

GROUND	209.19	NIL	209.10	NIL	8.95	218.05
FIRST	209.10	NIL	209.10	NIL	8.95	218.05
SECOND	209.10	NIL	209.10	NIL	8.95	218.05
THIRD	209.10	NIL	209.10	NIL	8.95	218.05
FOURTH	209.10	NIL	209.10	NIL	8.95	218.05

PERFORMA - B  
CONTANTS OF SHEET

CERTIFICATE AREA SURVEYED BY ME ON 00/05/2004 STATED ON PLANS ARE AS TALLIES WITH THE AREA STATED UNDER REFERENCE OF THE PLOT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME / T.P. SCHEME RECORD AND RECORDS IN THE CITY SURVEY RECORD

CERTIFICATE THAT THE BLDG PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF HIS PLAN SHAPE, NOT BE UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL CONSIDERED AS A PROFESSIONER ATLEAST B.E./CIVILIOR EQUIVALENT PREPARED BY DULY QUALIFIED OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

Signature of Architect

SEISMIC CONDITION

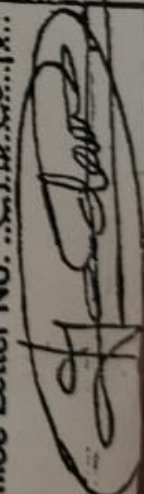
CERTIFIED THAT THE BLDG PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF HIS PLAN SHAPE, NOT BE UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL CONSIDERED AS A PROFESSIONER ATLEAST B.E./CIVILIOR EQUIVALENT PREPARED BY DULY QUALIFIED OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

Signature of licensed Engineer

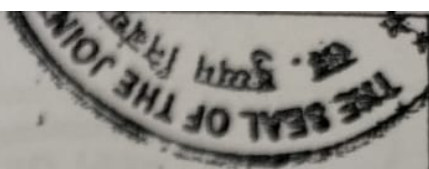
STAMB OF DATE OF RECEIPT PLANS STAMB OF DATE OF APPROVAL PLANS

Approved as amended in .....  
Subject to the Conditions mentioned  
In this Office Letter No. S.I.D.Co./V...  
Dated: 24/05/2010

SA/CC/BP-4639/E/410



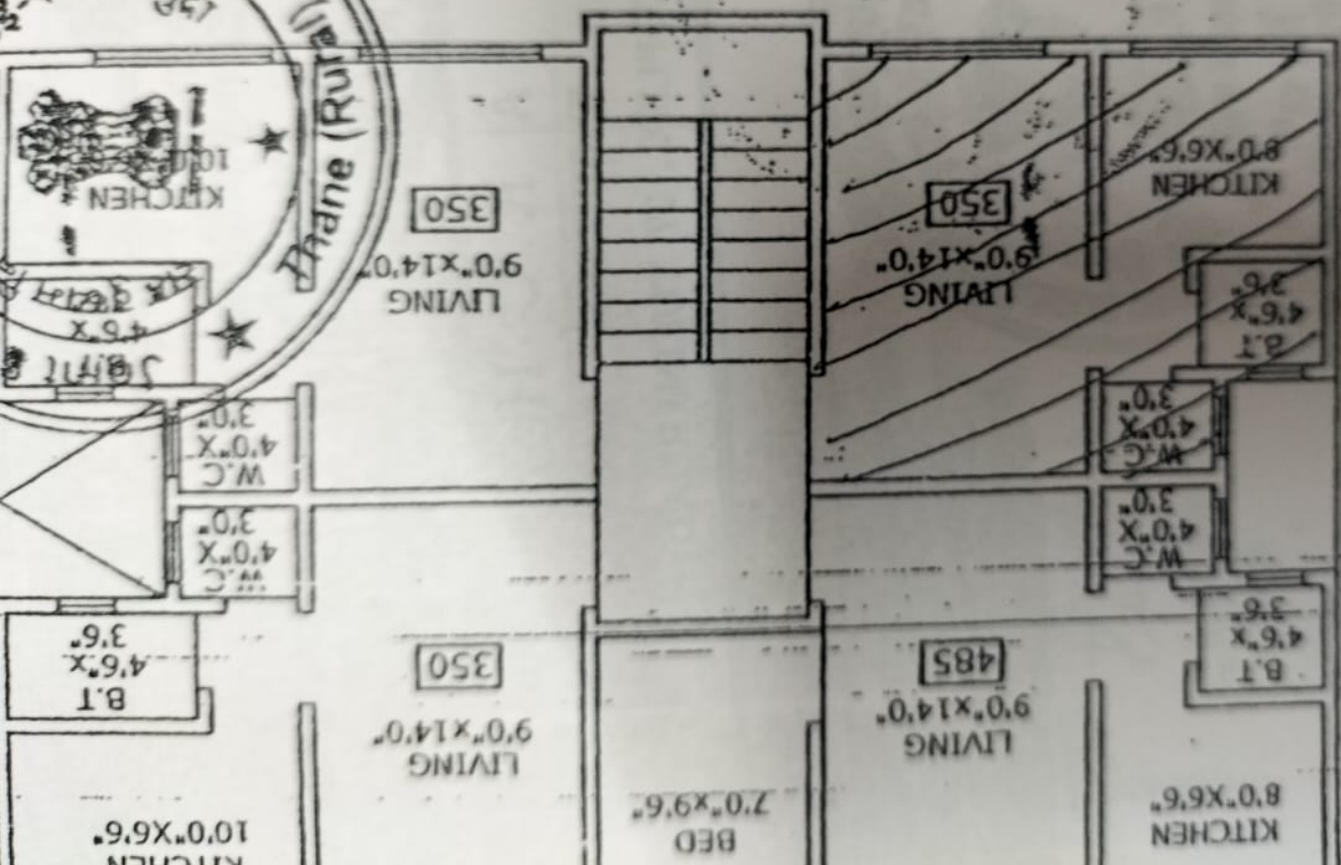
PRODUCED BY AN AUTODESK EDUCATIONAL PROI



