAN  
 2ND, 4TH, 6TH, 8TH, 10TH, 12TH & 14TH FLOOR PLAN

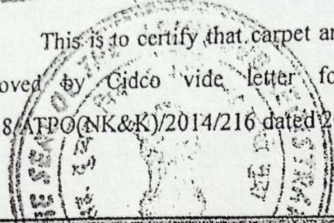


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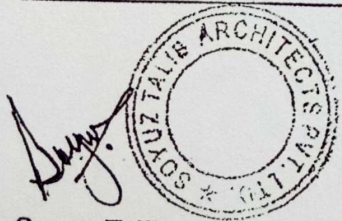


**CARPET AREA STATEMENT AS PER RERA**

This is to certify that carpet areas of the Shops/flats on Plot No.- 1, Sector-9, Ulwe, Navi Mumbai. As per Plans approved by Cidco vide letter for Development Permission and Commencement Certificate No.-CIDCO/BP-12518/AFPO(NK&K)/2014/216 dated 20/02/2014. admeasure as follows :-



EVEN FLOORS							
FLOOR	WING	FLAT NO.	CARPET AREA (SQ.MTS)	G.B AREA (SQ.MTS) (B.U.A)	ENCLOSED BALCONY (SQ.MTS) (B.U.A)	P.B AREA (SQ.MTS) (B.U.A)	TERRACE AREA (B.U.A)
2, 4, 6, 8, 10, 12 & 14	A	1	45.18	2.25	12.40	4.28	9.64
		2	61.85	5.36	14.10	6.49	10.65
2, 4, 6, 8, 10, 12 & 14	B	1	64.23	3.11	14.08	6.49	10.46
		2	45.17	2.25	12.40	4.28	9.56
2, 4, 6, 8, 10, 12 & 14	C	1	64.41	3.11	13.60	6.49	10.69
		2	43.45	6.52	8.93	4.88	9.71
		3	43.45	6.52	8.93	4.88	9.71
		4	64.41	3.11	13.60	6.49	10.69
2, 4, 6, 8, 10, 12 & 14	D	1	45.17	2.25	12.40	4.28	9.56
		2	64.03	3.11	14.28	6.49	10.46
2, 4, 6, 8, 10, 12 & 14	E	1	45.47	2.25	12.10	4.28	9.56
		2	45.47	2.25	12.10	4.28	9.56
2, 4, 6, 8, 10, 12 & 14	F	1	64.03	3.11	14.28	6.49	10.46
		2	45.17	2.25	12.40	4.28	9.56
2, 4, 6, 8, 10, 12 & 14	G	1	64.41	3.11	13.60	6.49	10.69
		2	43.45	6.52	8.93	4.88	9.71
		3	43.45	6.52	8.93	4.88	9.71
		4	64.41	3.11	13.60	6.49	10.69
2, 4, 6, 8, 10, 12 & 14	H	1	45.17	2.25	12.40	4.28	9.56
		2	64.23	3.11	14.08	6.49	10.46
2, 4, 6, 8, 10, 12 & 14	I	1	61.85	5.36	14.10	6.49	10.65
		2	45.18	2.25	12.40	4.28	9.64



Soyuz Talib.  
 (Architect)  
 Reg. no.: CA/94/17095.

*Handwritten signature/initials*

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of **Residential [ Residential Bldg/Apartment ]** Building **Basement + Ground + Podium + 13 Upper floor [ Total BUA = 18115.29Sq.mtrs, Residential BUA = 16461.33 Sq.mtrs , Commercial BUA = 1653.96 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 341No. , No. of Residential Units = 286No. , No.of Commercial Units = 55No. , Any Other Units = Common Toilet - 11.273 Sqm, Electric Sus Station, Society Office - 30 Sqm, Fitness Centre 177.790 Sqm., meter room, Pump roomNo. Ground+No. Of Floors = Basement + Ground + Podium + 13 Upper floor ]** Plot No. **01 ,] ,Unit No. NA , Sector - 09 at Ulwe(New) 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **Soyuz Talib** Architect has been inspected on **24 December, 2018** 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 **20 February, 2014** and that the development is fit for the use for which it has been carried out.


As informed by estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the land acquisition Act 1894, and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.

The Conditions imposed in the Consent to Operated issued by the MPCB vide order No Format 1.0/BO/RO-HQ/UAN No.0000047340/CO/CC-1902000217, dated 5/2/2019 are binding on you.

