

AGREEMENT FOR SALE

(PART PAYMENT)

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this ___ day of **July** 2024.

BETWEEN

MR. ARVIND ANANT PARKAR, PAN No. AKZPP5989J, Age 63 Years, Indian Inhabitant, Residing at 129/4282, SAUBHAGAY CHS LTD, HARESHWAR MANDIR MARG, NEHARU NAGAR, KURLA EAST, MUMBAI 400024, from now on called and referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

MR. DAIVAT ANANDA PATIL, PAN No. CBXPP6354C, Age 34 Years & MRS. MINAKSHI DAIVAT PATIL, PAN No. BLMPP9587M, Age 37 Years, Both Indian Inhabitant, Residing at 07, REVATI BUILDING, TIFR OLD MANDALA COLONY, MANKHURD, MUMBAI 400088, hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, and assigns) of the **SECOND PART.**

Government exercise of its Power under Section 113(3) -A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act") for the Town of Navi Mumbai.

b) Pursuant to Section 113 A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

AND WHEREAS

The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED., (CIDCO / CORPORATION) has with intent to promote the cause of housing to the poorer sections of the Community of weaker and low income group, decided to allot **ROW HOUSE/ UNIT NO. 07, PLOT NO G-61, MADHUBAN CHS LTD**, having a **32 Sq. Mt. Built up area, Ground +1**, Situated at, **Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, 410210**, within the limits of CIDCO Ltd., in the name of **MR. ARVIND ANANT PARKAR** vide an Allotment Letter dated 08/01/1996 he is the Bonafide original member of **M/S MADHUBAN Co-operative Housing Society Ltd.** Holding five (31 TO 35) fully paid up shares of Rs.50/- each vide **SHARE CERTIFICATE NO. 7.**

AND WHEREAS

Further **MR. ARVIND ANANT PARKAR** has completed construction consisting **Ground + One Upper Floor** on the said **Sub Plot/Unit No. 07, admeasuring 32.00 Sq. Mtrs. Built Up Area**, and the CIDCO Ltd. has issued Occupancy Certificate vide its Letter dated 25/04/2008 bearing Ref. No. CIDCO/BP/ATPO/788/2008.

AND WHEREAS

THE SELLER, due to certain problems not interested now in the said Row House and the PURCHASER being interested in acquiring such Row House under BUDP Scheme, approached the SELLER and requested to sell and assign all her rights, interest in and upon the said **ROW HOUSE/ UNIT NO. 07, PLOT NO G-61, MADHUBAN CHS LTD**, having a **32 Sq. Mt. Built up area, Ground +1**, Situated at, **Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, 410210** within the limits of CIDCO Ltd., in favour of the PURCHASER for proper consideration.

AND WHEREAS

BOTH THE PARTIES have agreed to certain terms and conditions administering the sale and transfer of the said Row House to the PURCHASER and are in desirous of recording the same into writing, which shall appear as under:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. (a) THE SELLER shall sell and transfer all her rights, interest, title and other benefits in and upon the **ROW HOUSE/ UNIT NO. 07, PLOT NO G-61, MADHUBAN CHS LTD**, having a 32 Sq. Mt. Built up area, Ground +1, Situated at, Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, 410210 within the limits of CIDCO Ltd., (hereinafter referred to as "THE SAID ROW HOUSE") to the PURCHASER for a total price of **Rs.36,00,000/- (RUPEES THIRTY SIX LAKHS ONLY)**.

(b) IN CONSIDERATION of the aforesaid representation made by the SELLER to the PURCHASER herein agreed to purchase the said premises for the said consideration of **Rs.36,00,000/- (RUPEES THIRTY SIX LAKHS ONLY)** paid by the PURCHASER to the SELLER being the Part payment against the said Row House as under :-

PAYMENT SCHEDULE :-

Rs.1,70,000/- By CHEQUE No. 100024, Dated 13/05/2022 drawn on ABHYUDAYA CO-OP BANK LTD, GHATKOPAR Branch.

Rs.34,30,000/- Will be paid after passing the loan from any Financial Institution or Bank within 45 working days from the date of Registration of this Agreement.