BUILDERS AND DEVELOPERS

PROPOSED RESIDENT  
S.NO. & H.NO.  
VIRAR-EAST

5-iasai



[350]  
LIVING 9'0"X14'0"

[350]  
LIVING 9'0"X14'0"

KITCHEN 8'0"X6'6"

W.C. 4'0"X3'0"

W.C. 4'0"X3'0"

W.C. 4'0"X3'0"

W.C. 4'0"X3'0"

B.1 4'6"X3'6"

[350]  
LIVING 9'0"X14'0"

[485]  
LIVING 9'0"X14'0"

B.1 4'6"X3'6"

BED 7'0"X9'6"

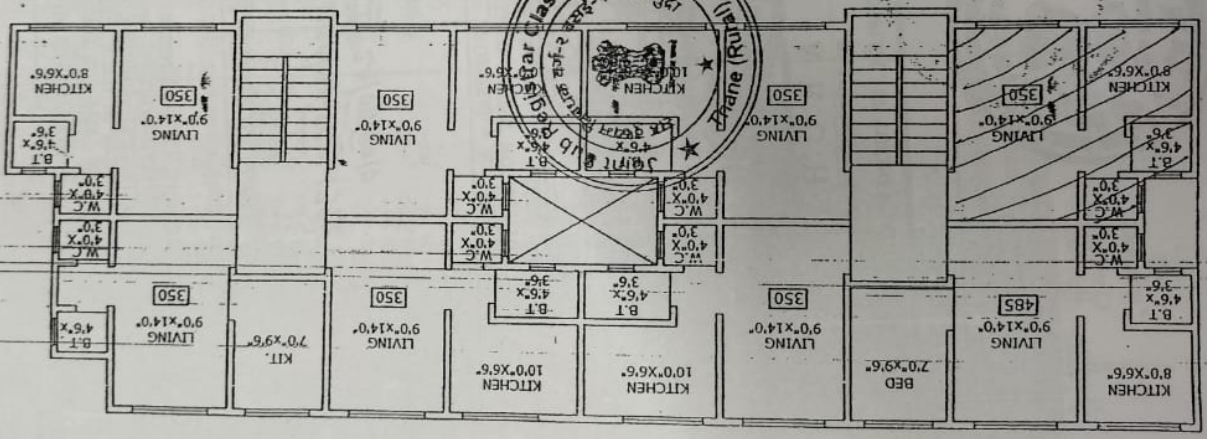
KITCHEN 8'0"X6'6"

KITCHEN 10'0"X6'6"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BUILDERS AND DEVELOPERS	S.NO. & H.NO. AT VILLAGE : GHAS KOPARL.	VIRAR-EAST
PROPOSAL	PROPOSED RESIDENTIAL BUILDING ON A PLOT BEARING	VIRAR-EAST
ARCHITECT		K.D MISTRY



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

वसाई - ३  
४०५ / २०२३  
३९-१३८

वसाई - ३  
४०५ / २०२३  
३९-१३८

वसाई - ३  
४०५ / २०२३  
३९ / ३५

534/2075

सोमवार, 28 एप्रिल 2014 2:55 म.ने.

दस्तावेजाचा भाग-1

वसई 5 33 34  
दस्तावेजाचा क्रमांक: 2075/2014

दस्तावेजाचा क्रमांक: वसई 5 /2075/2014

वाजार मूल्य: ₹. 7,51,500/-

सोबतचा मूल्य: ₹. 8,75,000/-

मरलेले मूद्रांक शुल्क: ₹. 52,500/-

डु. नि. सह. डु. नि. वसई 5 यांचे कार्यालयाने

अ. क्र.: 2075 बर नि. 28-04-2014

पोली 2:53 म.ने. वा. हजर केला.

पारदर्शी 2164

पारदर्शी दिनांक: 28/04/2014

सादरकार्याचाचे नाव: श्रीमंत हनीक नातकी

नोंदणी फी

₹. 8750.00

दस्तावेजाच्या फी

₹. 700.00

पुढाची संख्या: 35

एकूण: 9450.00

दस्तावेजाचे करणाऱ्याची सही:

Shelval

Joint S R Vasal-5

वसई 5

पुढाचे दस्तावेजाचे दिनांक  
Joint S R Vasal-5  
वसई 5 क्र. 4

दस्तावेजा प्रकार: कारनामा

मूद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक: 1 28 / 04 / 2014 02 : 53 : 36 PM ची वेळ: (सादरकारण)

दिनांक: 2 28 / 04 / 2014 02 : 54 : 13 PM ची वेळ: (फी)

दस्तावेजाचा भाग-1  
या दस्तावेजाचा भाग-1 मध्ये नमूद असलेल्या  
समाप्ती शुल्काचा अर्थाने कोणत्याही प्रकारचा  
किंवा कोणत्याही प्रकारचा शुल्क नसतो.

