

Saving A/C No.	RLMS REF. NO.	CRM
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Tie up Project ID	RERA	CIF 1 2 3
RAAS		PAL / Take Over / New / Resale/ Top up / LAP

Applicant Name	Shreyas Gritesh Desai
Co-Applicant Name	
Co-Applicant Name	
Co-Applicant Name	
Contract (Resi)	Mobile

Loan Amount	Tenure
Interest Rate	EMI
Loan Type	SBI LIFE
Moratorium Require	Yes/No
	Moratorium Period

Property Location
Property Cost
Name of Developer / Vendor

RBO - NAVI MUMBAI ZONE - AO EAST Branch	(Code No.)
---	------------

Contact Person	Mobile No.
----------------	------------

Name of HLC & Connector	HLC Code	Mobile No.	Email ID
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	NAME	DATE		NAME	DATE
SEARCH - 1	Sanjiv Reddy	4/15/24	ITR VERIFICATION		
SEARCH - 2			RESIDENCE VERIFICATION		
VALUATION - 1			OFFICE VERIFICATION		
VALUATION - 2			SITE INSPECTION		

HLST / BST / BM / ALONGWITH Mob No.

NOTE :

- 1 _____
- 2 _____
- 3 _____

SBI RAFC Belapur. vinit sir
(EL) Banjara 7710030440

①
415124
4:05 PM

SC - [unclear]
[unclear]

(वि. नि. क्र. १) (Fin. R. Form No. 1)

5313

सर्वसा. ११३ मं.
Gen 113 me.

DELIVERED

मूलतः
ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शामनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... Yashi दिनांक/Date..... 21/11/04

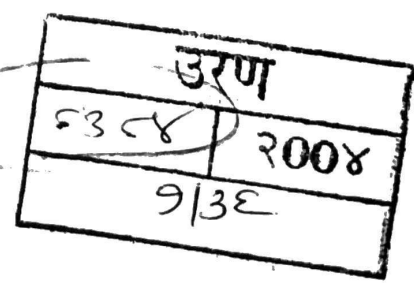
Received from..... Gitesh B. Desai
रु./Rs..... 52,600/- Rupees. FIFTY TWO THOUSAND SIX
याकरिता मिळाले.

on account of..... hundred only

रोखपाल वा लेखापाल
Cashier or Accountant.

11/11/04
(सही/Signature)
(पदनाम/Designation)

OC Pending
SC ✓
Ketan
S.C.
L.P. Certificate
proposed details
not mentioned.
no document costs
transfer of Flat
in the names of
LR'S.



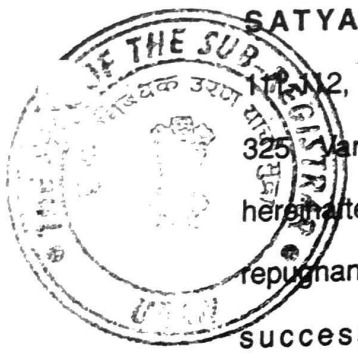
ca. 2/22 B Fifty Two Thousand Six Hundred only
 विलासनी वरकरी वे नाव ... Gitesh B. Desai
 पत्ता ... Vashi ...
 9287626

11/11
 PRD. OFFICER
 SUB-REGISTRAR
 THANE-3 (VASHI)

उरण	
378	2004
2/3E	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Navi Mumbai on this 4th day of November, 2004, BETWEEN M/S. FLOWER VALLEY **AABFF 0382M** PROPERTIES (NAVI MUMBAI) a partnership firm registered under Indian Partnership Act, 1932 through its Partner, **SHRI. MAHESH SATYANARAYAN KHAIRARI**, having offices at 11/12, Anil Complex, New Link Road, Ulhasnagar - 421 002 & at 325, Vardhaman Market, 3rd Floor, Sector - 17, Vashi - 400 705. hereinafter referred to as "THE BUILDERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their successor or their assigns) of the ONE PART AND MR/MRS Gitesh B. Desai Adult, age 29 years, Indian Inhabitant, residing at Supritendent Bungalow, Ground Floor, St. George's Compound, Fort Mumbai - 400001 hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrator and permitted assigns) of the OTHER PART.



FLOWER VALLEY PROPERTIES
 Navi Mumbai
 Partner

G. B. Desai

OFFICE OF THE SUB-REGISTRAR
 VASHI, DIST. - THANE
 MAH/CRA/02/YEAR - 2000
 5313 SPECIAL
 141454 ADHESIVE
 NOV 02 2004
INDIA R. 0052600 PB 0102
 STAMP DUTY MAHARASHTRA

358	2008
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WHEREAS, The City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having it's 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, 1966 (Maharashtra Act No. XXXVIII of 1996) hereinafter referred to as the said Act.

AND WHEREAS the State Government in pursuant to Section 113(l) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being leased to its intending Lessees.

AND WHEREAS the Corporation has leased to M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI) a partnership firm through its Partners, Partners, 1) SHRI. MAHESH SATYANARAYAN KHAIRARI, 2) SHRI. SITARAM SATYANARAYAN KHAIRARI & 3) SHRI. DINESH MURLIDHAR PASORIA, (therein referred to as THE LESSEES) vide Agreement to lease dated 16.07.2003 for a period of 60 years computed from the date of Agreement to Lease, a plot of land bearing No.02, admeasuring about 2052.40 Sq. Mtr. at Sector-05, Khairnar, Navi Mumbai, (hereinafter referred to as THE SAID PLOT) for the purpose of residential-cum-commercial use for proper premium and has handed over the physical possession of the said plot to the Lessees.



B. Daga

For FLOWER VALLEY PROPERTIES
Navi Mumbai
[Signature]
Partners

WHEREAS, City & Industrial Development Corporation of Maharashtra Ltd., has approved the plans and specifications in respect of the building on the said plot and they have granted permission vide Commencement Certificate

57A

bearing No CIDCO/EE/(BP)/ATPO/294 dated 11.08.2003 to commence the construction of residential-cum-commercial building on the said plot.

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AND WHEREAS, the BUILDERS alone have the sole and exclusive right to dispose of the Residential Unit/Flat/Shop No. 104. on the First floor, in the building on Plot No.02, in Sector-05, Kharghar, Navi Mumbai to the prospective PURCHASER on the terms and condition stipulated in the Agreement entered by them with the Lessees.

B. D. ...

AND WHEREAS the PURCHASER have agreed to purchase THE BUILDERS have agreed to sell a Residential Unit/Flat/Shop No. 104. on the First floor admeasuring about 866.88 sq.ft. Built up area as per the floor Plan annexed hereto and marked as Annexure in the said Building, on ownership basis as agreed to by and between them which is hereinafter referred to as 'The said Residential Unit/Flat/Shop'.

B. D. ...

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The BUILDERS shall construct the said building consisting of Ground + 6 upper floors, on the plot in accordance with the plans, design, specifications which have been approved by the concerned authority and seen and approved by Residential Unit/Flat/Shop purchase with such variations and modifications as the Builder's may consider necessary or as may required by the concerned local authority/the Government to be made in them or any of them.

B. D. ...

2. The PURCHASER have prior to the execution of this Agreement satisfied himself about the title of OWNERS/BUILDERS to the said plot of land and no requisition or objection shall be raised upon THE OWNERS/BUILDERS in any matter relating thereto.



3. The PURCHASER hereby agree to purchase the said Residential Unit/Flat/Shop bearing No. 104. on the First floor admeasuring about

60

FOR FLOWER VALLEY PROPERTIES
Navi Mumbai

Partner

8055 sq.ft. Built up area, for the lumpsum price of Rs. 11,46,552/- (RUPEES Eleven lakhs Forty Six Thousand Five Hundred Fifty Two ONLY) and subject to the terms and conditions hereinafter contained.

B. Doshi

4. The Purchaser has/have verified and accepted that Super Covered Area, which is inclusive of Carpet Area plus proportionate share common passage, staircase, walls, lift-walls and recessed space below window cills and extra space provide by way of lofts in the Residential Unit/Flat work out to 1032 Sq. ft. And the Purchaser is/are fully satisfied to the Said Super Covered Area and shall not claim for the same.