Rs.36,00,000/- (RUPEES THIRTY SIX LAKHS ONLY)
=====

2. THE PURCHASER shall purchase the said **ROW HOUSE/ UNIT NO. 07, PLOT NO G-61, MADHUBAN CHS LTD**, having a 32 Sq. Mt. Built up area, Ground +1, Situated at, Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, 410210 within the limits of CIDCO Ltd., together with all rights, interest thereon whatsoever to be acquired by the said SELLER from the Corporation, which shall be paid to the SELLER on or before execution of these presents.

3. THE SELLER do hereby acknowledge, the receipt of the said consideration in part from the PURCHASER at the end of this Agreement and discharge thereof in favour of the PURCHASER forever all their rights, interest in and upon the said Row House with all

said Row House by executing necessary documents. The physical possession of the said Row House to the PURCHASER without any further demands. As the PURCHASER shall pay further dues payments, installments and other charges to the said Corporation therefrom.

5. The peaceful and vacant possession of the said Row House shall be handed over to the PURCHASER after settlement of Full & final Consideration Amount of the said Row House. The SELLER hereby declare that till today she has not sold, mortgaged, gifted or otherwise parted, with possession of the said Row House, nor had been entered into any such agreement to any other party. The SELLER hereby agrees to co-operate for transferring the above said property in the name of PURCHASER in the office of CIDCO Ltd., M.S.E.D.Co., and any other concerned Department.

6. THE PURCHASER, upon possession of the said Row House shall be liable to enter into it and construct the said building at their own cost and expenses as prescribed and approved by the CIDCO and shall bear all such charges, taxes and other outgoings as may be applicable to the said Row House to the authorities concerned as required for the said Row House.

7. THE SELLER do hereby covenant with the PURCHASER that prior to this Agreement, she has not entered into any agreement with any other third party nor created any lien over the said Row House Ploy which is free from all encumbrances and INDEMNITY the PURCHASER to remove all such objection if any, at their own cost.

8. THE SELLER further agree and undertake to execute or cause to be executed any documents, which may be required by the PURCHASER for availing the loan and more perfectly securing and assuring all their interests, title in and upon the said Row House with its development and rights to sell the Row House but at the cost and expenses of the PURCHASER without demanding any extra premium.

9. IT IS further agreed by the PURCHASER that the SELLER shall obtain the required permission for transfer of the said Row House but the PURCHASER shall be liable to bear all such charges payable for getting the said Row House transferred in their name to the authorities concerned.

10. ALL COSTS, charges, expenses incidental to this Agreement and also execution of the Deed of Assignment or any other documents to be executed between the parties herein in respect of the said Row House, shall be borne and paid by the PURCHASER only.

11. The PURCHASER doth covenant with the SELLER and undertakes that the PURCHASER shall not without the previous permission in writing of the CIDCO LTD, let sub-let, sell, transfer, assign or part with their interest or beneficiary of this assignment by way of sale, gift, lease or in any other manner in favour of any person/persons or part with the possession of the said Row House.

12. The PURCHASER doth hereby covenant with the SELLER as under:-

- a) That the PURCHASER undertakes to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;
- b) The PURCHASER are aware that all those who have purchased Row House in the society situated on Plot have formed and registered a Co-operative Housing Society Ltd., under the name and style as **MADHUBAN Co-operative Housing Society Ltd.**, under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Reg. No. NBOM/CIDCO/HSG(OH)/344/JTR/1995-96**, (hereinafter for the brevity's sake referred to as "the said Act");
- c) That the PURCHASER shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;
- d) That the PURCHASER shall abide by the Rules and Regulations and bye-laws of the said Society and that they agree and undertake to pay and discharge all calls and dues which the said Society may make in respect of the said premises, after execution of the this Agreement.
- e) That the PURCHASER shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Premises directly to the concerned authorities from the date of execution of this Agreement.

13. The SELLER herein shall produce the following documents before the PURCHASER:

- a) The SELLER will submit her application to the said Society after Full & Final

14. The PURCHASER hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

15. The expenses for conveying the said Row House such as Stamp Duty, Registration fees shall be borne and paid by the PURCHASER alone.

16. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land bearing **ROW HOUSE/ UNIT NO. 07, PLOT NO G-61, MADHUBAN CHS LTD**, having a **32 Sq. Mt. Built up area, Ground +1**, Situated at, **Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, 410210** within the limits of CIDCO Ltd.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein abovewritten.