Shelval

श्रीमंत हनीक

श्रीमंत हनीक

वसई

वसई





28/04/2014 2 56:47 PM

दस्त गोपवारा भाग-2

वसई 38/34

दस्त क्रमांक:2075/2014

दस्त क्रमांक : वसई5/2075/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:शील हरीश सोलंकी  
पत्ता:प्लॉट नं: 203, विल्डिंग नं. 17/2, माळा नं: दुवरा मजला,  
इमारतीचे नाव: अमी पार्क, ब्लॉक नं: एकरशासन सिटीच्या जवळ,  
रोड नं: गोखिबरे, वसई पूर्व, . .  
पिन नंबर:

*Sheetal*

2 नाव:मे साई शुभ इंटरप्रायजेस यांच्या तर्फे श्री चैतन एस नर  
पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं:  
यासकोपरी, रोड नं: बंदर रोड, विरार पूर्व, महाराष्ट्र, ठाणे.  
पिन नंबर:ACMFS1401P

*ESM*

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28 / 04 / 2014 02 : 55 : 13 PM

ओळख:-

खालील इंगम अंते निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीया: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:सोमल - सोलंकी  
वय:23  
पत्ता:गोखिबरे, वसई पूर्व, तालुका वसई, जिल्हा ठाणे  
पिन कोड:401202

*Sheetal*  
स्वाक्षरी

2 नाव:सोमल - सोलंकी  
वय:38  
पत्ता:गोखिबरे, वसई पूर्व, तालुका वसई, जिल्हा ठाणे  
पिन कोड:401202

*Komal*  
स्वाक्षरी

शिक्का क्र.4 ची वेळ:28 / 04 / 2014 02 : 55 : 56 PM

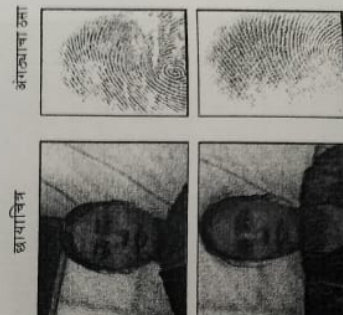
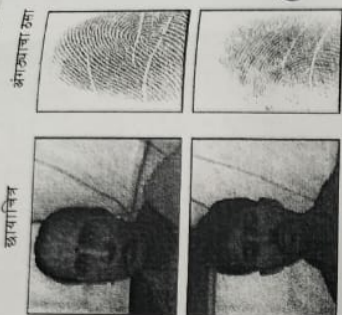
शिक्का क्र.5 ची वेळ:28 / 04 / 2014 02 : 56 : 09 PM नोंदणी पुस्तक 1 मध्ये

Joint Signatories:-  
पक्षकाराचे नाव व पत्ता

अभ्यास क्र. 4 EPayment Details.

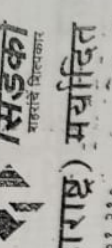
sr. Epayment Number  
1 MH000279388201415M  
2 MH000279530201415M

Defacement Number  
0000232463201415  
0000232462201415



वसई - ५  
दस्ता क्र. 336Y/1803  
20Y 38

संदर्भ क्र. - ५  
क्र. 20Y/2098  
2E/34



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकारकर्तारियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (फोन - ९५, २५०) २३९०४८७ फॅक्स : (फोन-९५, २५०) २३९००६६१

संदर्भ क्र. : CIDCOM/SR/POC/BP-4639/E/3/3

दिनांक : ०७-१०/२०१०

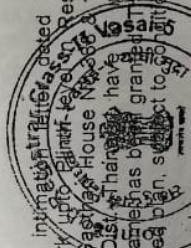
वसई - २  
२०५ १२०३  
२२ ३८

To  
Shri. Jaywant Govind Patil.  
House No. 377, Kopri  
Vihar (E), Taluka Vasai,  
DIST : Thane.

Sub : Grant of Plinth Completion Certificate for the proposed Residential Building No.1 in Gaothan House No.388 & 1857/1, 2, 3, 4, & 5 of village Kopri, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certification No. CIDCOM/SR/CC/BP-4639/E/409 dated 11/11/2008  
2) Your Architect's letter dated 28/06/2010.

Sir/Madam



This has reference to your intimation dated 28/06/2010 regarding completion of construction work upto Plinth level in Residential Building No.1 situated at land bearing on in Gaothan House No.388 & 1857/1, 2, 3, 4, & 5 of village Kopri, Taluka Vasai, Dist. Thane. You have informed you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to completion of Commencements Certificate.

You are required to provide a solid Waste disposal unit at allocation accessible to the Municipal sweepers, to store above solid waste in 2 compartments of 0.67 CUM & 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of ay least 1.8 mtr. Length in the form of windows.

You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, building as constructed at site and you will also have to submit necessary mutation in 7/12 extracts showing these components before approaching for the provisional O.C.C./O.C.C. of the last building.

Your shall obtain mosquito proof treatment certificate from the concerned Municipal Council / Grampanchayat before applying for occupancy certificate.

