

353/13529

पावती

Original/Duplicate

Friday, June 28, 2024

नोंदणी क्र.: 39म

2:53 PM

Regn.: 39M

पावती क्र.: 15510 दिनांक: 28/06/2024

गावाचे नाव: कामोटे

दस्तावेजाचा अनुक्रमांक: पवल2-13529-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रविंद्र शिवाजी बाबर , ,

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00


Jyoti S. Panve 2
सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

वाजार मूल्य: रु.3708129 /-

मोबदला रु.3550000/-

भरलेले मुद्रांक शुल्क : रु. 259600/-

1) देयकाचा प्रकार: DHC रकम: रु.800/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0624285112139 दिनांक: 28/06/2024


विकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH004350629202425E दिनांक: 28/06/2024

विकचे नाव व पत्ता:

मुळ दस्तऐवज परत दिना.


दुय्यम निबंधक पनवेल-२
मुळ दस्तऐवज परत मिळाला.


अभिकाराची सही

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				28 June 2024, 12:53:28 PM	
मूल्यांकनाचे वर्ष	2024						
जिल्हा	रायगड						
मूल्य विभाग	तालुका : पनवेल						
उप मूल्य विभाग	15अ/35-कामोठे सिडको से.क्र.35						
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
37700	95800	102500	119800	102500	चौ. मीटर		
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र(Built Up)-	44.05चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	20 वर्षे	बांधकामाचा दर-	Rs.25289/-		
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor				
Sale Type - First Sale							
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.95800/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर						
	= (((95800-37700) * (80 / 100)) + 37700)						
	= Rs.84180/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 84180 * 44.05						
	= Rs.3708129/-						
Applicable Rules	= 3, 9, 18, 19						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 3708129 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
	= Rs.3708129/-						
	= ₹ सदतीस लाख आठ हजार एक शो एकोणतीस /-						

Home Print

प व ल - २
१३५२९२०२४
१ / १८०

सह मुख्य निबंधक वर्ग-२
(पनवेल -२)





CHALLAN
MTR Form Number-6



GRN	MH004350629202425E	BARCODE	[Barcode]		Date	28/06/2024-12:34:13		Form ID	25.1			
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)	ANJPB4721F							
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	RAVINDRA SHIVAJI BABAR AND JAYASHRI RAVINDRA BABAR							
Location	RAIGAD			Flat/Block No.	FLAT NO G-402 4TH FLOOR SATYAKETU							
Year	2024-2025 One Time			Premises/Building	COMPLEX SATYAKETU COMPLEX CHSL							
Account Head Details	Amount In Rs.			Road/Street	PLOT NO 09 SECTOR NO 35 VILLAGE KAMDHE							
0030046401	Stamp Duty		248500.00	Area/Locality	TAL-PANVEL DIST-RAIGAD							
0030063301	Registration Fee		30000.00	Town/City/District	2 / 80							
				PIN			4	1	0	2	0	9
				Remarks (If Any)	PAN2=ADZPK5757C-Second Party Name=DHJP KATARKAR-CA=3550000							
				Amount In	Two Lakh Seventy Eight Thousand Five Hundred Rupee							
Total			2,78,500.00	Words	s Only							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332024062814544		2876126966				
Cheque/DD No.				Bank Date	RBI Date	28/06/2024-12:35:41		Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						



Department ID : Mobile No. : 9100000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 28th day of JUNE - 2024, BETWEEN MR. DILIP S. KATARKAR, Age-55 Years, PAN NO. ADZPK5757C, Indian Inhabitant, Residing at – 1-Jhalum New TIFR Colony, Sion Trombay Road, New Mandala, Mumbai-400088 (Hereinafter referred to as the "SELLER/TRANSFEROR") (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their legal heirs, executors and administrators) of the ONE PART

R. S. Babar
Dilip S. Katarkar

AND

1) MR. RAVINDRA SHIVAJI BABAR, Age- 42 Years, PAN NO. ANJPB4721F, AND 2) MRS. JAYASHRI RAVINDRA BABAR, Age- 32 Years, PAN NO. DPDPB8355E, Indian Inhabitant, Residing at – Delewadi, Dist. Satara, Maharashtra- 415114, (hereinafter referred to as the "PURCHASERS/TRANSFEREES") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, executors and administrators) of the OTHER PART.

प व ल - २	
9342e	2024
90/80	



WHEREAS

The City and Industrial Development Corporation of Maharashtra Ltd., is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION" having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Bombay - 400021. The Corporation has been declared as a New Town Development Authority under the provision of sub-section 3 (A) of Section 113 of 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 new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS

The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the

By virtue of being the Developer under Section 118 of the said Act to dispose of any land acquired in accordance with the proposal approved by the State Government under the said Act.

पंचल - २
9342E/2024
99/80

AND WHEREAS The City & Industrial Development Corporation of Maharashtra Ltd., had allotted on the Plot bearing No.09, in the Sector- 35 admeasuring about **4149.98 Sq. Mtr** at Village- Kamathe, Navi Mumbai, Panvel, Raigad (hereinafter referred to as the "SAID PLOT"), Under its 12.5% Scheme (Gaothan Expansion Scheme) in the name of Allottees/Licensees **Shri. DILIP ANNAJI NAIK & OTHERS**, (hereinafter referred as "ORIGINAL ALLOTTEES") The Corporation had entered into **Agreement to Lease** on dated- **23/08/2002** and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the Corporation., to **Original Allottees/ Licensees** of the said Plot, and the said Agreement to Lease has been duly registered at **Panvel-2, Vide Documents 6063/2002**, at the office of Sub Registrar of Assurance – **PANVEL**.



AND WHEREAS

The New Licensee/Development had got prepared a plan of building to be constructed on the said piece & parcel of land through their Architect and submitted to the Corporation for its approval and sanction. Town planning Authority of Corporation had approved & sanctioned the same by way of granting Permission and issuing of Commencement Certificate bearing No. **CIDCO/EE(BP)/ATPO/454 Dated 09/10/2002** for construction of a building on the said piece and parcel of land, subject to the conditions stated in the said certificate.

AND WHEREAS

The building constructed on the said plot known as "**SATYAKETU COMPLEX**" and obtained the Occupancy Certificate, Vide its Letter No. **CIDCO/BP/SP/445, DATED- 16/04/2004**.

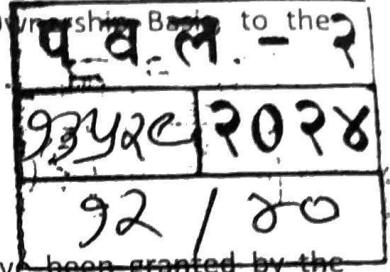
AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.

[Handwritten signatures]

AND WHEREAS

As per the Plans approved by the Corporation the Promoters/Builders have constructed thereon Building known as "SATYAKETU COMPLEX" and the Promoters/Builders have the Sole and exclusive rights to dispose of the same on Ownership Basis to the prospective Purchasers.



AND WHEREAS

The Completion Certificate and the Occupancy certificate have been granted by the Additional Town Planning Officer of the CIDCO.

AND WHEREAS

The members of the building have formed the Co. Operative Housing Society under the name and style of M/s. SATYAKETU COMPLEX CO.OP.HSG. SOCIETY LTD., Society duly registered under the Maharashtra Cooperative Societies Act, 1960. under Registration No. NBOM/CIDCO/HSG(OH)/2901/ JTR/2008-2009., on dated 20/03/2009 (hereinafter referred to as the "SAID SOCIETY").



AND WHEREAS

The SELLER is the original bonafide members of the M/s. SATYAKETU COMPLEX CO.OP.HSG.SOCIETY LTD., on the Plot No. 09, in the Sector-35, at Village-Kamothe, Navi Mumbai, Panvel, Raigad.

AND WHEREAS

The SELLERS/TRANSFERORS do hereby covenant and declare that they are the registered members of the society and having been admitted by the society as the members.

AND WHEREAS

The Sellers/Transferor holding of the said Flat, the said MR. DILIP S. KATARKAR is enjoying membership rights of the "SATYAKETU COMPLEX CO.OP.HSG.SOCIETY LTD.", the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No NBOM/CIDCO/HSG(OH)/2901/ JTR/2008-2009., on dated 20/03/2009. (herein after for the sake of brevity referred to as "the said Society") covered by Five fully paid-up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 786 to 790 (both inclusive) incorporated in the Share Certificate No. 158(herein after for the sake of brevity referred to as "the said Shares") of the said Society.

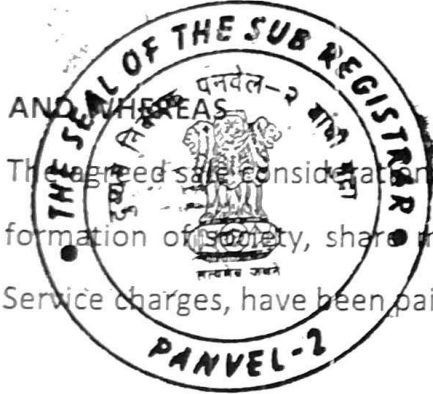
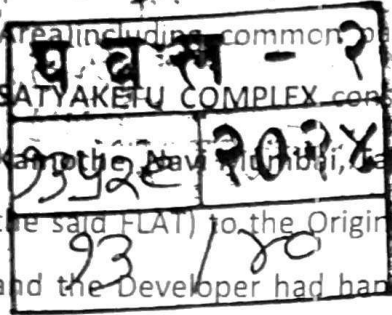
[Handwritten signature of Dilip S. Katarkar]

[Handwritten signature]

[Handwritten signature]

AND WHEREAS

By execution of AGREEMENT FOR SALE dated: 23RD March, 2004, and duly registered at the Sub Registrar Panvel-2, Vide Document No. URAN- 01994- 2004, Dated- 23/03/2004 the Developers M\S. SATYAM DEVELOPERS had allotted/Sold the Flat No. G-402, on the 4th Floor, admeasuring about 26.94 Sq. Meter (Carpet Area) i.e. 32.32 Sq. Meter (Built up Area) + 10.40 Sq. Meter (Open Terrace) 44.05 Sq. Meter (Super built-up Area) including common passage, staircases and open space etc, Building known as SATYAKETU COMPLEX constructed on the Plot No. 09, in the Sector - 35, at Village- Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad, (herein after referred to as the said FLAT) to the Original Purchaser MR. DILIP S. KATARKAR i.e. Seller/Transferor and the Developer had handed over the possession of said Flat on completion of the construction of the same.



AND WHEREAS

The agreed sale consideration towards purchase of said FLAT and other charges towards formation of society, share money, MSEB deposit, Water connection deposit, Annual Service charges, have been paid by the original Purchasers of said FLAT.