SIGNED AND DELIVERED by the
Within named "**SELLER**"

MR. ARVIND ANANT PARKAR

AKZPP5989J

In the presence of

Mr.

ty and
tion

Mr.

SIGNED AND DELIVERED BY
Within named "PURCHASERS"
MR. DAIVAT ANANDA PATIL
PAN No. CBXPP6354C

MRS. MINAKSHI DAIVAT PATIL
PAN No. BLMPP9587M
In the presence of

Mr.

Mr.

RECEIPT

RECEIVED of and from the within named "PURCHASER", **MR.**
DAIVAT ANANDA PATIL & MRS. MINAKSHI DAIVAT PATIL the sum of
Rs.1,70,000/- (Rupees ONE LAKH SEVENTY THOUSAND ONLY) by CHEQUE as
detailed below being a **PART PAYMENT** towards the **ROW HOUSE/ UNIT NO. 07,**
PLOT NO G-61, MADHUBAN CHS LTD, having a **32Sq. Mt. Built up area, Ground**
+1, Situated at, Sector No. 12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad,
410210 in the said Agreement.

I SAY RECEIVED

Rs.1,70,000/-

MR. ARVIND ANANT PARKAR

"THE SELLER"

सिडको
शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) पर्यादित

मोदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कथा) ००-९९-२२-६६५० ०९००

००-९९-२२-६६५० ०९२८

फॅक्स : ००-९९-२२ २२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. वेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. REF NO: CIDCO/BP/ATPO/788

दिनांक : २९/४/२००८

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [(BUA = 157.932 Sq. mtrs) (Unit No. 01, 07, BUA = 31.966 Sq. mtrs. each, Unit No. 10, 13, BUA = 31.118 Sq. mtrs. each & Unit No. 22, BUA = 31.764 Sq. mtrs.)] on Plot No. G-61, Unit No. 01, 07, 10, 13, 22, (Total 05 Nos.), Sector-12 at Kharghar of Navi Mumbai completed under the supervision of M/s. Designo has been inspected on 22/03/2008 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in commencement certificate dated 10/06/1997 and that the development is fit for the use for which it has been carried out.

V. Venu Gopal
29/4/08

(V. Venu Gopal)
SR. PLANNER (BP)
Navi Mumbai & Khopta.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पोईंट,
मुंबई - ४०० ०२९.
दूरध्वनी : (स्वागत वक्ता) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.सी.डी. वेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-२१-२२-६७२९ ८१००
फॅक्स : ००-२१-२२-६७२९ ८१६६

संदर्भ क्र. CIDCO/BP/ATPO/788

दिनांक : २७/४/२००८

To

M/s. Madhuban Co.-Op. Hsg. Soc.
Plot No. G-61, Sector-12, Kharghar, ,
NAVI MUMBAI.

Sub:- Occupancy Certificate for Residential Building on Plot No.
G-61, Unit No. 01, 07, 10, 13, 22, (Total 05 Nos.),
Sector-12 at Kharghar Navi Mumbai.

Ref :- Your Architect letter dtd. 27/03/2008

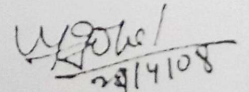
Dear Sir,

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

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

Thanking you,

Yours faithfully,


27/4/08

(V. Venu Gopal)
SR. PLANNER (BP)
Navi Mumbai & Khopta.

-: नोंदणीचे प्रमाणपत्र :-

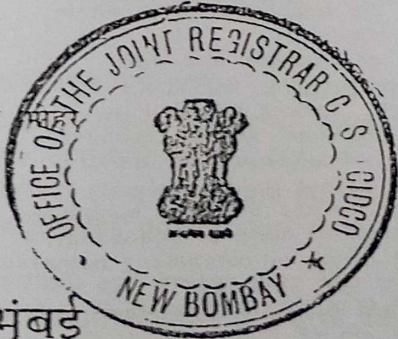
नोंदणी क्रमांक : एन बी ३० एम / सिडको / एन एम बी (ओ एम) / ३३३३ / जे डी आ / मम ११११-६६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
मधुलज सहकारी ग्रहणीकरण संस्था मंडळी.
प्लॉट नं. जी-६६७, रोड नं. १२, शारदार,
लातूर जिल्हा, जि. रायगड, नवी मुंबई.