Contd..... 2.



वसई - 4  
 क्र. 3384/2013  
 291 38

वसई - 2  
 2885 / 2013  
 23 34



करास पात्र असलेल्या इमारती व जमिनी ह्याची सन 2007 - 2008 साखळानदल  
 आकारणी यादी (असेसमेंट लिस्ट) न. नं. 6  
 ग्रामपंचायत - उदनागर, तालुका - वसई, जिल्हा - ठाणे.



क्र. नं.	सुट्टी क्र.	संपत्तीचे नं.	संपत्तीचे वर्ग	मालकाचे नांव	योग्यता कारणाचे नं.	पराचे क्रमांक	पराचे मोजकण			आकारणी वे दर	आकारणी केलेल्या कराची रक्कम					अपिलीट					
							संख्ये	रु.	पै.		परपट्टे कर	दिनांकी कर	आरोप कर	इतर कर	एकूण रक्कम	परपट्टे कर	दिनांकी कर	आरोप कर	इतर कर	एकूण रक्कम	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
				श्री. जयवंत जेबिंद पारेल		93															

वसई - 4  
 क्र. 2019/2018  
 23 / 34



आकारणी  
 दिनांक 20/11/2013

वसई - ५  
 दिनांक 20/09/2018  
 20/32

वसई - ५  
 दिनांक 23/09/2018  
 20/32



**शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित**

अधिकृत कार्यालय कोम्प्लेक्स, हुदरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCOMVSR/CC/BP-4639/E/409

To,  
 Shri. Jaywant Govind Patil,  
 House No. 377, Kopri,  
 Virar (E), Taluka Vasai,  
 DIST. Thane.



वसई - २  
 ४०५ / १०३९  
 ३९ / १३८

दिनांक : 24/05/2010.

Sub: Commencement Certificate for the proposed Residential Building No. 377 in Gaothan House No. 388 & 1857/1, 2, 3, 4, 5 of Village Kopri, Taluka Vasai, Dist. Thane.

- Ref: 1) Letter dated 26/06/2008 & 16/06/2008 from the Grampanchayat Chandansar, Virar stating that land under reference is in Gaothan.  
 2) TILRI M.R. No. 335/2004 dated 23/06/2004 for measurement.  
 3) Assurance letter from Chandansar Grampanchayat vide letter No. 8/2008/2008 dated 07/04/2008 for potable water supply.  
 4) NCC from Chandansar Grampanchayat vide letter dated 07/04/2008 for construction.  
 5) EE (BP-VV)'s Report dated 27/04/2008.  
 6) Your Architect's letter dated 27/04/2008.

Sir / Madam,

Development Permission is hereby granted for the proposed Residential Building No. 1 under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXVII of 1966) to Shri. Jaywant Govind Patil.

This drawing shall be read with the approved vide letter No. CIDCOMVSR/CC/BP-4639/E/ 409, dated 24/05/2010 and the conditions mentioned in the letter No. CIDCOMVSR/CC/BP-4639/E/ 407, dated 24/05/2010. The details of the building are given below:

Sr. No.	Predominant Building Residential	Bldg. No.	No. of floors	No. of flats	Built Up Area (in Sq. mt.)
1.	Only	1	Gr. + 4th	20	558.15

Contd..... 2.



नोंदणीकृत कार्यालय : 'निर्मल' कुराप मजला, तालीम पॅट्ट, मुंबई - ४०० ०२१, ठाणे जिल्हा, महाराष्ट्र  
 मुख्य कार्यालय : सिडको भवन, सी. बी. डी. वेलापूर, वसई पूर्व - ४०० ०६१५, ठाणे जिल्हा, महाराष्ट्र



वसई - ५  
 दस्ता क्र. 2009/2018  
 27/137

वसई - ५  
 दस्ता क्र. 333EY/2013  
 32/137



**शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित**

ऑफिस: कामधेय कॉम्प्लेक्स, दूधरा मंगला, वार्ड (पूर्व), जि. ठाणे ४०१ २१०  
 दूरध्वनी: (फोन - १५२५०) २३९०८७ फॅक्स: (फोन-१५२५०) २३९०४६६

संदर्भ क्र. CIDCOM/SR/CO/BP-4639/E/409  
 दिनांक: 21/05/2010

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs 24,200/- (Rupees Twelve four thousand Two hundred Only) Deposited vide challan No. 26614 dated. 21/05/2010 with CIDCO as interest from security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the corporation

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

वसई - २  
 209/2013  
 32-137



End: a/a.

c.c. to:

- M/s Shree Consultants, Architect  
 B-203, Akanksha Tower,  
 Near Rly. Stn., Nallasopara(E), Tal. Vasai,  
 Dist: Thane



नियंत्रण कार्यालय: निवृत्त, अमरावती, मरीमन पोर्ट, मुंबई - ४०० ०२१, दूरध्वनी ६६५० १९०० फॅक्स: ००-११-२२-१२२२ २५०९  
 मुख्य कार्यालय: सिडको भवन, सी. डी. रो, नालासोपरा, मुंबई - ४०० ०६१४, दूरध्वनी: ६७९९ ६१०० फॅक्स: ००-११-२२-६७९९ ६६६

2018-19  
2018-19  
2018-19



for the sake of brevity it may be inspection to his satisfaction and the rules made there under such inspection has been duly given to and taken by purchaser/s. The Purchaser/s have also satisfied himself/herself/herselves about the same.