गुरुग	
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5. AND WHEREAS the PURCHASER have agreed to pay price/ consideration being Rs. 11,46,552/- (RUPEES Eleven lakhs Forty Six Thousand Five Hundred Fifty Two ONLY) in respect of the said Residential Unit/Flat/Shop as follows :-

1)	E.M.D. on booking.	20%	2,29,310.40/-
2)	On Commencement of plinth work	10%	1,14,655.20/-
3)	On Commencement of 1 st slab	7%	80,258.64/-
4)	On Commencement of 2 nd slab	7%	80,258.64/-
5)	On Commencement of 3 rd slab	7%	80,258.64/-
6)	On Commencement of 4 th slab	7%	80,258.64/-
7)	On Commencement of 5 th slab	7%	80,258.64/-
8)	On Commencement of 6 th slab	7%	80,258.64/-
9)	On Commencement of 7 th slab	7%	80,258.64/-
10)	On Commencement of Brick work	7%	80,258.64/-
11)	On Commencement of Plaster Work	7%	80,258.64/-
12)	On Commencement of Internal Work	5%	57,327.60/-
13)	On possession	2%	22,931.04/-

TOTAL

Rs. 11,46,552/-



B. Doshi

FOR FLOWER VALLEY PROPERTIES
Navi Mumbai

Partner

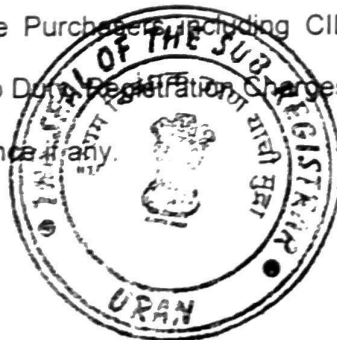
In case, if due to any reasons, there is any increase/rise in price of steel, cement, etc. and other building inputs before the completion of the building, the BUILDER shall be entitled to escalate/increase the price of the Residential Unit/Flat/Shop/Shop. This amount of escalation shall be paid by the PURCHASER to the BUILDER within 7 days of the demand made by the BUILDER.

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6. In addition to above consideration the Purchaser has also to pay the following expenses:

- i) Stamp duty, registration and other charges payable to the concerned authorities.
- ii) Water connection charges and electricity connection charges.
- iii) Electric cable laying charges.
- iv) Land and development building charges.
- v) Legal charges for documentation.
- vi) Water Resource Development charges.
- vii) Any other taxes, cesses that shall be levied or become leviable by CIDCO/NMMC or any government authorities and also such other charges, escalations imposed by CIDCO or any other government authorities.
- viii) Cost of formation of the Society or Limited Company or any other deposits, charges, taxes or levies, penalties etc.

6A. In addition to above referred amount the Purchaser will also liable to pay/bear cost of Conveyance of Plot in the name of Co-op. Hsg. Society formed by all the Purchasers including CIDCO Transfer/Administrative Charges & Stamp Duty, Registration Charges in proportionate share to be paid on Conveyance if any.



For FLOWER VALLEY PROPERTIES
Navi Mumbai

Partner

B. D. D. D.

7. Without prejudice to the other rights of BUILDER under agreement and/or in law, the Residential Unit/Flat/Shop PURCHASER shall be liable to pay interest at 24% per annum on all amounts due and payable by the Residential Unit/Flat/Shop PURCHASER under this agreement, if such amount remains unpaid for seven days or more after its due date.

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8. THE BUILDER shall not be liable for any loss, damage, injury or delay due to any cause beyond his control including acts of government strikes, lockouts, fire lighting, explosion, flooring, riots, civil commotions, acts of God or war, malicious mischief or theft.

9. THE BUILDER shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the Residential Unit/Flat/Shop.

B. Doshi

10. Possession of the said Residential Unit/Flat/Shop shall be delivered on or before March 2005

The builder shall not incur any liability if the builder is unable to deliver the possession of the Residential Unit/Flat/Shop by the date aforesaid if the completion of the building is delayed by reasons for non availability of steel or cement or such other building materials or any reasons such as war, civil commotion or any act of God or if non delivery of possession is a result of any notice, or orders rules, notifications of the Government Court of law and/or any other public authority for non-availability of water and or Electricity connections from the concerned authority or for any reasons unforeseen or beyond the control of the builder.



B. Doshi

FLOWER VALLEY PROPERTIES
Navi Mumbai

[Signature]
Partner

payable by the purchaser to the BUILDERS under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained the permission in writing of the BUILDERS for such transfer.

k) Till a conveyance of building in which Premises is situated is executed, the Purchaser shall permit the BUILDERS and their Surveyors and Agents with or without workmen and other, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.

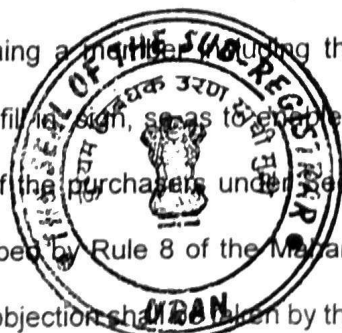
13. Upon possession of the said Residential Unit/Flat/Shop being delivered to the Residential Unit/Flat/Shop PURCHASER he/she shall be entitled to the use and occupy the said Residential Unit/Flat/Shop and shall have no claim against the BUILDERS in respect of any items of work in the Residential Unit/Flat/Shop.

B. Darg...

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14. THE PURCHASER/S along with the other PURCHASER/S of Flat/shop/Car parking in the building shall join in forming and registering a Society or Apartment Owner's Association to be known as "Regency Park" and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Apartment Owner's Association and for becoming a member thereof and for signing the bye-laws of the proposed Society and duly fill up and sign, so as to enable the BUILDERS to register the Organisation of the purchasers under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flat/shop Rules, 1964. No objection shall be taken by the PURCHASER/S

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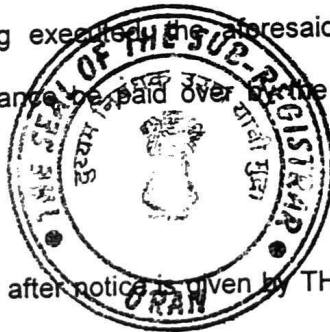
For FLOWER VALLEY PROPERTIES
Navi Mumbai
Vinay...
Partner

93/3E

the CIDCO Ltd., And the proportionate share of stamp duty and registration of lease deed in favour of co-operative Housing Society, to be executed by the Corporation shall be borne and paid by the purchaser and the BUILDERS shall in no way either liable or responsible for the same.

17. THE PURCHASER/S shall be liable to bear and pay the proportionate share of the outgoings in respect of the said Flat/shop/Car parking and building namely local taxes betterment charges or such other levies by the Concerned Local Authorities/or Government Water Charges, Insurance Premium, expenses for common lights, repairs and salaries of Clerks, Bill Collectors, Chowkidars (Watchmen), Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the Society/Apartment Owner's Association is formed and the land and building transferred to it, the PURCHASER/S shall pay the same to the BUILDERS at such rate as may be determined. THE PURCHASER/S further agree that till the PURCHASER/S share is so determined, the PURCHASER/S shall pay to the BUILDERS provisional monthly contribution towards the outgoings. The amounts so paid by the PURCHASER/S to BUILDERS shall not carry any interest and remain with the BUILDERS until an assignment of lease is executed in favour of the Society/Apartment Owner's Association as aforesaid. On such assignment of lease being executed the aforesaid deposit shall be accounted for and the balance be paid over by the BUILDERS to the Society.

B. D. D.



18. Commencing 15 days after notice is given by THE BUILDER to the Residential Unit/Flat/Shop PURCHASER that the said Residential Unit/Flat/Shop is ready for the use and occupation, the Residential Unit/Flat/Shop PURCHASER shall take possession of the Residential Unit/Flat/Shop and be liable to bear and pay all taxes and charges for electricity and other services and the outgoing payable in respect of the said

For FLOWER VALLEY PROPERTIES
Navi Mumbai
Partner

BUILDERS shall be at liberty to put up any number of additional floors over and above the said building and also to dispose of the Residential Unit/Flat/Shop constructed thereof even if the PURCHASERS has been permitted to occupy the Residential Unit/Flat/Shop.