AND WHEREAS

The Seller herein is legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the Flat No. G-402, on the 4th Floor, admeasuring about 26.94 Sq. Meter (Carpet Area) i.e. 32.32 Sq. Meter (Built up Area) + 10.40 Sq. Meter (Open Terrace) 44.05 Sq. Meter (Super built-up Area) including common passage, staircases and open space etc, Building known as SATYAKETU COMPLEX & the society known as SATYAKETU COMPLEX CO.OP.HSG. SOCIETY LTD., constructed on the Plot No. 09, in the Sector - 35, at Village- Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No. G-402 is hereinafter referred to as the said flat.

AND WHEREAS

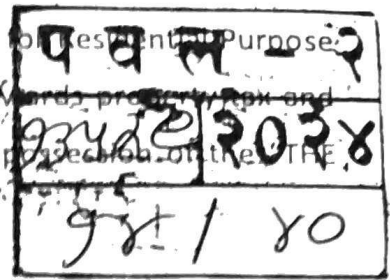
The Seller herein desire to sell, transfer all his/her rights, title, interest, claim and ownership in the FLAT in favour of any prospective Purchasers against the payment of lump sum consideration amount of Rs.35,50,000/- (Rupees- Thirty-Five Lakhs Fifty Thousand Only).

AND WHEREAS

The after taking the inspection of relevant

AND WHEREAS

The Purchasers hereby confirms that they will use the said flat for residential Purpose and also regularly pay to the said society their contribution towards property tax and maintenance charges etc. from the date of getting complete possession of the "THE SAID FLAT".



AND WHEREAS

The SELLERS/TRANSFERORS have further represented that they will pay the maintenance bill, property tax and any other pending dues to the said society upto the date of handing over complete possession of "THE SAID FLAT" to the purchasers and thereafter the purchaser shall pay the same.



AND WHEREAS

The seller has agreed to pay the Panvel Corporation Property tax before handing over the possession of the said Flat to the Purchaser.

AND WHEREAS

Pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the SELLERS/TRANSFERORS herein, the Purchasers have agreed to purchase, acquire the said Flat from the SELLERS/TRANSFERORS herein along with all his/her/their right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

AND WHEREAS

The parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of rights, title and interest in "THE SAID FLAT".

THE SELLER DO HEREBY COVENANT AS FOLLOWS:

- a. There are no suits, litigation's civil or any other proceedings pending as against the seller personally affecting the said FLAT.
- b. There are no attachments or prohibitory order an against or affecting the said FLAT and the said FLAT is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgments. The Seller has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding nor of the proceedings in respect of the said FLAT.

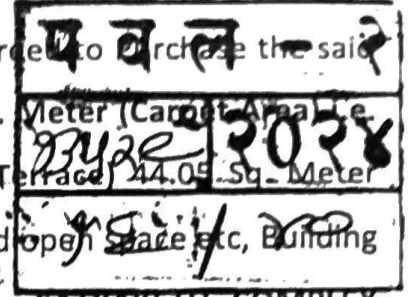
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

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

1. The Seller has agreed to sell and the Purchaser has agreed to purchase the said Flat No. G-402, on the 4th Floor, admeasuring about 26.94 Sq. Meter (Carpet Area) i.e. 32.32 Sq. Meter (Built up Area) + 10.40 Sq. Meter (Open Terrace) (Super built-up Area) including common passage, staircases and open space etc, Building known as SATYAKETU COMPLEX & the society known as SATYAKETU COMPLEX CO.OP.HSG. SOCIETY LTD., constructed on the Plot No. 09, in the Sector 35 at Village-Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad together with the permanent hereditory and absolute right of the use and occupation of the said FLAT and together with the benefits of the deposit for a lump sum of Rs.35,50,000/- (Rupees Thirty-Five Lakhs Fifty Thousand Only).



2. In Consideration of the aforesaid representation made by the Seller to the Purchaser herein agreed to purchase the said FLAT for the said consideration of Rs.35,50,000/- (Rupees- Thirty-Five Lakhs Fifty Thousand Only). As follows:-

- a) RS.51,000/- (Rupees. Fifty-One Thousand Only) paid by Cheque No. 080205, Bank- -Bank of India, Branch- Turbhe, Navi Mumbai, on dated- 10/06/20024. As token money.
- b) RS.5,49,000/- (Rupees. Five Lakhs Forty-Nine Thousand Only) paid by RTGS/NEFT, UTR No. BKIDA24178932721, Bank- -Bank of India, Branch- Turbhe, Navi Mumbai, on dated- 25/06/20024.
- c) And the balance amount of RS.29,50,000/- (Rupees- Twenty-Nine Lakhs Fifty Thousand Only) Shall be paid within 45 working days from the date of execution of Part registration on raising loan from BANK, OR ANY OTHER CO-OP OR NATIONALIZED BANKS OR ANY FINANCIAL INSTITUTIONS OR ANY OTHER SOURCES OR OWN CONTRIBUTION.

3. The Seller do hereby covenant with the Purchaser that the said FLAT agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that the Seller has full and absolute power to transfer and deliver possession of the said FLAT to the Purchaser.

4. The Seller when received the full and final consideration shall hand over the physical Possession of the said FLAT to the Purchaser.

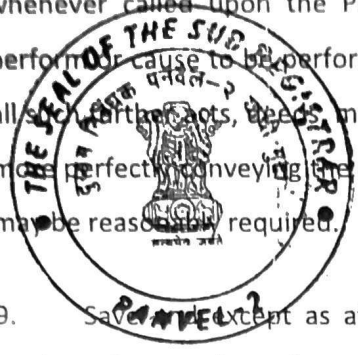
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

प व ल - ३
 7 The NO OBJECTION CERTIFICATE from the Society will be obtained by the
 9342e/2020
 90/80
 8 The Seller hereby further covenant with the Purchaser that he shall at all times

whenever called upon the Purchaser or his Advocate or Solicitor do and execute, perform or cause to be performed and executed and done at the cost of the Purchaser all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said FLAT unto and to the use of the Purchaser as shall or may be reasonably required.



9. Save and except as aforesaid all the terms and conditions of the Agreement made and entered into between the SELLERS/ TRANSFERORS and the Developers M/S. SATYAM DEVELOPERS shall be binding on the Purchaser as if all the same are scheduled of the flat were incorporated in this Agreement.

10. This Agreement shall always be subjected to the provision contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership rule 1964 or any other provision of law applicable thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Flat No. G-402, on the 4th Floor, admeasuring about 26.94 Sq. Meter (Carpet Area) i.e. 32.32 Sq. Meter (Built up Area) + 10.40 Sq. Meter (Open Terrace) 44.05 Sq. Meter (Super built-up Area) including common passage, staircases and open space etc, Building known as SATYAKETU COMPLEX & the society known as SATYAKETU COMPLEX CO.OP.HSG. SOCIETY LTD., constructed on the Plot No. 09, in the Sector - 35, at Village- Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land admeasuring 4149.98 Sq. Meters each or thereabout being on the Plot No. 09, in the Sector -35, of the layout of land situated lying and being at Village- Kamothe, Tehsil: Panvel, Dist: Raigad, in the registration Sub-District: Panvel, and bounded as follows that is to say:

- On the North by : 22.00 Mts Wide Road
- On the South by : Plot No.8.
- On the East by : 34.00 Mts Wide Road
- On the West by : Plot No. 10.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

IN WITNESS WHEREOF the Parties hereto have set their hands hereunto the day and year hereinabove mentioned.

SIGNED AND DELIVERED by the
Within named "Seller/Transferor"

MR. DILIP S. KATARKAR

Dilip S. Katarkar



In the presence of

1. A. Y. Mohite

प व ल - २
१३५२२ २०२४
१८ / १०

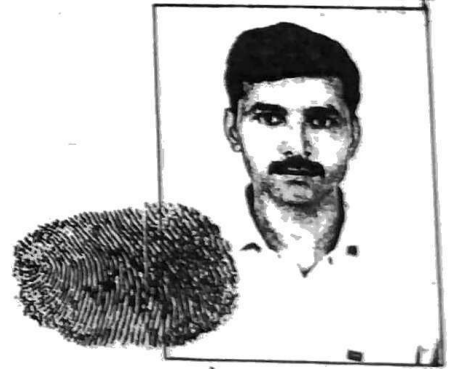
2. *Sachin*



SIGNED AND DELIVERED by the
Within named "Purchasers/Transferees"

1) MR. RAVINDRA SHIVAJI BABAR

Ravindra Shivaji Babar



AND

2) MRS. JAYASHRI RAVINDRA BABAR

Jayashri Ravindra Babar



In the presence of

1. A. Y. Mohite

2. *Sachin*

RECEIPT

Received of and from the withinnamed "Purchasers/Transferees"1) MR. RAVINDRA SHIVAJI BABAR AND 2) MRS. JAYASHRI RAVINDRA BABAR, the sum of Rs. 6,00,000/- (Rupees-Six Lakhs Only), being the Part Payment Settlement of the Sale Price Flat No. G-402, on the 4th Floor, admeasuring about 26.94 Sq. Meter (Carpet Area) i.e. 32.32 Sq. Meter (Built up Area) + 10.40 Sq. Meter (Open Terrace) 44.05 Sq. Meter (Super built-up Area)including common passage, staircases and open space etc, Building known as SATYAKETU COMPLEX & the society known as SATYAKETU COMPLEX CO.OP.HSG. SOCIETY LTD., constructed on the Plot No. 09, in the Sector - 35, at Village- Kamothe, Navimumber, Taluka: Panvel, District: Raigad.