Thanking you,

Yours faithfully,

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO  
ASSOCIATE PLANNER (BP)

 **CIDCO OCCUPANCY COMPLETION CERTIFICATE**  
WE MAKE CITIES

BP-12518/4027

Date : 12 March, 2019

Unique Code : 20140302102313601

To,  
M/s. Bhagwati Developers Through its Partner,  
Shri Manji Karman Patel and Other Two  
Office at 1306, 1307 & 1308, 13th Floor, Real  
Tech Park, Plot No. 39/2, Sector-30A, Vashi, Navi  
Mumbai.  
PIN - 400705

Sub : Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot  
No. **01, Unit No. NA**, Sector **09** at **Ulwe(New) 12.5 % Scheme Plot**, Navi Mumbai.  
Ref : 1. Final Fire NOC issued Vide Order CIDCO/FIRE/HQ/537/2018, dated 15/11/2018.  
2. No-dues and time extension issued vide order dated 6/2/2019 and 5/2/2019 respectively.  
3. Maveja NOC dated 10/10/2018.

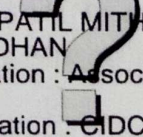
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

Share Certificate No. 17

Members Registered No. 17

No. of shares 10

# Share Certificate

## BHAGWATI IMPERIA CHS LTD

LOT NO. 01, SECTOR 09, ULWE, TAL. PANVEL, DIST. RAIGAD.

Registered Under The Maharashtra Co-Operative Society Act, 1960

Reg. No. NBOM/CIDCO/HSG/(TC)/8592/JTR/2020-2021

(AUTHORISED SHARE CAPITAL OF RS. 1,70,500/-) DIVIDED INTO 3410 SHARE OF RS 50/- EACH)

This is to certify that VISHAL VERMA AND JYOTHI VISHAL VERMA.

is / are the Registered Holder/s of Flat / Shop No A-1001

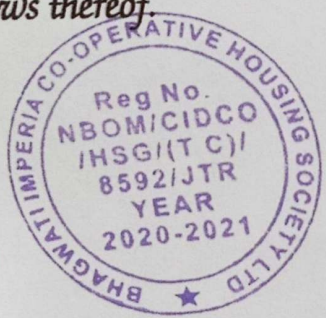
fully paid - up shares Numbered 181 to 190.

both inclusive, of Rupees **FIFTY** each of the above named **BHAGWATI IMPERIA CHS LTD.**

Subject to the Bye - laws thereof.

Given under the common seal of the said society on  
The said society, this 11<sup>th</sup> day of SEPT-2022

**Rs.500/-**



*[Signature]*  
Authorized  
M. C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

NOTE: No transfer of any of the Share Comprised in this Certificate will be registered unless accompanied by this Certificate.



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

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत

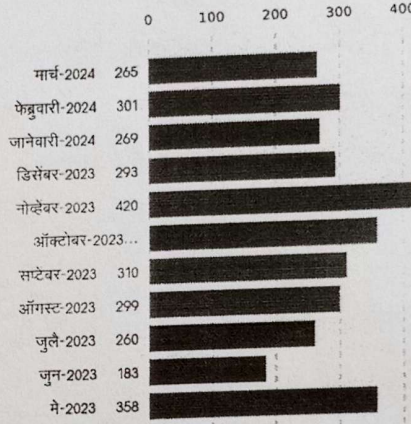


बिलिंग युनिट : 4652/CBD BELAPUR S/DN./NERUL O&M  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक : 0000000.  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 7/15/9001/9111/4533799  
मिटर क्रमांक : 05385798613  
रिडिंग ग्रुप : S7

पुरवठा दिनांक : 25-04-2019  
मंजूर भार : 4.00 KW  
सुरक्षा ठेव जमा (रु) : 4270.00  
चालु रिडिंग दिनांक : 19-04-2024  
मागील रिडिंग दिनांक : 19-03-2024

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
11947	11690	1.00	257	0	257

Meter Status: Normal  
Bill Period: 1.03/Old Units before 01-04-2024 : 100



वीज वापर	एप्रिल - 2023	369
एप्रिल - 2024	257	

महत्वाचे

छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 19-05-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

\*ऑनलाईन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन पॅमेंट सुविधा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.\*