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34. This Agreement shall be subject to the provisions contained in the Maharashtra Ownership Residential Unit/Flat/Shop (regulation of the promotion of construction sale management and transfer) Act 1963 and the Maharashtra Ownership Residential Unit/Flat/Shop (regulation of the promotion of construction sale management and transfer) Rules 1964 or any amendment for the time being in force.

SCHEDULE OF THE PLOT

All that piece or parcel of land known as Plot No.02, in Sector-05, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, containing by measurement 2052.40 Sq. Mtr. or thereabouts and bounded as follows that is to say:-

- ON THE NORTH BY : 10.00 MTR. WIDE CHANNEL & 15.00 MTR. WIDER ROAD.
- ON THE SOUTH BY : -----
- ON THE EAST BY : PLOT NO.4
- ON THE WEST BY : 11.00 MTR. WIDE ROAD

B. Desai

SCHEDULE OF RESIDENTIAL UNIT/FLAT/SHOP

Residential Unit/Flat/Shop No. 104 on the First Floor, measuring about 866.88 sq. ft. Built up area, in the building of Plot No.02, Sector-05, Kharghar, Navi Mumbai

*Built up 89 mts
Terrace 89 mts*



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal this day and year hereinabove written.

For FLOWER VALLEY PROPERTIES
Navi Mumbai
Partner

उरण
05/008
943E

SIGNED, SEALED AND DELIVERED by
the withinnamed 'BUILDERS'

M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI)

through its Partner

SHRI. Dinesh Kumar Pasaria

in the presence of Ja

Santosh B. Jewale

For FLOWER VALLEY Pr. Nav. Partner

SIGNED, SEALED AND DELIVERED by

the withinnamed 'PURCHASER'

MR/MRS. Gitesh B. Desai

in the presence of Ja

Santosh B. Jewale

RECEIPT

RECEIVED sum of Rs. 51,000 /- (RUPEES Fifty One
Thousand ONLY)

being Part and Advance consideration in respect of the Residential
Unit/Flat/Shop No. 104 on the 1st floor, in the building on Plot No.02,
in Sector-05, Kharghar, Navi Mumbai, agreed to be sold by us to the
PURCHASER.

I SAY RECEIVED

For FLOWER VALLEY PROPERTIES
Navi Mumbai

Santosh B. Jewale
Partner



M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI)

through its partner

SHRI. Dinesh Kumar Pasaria
(THE BUILDERS)

WITNESSES :

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/EE(BP)/ATPO/294

To,

M/s Flower Valley Properties (Navi Mumbai),
111-112, Ami Complex,
New Link Road, Ulhasnagar.
Thane.

उरण	
७४	२००४
२०/३६	

दिनांक :

11/8/2003

Sub:-Development permission for Residential Cum Commercial building on Plot no. 02, Sector-05 at Kharghar, Navi Mumbai.

Ref:-1) Your architects application dated.24/07/2003

2) Undertaking submitted by you regarding submission of Fire NOC

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.02, Sector-05 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer , Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,



(S.V.JOSHI)
EXECUTIVE ENGINEER(BUILDING PER.)
ADDL.TOWN PLANNING OFFICER

vs. Minal B. Khona

B Sc. LL.B.

Advocate High Court

108, J. K. Chambers, Plot No. 76,
Sector 17, Vashi, Navi Mumbai - 400 705
Tel.: 2789 2517 • Telefax: 2789 2544

377	
378	7008
29/3E	

August 13, 2003

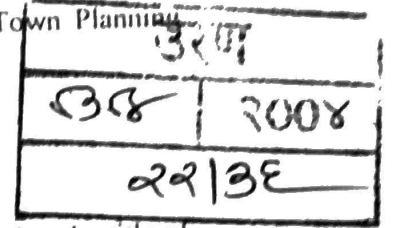
TITLE CERTIFICATE

I have investigated the title of Plot No.02, Sector-05, Kharghar, NAVI MUMBAI, admeasuring about 2052.40 Sq.mtr. within jurisdiction of the Sub-Registrar of Assurance, Tal. Panvel & Dist. Raigad which stands in the name of M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI).

It is seen from the records that M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI), were leased a Plot of Land bearing No.02 admeasuring 2052.40 Sq.mtr. at Sector-05, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, under an Agreement to Lease dated 16.07.2003 by M/s. CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act.1956 (1 of 1956) and having its Registered Office at "NIRMAL", NARIMAN POINT, MUMBAI-21, (hereinafter called 'CIDCO') for a period of 60 years on the terms and conditions contained therein. I have to mention that pursuant to the said Agreement to Lease M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI) a partnership firm duly registered under Indian Partnership Act 1932 through its partners 1) SHRI. MAHESH SATYANARAYAN KHAIRARI, 2) SHRI. SITARAM SATYANARAYAN KHAIRARI & 3) SHRI. DINESH MURLIDHAR PASORIA, were put to the disposal of the said Plot for the purpose of constructing Proposed Commercial-cum-Residential Building.



Whereas the City & Industrial Development Corporation of Maharashtra Ltd. vide their letter No.CIDCO/EE(BP)/ATPO/294 dated 11.08.2003 have issued Commencement Certificate to commence the construction work of the Residential Building on the said Plot No.02, Sector-05, Kharghar, NAVI MUMBAI as per plans and designs duly approved by the Town Planning Authorities.



On the basis of the documents submitted, I do hereby certify that the title of M/S. FLOWER VALLEY PROPERTIES (NAVI MUMBAI) in respect of Plot No.02, Sector-05, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, is clear and marketable and is free from all encumbrances of whatsoever nature.

SCHEDULE OF THE PLOT

All that piece or parcel of land known as Plot No.02, in Sector-05, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, containing by measurement 2052.40 Sq. Mtr. or thereabouts and bounded as follows that is to say:-

- ON THE NORTH BY : 10.00 MTR. WIDE CHANNEL & 15.00 MTR. WIDER ROAD.
- ON THE SOUTH BY : -----
- ON THE EAST BY : PLOT NO.4
- ON THE WEST BY : 15.00 MTR. WIDE ROAD

M B Khona
Mrs. Minal B. Khona
B. Sc. LL.B.

Advocate High Court
Mumbai
Navi Mumbai-401708



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 XXVII) of 1966 to _____

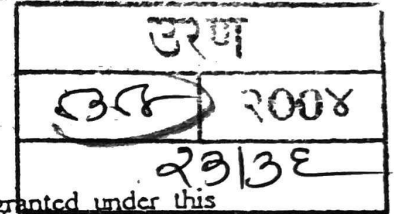
M/c Flower Valley Properties (Navi Mumbai),

Unit/Plot No. 02 Road No. -, Sector 05 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential cum. Commercial Bldg (G+6) Str.

Resi. BUA = 2739.052 m² } Total BUA = 3078.196 m²
Comm BUA 339.144 m² }

(Nos. of Residential Units 96 Nos. of Commercial units 22)



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

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 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 :

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



- 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.
- 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 regulation 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 48090/- 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 under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the 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, UD-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 alongwith 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 (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.


 EXECUTIVE ENGINEER (BLOCK PERMISSION)
 ADDL. TOWN PLANNING OFFICER

C.C. TO: ARCHITECT
 Ms. Panache Architects
 B-379, Vashi Plaza, Sector-17, Vashi.