प व अ - २	
9342e	२०२४
१९/१०	

I SAY RECEIVED

Rs.6,00,000/-



[MR. DILIP S. KATARKAR]

"Seller/Transferor"

WITNESSES

1. A. Y. Mohite

2. [Signature]

पं. सं. ३
 93430/2008
 29/3/2008

(अवलीतरीय)
 NON TRANSFERABLE
 TO GOVERNMENT
 Date: 29/3/2008
 9.0000 (Rupees) 9000/-



PROPER OFFICER
 Sub-Registrar Panvel
 Dist. Raigad

उरण	
१२२४	२००४
१/१८	

॥ SHREE ॥

AGREEMENT FOR SALE

THIS AGREEMENT made at KHANDA COLONY NEW PANVEL (W) this 23rd day of March in the Christian YEAR TWO THOUSAND ~~THO~~ ^{FOU} Between M/S.SATYAM DEVELOPERS. (A Registered Partnership firm) registered under the provision of the Indian Partnership Act, 1882, having its registered Office at-Office No.52, "SAI SHARAN BUILDING, Sector No-8, Khanda Colony, New panvel (West) Tal-panvel, Dist-Raigad, hereinafter called the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the last surviving partners and legal heirs, executors, administrators and assigns of the last surviving partners) of the ONE PART AND

Mr/Mrs DIIP S. KATARKOR
 Age - 35 years, Occupation - _____ Residing at: _____
7, KSHIPRA NEW TIER HOUSING
Complex, SAN TROMPA ROAD
GANDALA, MANKHAR, PANVEL - 82

पं. सं. १२३०४
 पं. सं. १२३०४
 पं. सं. १२३०४
 पं. सं. १२३०४



PROPER OFFICER
 Sub-Registrar Panvel
 Dist. Raigad

OFFICE OF THE SUB REGISTRAR
 PANVEL, DIST. RAIGAD
 MAHARASHTRA
 INDIA
 STATE DUTY MAHARASHTRA
 058 SPECIAL AGENT
 86713 MAR 22 2008
 REG. NO. 0010000 PB 0006

Amtrs Ten Thousand only

P. Surendra
 Sub-Registrar
 Panvel
 Dist. Raigad

3201	
9222	2008
14/96	

v) The Flat/Shop purchaser has on the basis of the above information and documents supplied to/inspected by him/her/they has /have agreed to acquire from the Promoters a premises being flat /Shop No G/402 having built-up area admeasuring Carpet area 26.94 Sq.mtr equivalent built-up area 32.32 sq.mtr and 10.40.59 mtr Super built-up area 44.05 Sq.mtr. (including common passage, open terrace staircases and open space etc.) on the 4th floor of the proposed building Complex on the said plot known as "SATYAKETU COMPLEX" for the price and on the terms and conditions herein after set forth;

पल - २	
9222	2028
22 / 80	

NOW THIS AGREEMENT WITNESSETH THAT IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) The promoters shall construct a building consisting of ground and six upper floors to be called "SATYAKETU COMPLEX" on the said plot of land situated at - Kamothe, Tal- Panvel and more particularly described in the schedule hereunder written, in accordance with the plans, designs, and specifications amenities seen and approved by the Flat/Shop purchaser with such variations and modifications as the promoters may consider necessary or may be required by any public body or local authority to be made in them or any of them and may be approved by the CIDCO.
- 2) The Flat/Shop purchaser has prior to the execution of this agreement satisfied himself/herself about the marketable title of the promoters to the said land and shall not be entitled to investigate the title of the owners/licensees and no requisitions or objections shall be raised on any matter relating thereto.
- 3) The Flat / Shop purchaser hereby agrees to purchase from the promoters and the promoters hereby agrees to sell the purchaser the residential flat / /Shop No G/402 having built-up area admeasuring Carpet area 25.54 Sq.mtr equivalent built-up area 32.32 sq.mtr and Super built-up area 44.05 Sq.mtr. (including common passage, staircases and open space etc.) on the 4th floor a premises being Flat /Shop No G/402 in the said building "SATYAKETU COMPLEX" as shown by red colour boundary line in the floor plan annexed and marked as ANNEXURE 'B' hereto at the total lumpsum price of Rs. 3,92,500/- (Rupees Three Lacs Ninety Two Thousand Five Hundred only only).
- 4) The Flat /Shop purchaser shall pay the total price of the said flat /Shop is as follows :-



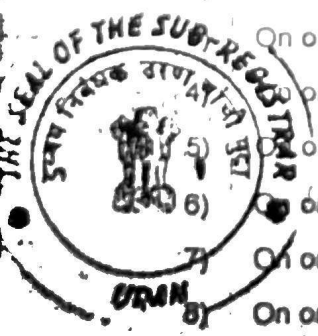
10.40.59 mtr Terrace

SCHEDULE OF PAYMENTS

- 1) On execution of agreement 20% Rs 78500 =00 i.e. of total amount (Less Rs.
- 2) On or before completion of Plinth 10% Rs. 39250 =00
- On or before completion of 1st Slab 10% Rs. 39250 =00
- On or before completion of 2nd Slab. 10% Rs. 39250 =00
- On or before completion of 3rd Slab. 10% Rs. 39250 =00
- On or before completion of 4th Slab. 10% Rs. 39250 =00
- On or before completion of 5th Slab. 10% Rs. 39250 =00
- On or before completion of Brick 10% Rs. 39250 =00 work, Plaster work floor

Attested

 P. Surendran
 Scientific Officer,
 Govt of India,
 M.P.O. B.F. Col,
 Mumbai



PARTNER

SATYAM DEVELOPERS

Share Certificate No. 158 Member's Regn. No. _____ No. of Shares 5

Share Certificate

Satyaketu Complex

CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 9, Sector-35, Kamothe, Navi Mumbai.

प व ल - २
Societies Act, 1960
97420 2028
Shares of Rs. _____ each
28/10 Date 20-03-2009

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

Authorised Share Capital Rs. _____ Divided into _____

Registration No. NBOM/CIDCO/HSG/OH/2901/JTR/08-09

This is to certify that Shri / smt. / M/s. DILIP S. KATARKAR

_____ is the Registered Holder of _____ fully paid up shares
of Rs. FIFTY each numbered from 786 to 790 both inclusive

Satyaketu Complex

CO-OPERATIVE HOUSING SOCIETY LTD.

Kamothe
Navi Mumbai

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at _____

this _____ day of _____ 20 _____



[Signature]

Authorised
M.C. Member

[Signature]

Secretary

[Signature]

Chairman

P.T.O.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
 'निर्मल', दुसरा मजला, नरीमन पॉइंट,
 मुंबई - ४०० ०२१.
 दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०
 फॅक्स : ००-९१-२२-२२०२ २५०९

प व ल	कार्यालय-२
१३५२६	२०२४
२६/१०	

सिडको भवन सी.बी.डी. वेलापूर,
 नवी मुंबई - ४०० ६००
 फॅक्स : ००-९१-२२-५४९९ ८९००
 ००-९१-२२-५४९९ ८९६६
 दिनांक : १६/५/२०२४

संदर्भ क्र.: REF NO: CIDCO/BP/SP/ 1445

OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential Building (Res. BUA 5257.69 Sq.mtrs. Comm. BUA=929.258 Sq.mtrs. Total BUA=6186.95 Sq.mtrs. (No. of Units-R-183, C-44)] on Plot no. 09 Sector no.35 at Kamothe (12.5 % Scheme) of Navi Mumbai completed under the supervision of M/s Fascinate has been inspected on 12/03/2004 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 09/10/2002 and that the development is fit for the use for which it has been carried out.

(Signature)
 (P. Suresh Babu)
 Senior Planner (BP)

(Signature)

प च ल न २
१३५२८ २०२४
१०/१०

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय
'निर्मल' दुसरा मजला, नरीमन पॉइंट,
मुंबई - ४०० ०२९
दूरध्वनी ००-९१-२२-५५९९ ८१००
फॅक्स ००-९१-२२-५५९९ ८१६६

मुख्य कार्यालय :
'सिडको' भवन, सो.वी.डी., यलगा
नवी मुंबई - ४०० ६१६
दूरध्वनी : ००-९१-२२-५५९९ ८१००
फॅक्स : ००-९१-२२-५५९९ ८१६६

संदर्भ क्र :

CID/CO(BP)/SP/



To,

Shri Dilip Anaji Naik, Smt. Vibhavari S. Naik,
Smt. Dipti Joy Patankar, Smt. Trupti Jayanand Salgaonkar &
Kum. Monika Suresh Naik
456, Annapurna Bhavan, Mahila Ashram Marg,
MUMBAI

दिनांक : 16/10/2003

Sub:- Occupancy Certificate for Residential Building on
Plot no.09, Sector no.35 at Kamothe (12.5 % Scheme)

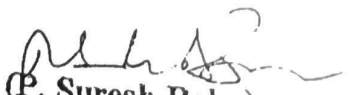
- Ref:- 1) Your architect's letter dated 15/10/2003,
2) C.C. granted by this office dtd. 9/10/2002
3) Architectural completion certificate dtd. 14/10/2003
4) Stability Certificate dtd. 29/09/2003

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawing duly approved.

Thanking you,

Yours faithfully,


(P. Suresh Babu)
Senior Planner (BP)

Wkt

सत्यकेतू कॉम्प्लेक्स को. ऑ. हौ. सोसायटी (मर्यादीत)

नोंदणी क्र. : एन.बी.ओ.एम/सिडको/एच.एस.जी.(ओ.एच/२१०१/जे.टी.आर/सन २००८-२००९

प्लॉट नं ९, सेक्टर - ३५, कामोठे, नवी मुंबई - ४१०२०८ - ३

जाचक क्र : 10/2024

Date: - 16.06.2024

दिनांक :

To,
MR. DILIP SANTOSH KATARKAR
G- 402, Satyaketu Complex Co-op. Hsg. Society Ltd.
Plot no. 9, Sector - 35
Kamothe - 410209

प व ल - २	
93414	2024
२८/१०	

NO OBJECTION CERTIFICATE (FOR SALE & REGISTRATION PURPOSE)

This is to certify that DILIP SANTOSH KATARKAR is registered member of our society He is occupying G - 402; He has paid the society maintenance charges up to June-2024.

DILIP SANTOSH KATARKAR have informed the society about intention to sell their G - 402 to MR. RAVINDRA SHIVAJI BABAR & MRS. JAYASHRI RAVINDRA BABAR .

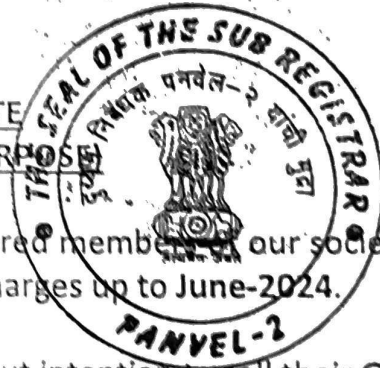
We have no objection in selling their G - 402 to MR. RAVINDRA SHIVAJI BABAR & MRS. JAYASHRI RAVINDRA BABAR to become a member of our society subject to fulfilling all the formalities as required by the bye laws of the society & necessary permission being obtained from CIDCO Ltd.

This NOC is issuing on the request of our member DILIP SANTOSH KATARKAR, SELL DEED & REGISTRATION PURPOSE ONLY.

