



SR. NO. 5547 DATED.....
11 MAR 1995
S. 2. Fernandes
STAMP VENDOR

Agreement to Buy Purchase/Sell

CIBEG Ltd.

Shri/Smt. Sebastian Fernandes

G.P.A.H

Ana Fernandes

Assistant Estate Officer
CIBEG Ltd, Korul.

AGREEMENT OF SALE

THIS AGREEMENT made at Nerul New Bombay, this ^{13th} ~~10th~~ day of Sept Oct ~~Four~~ Five One Thousand Nine Hundred Ninety between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Bombay - 400 021. hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the One Part AND

Shri:- Fernandes Sebastianz

G-54/2:2/sec-4

Nerul, New Bombay

Indian Inhabitant.

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other part :

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act").

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Assistant Executive Officer
CICCO Ltd; Nerul.

G.P.A.H
Ana Fernandes

2. The State Government is, pursuant to Section 113A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.
3. The Corporation has constructed on one of such lands building of ground and upper floors, such building, comprising of flats and being designated as G type building.
4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser doth hereby confirm and which has been duly approved by the Corporation.
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.
6. The Corporation has decided that the said flat should be sold on what is known as "ownership basis" with the condition that the allottees of the flats in the said buildings shall from themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all other money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a Lease of land on which the said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rupees One Hundred per year.
7. The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for the in the said building.
8. A draft of the Lease Deed annexed hereto be executed with the Co-operative housing Societies, on its formation by the allottees of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.
9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. G-54/2:2/Sec-4 at or for the total price of Rs. 271687/- (Rupees Two lacs seventy one thousand six hundred eighty seven only) upon the subject to the terms and conditions hereinafter contained and also upon the subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

D. Maudhavi
 Asst. Dir. Es & E. Officer
 CIDCO Ltd; Mumbai.

G. P. M.
 Anso Fernandez

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. The Purchaser has prior to the execution of the Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. G-54/2-2 on 2nd floor of building No. G-54 in the said building (hereinafter referred to as "the said flat") admeasuring 19.000 + 10.250 sq. mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 271,687/- (Rupees Two lacs seventy one thousand six hundred eighty seven only) which shall be paid by the Purchaser before the execution of this Agreement which the Purchaser has paid, the receipt whereof the Corporation doth hereby acknowledge.
3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest will be payable at the rate of 25% per annum on such amount.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.
5. Upon possession of the side flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.
6. The Corporation shall have the right until the execution of the Lease in favour of the said Co-operative Housing Society when formed to make additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

Assistant Estate Officer
CIDCO Ltd; Kerul.

GRPH
Ana Kelmendes

7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall he have claim or right of any nature whatsoever over any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Co-operative Housing Society, when formed, but subject to the right of the Corporation as mentioned in 'clause 7' hereof.
8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other out-goings and his share in common expenses payable in respect of the said flat and referred to in 'clause 10' hereof.
9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the Co-operative Housing Society, and thereafter to the said Co-operative Housing Society, his proportionate share that may be specified by the Corporation and/or the said co-operative society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates taxes charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, before taking possession of said flat, a sum of Rs. as deposit towards the aforesaid expenses and outgoing.
- The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Co-operative Housing Society and thereafter the said deposit shall be transferred and paid over to the said Co-operative Housing Society for being held in deposit.
10. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flat to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.
11. (a) The Purchaser shall obtain electricity connection after completion necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said

D. M. ...
 Assistant Estate Officer
 CIDCO Ltd, Nerul.

GAAM
 Anjo Fernandez

- (b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.
12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the Purchaser subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional price and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the Society of the Purchasers. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation & the Society of the Purchaser to be formed, the draft of which has been inspected by the Purchaser.
13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by the fire for such value as may be required by the Corporation in joint names of the Corporation and the Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the Receipt of the payment of the last premium for the same and in the event, of the said flat being damaged or destroyed by fire, as soon as reasonably practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.
14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Housing Society under the provisions of the Maharashtra Co-operative Housing Societies Act 1960. On the registration of Co-operative Housing Society, the right of the Purchaser of the flat under this Agreement shall be recognised and regulated under bye-laws of the said co-operative housing society. The Purchaser hereby agrees and further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in forming a Co-operative Housing Society and getting it duly registered under the Maharashtra Co-operative Societies Act, 1960, and for the purpose, will from time to time sign and execute all application and other papers and documents as may be required for the formation and registration of the Society.
15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of other flats in the said building.

D. M. W. L. K.
 Assistant Estate Officer
 CIDCO Ltd, Netaji

G.P.H.
Ana Fernandes

16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Co-operative Housing Society is registered, the Corporation will execute in favour of the society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum, as per draft annexed hereto read and approved by the Purchaser.
17. The Purchaser shall keep the said flat and all walls and partition walls, drain pipes, and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particularly so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.
18. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of proerty in the said land or the said flat.
- (a) The Purchaser shall not appoint any person as his/her agent by a power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.
19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of bye laws of the Corporation or Municipal or local or any other public body authority is in fource or which may be destructive of or injurious to the said flat or be a nuisance or anyoance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions alterations in or to the said flat or any part thereof.
20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breachers.
21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the intial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said house by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

D. Maudhaly

Asst. Secy. in Charge
CIDCO Ltd. Mumbai.