C.C. TO: Separately to :

- 1. M(T/S)
- 2. CCUC
- 3. EE(KHR/PNL/KLM/DRO)
- 4. EE(W/S)



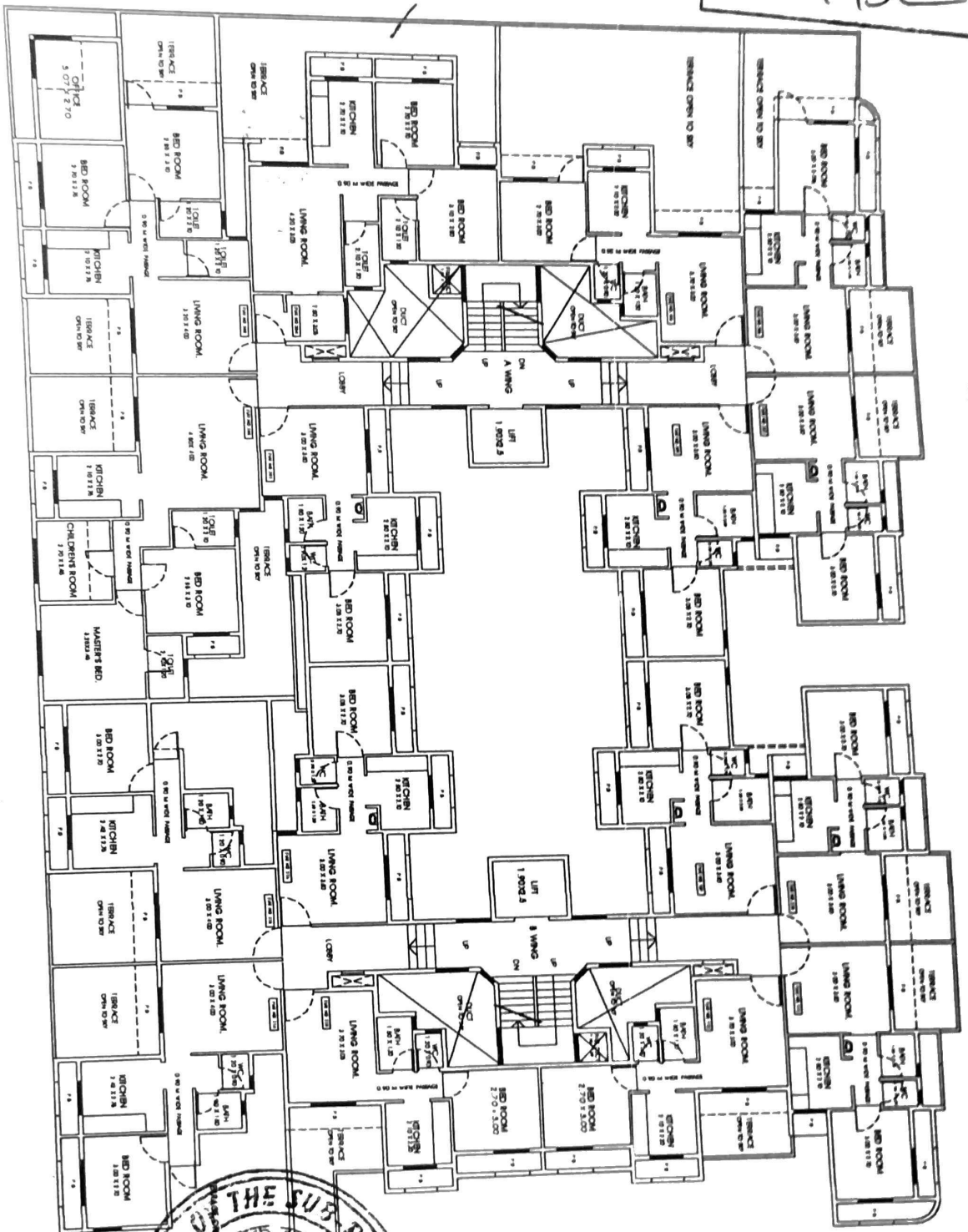
3707	
37	2008
283E	

REGENCY PARK, KHARGHAR

379
2008
293E

Flat No
- 104

FIRST FLOOR PLAN FOR PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT NO. 2 SECTOR 5, KHARGHAR, NAVI MUMBAI.



PANACHE
ARCHITECTS & INTERIOR DESIGNERS
OFF. 8-379, VASAH PLYA, ECIT, VASAH BR. 77600016
REG. 84-1004-24, REC-D, VASAH, NAVI MUMBAI 400 7762716



For FLOWER VALLEY PROPERTIES
Navi Mumbai

[Signature]
Partner

₹ 100
 ONE HUNDRED RUPEES

वेभव लक्ष्मी स्टम्प वेंडर लायसन्स क्र. 92/2000

थो-2/1/02, सेक्टर 2, चाशी, नवी मुंबई.

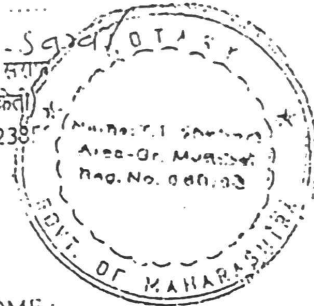
अनुक्रमांक 41151 दिनांक रु. 100/- 4 DEC 2003

नांव. M/s. Flower Valley Properties (Navi Mumbai)

पारोख..... हस्तो.....

27 NOV 2003

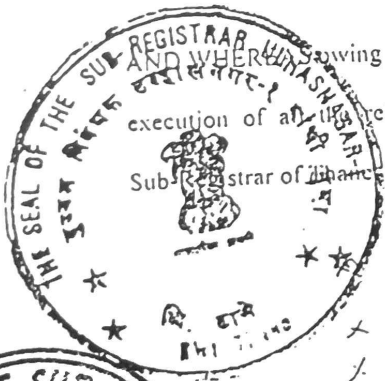
S. Sagar
 सी. वी. नु. कुरा
 (मुद्रांक विक्रेता)
 फोन :- 78238



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :

We, 1) SHRI. MAHESH SATYANARAYAN KHAIRARI, 2) SHRI. SITARAM SATYANARAYAN KHAIRARI & 3) SHRI. DINESH MURLIDHAR PASORIA Partners of M/S. FLOWER VALLEY PROPERTIES (NAVIMUMBAI), adults, Indian inhabitants, having address at 112/111, Konark Ply Wood, Regency Hotel, And Complex, New Link Road, Ulhasnagar - 2 / SEND GREETINGS



owing to our busy schedule, we will not be able to admit personally the execution of all the relevant documents required to be admitted by us before the Sub-Registrar of Uran

(राजद)	उरण	2008	रहन 9	उरण
2008	2008	2008	2008	2008
2008	2008	2008	2008	2008

M. G. KEWALRAMANT
 29 JAN 2008

29 JAN 2008

नोंदणीपूर्व गोषवारा

Monday, November 22, 2004
6:41:41 PM

विलेखाचा प्रकार	करारनामा
(1) मोबदला	रु. 1,146,552.00
(2) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 856,000.00
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 52570.00
(4) बाजारभावाप्रमाणे नोंदणी फी	रु 11465.52
(5) दस्त निष्पादित केल्याचा	04/11/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षांकित केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. * लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (6) पृष्ठांची संख्या 36
- (7) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)
- (8) मालमत्तेचे इतर वर्णन

(1) वर्णन: सदनिका नं. 104, पहिला मजला, रिजेन्सी पार्क, प्लॉट 02, सेक्टर 06, खारघर, नवी मुंबई, तापनवेल, जि. रायगड . तळ मजला अधिक 6 मजल्यांची इमारत
(1) 69.15 चौ.मी. बिल्टअप व टेरेस 11.38 चौ.मी.

(10) क्षेत्रफळ

- (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

- (13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) मे फ्लॉवर व्हॅली प्रॉपर्टीज (नवी मुंबई) तर्फे भागीदार दिनेश कुमार पासोरियाचे अख. नरेंद्रकुमार कन्हैयालाल रावल - -; घर/फ्लॉट नं: 111, 112, अनिल कॉम्प्ले, न्यु लिंक रोड, उल्हासनगर -2, जि. द गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: - पॅन नम्बर: AABFF0382M
(1) गितेश बी देसाई - -; घर/फ्लॉट नं: सुपरीटेड बंगलो, तळ मजला, सेंट जॉर्ज कंपाऊंड फोर्ट: 1; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: घो पत्र .

पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

उरण	
८३८४	२००४
३४ १३६	

पूर्व नोंदणी गोषवारा तपासून पाहिला * तो बरोबर आहे/त्याच्यात नमूद केलेले * बदल/दुरुस्त्या कराव्यात.