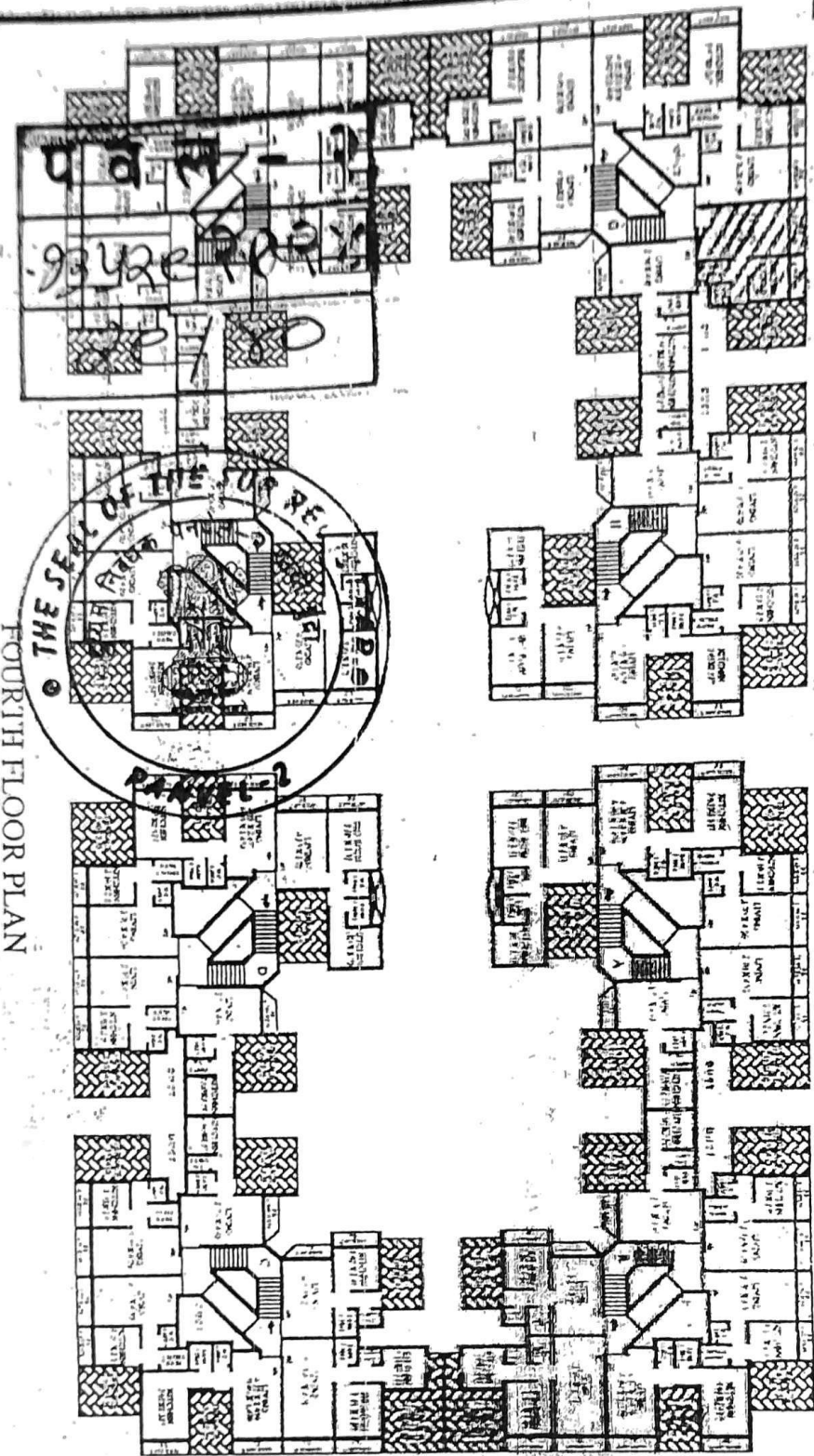
This NOC is valid for THREE MONTHS only.

For SATYAKETU COMPLEX CHS LTD.


CHAIRMAN / SECRETARY



96 2008
96 96



FOURTH FLOOR PLAN

22 mt WIDE ROAD

22 mt WIDE ROAD

SATYAKETU COMPLEX
 PROPOSED RESL. & COM. BUILDING
 ON PLOT NO. 09, SECTOR NO. 35,
 NODE - KAMOTHE, NAVI - MUMBAI

FOR - SATYAM DEVELOPERS

FLAT NO. - C/1102

FLOOR - Fourth

FLAT AREA - 470

NAME & SIGNATURE OF PARTNER

FOR SATYAM DEVELOPERS



PARTNER

NAME & SIGNATURE OF
 FLAT PURCHASER

DILIP S. KATKAR

[Handwritten Signature]

[Handwritten Signature]
 P. Surend
 Scientific O
 Govt. of
 N.P.D.
 MUM

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Dilip Anaji Naik, Smt. Vibhawa
M/s. Durgam Bankoh, Smt. Shri. Jaynand Salgankar, Smt. Monika
 Plot No. 64 Road No. --- Sector 35 Node ...
 As per the approved plans and subject to the following conditions for the
 development work of the proposed Residential Bld. Total NCHSA = 6188.95 sqm
Res. Bld. = 5257.69 sqm Comm. Bld. = 929.258 sqm

पंचल - २	
2028	
30/80	

(Nos. of Residential Units 183 Nos. of Commercial units 44)

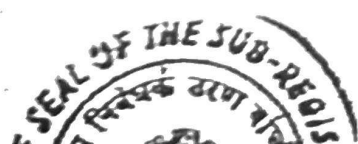


1. This Certificate is liable to be revoked by the Corporation if:-
- 1(a) The development work in respect of which permission is granted under this Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 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.

The 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.



उत्तर	
9/11/2008	2008
98/92	

(Signature)
 Surentran
 Public Officer,
 A.R.C.

The... shall be binding, not only on the applicant but also on its successors...

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 10,000/- 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.

पवत - १
९३४२ २०२४
३९/१२

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.

You shall approach the Engineer, S.E.B. for the power requirements, location of transformer, if any.

As per Govt. of Maharashtra Memorandum No. TBP/4393/1504/C4-287/94, UD-11/RDP Dated 1994, 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 containing 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 in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (BUILDING PERMISSION)
ADDL TOWN PLANNING OFFICER

ARCHITECT
[Signature]

Separately to:

1/5)
UC
(CHURPNLAC/DRON)
(W/S)

उत्तर
९३४२ २००४
९५/१२



(A 10/17)

P. Surendra
Scientific
Govt
N.P.



नमुना क्र. ४९
नियम क्र. ७८(१), ८३(२), ८५, ८६ (४) व ९९(२) पहा

पनवेल महानगरपालिका, पनवेल
करांची पावती (आर्थिक वर्ष २०२३-२०२४)



Scan with QR Scanner
Do not use UPI App

पा.क्र. PMC2023/19300
सांकेतिक क्र. KM359012190G402
फ्लॉट / शॉप क्र. : G-402

नोड : -कामोठे
नोड-सेक्टर: -KM-35
फ्लॉट क्र.: 9

Payment Mode-Online

मालमत्ता क्र.: 12-190

प्राथमिक कर धारकाचे नाव श्री/श्रीमती :

धारक - दिलीप सं कातरकर

श्री/श्रीमती/भाडेकरीचे नाव श्री/श्रीमती :

पत्ता :- विंग क्र.- G , फ्लॉट/गाळा क्र.- 402 , सत्यकेतू कॉम्प्लेक्स को-ऑपरेटिव हाऊसिंग सोसायटी मंगळगिरी पनवेल
बांधणी सन 1-एप्रिल- 2022 ते 31-मार्च- 2024 या वर्षाकरिता करापोटी रक्कम रु 35,737.00
अक्षरी-पस्तीस हजार सातशे सवतीस रुपये फक्त खालील दर्शविलेल्या तपशील प्रमाणे वसुली प्राप्त झाली.
पूर्णता: भरलेली रक्कम 35737 पैकी 35737

मालमत्ता क्र.: 9869104868
प व ल - २
2023/2024
32/20

अ.क्र.	कराचे नाव	थकबाकी वसुली रु.	चालू वसुली रु.	एकूण रु.
१	सामान्य कर घ.क.व्य.शुल्क सह)	रु. १२०७९	२३६६	१४४४५
२	रस्ता कर	रु. ११५१	१३२८	२४७९
३	सुधार आकार	रु. ११५१	१३२८	२४७९
४	अग्निशमन कर	रु. ५७२	६६०	१२३२
५	पाणी लाभ कर	रु. ५७२	६६०	१२३२
६	विशेष शिक्षण कर	रु. ५७२	६६०	१२३२
७	मलनिस्सारण कर	रु. १७२३	२६५	१९८८
८	वृक्ष कर	रु. ५७२	६६०	१२३२
९	महा. शिक्षण उपकर	रु. ३४४५	५३०	३९७५
१०	रोजगार हमी कर	रु.		
११	मलनिस्सारण लाभ कर	रु. ५७२	६६०	१२३२
१२	शास्ती	रु. ९५२९	२६८	९७९७
१३	एकूण भरावयाची	रु. ३१९३८	४२२३	३६१६१
१४	शास्तीअभय योजनेअंतर्गत	रु.		
१५	मनपा ठरावा अंतर्गत सूट	रु. ३६७	५७	४२४
१६	शास्ती/सूट वजा नंतर एकूण भर	रु. ३१५७१	४१६६	३५७३७
१७	मोठी ईमारत कर	रु.		
१८	अनधिकृत बांध काम शास्ती	रु.		
१९	डिसहॉनर धनादेशावरील दंड	रु.		
२०	अग्रीम रक्कम /इतर कर	रु.		
२१	अग्रीम रक्कम नंतर एकूण भरणा	रु. ३१५७१	४१६६	३५७३७
२२	मागणी नोटीस फी	रु.		
२३	वारंट फी	रु.		
	वारंट फी नंतर एकूण भरणा	रु. ३१५७१	४१६६	३५७३७



सर्व पावती ही म.म.न. चे कलम २६७(ब) अन्वये अनाधिकृत बांधकामाच्या शास्तीस अधिन राहून देण्यात येत आहे.
कर भरणा पावती अथवा कराची आकारणी मधील नावाची नोंद ही मालमत्ता धारक अथवा मालकी संबंधातील पुढावा अथवा दस्त म्हुणून प्राप्त झाल्यावर केवळ कर आकारणी वसुली पुर्व मर्यादित आहे.
मालमत्ता धारकाचे/श्री/श्रीमती/भाडेकरीचे नाव हे कदाचान नियम १२ अन्वये केवळ कर वसुली करिता मर्यादित असून बांध मालकी हक्का संबंधातील पुढावा अथवा दस्त म्हुणून प्राप्त झाल्या बरता वेपार नाही.
दार्तांकन आयडी - २०१२४०९११३५८०१७५६९८
Print Date & Time : १७/४/२०२४ २:०३:५३PM
दिनांक : ३१-०३-२०२४ १:५८PM

माझे आधार, माझी ओळख

भारत सरकार

Government of India

दिलीप संतोषराव कातारकर
Dilip Santoshrao Katarkar
जन्म तारीख / DOB: 26/12/1969
पुरुष / Male



7328 0321 8693

माझे आधार, माझी ओळख

[Handwritten Signature]

PERMANENT ACCOUNT NUMBER
ADZPK5757C

नाम / NAME
DILIP SANTOSHRAO KATARKAR

पिता का नाम / FATHER'S NAME
SANTOSHRAO FAKIRAJI KATARKAR

जन्म तिथि / DATE OF BIRTH
26-12-1969

हस्ताक्षर / SIGNATURE
[Handwritten Signature]