1] The Builders have supplied to the Purchaser/s such of the documents as are mentioned in rule 4 of the Maharashtra Ownership flats rules 1964, as demanded by the Purchaser/s.

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

1. The Builders shall constructed the said building on the said plot of the land in more particularly described in Schedule "A" hereunder written in accordance with the plans, designs specifications approved by the concerned local authority and which have been seen and approved by the flat Purchaser/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

2. The Flat Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat Purchaser/s one Flat bearing No. 206, of carpet area/super built up area admeasuring 350 Sq. feet i.e. 32.52 meter (which is inclusive of the area of balconies) on the Second Floor, in "    " Wing, as shown in the Floor Plan thereof hereto annexed and marked annexures '    ' in the Building known as "DARYA APARTMENT" (hereinafter referred to "THE FLAT") for the price of Rs. 8,75,000/- (Rupees Eight Lacs Seventy Five Thousand only) including price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the Second Schedule "B" hereunder written.

Shetal  
Tm

2018-19

3. The said  
following man  
a) Rs. 17.50  
b)  
c)  
d)  
e)  
f)  
g)  
h)  
i)  
j)  
k)  
l)  
m) Rs. 1.1

4. The B  
the terms,  
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31. The Agreement shall always be subject to the Provision of Maharashtra Co-Operative Society Act, 1960 with rules made there under and also the Maharashtra Ownership Flats (Regulation of the Construction, sale, Management and transfer Act, 1963).

SCHEDULE 'A'

:THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring area 0-09-0 H.R., (hereinafter called "the said land") lying, being and situate at Village: Gaskopari, Taluka: Vasai, District: Thane within the area of Sub-Registrar at: Vasai II, Virar.

SCHEDULE 'B'

:THE SCHEDULE ABOVE REFERRED TO FLAT:

Flat No. 206, on the Second Floor, in "      " Wing, admeasuring super built up area 350 Sq. ft. area, i.e. 32.52 square meters area in the building known as "DARYA APARTMENT" constructed on Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring 0-09-0 H.R. (hereinafter called "the said land") lying, being and situate at Village: Gaskopari, Taluka: Vasai, District: Thane within the area of Sub-Registrar at: Vasai II, Virar.

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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 201३

वसई - ५
दस्ता क्र. २००५/२०१४
१/३५



1. दस्ताचा प्रकार : असाधारण अनुच्छेद क्रमांक .....
2. सादरकरत्याचे नाव : श्री. शिवाजी दत्त श्रीवास्तव
3. तालुका : वसई
4. गावाचे नाव : २॥सलोपरी
5. नगरभुमापन क्रमांक / सर्व्हे क्र / अंतिम भुखंड क्रमांक : १८५२/५,३६८
6. मुख्य दरविभाग (झोन) : ..... उपविभाग ५
7. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. मी. दर ..... २३,१००/- .....
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ३२.५२ कारपेट / बिल्ट अप / चौ. मीटर / फुट
9. कारपार्किंग : ..... गच्ची : ..... पोटमाळा : .....
10. मजला क्रमांक : ५२२२ उदवाहन सुविधा : आहे / नाही
11. बांधकाम वर्षे : ..... घसारा : .....
12. बांधकामाचा प्रकार : आर. सी. सी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क्र. : ..... ज्यान्वये दिलेली घट / वाढ
14. लिक्विड अँड लायसन्सचा दस्त : 1 प्रतिमाह भाडे रक्कम : .....  
निवासी / अनिवासी 2. अनामत रक्कम / अगावू भाडे : .....  
3. कालावधी .....
14. निर्धारित केलेले बाजारमुल्या : ७,५१,५००/-
15. दस्तामध्ये दर्शविलेला मोबदला : ८,७५,०००/-
17. देय मुद्रांक शुल्क : ५२,५००/- भरलेले मुद्रांक शुल्क ५२,५००/-
18. देय नोंदणी फी : ८,७५०/-

लिपीक

साह दुय्यम निबंधक बर्ग-२  
वसई क्र. ५



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## AGREEMENT

AN ARTICLE of AGREEMENT is made and entered into at VIRAR on this 28<sup>th</sup> day of April, in the Christian Year Two Thousand Fourteen BY AND BETWEEN:

M/S. SAI SHUBH ENTERPRISES a Proprietary concern through its Proprietor MR. CHETAN SHANKAR NAR, having its office at:- Gas Kopri, Bunder Road, Virar (E), Tal: Vasai, Dist: Thane. Hereinafter called "THE BUILDER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors of the heirs, executors, administrators and assigns) of the FIRST PART:

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MRS. SHITAL HANDE SOLANKI AND

Residing at: Room No. 203, Balg. Ho. A/2, Anni Park,  
Nr. Sunshine City, Gokhware Road, Vasai (W)

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, administrators and assigns) of the SECOND PART:

WHEREAS:

A] Mr. Jaywant Govind Patil is a owner of Gaothan House No. 1857/4, 388, 1857/2, 1857/3, 1857/1, admeasuring area H.R.0-09-0, (hereafter called "the said land") lying being and situated at Village: Gaskopari, Taluka: Vasai, District: Thane, within the area of Sub-Registrar at-Vasai-II, (Virar).