(Signature)
(पक्षकाराची स्वाक्षरी)

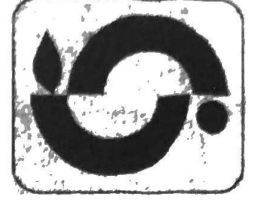
(डाटा एंट्री ऑपररेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH
पनवेल शहर महानगरपालिका
PANVEL CITY MUNICIPAL CORPORATION



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम ८१३ चे अन्वये देण्यात आले आहे. (Issued under section 12/17 of the Registration of Births & Death Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती जन्माच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आलेली आहे. जी की, महानगरपालिका तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र राज्याच्या नोंदवहित उल्लेख आहे.-This is to certify that the following information has been taken from the original record of Birth which is the register form municipal corporation panvel of tahsil/block panvel of District Raigad of Maharashtra State.

मृताचे पुर्ण नाव : गितेश बाबाजी देसाई
Full Name of Deceased : GITESH BABAJI DESAI

लिंग : पु.
Sex : M.

मृत्यु दिनांक : १३/०६/२०१९
Date Of Death : 13/06/2019

मृत्यु ठिकाण : एम.जी.एम. हॉस्पिटल, कामोटे.
Place Of Death : M.G.M. HOSPITAL, KAMOTHE

मृत व्यक्तीचे वय : ४४ वर्षे.
Age of deceased : 44 YEARS
आईचे पुर्ण नाव : गिता देसाई
Full Name of Mother : GEETA DESAI
आईचे आधारकार्ड क्र. :

पतीचे/पत्नीचे नाव : संजना गितेश देसाई
Name of Husband/Wife : SANJANA GITESH DESAI
वडीलांचे पुर्ण नाव : बाबाजी देसाई
Name of Father : BABAJI DESAI
वडीलांचे आधारकार्ड नं. :

मयत व्यक्तीचा मृत्युसमयीचा पत्ता :
Address of deceased at the time of death :
रो.०५, खारघर, नवी मुंबई.

मयत व्यक्तीचा कायमचा पत्ता :
Permanent Address of the deceased:

नोंदणी क्रमांक : ६२०
Registration No. : 620

नोंदणी दिनांक : १५/०६/२०१९
Regi. Date : 15/06/2019

प्रमाणपत्र दिल्याचा दि. : ०१/०७/२०१९
Date of Issue : 01/07/2019



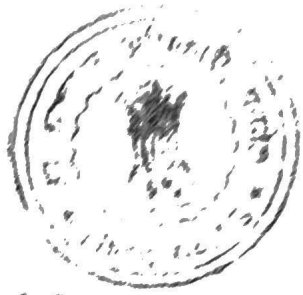
निबंधक
विशेष निबंधक
पनवेल शहर महानगरपालिका
पनवेल - रायगड
SUB REGISTER (BIRTH & DEATH)
पनवेल महानगरपालिका

प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री करा./ENSURE REGISTRATION OF EVERY BIRTH AND DEATH

महाराष्ट्र MAHARASHTRA

173103

Registration No. 171
For General Stamp Duty
Rs. 25000
Shri Sanjay Gitesh Desai
Sub-Treasurer
Rs. 75000



Sub-Treasurer, Panvel

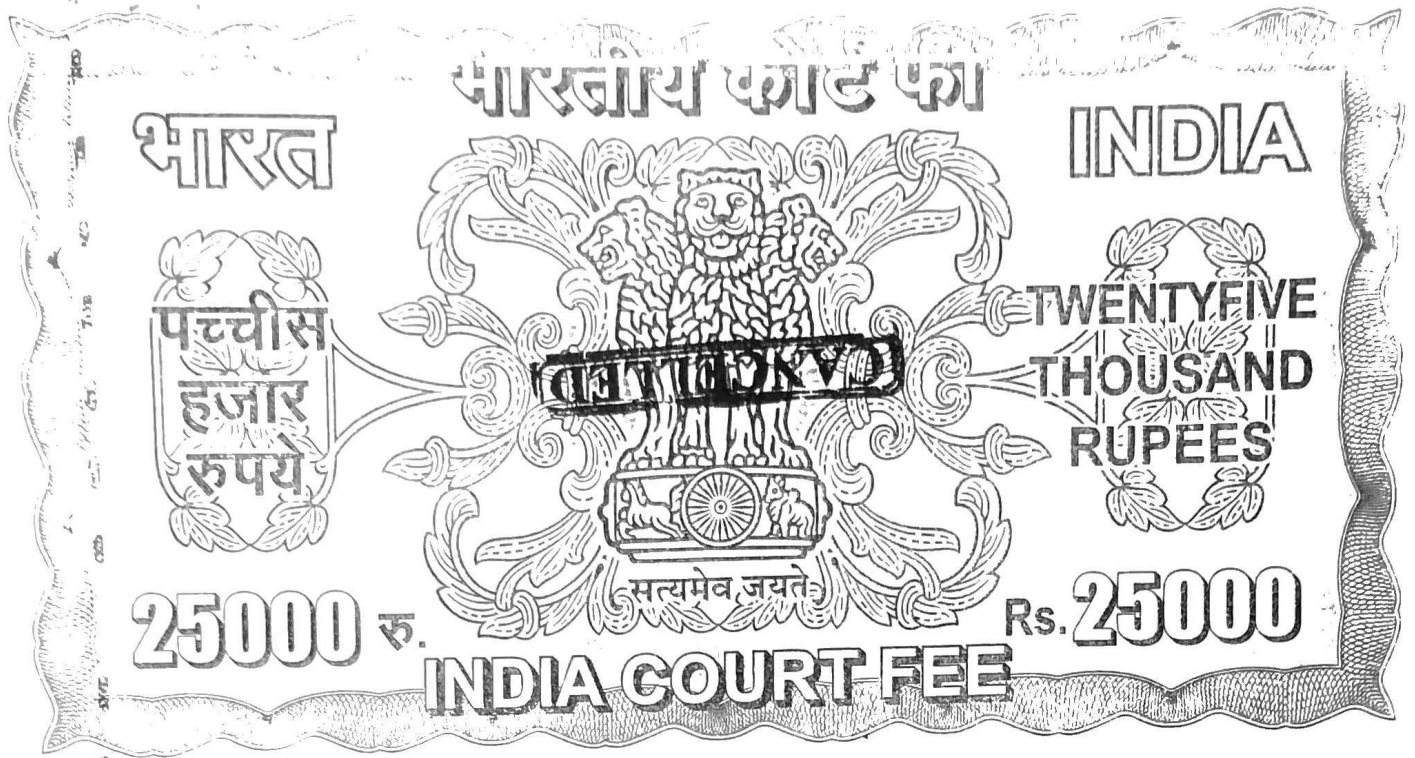
19 MAY 2021

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

CIVIL MISC. APPLN. NO.149/2021

COURT FEE STAMP RS.75,000/-



महाराष्ट्र MAHARASHTRA

Regis S. No. 70 Panvel Sub Treasurer

173103

The General Stamp / Court Fee Paper

Rs. 25000 issued to

Shri Sanjay Gitesh Desai

Panvel Sub Treasurer to make up the

Total amount of Rs. 75000



Sub Treasurer, Panvel



19 MAY 2021

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

CIVIL MISC. APPLN. NO.149/2021

COURT FEE STAMP RS.75,000/-



महाराष्ट्र MAHARASHTRA

Regis. No. 70 Panvel Sub Treasury
The General Stamp / Court Fee Paper
Rs. 25000 issued to
Shri. Sanjama Girdhar Desai
Panvel
Total amount Rs. 75000