प्रवल - २
934202028
3E/80



भारत सरकार

GOVERNMENT OF INDIA

रविंद्र शिवाजी बाबर
Ravindra Shivaji Babar
जन्म तारीख / DOB: 13/02/1982
पुरुष / MALE
Mobile No.: 9594655855



7928 9932 4591
VID : 9187 6453 2575 2423

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



नाम / Name
RAMINDRA SHIVAJI BABAR

पिता का नाम / Father's Name
SHIVAJI SHANKAR BABAR

जन्म की तारीख / Date of Birth
13/02/1982



[Handwritten Signature]



भारत सरकार
GOVERNMENT OF INDIA

जयश्री रविंद्र बाबर
Jayashri Ravindra Babar
जन्म तिथि / DOB: 30/06/1992
महिला / FEMALE



6409 3652 2771

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DPDPB8355E

नाम / Name
JAYASHRI RAVINDRA BABAR

पिता का नाम / Father's Name
SANJAY MANOHAR MATEKAR

जन्म की तारीख / Date of Birth
30/06/1992

[Handwritten Signature]
हस्ताक्षर / Signature

भारत सरकार
Government of India

संजय मनोहर माटेकर
Sanjay Manohar Matekar
जन्म तारीख / DOB: 29/11/1968
पुरुष / Male



4214 9105 9446

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA

अपर्णा यशवंत मोहिते
Aparna Yashwant Mohite



जन्म वर्ष / Year of Birth: 1986
स्त्री / Female

3047 5148 7896



आधार - सामान्य माणसाचा अधिकार

28/06/2024

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 13529/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) शिमेंटाचा प्रकार	करारनामा
(2) मोबदला	3550000
(3) वाजाराभावात (भाडेपट्ट्याच्या बाबतिलेखपट्टाकार श्रमागती देतो की पट्टेदार ते नमुद कराव)	3708129
(4) भू-मापन, नोंदणीच्या व चक्रमांक (असल्यास)	1) पायिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: मदनिका नं.जी-402, चौथा मजला, मत्यकेतू कॉम्प्लेक्स ग्री.एच.एस.लि., प्लॉट नं.09, सेक्टर 35, कामोठे, नवी मुंबई, ता पनवेल जि रायगड. क्षेत्रफळ-32.32 चौ.मी. विस्तृतप एरिया+ 10.40 चौ.मी. श्रौपन टेम्स(44.05 चौ.मी. युपर विस्तृतप एरिया) (Plot Number : 09 ;)
(5) क्षेत्रफळ	1) 32.32 चौ.मीटर
(6) श्रमागती किंवा हद्दी दण्यात असलेले वेळ	
(7) दम्नगवज करम दणा-या/विद्युत देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ठरुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिवीप एस कानकर . . वय:-55; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ?-ब्रेलम न्यू टी आय एच आर कॉयनी, सायन ट्राम्बे रोड, न्यू मंडाळा, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-ADZPK5757C
(8) दम्नगवज करम दणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा ठरुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रविंद्र शिवाजी बाबर . . वय:-42; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मु.डेळेवाडी, जि मातारा, महाराष्ट्र, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, सतारा. पिन कोड:-415114 पॅन नं:-ANJPB4721F 2): नाव:- जयश्री रविंद्र बाबर . . वय:-32; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मु.डेळेवाडी, जि मातारा, महाराष्ट्र, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, सतारा. पिन कोड:-415114 पॅन नं:-DPDPB8355E
(9) दम्नगवज करम दिल्याचा दिनांक	28/06/2024
(10) दम्न नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13529/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	259600
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सुध्यांकनामाती विचारान वेनवेला तपशील:-

मुद्रांक शुल्क श्रमागती नियरवेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cahtonment area annexed to it.

सह दुय्यम निर्बंधक वर्गा-२
(पनवेल -२)

TOTAL = 473,555 SQ.M

- DRIVER ROOMS**
- 01 1100 X 1200 X 1 = 13200
 - 02 1100 X 1200 X 1 = 13200
 - 03 1100 X 1200 X 1 = 13200
 - 04 1100 X 1200 X 1 = 13200
 - 05 1100 X 1200 X 1 = 13200
 - 06 1100 X 1200 X 1 = 13200
 - 07 1100 X 1200 X 1 = 13200
 - 08 1100 X 1200 X 1 = 13200
 - 09 1100 X 1200 X 1 = 13200
 - 10 1100 X 1200 X 1 = 13200
 - 11 1100 X 1200 X 1 = 13200
 - 12 1100 X 1200 X 1 = 13200
 - 13 1100 X 1200 X 1 = 13200
 - 14 1100 X 1200 X 1 = 13200
 - 15 1100 X 1200 X 1 = 13200
 - 16 1100 X 1200 X 1 = 13200
 - 17 1100 X 1200 X 1 = 13200
 - 18 1100 X 1200 X 1 = 13200
 - 19 1100 X 1200 X 1 = 13200
 - 20 1100 X 1200 X 1 = 13200
 - 21 1100 X 1200 X 1 = 13200
 - 22 1100 X 1200 X 1 = 13200
 - 23 1100 X 1200 X 1 = 13200
 - 24 1100 X 1200 X 1 = 13200
 - 25 1100 X 1200 X 1 = 13200
 - 26 1100 X 1200 X 1 = 13200
 - 27 1100 X 1200 X 1 = 13200
 - 28 1100 X 1200 X 1 = 13200
 - 29 1100 X 1200 X 1 = 13200
 - 30 1100 X 1200 X 1 = 13200
 - 31 1100 X 1200 X 1 = 13200
 - 32 1100 X 1200 X 1 = 13200
 - 33 1100 X 1200 X 1 = 13200
 - 34 1100 X 1200 X 1 = 13200
 - 35 1100 X 1200 X 1 = 13200
 - 36 1100 X 1200 X 1 = 13200
 - 37 1100 X 1200 X 1 = 13200
 - 38 1100 X 1200 X 1 = 13200
 - 39 1100 X 1200 X 1 = 13200
 - 40 1100 X 1200 X 1 = 13200
 - 41 1100 X 1200 X 1 = 13200
 - 42 1100 X 1200 X 1 = 13200
 - 43 1100 X 1200 X 1 = 13200
 - 44 1100 X 1200 X 1 = 13200
 - 45 1100 X 1200 X 1 = 13200
 - 46 1100 X 1200 X 1 = 13200
 - 47 1100 X 1200 X 1 = 13200
 - 48 1100 X 1200 X 1 = 13200
 - 49 1100 X 1200 X 1 = 13200
 - 50 1100 X 1200 X 1 = 13200
 - 51 1100 X 1200 X 1 = 13200
 - 52 1100 X 1200 X 1 = 13200
 - 53 1100 X 1200 X 1 = 13200
 - 54 1100 X 1200 X 1 = 13200
 - 55 1100 X 1200 X 1 = 13200
 - 56 1100 X 1200 X 1 = 13200
 - 57 1100 X 1200 X 1 = 13200
 - 58 1100 X 1200 X 1 = 13200
 - 59 1100 X 1200 X 1 = 13200
 - 60 1100 X 1200 X 1 = 13200
 - 61 1100 X 1200 X 1 = 13200
 - 62 1100 X 1200 X 1 = 13200
 - 63 1100 X 1200 X 1 = 13200
 - 64 1100 X 1200 X 1 = 13200
 - 65 1100 X 1200 X 1 = 13200
 - 66 1100 X 1200 X 1 = 13200
 - 67 1100 X 1200 X 1 = 13200
 - 68 1100 X 1200 X 1 = 13200
 - 69 1100 X 1200 X 1 = 13200
 - 70 1100 X 1200 X 1 = 13200
 - 71 1100 X 1200 X 1 = 13200
 - 72 1100 X 1200 X 1 = 13200
 - 73 1100 X 1200 X 1 = 13200
 - 74 1100 X 1200 X 1 = 13200
 - 75 1100 X 1200 X 1 = 13200
 - 76 1100 X 1200 X 1 = 13200
 - 77 1100 X 1200 X 1 = 13200
 - 78 1100 X 1200 X 1 = 13200
 - 79 1100 X 1200 X 1 = 13200
 - 80 1100 X 1200 X 1 = 13200
 - 81 1100 X 1200 X 1 = 13200
 - 82 1100 X 1200 X 1 = 13200
 - 83 1100 X 1200 X 1 = 13200
 - 84 1100 X 1200 X 1 = 13200
 - 85 1100 X 1200 X 1 = 13200
 - 86 1100 X 1200 X 1 = 13200
 - 87 1100 X 1200 X 1 = 13200
 - 88 1100 X 1200 X 1 = 13200
 - 89 1100 X 1200 X 1 = 13200
 - 90 1100 X 1200 X 1 = 13200
 - 91 1100 X 1200 X 1 = 13200
 - 92 1100 X 1200 X 1 = 13200
 - 93 1100 X 1200 X 1 = 13200
 - 94 1100 X 1200 X 1 = 13200
 - 95 1100 X 1200 X 1 = 13200
 - 96 1100 X 1200 X 1 = 13200
 - 97 1100 X 1200 X 1 = 13200
 - 98 1100 X 1200 X 1 = 13200
 - 99 1100 X 1200 X 1 = 13200
 - 100 1100 X 1200 X 1 = 13200