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण ग्रहणीकरण संस्था असून उप-वर्गीकरण माडेकरन - मालकी आहे.

कार्यालयीन



नवी मुंबई

दिनांक २२ / ०२ / १९९६

सही


(ह. आ. लक्ष्मी)

हुदा

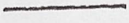


सहनिबंधक
सहकारी संस्था सिडको नवी मुंबई

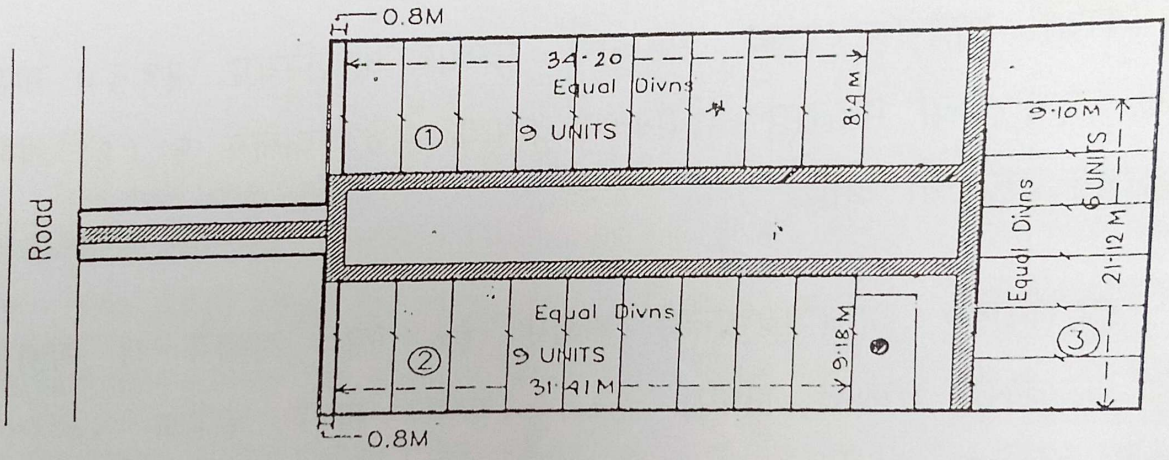
CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
CIDCO BHAVAN, CBD, BELAPUR, NEW BOMBAY

CLUSTER DRAWING		Senior Planner	 NORTH
Cluster No. - 6/61		Sr. Proj. Co-ordinator	
Sector No - 12		Date : 4th December, 1995	
Scheme - BUDP KHARGHAR		Scale : Not to scale	
Area of Block No.1: 288.0 M ²		LAND-USE STATEMENT	
Area of Block No.2: 288.0 M ²			
Area of Block No.3: 192.0 M ²		Area under open-space	402.10 M ²
Type of unit - 32.0 M ²		Area under residential(1+2+3):	768.00 M ²
No. of units - 24		TOTAL AREA OF CLUSTER: (including society office)	1170.10 M ²

LEGEND

- Cluster boundary 
- Plot boundary 
- Condominium office 



- NOTE:
- F.S.I of 1.0 is permitted on residential plots 1,2 & 3 seperately.
 - The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
 - Eccentric foundation is mandatory for all columns and walls abutting the plot boundary.
 - For any R.C.C. structure proposed (incl. society office) it is mandatory to get the building plans approved by the Executive Engineer (Building Permission) prior to commencement of work.
 - In case, of only ground floor structure without R.C.C, the building permission need not be obtained if the enclosed suggested architectural plan is followed. however, at the time of occupancy, occupancy certificate shall be obtained from the competent authority after fulfilling the formalities.
 - Society office : Minimum clear width shall be 2.1m and maximum permissible built-up area shall be 20 M².
 - One wall of the society office shall be common to the adjacent end unit and the plinth of society office shall not encroach upon the under ground services.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

G-61

क्र. सिडको/वीयुडीपी/कायसा/ ११२१ / १२५० / १९

वरिष्ठ प्रकल्प समन्वय अधिकारी, वीयुडीपी (एमन),
रायगड भवन, ३ रा मजला, सीबीडी - नव्यापूर,
नवी मुंबई - ४०० ६१६