B] The Commencement Certificate for the proposed residential building is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide Letter No. CIDCO/VVSR/CC/BP-4639/E/408, dated 24/05/2010.

C] By an Development Agreement dated 19/09/2008 entered into by and between Mr. Jaywant Govind Patil (therein called "the Owners") of the First Part and Mr. Aatish A. Palve (therein called "the Developers") of the Second Part, the said Mr. Jaywant Govind Patil has agreed to grant the development right in respect of said land to Mr. Aatish A. Palve, on the terms and conditions mentioned in the said agreement.

D] The owner has executed a Power of Attorney in favour of Mr. Aatish A. Palve (therein called "the Developers") with a right to develop the same. By an entered into Deed of Partnership by Mr. Aatish A. Palve (therein called "the Developers") form the partnership firm named as "M/s. Sai Shubh Enterprises".

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पत्रांक - ५  
२००५/१०४  
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E] M/s. Sai Shubh Enterprises (herein called "the Builders") is constructing the building known as "**DARYA APARTMENT**" on the part of the said land (hereinafter referred to as "the building" for the sake of brevity).

F] The builder is entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builder with a view ultimately that the Purchaser/s of the various premises along with occupants of the other premises in the said plot of land shall form Co-op. Housing Society or Limited Company the said plot of land together with the building thereon will be conveyed as herein provided.

G] The Purchaser/s has/have demanded from the builder's inspection of the aforesaid building plans, specification of land other documents referred to above including the agreement such inspection has been duly given to and taken by the purchaser/s. The purchaser/s has also satisfied himself /themselves about the same.

H] The Builder have engaged the service of Shree Consultants as a Architect and Structural Engineer for preparation of the Structural drawings of the building/s and the Builder accepts the professional supervision of the Architect and Structural Engineer till the completion of the completion of the building/s

I] That Flat Purchaser/s demanded from the Builder and the Builder has given inspection to the Flat Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builder Architects Shree Consultants and of such other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for

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सेंट्रल बँक ऑफ इंडिया  
Central Bank of India  
CENTRAL TO YOU SINCE 1911  
1st Floor, Office No. 107, Opp. Rly. Crossing,  
Virar (East) - 401305



**Section 13(13) SARFAESI Rule**  
Central Bank of India, Virar East Branch under the  
Assets and Enforcement of Security Interest Act 2002,  
Section 13 (2) and 13 (12) read with the Rule 3 of the  
said Act issued a demand notice dated 09-02-2024 & Paper  
borrower Smt Shital Hanif Solanki & Miss Sonam  
are Nr. Evershine City, Vasai-East-Palghar, to repay  
₹ 13,607/- (Rupees Nine Lakh Thirteen Thousand Six  
Hundred Seven) plus interest due as on the 09-02-2024, plus  
interest due within 60 days from the date of receipt of the

notice of the bank, notice is hereby given to the borrower,  
Smt Shital Hanif Solanki & Miss Sonam, who has  
undesignated has taken possession of the property  
situated at the above address under section 13 (4) of the said  
Act (Enforcement) Rule 2002 on this 27 day of June 2024.

The public in general is hereby cautioned not to deal  
with the property as the same will be subject to charge of Central Bank of India  
to the tune of Rupees Nine Lakh Thirteen Thousand Six Hundred Seven  
plus interest due as on the 09-02-2024, plus interest and other  
charges due as on the 09-02-2024, plus interest and other

charges due as on the 09-02-2024, plus interest and other  
charges due as on the 09-02-2024, plus interest and other  
charges due as on the 09-02-2024, plus interest and other

Apartment, Goathan Land House no 388,  
Virar East - Dist- Thane

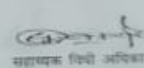
**महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित**  
**अधीक्षक अभियंता पांचे कार्यालय, २/३ दिपती नगर (पूर्व), वगई रोड, जिन्हा, पालघर**

लोकन्यायालय / खटला दाखलपूर्व/१२१ दिनांक - ०९/०२/२०२४

श्रीजविल शकबाकी वसुलोची खटला दाखलपूर्व नोटिस

**Mt.**  
**SHITAL HANIF SOLANKI,**  
House no B-206 DARYA APT Gass kopari VIRAR EAST OPP shani TEMPLE Kopri Ta:VASAI  
Dist:PALGHAR Pin-401305  
TAL-VASAI, DIST-PALGHAR,  
CON. NO. 002431329509  
SUB.DN-VIRAR EAST S/DN., BU-4706  
PC-5, DTC-4706706  
MRCY CODE-10-0020-5176.