173104



[Signature]
Sub-Treasury Officer, Panvel

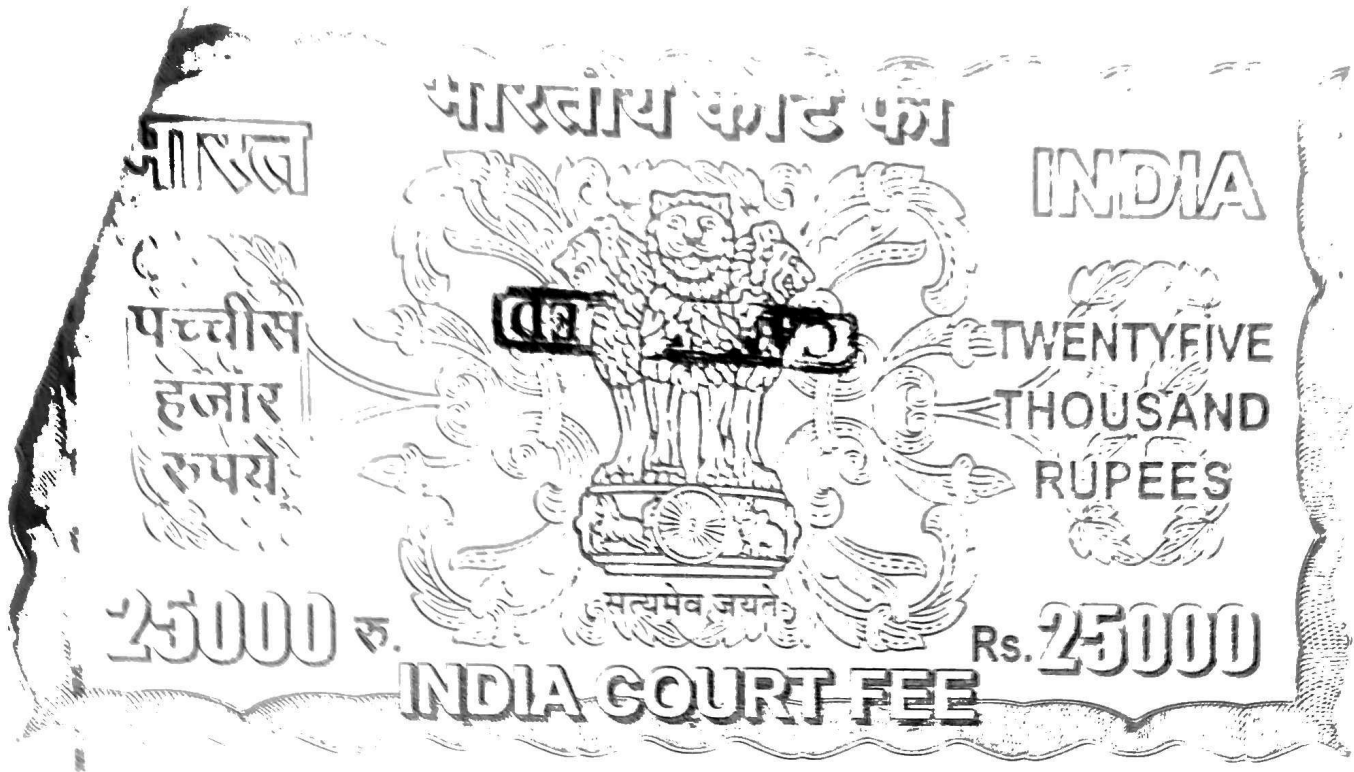
19 MAY 2021

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

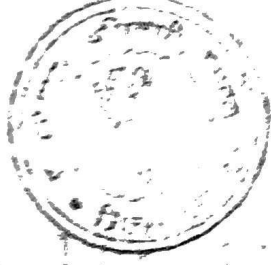
CIVIL MISC. APPLN. NO.149/2021

COURT FEE STAMP RS.75,000/-



MAHARASHTRA Regd S No 76
The General Stamp & Court Fee Dept
Rs 25000 = 25000
Sd/- Sanjana Gitesh Desai
Date 12/01/2021
Total Amt 75000

173105



[Signature]
Treasury Officer, Panvel

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

CIVIL MISC. APPLN. NO.149/2021

COURT FEE STAMP RS.75,000/-

HEIRSHIP CERTIFICATE :: 04 :: CIVIL MISC. APPLN. NO. 149/2021

- 1) Smt. Sanjana Gitesh Desai
Age: 43 years, Occ.: Service
- 2) Kum. Shreyas Gitesh Desai
Age: 16 years, Occ.: Student

Applicant No. 1 herself & Guardian
of Applicant No. 2
Both R/o. A 104, Rejency Park, Plot
No. 2, Sector 5, Kharghar, Tal Panvel,
Dist Raigad

.....**APPLICANTS**

WHEREAS, Late Gitesh Babaji Desai inhabitant of Kharghar, Tal Panvel, Dist Raigad died on 13th June, 2019 at MGM Hospital, Kamothe and an application was made by the Applicants 1) Smt. Sanjana Gitesh Desai 2) Kum. Shreyas Gitesh Desai court to be formally recognized them as legal heirs of the of the said deceased – Late Gitesh Babaji Desai.

And WHEREAS, the usual proclamation having been made no sufficient objection was offered to the right of the said Applicants and thereupon, Applicants gave proof to the satisfaction of this court to be recognized them as legal heirs of the said deceased – Late Gitesh Babaji Desai.

This is therefore, to certify that the Applicants 1) Smt. Sanjana Gitesh Desai 2) Kum. Shreyas Gitesh Desai Both R/o. A 104, Rejency Park, Plot No. 2, Sector 5, Kharghar, Tal Panvel, Dist Raigad are the recognized legal heirs of deceased Late Gitesh Babaji Desai.

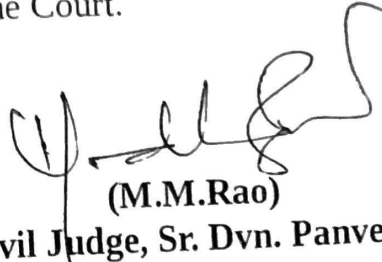


HEIRSHIP CERTIFICATE :: 05 :: CIVILMISC.APPLN.NO.149/2021

Given under my hands and seal of the Court.

Panvel
Date : 17/06/2021
NOTE :-



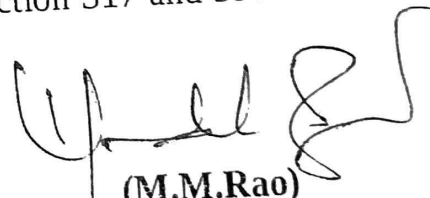

(M.M.Rao)
Civil Judge, Sr. Dvn. Panvel.

The person to whom this certificate is granted or his representative, is required within six months from the date of this certificate, or within such further time as the court may from time to time appoint, to render to the Court a true account of the said property and credits, showing the assets which have come to their hands and the manner in which they have been complied or disposed of.

If you fail to do this, will be liable to punishment under section 176 of the Indian Penal Code in accordance with section 317 and 390 of the Indian succession Act, XXXIX of 1925.

Panvel
Date : 17/06/2021




(M.M.Rao)
Civil Judge, Sr. Dvn. Panvel.

Sanjana Desai - 77100301110

REGENCY PARK CO-OP HOUSING SOCIETY LTD.

N.B.O.M. / Cidco / HSG. (O.H.) 2135 / J.T.R. / 2005-2006

Plot No. - 2, Sector - 5, Kharghar, Navi-Mumbai -410210

28/04/2024

TO WHOMSOEVER IT MAY CONCERN

IT IS DECLARED THAT MRS.SANJANA GITESH DESAI AND SHREYAS GITESH DESAI, WHO ARE THE MEMBER OF OUR SOCIETY AND THE OWNER OF THE FLAT NO. - 104 HAVE NO OUTSTANDING SOCIETY DUES UPTO MARCH 2024. IF IN FUTURE, ANY LIABILITIES OCCURS, NEITHER SOCIETY NOR THE OFFICE BEARER WILL BE LIABLE FOR ANY DUES OR FEES WHATSOEVER.

THE SOCIETY CONVEYANCE HAS TILL DATE NOT BEEN DONE AND IS IN PROCESS.THE SHARE CERTIFICATE ALSO HAS NOT BEEN ISSUED TILL DATE.



Regency Park Co. Op. HSG Society.