दिनांक : ०५/११/१९९५

श्री. शारदा देवी, ३१ नं. तारकर
४२८ वाठारातील, नवी मुंबई
राज्य तसेच नवी मुंबई
जिल्हा - ४०००२९

विषय : मुंबई नागरी विकास प्रकल्प टप्पा क्र. ३ म्यारगर, कळंबोली व
नवीन पनवेल येथील भूखंडाचे वितरण, नवी मुंबई योजना जून १९९५

वरिल प्रकल्पांतर्गत योजनेच्या सोडतीत आपण यशस्वी ठरला अगून आपण यादर केलेल्या पुराव्यावमून आपला अर्ज भूमंड
वितरणास पात्र झाला आहे.

आपणांस स्वालील रकमांचा भरणा दिनांक २०/११/९५ पूर्वी करावयाचा आहे.

	एम्पम् १अ	एम्पम् १ब	एम्पम् १क
अ) अमानत रक्कम रु १०००/- वगळता प्राथमीक अदायगी.	२०३/-	२२०/-	२०४२/-
ब) जल उगम विकास शुल्क	१२००/-	१४००/-	१६००/-
क) विद्युत उगम विकास शुल्क	५००/-	५००/-	५००/-
ड) भुईभाडे	५००/-	५००/-	५००/-
इ) किरकोळ देय/अनामत रक्कम :			
१) तीन महिन्यांचे मासिक हप्ता अनामत रक्कम	३६९/-	६४८/-	९८४/-
२) सहकारी गृहनिर्माण संस्था स्थापन करण्यासाठी सभासद वर्गणी व भाग भांडवल	२६०/-	२६०/-	२६०/-
३) भूखंडावावतचे कागदपत्रे तयार करण्याचा आकार	२००/-	२००/-	२००/-
४) तावा घेतला त्या महिन्याचा मासिक हप्ता	१२३/-	२१६/-	३२८/-
एकूण	३३५५/-	४६४४/-	६४९४/-

वर नमूद केलेल्या रकमा बँक ऑफ इंडिया, शाखा तुर्भे, भूखंड नं. ३४, सेक्टर - २४, तुर्भे, नवी मुंबई, येथे सोबत जोडलेल्या
दलनाद्वारे रोखीने दि. २०/११/९५ पूर्वी भराव्यात.

बँकेच्या कामाच्या वेळा सुट्टीचे दिवस वगळून सोमवार ते शुक्रवार सकाळी ९.३० ते दुपारी १.३० शनिवारी सकाळी ९.३० ते
११.३० अशा आहेत.

भूखंडाच्या वितरणासाठी पात्र झालेला अर्जदारांची सहकारी संस्था स्थापन करणे, तसेच सहकारी संस्थेच्या उभारणीपूर्वी संस्थेच्या
सभासदांच्या परस्पर ओळखी करून देणे, घरांच्या बांधकामासाठी कर्ज उभारणे वढल सूचना देणे यासाठी पात्र ठरतील अशा संभाव्य
अर्जदारांचे मेळावे आमचे कार्यालयात दि. ६/११/९५ टोक सकाळी १०.३० वाजता घेण्यात येणार आहेत. त्यावेळी वर नमूद
केलेल्या बँकेत जमा केलेल्या रकमाच्या चलनाची प्रत तुम्हास हजर करावी लागेल तरी कृपा करून चलनाची प्रत तुम्हांकडे जपून ठेवावी.
तरी कृपया तुम्ही वर नमूद केलेले तारखेस आमचे कार्यालयात सहकारी संस्था स्थापन करणे कामी हजर राहून सहकार्य करावे.

घराच्या बांधकामासाठी कर्ज देण्यात येणार नाही परंतु एच.डी.एफ.सी., एल.आय.सी., गृह वित्त संस्था व इतर शासकीय व
निमशासकीय व वित्त संस्थेकडून घरबांधणी कर्ज सुलभ पद्धतीने मिळण्यासंबंधी जरूर ते मार्गदर्शन व ना हरकत प्रमाणपत्र देणेत येईल.