- STAIRCASE**
- 01 500 X 100 X 1 = 5000
 - 02 425 X 800 X 1 = 34000
 - 03 600 X 100 X 1 = 6000
 - 04 600 X 100 X 1 = 6000
 - 05 600 X 100 X 1 = 6000
 - 06 600 X 100 X 1 = 6000
 - 07 600 X 100 X 1 = 6000
 - 08 600 X 100 X 1 = 6000
 - 09 600 X 100 X 1 = 6000
 - 10 600 X 100 X 1 = 6000
 - 11 600 X 100 X 1 = 6000
 - 12 600 X 100 X 1 = 6000
 - 13 600 X 100 X 1 = 6000
 - 14 600 X 100 X 1 = 6000
 - 15 600 X 100 X 1 = 6000
 - 16 600 X 100 X 1 = 6000
 - 17 600 X 100 X 1 = 6000
 - 18 600 X 100 X 1 = 6000
 - 19 600 X 100 X 1 = 6000
 - 20 600 X 100 X 1 = 6000
 - 21 600 X 100 X 1 = 6000
 - 22 600 X 100 X 1 = 6000
 - 23 600 X 100 X 1 = 6000
 - 24 600 X 100 X 1 = 6000
 - 25 600 X 100 X 1 = 6000
 - 26 600 X 100 X 1 = 6000
 - 27 600 X 100 X 1 = 6000
 - 28 600 X 100 X 1 = 6000
 - 29 600 X 100 X 1 = 6000
 - 30 600 X 100 X 1 = 6000
 - 31 600 X 100 X 1 = 6000
 - 32 600 X 100 X 1 = 6000
 - 33 600 X 100 X 1 = 6000
 - 34 600 X 100 X 1 = 6000
 - 35 600 X 100 X 1 = 6000
 - 36 600 X 100 X 1 = 6000
 - 37 600 X 100 X 1 = 6000
 - 38 600 X 100 X 1 = 6000
 - 39 600 X 100 X 1 = 6000
 - 40 600 X 100 X 1 = 6000
 - 41 600 X 100 X 1 = 6000
 - 42 600 X 100 X 1 = 6000
 - 43 600 X 100 X 1 = 6000
 - 44 600 X 100 X 1 = 6000
 - 45 600 X 100 X 1 = 6000
 - 46 600 X 100 X 1 = 6000
 - 47 600 X 100 X 1 = 6000
 - 48 600 X 100 X 1 = 6000
 - 49 600 X 100 X 1 = 6000
 - 50 600 X 100 X 1 = 6000
 - 51 600 X 100 X 1 = 6000
 - 52 600 X 100 X 1 = 6000
 - 53 600 X 100 X 1 = 6000
 - 54 600 X 100 X 1 = 6000
 - 55 600 X 100 X 1 = 6000
 - 56 600 X 100 X 1 = 6000
 - 57 600 X 100 X 1 = 6000
 - 58 600 X 100 X 1 = 6000
 - 59 600 X 100 X 1 = 6000
 - 60 600 X 100 X 1 = 6000
 - 61 600 X 100 X 1 = 6000
 - 62 600 X 100 X 1 = 6000
 - 63 600 X 100 X 1 = 6000
 - 64 600 X 100 X 1 = 6000
 - 65 600 X 100 X 1 = 6000
 - 66 600 X 100 X 1 = 6000
 - 67 600 X 100 X 1 = 6000
 - 68 600 X 100 X 1 = 6000
 - 69 600 X 100 X 1 = 6000
 - 70 600 X 100 X 1 = 6000
 - 71 600 X 100 X 1 = 6000
 - 72 600 X 100 X 1 = 6000
 - 73 600 X 100 X 1 = 6000
 - 74 600 X 100 X 1 = 6000
 - 75 600 X 100 X 1 = 6000
 - 76 600 X 100 X 1 = 6000
 - 77 600 X 100 X 1 = 6000
 - 78 600 X 100 X 1 = 6000
 - 79 600 X 100 X 1 = 6000
 - 80 600 X 100 X 1 = 6000
 - 81 600 X 100 X 1 = 6000
 - 82 600 X 100 X 1 = 6000
 - 83 600 X 100 X 1 = 6000
 - 84 600 X 100 X 1 = 6000
 - 85 600 X 100 X 1 = 6000
 - 86 600 X 100 X 1 = 6000
 - 87 600 X 100 X 1 = 6000
 - 88 600 X 100 X 1 = 6000
 - 89 600 X 100 X 1 = 6000
 - 90 600 X 100 X 1 = 6000
 - 91 600 X 100 X 1 = 6000
 - 92 600 X 100 X 1 = 6000
 - 93 600 X 100 X 1 = 6000
 - 94 600 X 100 X 1 = 6000
 - 95 600 X 100 X 1 = 6000
 - 96 600 X 100 X 1 = 6000
 - 97 600 X 100 X 1 = 6000
 - 98 600 X 100 X 1 = 6000
 - 99 600 X 100 X 1 = 6000
 - 100 600 X 100 X 1 = 6000

PROPOSED BALCONY

TOTAL DEDUCTIONS = 277,8033 SQ.M

TOTAL BUILT UP AREA = 195,5517 SQ.M

NET BUILT UP AREA = 156,4826 SQ.M

BALCONY AREA CALCULATION

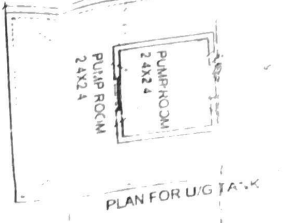
TOTAL BUA AREA - STAIRCASE AREA

195,5517 - 41,9744 = 237,5261 SQ.M

15% PERMISSIBLE BALCONY = 35,6289

PROPOSED BALCONY = 36.56

EXCESS BALCONY = 0.9311



SECTION FOR U/G TANK

SECTION FOR U/G TANK



PROPOSED WORK SHOWN IN BLACK THICK
DRAINAGE LINE SHOWN IN DOTTED RED

BRIEF SPECIFICATION

NUMBER OF FLOORS TAKES TO THE HARD STRATA
R.C.C. FRAME STRUCTURE
EXTERNAL WALL 150 MM THICK
INTERNAL WALL 100 MM THICK
FLOORING WITH 12000 PLASTER
WHITE MARBLE WORK TILE FLOORING
CEILING - TOP ALL CORNERS SANDRACE CEMENT PLASTER
SCHEDULE OF DOOR AND WINDOW

WATER SUPPLY REQUIREMENT

REQD	DOMESTIC USE	FIRE FIGHTING USE
	G.H. TANK	U/G TANK
	1200 LTRS	1200 LTRS

PARKING REQUIREMENT

REQD	NO OF CAR PARKING
PROPOSED	64 NOS
STILT	
GREEN SPACE	
BASEMENT	
GARAGE	

SANITARY REQUIREMENT

FLOOR	NO OF W.C. REQD	NO OF W.C. PROVIDED
GROUND		04
FIRST		06
SECOND		06
THIRD		06

SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
D	1.60X2.10	TW FRAME FLUSH DOOR
D1	0.9X2.1	TW FRAME FLUSH DOOR
D2	0.75X2.10	TW FRAME FLUSH DOOR
W	2.4X1.5	ALU SLIDING WINDOW
W1	1.5X1.5	ALU SLIDING WINDOW
W2	1.0X1.5	ALU SLIDING WINDOW
W3		
W4	0.45X0.60	LOUNGER'S VENTILATORS
FD	2.4X2.4	SLIDING / FOLDING DOOR

AREA STATEMENT

TOTAL PLOT AREA	= 4149,980 SQ.M
PERMISSIBLE F.S.I	= 15
PERMISSIBLE B.U.A	= 6224,970 SQ.M
PROPOSED B.U.A	= 6211,9698 SQ.M
GROUND FLOOR	
COMMERCIAL	= 930,5466 SQ.M
RESIDENTIAL	= 156,4826 SQ.M
FIRST FLOOR	= 1351,872 SQ.M
SECOND FLOOR	= 1351,872 SQ.M
THIRD FLOOR	= 1351,872 SQ.M
NET B.U.A	= 1029,3444 SQ.M
TOTAL B.U.A	= 6211,9698 SQ.M
BALANCE B.U.P AREA	= 12,9802 SQ.M
TOTAL STILT AREA	486.00 SQ.M
TOTAL BAL. AREA	
TOTAL STAIR AREA	

OWNER/CLIENT

PROJECT

PROPOSED RESIDENTIAL CUM COMMERCIAL COMPLEX ON PLOT NO-09, SECTOR-35 KAMOTHE NAVI MUMBAI

SCALE: 1:1000 DATE: 10/05/2018

DR. VIBHAVAN S. NAIK ARCHITECT

FASCINATE DESIGNERS

ARCHITECTS & INTERIOR DESIGNER

NO. 14, NEIGHBOURHOOD COMPLEX SEC-04, NEERULI, NAVI MUMBAI TEL: 7633 2114

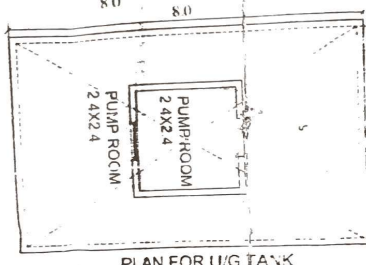


U/G TANK
 SIZE-5.0X8.0X2.5 (HT)
 CAP-1.00 CUM (1000 LTRS)
 CAP-100,000 LTRS

GROUND FLOOR PLAN
 AREA OF BLOCK
 A) 16.75 X 17.75 = 297.3125 SQ M
 B) 16.75 X 10.75 = 176.1425 SQ M
 TOTAL = 473.355 SQ M

- DEDUCTIONS
- 01 1.00 X 7.25 X 1 = 7.250
 - 02 0.40 X 3.10 X 1 = 1.240
 - 03 2.25 X 2.55 X 1 = 5.825
 - 04 0.40 X 0.60 X 1 = 0.240
 - 05 1.2 X 0.90 X 0.90 X 1 = 0.972
 - 06 1.2 X 0.51 X 0.51 X 1 = 0.260
 - 07 1.2 X 1.85 X 1.85 X 1 = 4.163
 - 08 0.51 X 1.31 X 1 = 0.668
 - 09 0.40 X 1.42 X 1 = 0.568
 - 10 1.2 X 1.42 X 1.42 X 1 = 2.424
 - 11 1.2 X 1.74 X 1.74 X 1 = 3.421
 - 12 1.12 X 1.31 X 1 = 1.467
 - 13 0.40 X 0.45 X 1 = 0.180
 - 14 1.50 X 0.75 X 1 = 1.125
 - 15 0.45 X 0.45 X 1 = 0.203
 - 16 1.8 X 1.65 X 1 = 2.970
 - 17 0.75 X 0.60 X 1 = 0.450
 - 18 0.75 X 0.75 X 1 = 0.563
 - 19 0.40 X 0.40 X 1 = 0.160
 - 20 0.75 X 0.75 X 1 = 0.563
 - 21 0.75 X 0.75 X 1 = 0.563
 - 22 0.75 X 0.75 X 1 = 0.563
 - 23 1.2 X 1.2 X 1 = 1.440
 - 24 1.2 X 1.2 X 1 = 1.440
 - 25 1.2 X 1.2 X 1 = 1.440
 - 26 1.2 X 1.2 X 1 = 1.440
 - 27 1.2 X 1.2 X 1 = 1.440
 - 28 1.2 X 1.2 X 1 = 1.440
 - 29 1.2 X 1.2 X 1 = 1.440
 - 30 1.2 X 1.2 X 1 = 1.440
 - 31 1.2 X 1.2 X 1 = 1.440
 - 32 1.2 X 1.2 X 1 = 1.440
 - 33 1.2 X 1.2 X 1 = 1.440
 - 34 1.2 X 1.2 X 1 = 1.440
 - 35 1.2 X 1.2 X 1 = 1.440
 - 36 1.2 X 1.2 X 1 = 1.440
 - 37 1.2 X 1.2 X 1 = 1.440
 - 38 1.2 X 1.2 X 1 = 1.440
 - 39 1.2 X 1.2 X 1 = 1.440
 - 40 1.2 X 1.2 X 1 = 1.440
 - 41 1.2 X 1.2 X 1 = 1.440
 - 42 1.2 X 1.2 X 1 = 1.440
 - 43 1.2 X 1.2 X 1 = 1.440
 - 44 1.2 X 1.2 X 1 = 1.440
 - 45 1.2 X 1.2 X 1 = 1.440
 - 46 1.2 X 1.2 X 1 = 1.440
 - 47 1.2 X 1.2 X 1 = 1.440
 - 48 1.2 X 1.2 X 1 = 1.440
 - 49 1.2 X 1.2 X 1 = 1.440
 - 50 1.2 X 1.2 X 1 = 1.440