B V Shingare
Secretary

BILL OF SUPPLY FOR THE MONTH OF - एप्रिल-2024

Page No. 5/2024/12
GUE 12

GSTIN 27AAECM2933K12B

देयक दिनांक : 12-04-2024
देयक रक्कम रु : 2860 00

देय दिनांक : 02-05-2024
या तारखे नंतर : 2910 00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



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

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

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महाधितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत

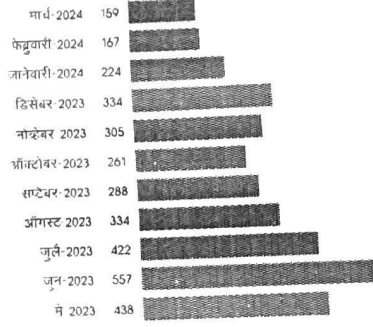


मिटर क्रमांक : 4795 KHARGGAR S/DN /PANVEL URBAN
मिटर स्थान : 90/LT I Res 1-Phase
मिटर मालक :
मिटर मालकाचा पत्ता/डि.टी.सी. : 1/03/5002/0104/4795024
मिटर क्रमांक : 07620409548
मिटर गट : G1

पुरवठा दिनांक : 11-06-2005
मजुर भार : 3 00 KW
सुरक्षा ठेव जमा (रु) : 7240 00
चालू रिडिंग दिनांक : 07-04-2024
मागील रिडिंग दिनांक : 07-03-2024

हास रिडिंग	मागील रिडिंग	गुणक अचयय	युनिट	समा. युनिट	एकूण वापर
8766	8474	1.00	292	0	292
			0	250	500

Meter Status Normal
Bill Period 1/03/Old Units before 01-04-2024 : 228/Interest on Sec. Deposit(SD) Rs 488 70



वीज वापर
एप्रिल - 2023 304
एप्रिल - 2024 292

महत्वाचे

जलील विला शेवटी ई-विल साठी नोंदणी करा व प्रत्येक विलामागे 10 लक्षांच्या मो-
ठील डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी -
<http://www.mahadiscom.in/consumerinfo/mahadiscom.in/gogreen.php> (GGN नंबर
सुमार्थ कमील विलावर घेण्या बाजूला ठरवा कोणत्या मध्ये उपलब्ध आहे.)

पुढील महिनाचे रिडिंग साधारणतः 07-05-2024 रोजी तारखेला होईल

सुमार्थ मोबाईल नंबर व ईमेल पत्ता सुविधा प्रसत्यास दुरुस्त करा. लागाठी
www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

जोडलेले वेब साईट <https://www.mahadiscom.in/wss> किंवा मोबाईल अॅप
महाधितरणद्वारे सुरक्षित मुद्रम आणि अनलाइन पमेंट सुविधा उपलब्ध करा आणि
0.25%(जालीय जास्त रु500)सवलत मिळवा संबंधित प्रसाराची कृपया
helpdesk_pg@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01029470271297
o IFS Code. SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch. IFB BKC
o Bill Amount <As per bill> .
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
If you pay your bill through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

लोक सक्षमीकरण प्लॅटफॉर्म
Axis My India ने Google सह भागीदारीची घोषणा केली
लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा

QR कोड स्कॅन करा अॅप डाऊनलोड करा
App मध्ये सर्व भर आणि आकर्षक वहीस जिंका

axis MY INDIA People Empowerment Platform India's No. 1 Consumer Data Intelligence Company. www.axismyindia.org

स्थळप्रत विलीय युनिट	ग्राहक क्रमांक	पी.सी. G1	दर	या तारखे पर्यंत भरल्यास	22-04-2024	Rs 2830 00
अंतिम तारीख	02-05-2024			या तारखे नंतर भरल्यास	02-05-2024	Rs 2910 00

बँकेची स्थळप्रत विलीय युनिट	ग्राहक क्रमांक	पी.सी. G1	दर	अंतिम तारीख	02 05 2024	Rs 2860 00
47951029470271297020520240000028600050002204240030	029470271297	G1	90	या तारखे पर्यंत भरल्यास	22-04-2024	Rs 2830 00
				या तारखे नंतर भरल्यास	02-05-2024	Rs 2910 00



This Electricity Bill neither reflects a title nor is to be used as a proof of payment from power supply company.

axis MY INDIA

STATE BANK OF SUPPLY FOR THE MONTH OF - एप्रिल-2024

GSTIN 27AAECM2933K1ZB

W/O. S. B. SABA, DESA
PLOT NO. 10 PARA 038 PLOT-02 SEC-05 KHARGHAR KHARGHAR 410210

W/O. S. B. SABA KHARGHAR SON PANVEL URBAN
Res 1-Phase
11 03 5002/0104 4795024
07622409548

पुरवठा दिनांक : 11-06-2005
मजुर भार : 3 00 KW
सुरक्षा डेव जमा कर : 7240 00
चालू रिडींग दिनांक : 07-04-2024
नवीन रिडींग दिनांक : 07-03-2024

देयक दिनांक : 12-04-2024
देयक रक्कम रु : 2860 00

देय दिनांक : 02-05-2024
या तारखे नंतर : 2910 00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सुट किया विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3436, 1800-233-3436, 1912, 19120

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत



चालू रिडींग	मागील रिडींग	मुलाकू अचूक	युनिट	समा. युनिट	एकूण वापर
8766	8474	1 00	292	0	292
				0	250 500

महिना	वापर
जून 2024	159
मे 2024	167
एप्रिल 2024	224
मार्च 2024	334
फेब्रुवारी 2024	305
जानेवारी 2024	267
डिसेंबर 2023	288
नोव्हेंबर 2023	334
ऑक्टोबर 2023	422
सप्टेंबर 2023	557
ऑगस्ट 2023	438

मास	वापर
एप्रिल - 2023	304
एप्रिल - 2024	292

विलंब देयक स्थिति: Normal
Period: 03 Old Units before 01-04-2024 : 228/Interest on Deposit SD: Rs 488 70

आपला विलंब देयक स्थिति Normal आहे. ही स्थिति विलंब देयक देण्यास अनुमती देते. महामंडळाने (CGRI) मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सुट किया विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

विलंब देयक स्थिति Normal साधल्यास 11-06-2005 ला लागू होईल.

विलंब देयक स्थिति Normal नसताना विलंब देयक देण्यास अनुमती देते. महामंडळाने (CGRI) मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सुट किया विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

विलंब देयक स्थिति Normal नसताना विलंब देयक देण्यास अनुमती देते. महामंडळाने (CGRI) मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सुट किया विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01029470271297
o IFS Code SBIN0008965 . Name of Bank : STATE BANK OF INDIA , Name of Branch IFB BKC
o Bill Amount <As per bill>
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number
Disclaimers: Payment through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

लोक सक्षमीकरण प्लॅटफॉर्म

Axis My India ने Google सह भागीदारीची घोषणा केली
लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ऑप डाउनलोड करा

QR कोड स्कॅन करा एप डाउनलोड करा
App मध्ये सर्व भरा आणि आरंभक बक्षीस जिंक

People Empowerment Platform

India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

विलंब देयक स्थिति	दिनांक	युनिट	ग्रहण क्रमांक	बिल नंबर	मरणा	रक्कम
विलंब देयक स्थिति	4795	ग्रहण क्रमांक	029470271297	बिल नंबर	G1 दर 90	22-04-2024 Rs 2830 00
अंतिम मरणा	02-05-2024					02-05-2024 Rs 2910 00

विलंब देयक स्थिति	दिनांक	युनिट	ग्रहण क्रमांक	बिल नंबर	मरणा	रक्कम
विलंब देयक स्थिति	4795	ग्रहण क्रमांक	029470271297	बिल नंबर	G1 दर 90	02-05-2024 Rs 2860 00
अंतिम मरणा	02-05-2024					22-04-2024 Rs 2830 00
अंतिम मरणा	02-05-2024					02-05-2024 Rs 2910 00



This Electricity Bill neither reflects a title nor is to be used as a proof of payment or non-payment.

For Advt sales@axismyindia.org

M/S. SAI & CO.