वरील रकमांचा तुम्ही भरणा दिलेल्या मुदतीत केला नाही तर अगर तुम्ही सहकारी संस्था स्थापन करणेसाठी हजर राहिला नाहीत
तर तुम्हास करण्यात यावयाच्या भूखंडाचे वाटप रद्द केले जाईल याची कृपया नोंद घ्यावी.

आपला विश्वासू

वरिष्ठ प्रकल्प समन्वय अधिकारी
(वीयुडीपी)

THE MADHUBAN CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1970 Registration No. 344 and Date 11/1/1996)

344

and Date 11/1/1996

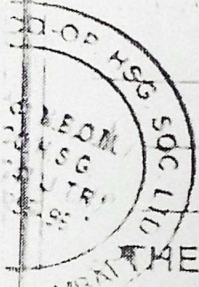
SHARE CERTIFICATE

Certificate No. 7

Authorised Share Capital Rs 6000 Divided into 120 Shares of Rs 50 each

Member's Registered Form No. 7

Member's Name ARVIND A PARKAR



is the Registered Holder of (5) Shares from No. 31 to 35 of Rs 250/- (TWO HUNDRED AND FIFTY)

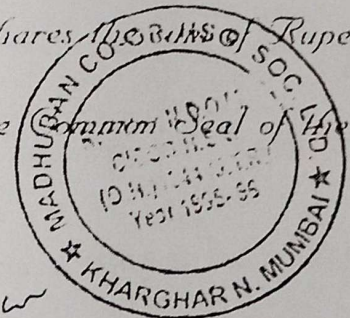
THE MADHUBAN CO-OPERATIVE HOUSING SOCIETY LTD.

Kharghar

subject to the Bye-laws of the said Society and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Seal of the said Society at 15th day

Aug 2008



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer
or M. C. Member
PTO

SECRETARY
Reg No. : N.B. (CO-OP/H.S.G.)
(O.H.)/344/J.T.
Madhuban Co-Operative Housing Society Ltd.
G-61, Sec-12, Kharghar, Mumbai
Mob. : 9801111111

आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

रायगड भवन, ३रा मजला, बेलगाव - नवी मुंबई - ४०० ६१४

THZPA

सिडको/बी.यु.डी.पी./वपराअ/

दिनांक : ३/१/१६

संगती : अर्जित व पारित

विषय : मुंबई नागरी विकास प्रकल्प टप्पा क्र. ३ नवी मुंबई
येथील एसएस - १ क प्रकारच्या भूखंडाचे वितरण.

महाशय,

वरील प्रकल्पांतर्गत सोडतीत आपला अर्ज यशस्वी ठरला असून आपण भरावयाची रक्कम ही सिडकोकडे भरलेली आहे. सिडकोने आपणास या पत्राद्वारे साली नमूद केलेला भूखंड साली नमूद केलेल्या अटीवर देणेचे मंजूर केले आहे.

- १) समुच्चय भूखंड नंबर ६६१ सेक्टर नंबर व नगराचे नाव सेक्टर १२, वारधर
- २) तुम्हास दिलेला भूखंड नंबर ०७
- ३) भूखंडाचे क्षेत्र ३२ चौ.मी.
- ४) भूखंडाची किंमत रु. ३२,७२०.००
- ५) प्राथमिक अदायगी रु. ३,०४२.००
- ६) कर्जाची रक्कम रु. २९,६७८.००
- ७) मासिक हप्ता रु. ३२८.००
- ८) कर्ज फेडीचा कालावधी २० वर्ष
- ९) सेवा आकार रु. २०.०० प्रत्येक महिन्यास

अटी :