- STAIRCASE
- a) 5.08 X 1.00 X 1 = 5.080
 - b) 4.25 X 0.51 X 1 = 2.168
 - c) 0.50 X 1.35 X 1 = 0.675
 - d) 1.35 X 0.51 X 1 = 0.692
 - e) 0.50 X 1.43 X 1.01 X 1 = 0.721
 - f) 0.24 X 1.45 X 1 = 0.348
 - g) 1.25 X 2.30 X 1 = 2.875
 - h) 0.81 X 0.81 X 1 = 0.656
 - i) 0.50 X 0.81 X 0.81 X 1 = 0.328
 - j) 0.50 X 0.51 X 0.51 X 1 = 0.130
 - k) 0.50 X 0.29 X 0.29 X 1 = 0.042
 - l) 0.40 X 0.74 X 0.24 X 1 = 0.074
 - m) 20.9672 X 2 NOS = 41.934
- TOTAL STAIR CASE AREA = 41.9744



PROPOSED BALCONY

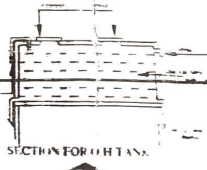
- B1) 2.75 X 1.80 X 1 = 4.95
- B2) 2.87 X 1.80 X 1 = 5.166
- B3) 2.80 X 1.80 X 2 = 10.080
- B4) 2.0 X 1.65 X 2 = 6.600

TOTAL DEDUCTIONS = 277.8033 SQ M
 TOTAL BUILT UP AREA = 195.5517 SQ M
 NET BUILT UP AREA = 196.4826 SQ M

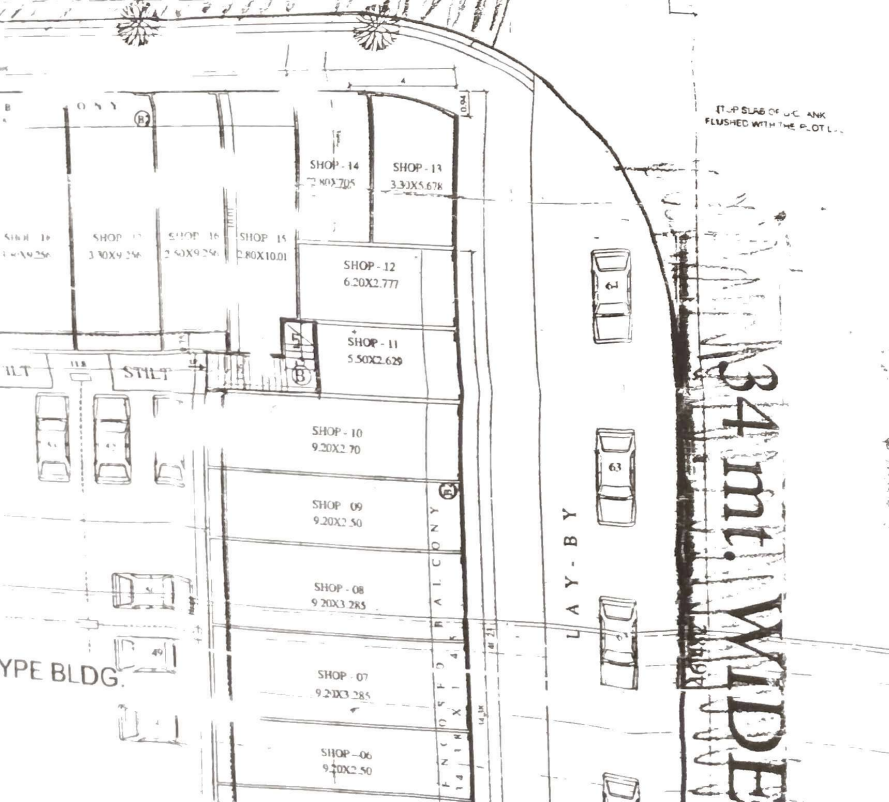
BALCONY AREA CALCULATION

TOTAL B.U.P AREA + STAIRCASE AREA
 195.5517 + 41.9744 = 237.5261 SQ M

15% PERMISSIBLE BALCONY = 35.6289
 PROPOSED BALCONY = 36.56
 EXCESS BALCONY = 0.9311



65 SQ M
 565 SQ M
 466 SQ M



APPROVAL STAMP OF C.I.D.C.O.

AS BUILT DRAWINGS
 Approved subject to the conditions mentioned
 in this office order No. C/2014/10
 DT/2014/10/16/14/2014
 16/14/2014
 C.I.D.C.O. of Maharashtra U.S.
 4th Floor, Rajgadhara, New Mumbai
 4th Floor, C.I.D. Building, New Mumbai

NOTES

- PLOT BOUNDARY SHOWN IN BLACK THICK.
- PROPOSED WORK SHOWN IN SHADED RED.
- DRAINAGE LINE SHOWN IN DOTTED RED

BRIEF SPECIFICATION

- FOUNDATION TO BE TAKEN TO THE HARD STRATA
- R.C.C. FRAME STRUCTURE
- EXTERNAL WALL 150 MM THICK
- INTERNAL WALL 100 MM THICK
- INTERNAL SMOOTH FINISH WITH NERCO PLASTER
- WHITE MARBLE MOSAIC TILES FLOORING
- EXTERNAL DOUBLE COAT SANDFACE CEMENT PLASTER
- WHITE GLAZED (DADO) TILES IN ALL TOILETS

WATER SUPPLY REQUIREMENT

REQD	DOMESTIC USE		FIRE FIGHTING USE	
	G.U. TANK	U/G TANK	O.H. TANK	U/G TANK
	5.00 LTRS	12.00 LTRS		

PARKING REQUIREMENT

REQD	NO OF CAR PARKING			
NOS	PROPOSED = 64 NOS			
	STILT	OPEN SPACE	BASEMENT	GARAGE
		17		

SANITARY REQUIREMENT

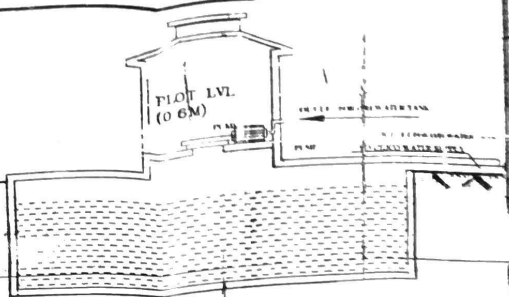
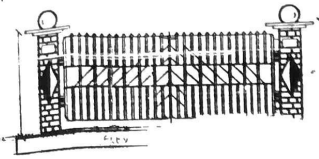
FLOOR	NO OF W.C. REQD	NO. OF W.C. PROVID
GROUND		04
FIRST		06
SECOND		06
THIRD		06

SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
D	1.00X2.10	T.W. FRAME FLUSH DOOR
D1	0.90X2.1	T.W. FRAME FLUSH DOOR
D2	0.75X2.10	T.W. FRAME FLUSH DOOR
W	2.4X1.5	ALL. SLIDING WINDOW
W1	1.5X1.5	ALL. SLIDING WINDOW
W2	1.0X1.5	ALL. SLIDING WINDOW
W3	0.45X0.60	LOUVERED VENTILATORS
FD	2.4X2.4	ALL. SLIDING / FOLDING DOOR

AREA STATEMENT

TOTAL PLOT AREA	= 4149.980 SQ M
PERMISSIBLE F.S.I	= 15
PERMISSIBLE B.U.A	= 6224.970 SQ M
PROPOSED B.U.A	= 6211.9698 SQ M
GROUND FLOOR	
COMMERCIAL	= 930.5466 SQ M
RESIDENTIAL	= 196.4826 SQ M
FIRST FLOOR	= 1351.872 SQ M
SECOND FLOOR	= 1351.872 SQ M
THIRD FLOOR	= 1351.872 SQ M
FOURTH FLOOR	= 1029.3444 SQ M
TOTAL B.U.A	= 6211.9698 SQ M
BALANCE B.U.A	= 0.0002 SQ M



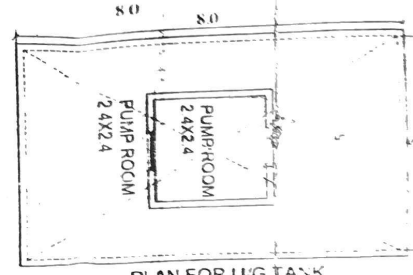
COMMERCIAL AREA
 AREA OF BLOCK
 A) 16.75 X 10.16 = 396.748 SQM
 B) 16.75 X 10.75 = 176.0425 SQM
TOTAL = 1806.8095 SQM