विशेष संदेश

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

*(Handwritten signature)*

लोक सक्षमीकरण प्लॅटफॉर्म

Axis My India ने Google सह भागीदारीची घोषणा केली

लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा  
App मध्ये सर्व भरा आणि आकर्षक बक्षीस जिंक



axis MY INDIA

People Empowerment Platform



India's No. 1 Consumer Data Intelligence Company.  
[www.axismyindia.org](http://www.axismyindia.org)

स्थळप्रत	बिलिंग युनिट : 4652	ग्राहक क्रमांक : 029421657121	पी.सी. : S7	दर : 90	या तारखे पर्यंत भरल्यास	03-05-2024	Rs. 2920.00
अंतिम तारीख	14-05-2024				या तारखे नंतर भरल्यास	14-05-2024	Rs. 2990.00

द्वैकी स्थळप्रतः  
बिलिंग युनिट : 4652  
46527029421657121140520240000029500040000305240030

डिजिटल क्र. : 4533799  
पी.सी. S7 दर: 90

अंतिम तारीख	14-05-2024	Rs. 2950.00
या तारखे पर्यंत भरल्यास	03-05-2024	Rs. 2920.00
या तारखे नंतर भरल्यास	14-05-2024	Rs. 2990.00



Existing Customer:  Yes  No

If Yes, CIF No/ Account No. 39435856639

Name: First Name: VISHAL Middle Name: Last Name: VERMA

Date of Birth: 10061983 PAN: AFTPV7999H

Mobile: 8108003318

e-mail: Vishalhccl@yahoo.co.in

Name of Spouse: JYOTI VISHAL VERMA

Name of Father: BABU LAL VERMA

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 835029442543

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: A1001 BHAGWATI IMPERIA

Address 2: PLOT-1 SEC-9 ULWE NAVI MUMBAI

Address 3:

Village: ULWE City: NAVI MUMBAI

District: RAJGARH State: MAHARASHTRA

Country: INDIA Pin Code: 410206

FORM A: PERSONAL DETAILS

APPLICANT  CO-APPLICANT

Existing Customer:  Yes  No

Yes, CIF No/ Account No. 39 435856639

Name: First Name JYOTI Middle Name VISHAL Last Name VERMA

Date of Birth: 01 01 19 85 PAN: AUUPJ5537D

Mobile: 9702060262

Email: vishal hcd@yahoo.co.in

Name of Spouse: VISHAL VERMA

Name of Father: KANHAIYA LAL

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 4211 42029161

Voter ID No.

Passport No.

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

AS YOUR SERVICE UNDER:  Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: A1001 BHAGWATI IMPERIA

Address 2: PLOT-1 SEC-9 ULWE NAVI MUMBAI

Address 3:

Village: ULWE City: NAVI MUMBAI

District: RAIGARH State: MAHARASHTRA

Country: INDIA Pin Code: 410206

Current address same as the permanent address  Yes  No

Current Address:

Address 1:

Address 2:



Old file  
24572



# STATE BANK OF INDIA

Branch GHATKOPAR EAST

Branch Code 516

RLMS .501240518011448  
CRM NO . 28081405  
vishalhel@yahoo.com  
EMAIL ID . ~~18105@gmail.com~~

CIF No.1 90528593647  
CIF No.2 90528859145  
CIF No.3  
Existing SBI A/C No. 39435856639

PMAY	YES/NO	LOS Reference No.:
Applicant Name : <b>MR. VISHAL VERMA</b>		
Co-Applicant Name : <b>MRS. JYOTI V. VERMA</b>		
Co-Applicant Name :		
Contract (Resi.) Mobile : 8108003318		
Loan Amount : <b>35,00,000/-</b>	Tenure : <b>240 M.</b>	
Interest Rate : <b>8.65%</b>	EMI :	
Loan Type : <b>TOPUP LOAN</b>	SBI LIFE : YES / NO	
Home Loan Type <b>(TL)</b>		
Moratorium		

8 crud  
in lak  
18/05

Property Location : **ULWE NAVI MUMBAI**

Property Cost :

N

S

O

**78045**

N **VEDPRAKASH**  
/HLC **MAHHLC.00116/LALchand**

Name of Dealing Officer at Branch Along with Mob No.:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	} crux 18/05/25
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<b>21/05/24</b> <i>Vastukalal</i>	SITE INSPECTION	
VALUATION - 2			