महोदय / महोदया,  
आपका विजविलपाची शकबाकी नॉटिस न भरल्यामुळे आपणकडे रु १३,६०७/-ची रक्कम प्रत्येक  
अहिले तसे आपण वरील वीजविलपाची शकबाकी तयारलेले शकवी, अन्वयात सटर वीजविल शकबाकीची रक्कम  
समुहोद्योगी आपणाविरुद्ध सधम न्यायालयात दिवाणी दावा दाखल करण्यात येईल, याची नोंद घ्यावी. सटर  
वीजविल शकबाकीच्या दिवशी आपण नवीन वीज जोडणी घेतली असल्याने, सटर वीजविल शकबाकीची  
रक्कम संपूर्ण व्याजासह नवीन वीजजोडणीवर रवे करण्यात येईल, अपवाद सटर वीजविल शकबाकीची रक्कम  
व्याजासह सहाविलसा काढण्यात आल्याने अन्वयेच्या सटर वीज जोडणीवर रवे करण्यात येईल न  
नियमानुसार वीज जोडणी खर्चा करण्यात येईल सटर वीजविल शकबाकी अन्वयेच्या जागेची रक्कम  
तयारली विले। तयारली विले अन्वयेच्या रक्कमान वेपार असून आपण किंवा आपणातर्फे इतर कोणत्या  
वेपारीत वीजजोडणीकडून किंवा इतर वेपारीत वीज वापरून असल्याचे निदर्शनात आल्याने रवे सहाविलसा  
वीज कायदा २००३ नुसार कायदेशीर कायदा करण्यात येईल  
वरील वीजविलपाची शकबाकी परतीकरीता, आपणाची वीजविल निदर्शनाकरीता, आपणाचे सहाविल  
निदर्शनाकरीता, नवीन वीजजोडणीकरीता, (सधम शकबाकीकरीता) सहाविल निदर्शनाकरीता, आपणाचे सहाविल  
अन्वयेच्या आपण सहाविलपाच्या संबंधित कायदेशीर कायदेशीर कायदेशीर कायदेशीर सहाविल सटर इतर  
लोकन्यायालयात तयारली विले दि. ०३ मार्च २०२४ रोजी सकाळी ११.०० वाजता जवई न्यायालयात  
हजर राहिले. आपण सहाविल शकबाकीची रक्कम नोंदरीत निदर्शनाकरीता लोकन्यायालयात दिवाणी मर्यादित  
अधिकृत वीजविल धरणा वेपारीत वा लोकन्यायालयात दिवाणी मर्यादित जवई न्यायालयात आपणाचे सहाविलपाच्या  
पूर्वतनत नियमानुसार वीजजोडणी विले वीजविल दिवशी सटर शकबाकी आपण घेतली असल्याने दि  
नोंदरीत रवे सहाविलपात यावे. आपण शकबाकीची रक्कम न भरल्याने आपणाचे कायदेशीर कायदा करण्यात  
येईल

  
सहायक विले अधिकारी

**206 Mrs. Sheetal H. Solanki**

सेंट्रल बँक ऑफ इंडिया  
Central Bank of India  
CENTRAL TO YOU SINCE 1911  
Date: 04/07/2023




**सेंट्रल बँक ऑफ इंडिया**  
**Central Bank of India**  
CENTRAL TO YOU SINCE 1911  
**VIRAR EAST BRANCH**

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured  
assets detailed in Schedule 'B', by way of sale, or otherwise, without obtaining prior written consent of the  
bank.

Your attention is also drawn to Section 29 of SARFAESI Act, which provides that any contravention of

सेंट्रल बँक ऑफ इंडिया  
Central Bank of India  
CENTRAL TO YOU SINCE 1911  
Complete detailed description of immovable  
with its boundaries  
Movable asset

534/2075  
Monday, April 28, 2014  
2:54 PM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 2164 दिनांक: 28/04/2014

गावाचे नाव: गासकोपरी  
दस्तऐवजाचा अनुक्रमांक: वसई5-2075-2014  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: शीतल हनीफ्र सोलंकी

नोंदणी फी रु. 8750.00  
दस्त हाताळणी फी रु. 700.00  
पृष्ठांची संख्या: 35

एकूण: रु. 9450.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:14 PM ह्या वेळेस मिळेल.

*[Signature]*  
सह दुय्येनी विक्रम कार्या-२

बाजार मूल्य: रु.751500/-

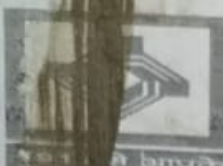
मोबदला: रु.875000/-

भरलेले मुद्रांक शुल्क : रु. 52500/-

वसई क्र. ५

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.8750/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000279530201415M दिनांक: 28/04/2014  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 700/-

*Sheetal*



सेंट्रल बैंक ऑफ इंडिया  
Central Bank of India

आजादी का  
अमृत महोत्सव

केन्द्र के लिए "सेंट्रल" "CENTRAL" TO YOU SINCE 1911

VIRAR EAST BRANCH

Date: 04/07/2023

**DEMAND NOTICE TO THE BORROWER/S**

To,

Mrs. SHITAL P. ANAND SOLANKI & SONAM,  
HALIF SOLANKI,  
203, AMI PARK AT OPPRT. GOKHIVARE, NR.  
EVERSHINE CITY, ASAI - EAST,  
PALGHAR

**Sub: Demand notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 TO THE BORROWER/S.**

The undersigned holding the post of Chief Manager in his capacity of the Authorised Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ( hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you as follows:

You are aware that at your request, you have been granted by Central Bank of India (hereinafter called 'Bank', through its VIRAR EAST Branch, financial assistance as detailed columns 1 to 2 of **Schedule A** hereto.

The said financial assistance was sanctioned, inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in **Schedule 'B'** along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing-asset w.e.f 29/06/2023 in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank.