GROUND FLOOR PLAN
 AREA OF BLOCK
 A) 16.75 X 17.75 = 297.3125 SQM
 B) 16.75 X 10.75 = 176.0425 SQM
TOTAL = 473.355 SQM

U/G TANK
 SIZE-5.0X8.0X2.5 (MKT)
 CAP-1.00 CUM
 SECTION THRU U/G TANK

- DEDUCTIONS
- 01) 2.18 X 2.28 X 1 = 6.5104
 - 02) 1.75 X 1.85 X 1 = 3.2375
 - 03) 1.35 X 2.05 X 1 = 2.7675
 - 04) 1.75 X 1.92 X 1 = 3.3600
 - 05) 1.30 X 1.37 X 1 = 1.7810
 - 06) 1.14 X 0.75 X 1 = 0.8550
 - 07) 1.14 X 0.75 X 1 = 0.8550
 - 08) 1.14 X 0.75 X 1 = 0.8550
 - 09) 1.14 X 0.75 X 1 = 0.8550
 - 10) 1.14 X 0.75 X 1 = 0.8550
 - 11) 1.14 X 0.75 X 1 = 0.8550
 - 12) 1.14 X 0.75 X 1 = 0.8550
 - 13) 1.14 X 0.75 X 1 = 0.8550
 - 14) 1.14 X 0.75 X 1 = 0.8550
 - 15) 1.14 X 0.75 X 1 = 0.8550
 - 16) 1.14 X 0.75 X 1 = 0.8550
 - 17) 1.14 X 0.75 X 1 = 0.8550
 - 18) 1.14 X 0.75 X 1 = 0.8550
 - 19) 1.14 X 0.75 X 1 = 0.8550
 - 20) 1.14 X 0.75 X 1 = 0.8550
 - 21) 1.14 X 0.75 X 1 = 0.8550
 - 22) 1.14 X 0.75 X 1 = 0.8550
 - 23) 1.14 X 0.75 X 1 = 0.8550
 - 24) 1.14 X 0.75 X 1 = 0.8550
 - 25) 1.14 X 0.75 X 1 = 0.8550
 - 26) 1.14 X 0.75 X 1 = 0.8550
 - 27) 1.14 X 0.75 X 1 = 0.8550
 - 28) 1.14 X 0.75 X 1 = 0.8550
 - 29) 1.14 X 0.75 X 1 = 0.8550
 - 30) 1.14 X 0.75 X 1 = 0.8550
 - 31) 1.14 X 0.75 X 1 = 0.8550
 - 32) 1.14 X 0.75 X 1 = 0.8550
 - 33) 1.14 X 0.75 X 1 = 0.8550
 - 34) 1.14 X 0.75 X 1 = 0.8550
 - 35) 1.14 X 0.75 X 1 = 0.8550
 - 36) 1.14 X 0.75 X 1 = 0.8550
 - 37) 1.14 X 0.75 X 1 = 0.8550
 - 38) 1.14 X 0.75 X 1 = 0.8550
 - 39) 1.14 X 0.75 X 1 = 0.8550
 - 40) 1.14 X 0.75 X 1 = 0.8550
 - 41) 1.14 X 0.75 X 1 = 0.8550

- STAIRCASE
- a) 5.08 X 1.06 X 1 = 5.3848
 - b) 4.25 X 0.51 X 1 = 2.1675
 - c) 0.50 X 1.33 X 1.01 X 1 = 0.9112
 - d) 1.35 X 3.31 X 1 = 4.4685
 - e) 0.50 X 1.33 X 1.01 X 1 = 0.9112
 - f) 0.24 X 1.43 X 1 = 0.3432
 - g) 1.35 X 4.30 X 1 = 5.8050
 - h) 0.81 X 0.81 X 1 = 0.6561
 - i) 0.50 X 0.81 X 0.81 X 1 = 0.2580
 - j) 0.50 X 0.51 X 0.51 X 1 = 0.1300
 - k) 0.50 X 0.29 X 0.29 X 1 = 0.0421
 - l) 0.50 X 0.24 X 0.24 X 1 = 0.0288
 - m) 20.9872 X 2.205 = 41.9744



PROPOSED BALCONY

- B1) 1.75 X 1.75 X 1 = 3.0625
- B2) 2.75 X 1.75 X 1 = 4.8125
- B3) 2.14 X 1.14 X 1 = 2.4396

PROPOSED BALCONY

- B1) 2.75 X 1.80 X 1 = 4.9500
- B2) 2.675 X 1.80 X 1 = 4.8150
- B3) 2.80 X 1.80 X 1 = 5.0400
- B4) 2.0 X 1.65 X 1 = 3.3300

TOTAL DEDUCTIONS = 929.2565 SQM
 TOTAL DEDUCTIONS = 929.2565 SQM
NET BUILT UP AREA = 930.5466 SQM

TOTAL DEDUCTIONS = 277.8033 SQM
 TOTAL BUILT UP AREA = 195.5517 SQM
NET BUILT UP AREA = 196.4826 SQM

BALCONY AREA CALCULATION
 TOTAL BALCONY AREA = 10.3146 SQM
 15% PERMISSIBLE BALCONY = 1.393884
 PROPOSED BALCONY = 140.6785
 EXCESS BALCONY = 129.01

BALCONY AREA CALCULATION
 TOTAL BALCONY AREA + STAIRCASE AREA
 195.5517 + 41.9744 = 237.5261 SQM
 15% PERMISSIBLE BALCONY = 35.6289
 PROPOSED BALCONY = 36.56
 EXCESS BALCONY = 0.9311

NOTES

PLOT BOUNDARY S

PROPOSED WORK S

DRAINAGE LINE S

BRIEF SECT

MANUA TO BE T

RCC FRAG STRUCT

EXTERNAL WALL TH

IN WALL = 10

INTERNAL SMOOTH FI

WHITE MARBLE MESA

EXTERNAL DOUBLE D

WHITE GLAZED IRON

WATER SUP

REQD DOMEST

C.B. TANK

1.0 LTR

PARKING

REQD NO

NOS PRO

STLT

SANITARY

FIVE

GROUND

FIRST

SECOND

THIRD

SCHEDULE

700L

B) 1.00

B1) 0.82

B2) 0.75

B3) 2.43

B4) 2.52

B5) 1.00

B6) 0.45

B7) 2.40

AREA

ROOF PLOT AREA

PERMISSIBLE FSI

PERMISSIBLE BUA

PROPOSED BUA

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

SEVENTH FLOOR

EIGHTH FLOOR

NINTH FLOOR

TENTH FLOOR

ELEVENTH FLOOR

TWELFTH FLOOR

THIRTEENTH FLOOR

FOURTEENTH FLOOR

FIFTEENTH FLOOR

SIXTEENTH FLOOR

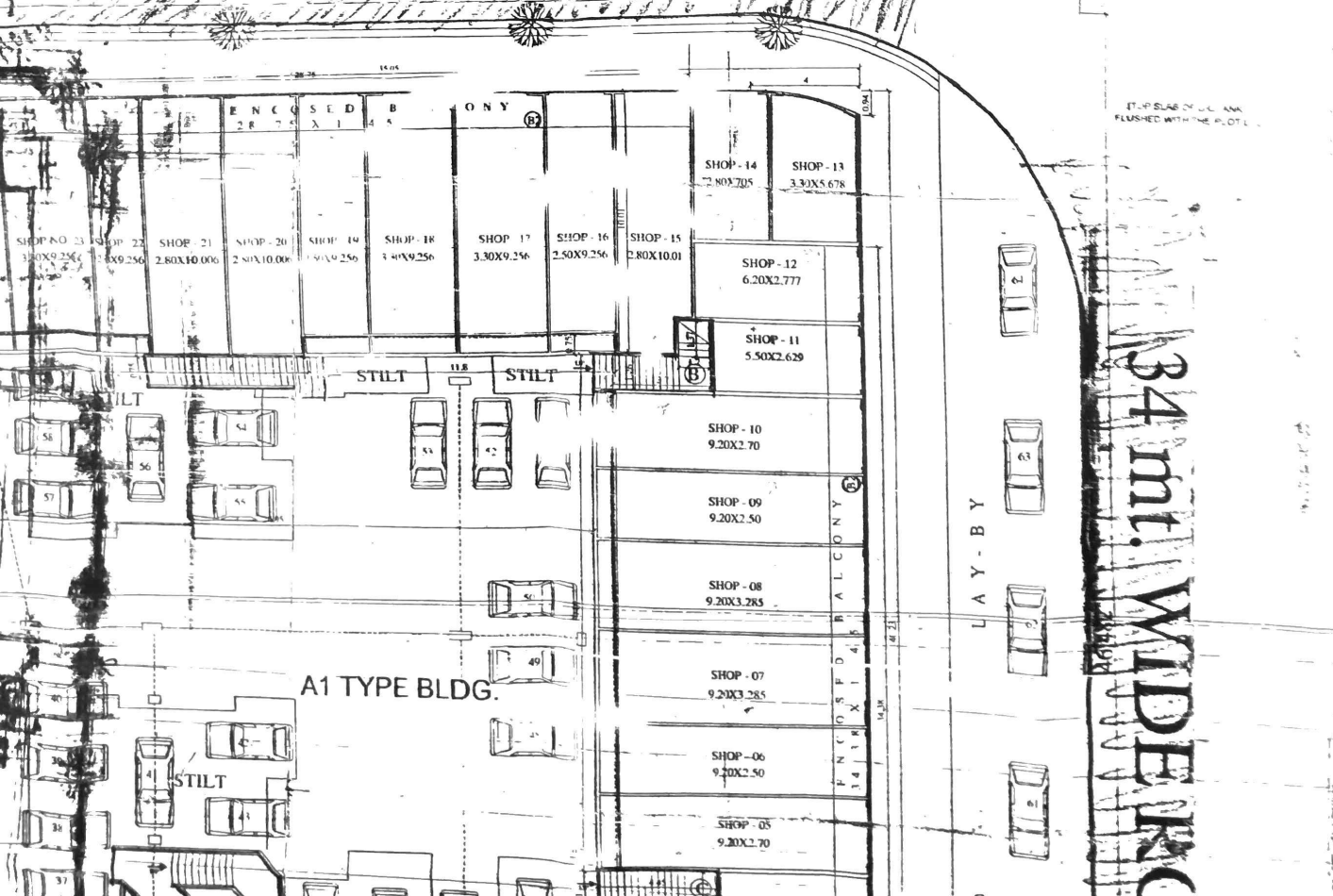
SEVENTEENTH FLOOR

EIGHTEENTH FLOOR

NINETEENTH FLOOR

TWENTIETH FLOOR

OIA D



A1 TYPE BLDG.

34 mt. WIDE DRIVEWAY

RAAS ID :
RLMS ID :
Saving A/C No. :
CIF NO. 1
2
3

CREDIT INSURANCE
PROTECTED
UNPROTECTED

Applicant Name **RAVINDRA SHIVAJI BABAR**
Co-Applicant Name **JAYASHRI RAVINDRA BABAR**
Co-Applicant / Guarantor Name
Contact No. **9594655855** Mobile **9137179350**
Loan Amount **26,00,000** Tenure **30YR**
Interest Rate **8.65** EMI
SBI LIFE YES/NO Rs. Moratorium - YES / NO (Months)
Loan Type **HL Resale**

Property Location **KAMOTHE**
Property Cost **36 LAC**
Name of Developer / Vendor

Branch (Code No.)
Corporate / Individual HLC Code & Name
HLC Executive - Name Email ID :
HLC Mobile No. Email ID :
AMT I / II / III **Vedya 7280793**

Name	Sent On	Recd. Date	Agency Name	By Date
SEARCH - 1			RESIDENCE VERIFICATION	
SEARCH - 2			OFFICE VERIFICATION	
VALUATION - 1			SITE INSPECTION	
VALUATION - 2			ITR VERIFICATION	
			SELLER R/O VERIFICATION	

Co ordination	Dt.	A/C NO
Processing	Dt.	DOC EXECUTION REG. NO.
Sanction	Dt.	NOI DONE BY
Control	Dt.	EM DONE
Documentation	Dt.	NACH / SI
A/c Opening	Dt.	COLLATERAL NO.
Disbursement	Dt.	

CERSAI NO. : ASSET ID :
SI ID :