ADVOCATES & LEGAL CONSULTANTS

D - 09, 2nd Floor, Shantiniketan CHSL, Near Anand Cinema, Opp. Railway Station, Thane (East) - 400 603
Mobile Nos. 98 21 65 65 5 / 86 93 00 09 41 E - mail - advsachinsalve@gmail.com

INVOICE OF BILL (LEGAL / PROFESSIONAL SERVICES)

Date	June 07, 2024
To	State Bank of India, Home Loan Center - Belapur, 5 th Floor, Tower No. 4, Belapur Railway Station Complex, CBD - Belapur, Navi - Mumbai - 400 614 / E - mail - sbi.14677@sbi.co.in
Subject	Title Report
Account	Sanjana Gitesh Desai & Shreyas Gitesh Desai
Property Details	Flat No. 104 (Built up - 866.28 Sq. Ft.), 1 st Floor, Regency Park CHSL, Plot No. 2, Sector - 5, Kharghar, Panvel, Pin - 410 210
Professional Fees	Rs. 4,000/-
Total Fees	Rs. 4,000/- (Rupees Four Thousand Only)
All requisite Taxes, shall be paid, by Recipient, under RCM	
E - Payment Details	M/S. SAI & CO. SBI, Naupada Branch, Thane (W) Current A / c. No. - 333 77 60 70 57 IFSC Code - SBIN 00 05 354
(Ensure to mention Mortgagor's Name as Reference, in E - Payment)	Pan No. BKHPS 79 00 P Tan No. MUMS 88 473 A
M/S. SAI & CO. (Proprietor - Adv. Sachin Salve)	
RECEIVER'S SIGN & SEAL	



June 07, 2024

To,
State Bank of India,
Home Loan Center - Belapur,
5th Floor, Tower No. 4,
Belapur Railway Station Complex, CBD - Belapur,
Navi - Mumbai – 400 614 / E – mail - sbi.14677@sbi.co.in

Ref: - Sanjana Gitesh Desai & Shreyas Gitesh Desai

Flat No. 104 (Built up – 866.28 Sq. Ft.), 1st Floor, Regency Park CHSL, Plot No. 2, Sector - 5, Kharghar, Panvel, Pin - 410 210

Plot No. 2, Sector - 5, Village - Kharghar, Taluka - Panvel, District - Raigad

ANNEXURE – B

**REPORT OF INVESTIGATION OF TITLE
IN RESPECT OF IMMOVABLE PROPERTY**

01. a)	Name of the Branch / Business Unit / Office seeking opinion	Home Loan Center - Belapur
b)	Reference No. and Date of the Letter under the cover of which the documents tendered for scrutiny are forwarded	Title Deeds, were, received, on 18.05.2024 – Complied on 06.06.2024
c)	Name of the Borrower	Sanjana Gitesh Desai & Shreyas Gitesh Desai
02. a)	Type of Loan	Education Loan Facility
b)	Type of Property	Residential
03. a)	Name of the Unit / Concern / Company / Person, offering the property /(ies), as security	As mentioned in Clause No. 1
b)	Constitution of the Unit / Concern / Company / Person / Body / Authority offering the Immovable property for creation of mortgage / charge	Individual / s



(I) PERSONAL INFORMATION OF THE APPLICANTS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME	SHREYAS	SANJANA	
NAME	GITESH	GITESH	
NAME	DESAI	DESAI	
FULL NAME	SANJANA	X-X-X-X-X-X	X-X-X-X-X-X
HUSBAND'S FIRST NAME		GITESH	
HUSBAND'S MIDDLE NAME		BABAJI	
HUSBAND'S LAST NAME		DESAI	
RELATIONSHIP WITH	X-X-X-X-X-X	SON	
BIRTH DATE (DD-MM-YY)	09-04-2003	12-02-1976	
RELIGION	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSI / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSI / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS	<input type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSI / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS
CATEGORY	<input type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input checked="" type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS	<input type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input checked="" type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS	<input type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS
GENDER	<input checked="" type="checkbox"/> MALE / <input type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER	<input type="checkbox"/> MALE / <input checked="" type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER	<input type="checkbox"/> MALE / <input type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER
MARRITAL STATUS	<input checked="" type="checkbox"/> SINGLE / <input type="checkbox"/> MARRIED	X-X-X-X-X-X	SINGLE / MARRIED
EDUCATIONAL QUALIFICATION		B.COM	
AGE OBTAINED IN QUALIFICATION		X-X-X-X-X-X	X-X-X-X-X-X
EMPLOYMENT SOURCE	-	SERVICE	
INCOME FROM ALL SOURCES	-	-	
APPLICANT'S ADDRESS	A/BEPD 2493M	A/JHPD7247M	
PHONE NO. IF ELIGIBLE FOR BENEFIT	399143037486	727218151520	
PHONE NO. IF ELIGIBLE FOR STUDIES	Z7461624	-	
REMARKS, IF ANY (Annexure-I)			
ADDRESS (ROAD NAME, CITY, PIN CODE, STATE)	A-104 REGENCY PARK, PLOT 2, SECTOR 5 KHARGHAR	A-104 REGENCY PARK PLOT 2, SECT. 5, KHARGHAR	

410210

410210

90346276975 Page 1 of 5

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OFFICE ADDRESS HOUSE NO., ROAD NAME, CITY, CITY, PIN CODE, DISTRICT, STATE)			
PERMANENT ADDRESS HOUSE NO., ROAD NAME, CITY, CITY, PIN CODE, DISTRICT, STATE)	A-104 REGENCY PARK PLOT 2 SECTOR 5 ISHARGHAR 410210	- 1 -	
CONTACT NUMBER			
MOBILE NUMBER		7710030440	
E-MAIL ID	adineyas960@gmail.com	sanjanc.desai22@gmail.com	
3. ADDRESS FOR CORRESPONDENCE CHECK (V) OPTIONS AS APPLICABLE]	<input checked="" type="checkbox"/> RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

BLE PROPERTY	
T/	T/
2.	LEASE / FREE

4. PRESENT BANKER DETAILS			
PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT (PLEASE INCLUDE No., etc)
1. NAME OF THE BANK			
2. BANK BRANCH WITH IFSC			
3. SB / OD ACCOUNT NO.			
4. DIRECT / INDIRECT LIABILITY DETAILS			
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

SERIAL NO.

5. ADMISSION TYPE (IF APPLICABLE)	
1. ADMISSION TYPE	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
2. COURSE CATEGORY	<input checked="" type="checkbox"/> GRADUATION / POST-GRADUATION / PHD / <input checked="" type="checkbox"/> DEGREE / DIPLOMA /
3. NAME OF THE COURSE	BS Cybersecurity Management And Analytics
4. NAME OF THE INSTITUTION & UNIVERSITY	Virginia Tech
5. WHETHER COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	1046, Pamplin Hall (0209), Blacksburg VA24061, (540) 231-6602
7. RANKING OF THE INSTITUTION / COURSE	
8. DURATION OF COURSE	2 years
9. DATE OF COMMENCEMENT OF COURSE	
10. DATE OF COMPLETION OF COURSE	

PROPOSED FEES
TALMENTS (UPTO)
INTEREST AS AND
AN EXISTING RE
ILS THEREOF
WARRANTEE GIVEN TO
L NAME
H (DD/MM/YYYY)
(refer to annexu

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1. TUITION FEES	\$ 30,867	\$ 32,813			
2. OTHER FEES PAYABLE					

ALL SOURCES (R)
DRESS

CUSTOMER INFORMATION:
MR SHREYAS GITESH DESAI
DOB: 09-04-2003

GENDER MALE

TRANSUNION SCORE(S):

NAME	SCORE	SCORING FACTORS
CREDITVISION® SCORE	746	1: CREDIT AGE LESS THAN SIX MONTHS 2: LOW CREDIT AGE 3: PRESENCE OF HIGH CREDIT ACTIVITY (INQUIRIES) 4: INCREASE IN NON-MORTGAGE INDEBTEDNESS IN LAST 3 MONTHS 5: LOW CREDIT AGE

APPLICABLE RANGE FOR CREDITVISION® SCORE

Consumer with at least one trade on the bureau in last 36 months : 300 (High risk) to 900 (low risk)
Consumer not in CIBIL database or history older than 36 months : -1

Consumer tradeline with information updated in last 36 months is required.

IDENTIFICATION(S):

IDENTIFICATION TYPE	IDENTIFICATION NUMBER	ISSUE DATE	EXPIRATION DATE
PERMANENT TAX ID NUMBER (PAN)^(e)	HBFPD2493M		
PORT NUMBER^(e)	Z7461624		

PHONE(S):

PHONE TYPE	TELEPHONE NUMBER	TELEPHONE EXTENSION
HOME PHONE^(e)	7045054677	
WORK PHONE^(e)	7045054677	
UNCLASSIFIED	7045054677	

CONTACT(S):