**The facility wise details of the amount due** from you are mentioned in columns 3 to 9 of **Schedule A** hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 3 to 9 of schedule A hereto, comes to Rs., **8,63,490/-** i.e. **EIGHT LAKHS SIXTY THREE THOUSAND FOUR HUNDRED AND NINETY Only** and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being Rs.8,63,490 i.e. **EIGHT LAKHS SIXTY THREE THOUSAND FOUR HUNDRED AND NINETY Only** with further interest at the applicable rate/s of interest mentioned in the **Schedule A** from the date of notice 01/07/2023 till the date of full and final payment along with incidental expenses, charges and costs recoverable from you as per terms of contract and/or as per law, within sixty days from the date of this notice.

If you fail to repay to the Bank the total dues which you have been called upon to pay hereinabove the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

—Contd. Page 2—

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Immovable ass  
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388, 1857/1,2,3,4,

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सेन्ट्रल बँक ऑफ इंडिया  
Central Bank of India

1911 से आज़ादी के "सेवा" "CENTRAL" TO YOU SINCE 1911

आज़ादी का  
अमृत महोत्सव  
सालीन स्थापना के 75 वीं का 2024

**BRANCH:** (VIRAR EAST- Gokul Plaza, First Floor, Office No. 107, Opp. Rly. Crossing, GawadWadi, Virar (East) – 401305)

**POSSESSION NOTICE under [RULE 8 (1)] SARFAESI Rule**

Whereas, the Authorised officer of the Central Bank of India, Virar East Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13 (2) and 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 09-02-2024 & Paper publication dated 03-03-2024 calling upon the borrower Smt Shital Hanif Solanki & Miss Sonam Solanki, Flat no 203, A/2 Apartment, Gokhivare Nr. Evershine City, Vasai-East-Palghar, to repay the amount mentioned in the notice being Rs 9,13,607/- (Rupees Nine Lakh Thirteen Thousand Six Hundred Seven **only**) (which represents the principal plus interest due as on the 09-02-2024), plus interest and other charges from 09-02-2024 to till date within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the borrower, the Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said act, read with Rule 8 of the Security Interest (Enforcement) Rule 2002 on this 27 day of June 2024.

The borrower and the Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of Central Bank of India, for the amount of Rs 9,13,607/- (Rupees Nine Lakh Thirteen Thousand Six Hundred Seven **only**) (which represents the principal plus interest due as on the 09-02-2024), plus interest and other charges from 09-02-2024

The borrowers attention is invited to provisions of sub section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Description of the immovable property:

**Add- Flat No 206, Second Floor, B Wing, Darya Apartment, Goathan Land House no 388, 1857/1,2,3,4,5 at Village Gaskopri, Taluka – Vasai –Dist- Thane**

कृते सेन्ट्रल बँक ऑफ इंडिया  
For CENTRAL BANK OF INDIA

प्राधिकृत अधिकारी / Authorised Officer

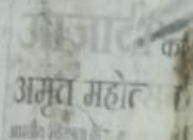
(Authorised Officer)

Polanki



सेन्ट्रल बैंक ऑफ इंडिया  
Central Bank of India

1911 से आगे के लिए "सेन्ट्रल" "CENTRAL" TO YOU SINCE 1911



**VII EAST BRANCH**

Complete detailed description of Immovable property Land and Building and details of the title deed with its boundaries

**Movable asset**

Detailed description of hypothecated movable asset.



(Authorised Officer)

Enclosed: Statement of Account



**सेंट्रल बैंक ऑफ इंडिया**  
**Central Bank of India**

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

आजादी का  
अमृत महोत्सव  
सहस्रिका वर्ष का उत्सव

**VIRAR EAST BRANCH**

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in **Schedule 'B'**, by way of sale, or otherwise, without obtaining prior written consent of the bank.

Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both.

This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found /fall due and payable by you to us.

Your attention is drawn to the provisions of Section 13(13) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

(Authorised Officer)

**Schedule-'A'**

**Details of financial facilities sanctioned and availed AND the details of the amount due**

SN	Particulars	
1.	Type of financial facility sanctioned and availed	Cent Home Float upto 25 L
2.	Amount of the financial facility sanctioned	7,19,807/-
3.	Total amount of ledger balance outstanding on the date of notice	7,21,994/-
4.	The date up-to which the interest has been charged in the ledger	31/05/2023
5.	Amount of interest EXCLUDING PENAL INTEREST, if any, from the date the interest was last charged in the ledger..... to the date of notice	1,41,461/-
6.	Rate of interest with periodicity of compounding at which amount in column (5) has been calculated	9.60%
7.	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice.	35/-
8.	Incidental expenses, charges, and costs, if any, under law/terms of sanction	0.00
9.	Total amount due up to the date of notice (with/without penal interest)	8,63,490/-

**Schedule-'B'**

**(Details of Security Documents executed by the borrower)**

SN	Name of Document	Dt. of Execution
1.	Declaration and Undertaking	20/10/2014
2.	Term Loan Agreement	20/10/2014
3.	LETTER OF INTEREST VARIATION	20/10/2014

**Schedule-'C'**

**(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)**

**Immovable asset**  
FLAT NO. 206, SECOND FLOOR, B WING, DARVA APARTMENT, GOATHAN LAND HOUSE NO. 388, 1857/1, 2, 3, 4, 5 AT VILAGE GASKOPARI TALUKA VASAI DIST THANE