- १) समुच्चया मधील सर्व भूखंड धारकांनी येत्या एका महिन्यांत सहकारी गृह निर्माण संस्था निर्माण करून तिचे पंजीकृत करणेचे आहे.
- २) तुम्हास रादर संस्थेचे सभासद व्हावे लागेल.
- ३) संस्था पंजीकृत झाले नंतर संस्थेबरोबर भूखंड समुच्चयासालील जमीनीचा भाडे पट्टा करून भूखंड समुच्चयाचा ताबा सहकारी गृह निर्माण संस्थेस देण्यात येईल.
- ४) सिडको व सहकारी गृह निर्माण संस्था यांचे दरम्यान करणेत येणा-या करारपत्रातील सर्व अटी तुमचेवर बंधनकारक रहातील.
- ५) तुम्ही प्रत्येक महिन्याच्या ५ तारखेपूर्वी स्वतः किंवा संस्थेमार्फत कर्जफेडीचा मासिक हप्ता व सेवा आकार सिडकोकडे भरणे करणेचे आहे.
- ६) सिडको व तसेच स्थापन करणेत यावयाच्या आपल्या सहकारी गृह निर्माण संस्थेच्या लेसी व पूर्व परवानगी शिवाय तुम्हास भूखंडाचे हस्तांतरण करता येणार नाही. महामंडळ प्रचलित नियमास अधिन राहून महामंडळाने वेळोवेळी ठरविलेल्या दराने हस्तांतर शुल्क घेऊन परवानगी देईल.
- ७) भूखंडाचे उपयोग स्वतःच्या कुटुंबाच्या राहणेसाठीच करणेचे आहे.
- ८) वटई निर्देशांक एक असेल महामंडळाच्या नगर रचना अधिकारी यांनी भूखंडावर नियोजित घरांचे नकाशे तयार केले असून त्या नकाशाप्रमाणेच बांधकाम करावे लागेल. रादरचे नकाशे नवी मुंबई जनरल डेव्हलपमेंट कंट्रोल रेग्युलेशन १९७५ च्या अस्तित्वात असलेल्या तरतुदीप्रमाणे तयार केले असून त्यास अतिरिक्त नगर रचना अधिकारी यांनी मान्यता दिली आहे. त्यामुळे बांधकाम सुरु करताना पुनः परवानगी घेणेची गरज नाही. सहकारी गृह निर्माण संस्थेबरोबर करारपत्र केल्यानंतर रादरहू नकाशाच्या प्रती संस्थेस देणेत येतील. बांधकाम भूखंडाचा ताबा घेतल्यापासून ३ वर्षांत पूर्ण करणेचे आहे. व नगर रचना अधिकारी यांचेकडून भोगवटा प्रमाणपत्र घेणेच आहे. भोगवटा प्रमाणपत्र घेतले नंतर रादर घराचा उपयोग राहणेसाठीच करणेचे आहे.
- ९) भूखंड अविभाज्य असून त्याचे विभाजन करता येणार नाही. तुम्ही वर नमूद केलेल्या कोणत्याही एका वा अनेक अटीचा मग केलेस वरील भूखंड त्यावरील बांधकामासह कोणत्याही प्रकारचा मोबदला वा भरपाई न देता ताबेत घेण्याचा हक्क महामंडळास राहिल.

आपला विश्वासू

२८/१/१६
वरिष्ठ प्रकल्प समन्वय अधिकारी
(बी.यु.डी.पी.)

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

CIF No/ Account No. 93138597192

Name: First Name MINAKSHI Middle Name DAIVAT Last Name PATIL

Date of Birth: 06111990 PAN: BLMPP9587M

Mobile: 8108274412

Email: MINAKSHIPATILS11@GMAIL.COM

Name of Spouse: DAIVAT ANANDA PATIL

Name of Father: NAMDEV SHANKAR PATIL

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 361610840365

Passport ID No. _____

Driving License No.: _____

Vehicle License No. _____

MGNREGS Job card No. _____

Address issued by National Population Register Containing Name and Address: _____

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

Are you a DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

Under what scheme is your Pension provided?
OUR SERVICE UNDER:
 Old Pension Scheme New Pension Scheme

B.S.T.

Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No. 43138597192-Joint	Tie up (If applicable)	
LOS Reference No.:	Take Over	

Applicant Name : **DAKAT PATIL**

Co-Applicant Name : **MINAKSHI PATIL**

Contract (Resi.) Mobile :

Loan Amount : 30,00,000/-	Tenure : 30 YH
Interest Rate :	EMI :
Loan Type : TERM LOAN	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- ANUSHAKTI NAWAPUR	Code No. 10/24
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	21/07/24 Vastukala	SITE INSPECTION	
VALUATION - 2			

Gross Amount:



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA
RACPC SOUTH MUMBAI