G.P.A.H

Ana Fernandes

22. Any delay of indulgence by the Corporation or any forbearance or giving of time to the Corporation as a waiver on the part of the Corporation of any breach or non-compliance of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Corporation.
23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the costs of the attorneys of the Corporation of and incidental to the preparation of this Agreement.
24. All costs, charges and expenses in connection with the formation of the Co-operative society as well as costs of preparing, engrossing, stamping, and registering and Deed of Lease or any other document or documents required to be executed by the Co-operative society or by the Purchaser of the flat, the said building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the the Purchasers of the flats in the said building.
25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Posting at the address of the said flat or at his last known address.

GRAH
Ana Fernandez

Dumaudinho
Assistant Estate Officer
CIDCO Ltd; Kerul

SCHEDULE

ALL THAT piece or parcel of land admeasuring 7244.5 sq. mtrs. or thereabout being Plot No. 7 /of the layout of land situated lying and being at village Nerul Tehsil Thane District Thane in the registration Sub-District Thane and District Thane and bounded as follows that is to say :

- On or towards the North by - School Plot
- On or towards the South by - Condominium No. H & I
- On or towards the East by - Plot No. 19
- On or towards the West by - Condominium No. F type

IN WITNESS WHEREOF the parties hereto have hereunto and to a Duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED CORPORATION BY THE HAND OF

Shri M. G. Mandurkar (Designation)

Assistant Estate Officer CIDCO Ltd; Nerul.

IN THE PRESENCE OF

- (1) Shri J. T. Mhawarkar Office Asstt.
- (2) Shri S. G. Shelke, Clerk

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED

Shri Fernandes Sebastiana

G.P.A.M. Ana Fernandes

IN THE PRESENCE OF

- (1) Shri J. T. Mhawarkar Office Asstt.
- (2) Shri S. G. Shelke, Clerk



NERUL BRANCH: SHri Parvati CHSLtd, Sector No.21, Plot No.106-110,Nerul, Navi
Mumbai: 400706

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE
D D M M Y Y Y Y
0 5 0 9 2 0 2 4

या धारक को or Bearer

Pay Sebastian Z Fernandes

Rupees रपये Five Lakh Only अदा करें।

₹ 500000 -

VIKAS WELDING WORKS

A/c NO. 750151101000417



RTGS/NEFT IFSC: KKBK0KMICB02

AUTHORISED SIGNATORY
Please Sign above

000092 4000750151 000417

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Marketing Section (DRS-87)
CIDCO Bhawan C-10 - New Bombay - 400 614

Ref. No. CIDCO/MM/DRS-87/07

Date 23/02/93

To,

Shri/Smt **FERNANDES SEBASTIANZ
SURYA APT B 504
53 BHULABHAI DESAI R
BOMBAY 400020**

Sir/Madam,

3065

Sub : - Allotment of Tenement on Outright Purchase Terms booked under DRS-87 Scheme
Ref : - Your Application No. **13790**

With reference to your above application, we had earlier informed you the location of the tenement allotted to you. In continuation to this we are pleased to inform you that the below mentioned tenement is allotted to you in the said location in the computerised draw held on 23rd Jan. 1993. This draw was supervised by a committee of observers including representatives of allottees as independent observers who were invited for the purpose.

DETAILS OF THE TENEMENT ALLOTTED TO YOU


| | | | | | |
|-----------------|--------------|-------------------|-----------|-----------------|-------------|
| 1) Location | NERUL | 2) Sector No. | 04 | 3) Type | **** |
| 4) Building No. | G-54 | 5) Wing No./Floor | 12 | 6) Tenement No. | 2 |

You are advised to make following payments.

| (A) PRICE | Area M ² | Rate per M ² | (Based on actual area) Amount (in Rs.) |
|---|---------------------|-------------------------|---|
| i) Tenement | 49.000 | 4756.00 | 233044.00 |
| ii) Attached terrace (if any) | 16.250 | 2378.00 | 38643.00 |
| iii) Roof terrace (if any) | | | |
| iv) Open plot (if any) | | | |
| Sub total (A) | | | 271687.00 |
| (B) AMOUNT PAID | | | |
| i) Eight Instalments (assumed) | | | 198632.00 |
| ii) Registration charges & accrued interest @ 14% compounded | | | 10301.00 |
| Sub total (B) | | | 208933.00 |
| (A-B) | | | 62754.00 |
| (C) NET AMOUNT PAYABLE | | | |
| (D) MISCELLANEOUS CHARGES | | | |
| i) MSEB connection charges | | | 13939.00 |
| ii) Share Money | | | 260.00 |
| iii) Documentation charges | | | 100.00 |
| iv) Cost of Lock | | | - |
| v) Water connection charges including three phase power supply to common water pump | | | 1000.00 |
| Sub total (D) | | | 15299.00 |

(E) OTHER CHARGES (if any) (Please see the Annexure - I)

Yours faithfully


(R.V. MENDKI)
 Marketing Manager

Note : OTHER TERMS AND CONDITIONS ARE ENCLOSED IN ANNEXURE - 1

1289

Ref. No. CIDCO/EMS/M(TS)/DRS/87 / 13790 / 50/OP

Date: 20/09/94

To,

Shri/Smt.

FERNANDES BEBASTIANZ
SURYA APT B 504
53 BHULABHAI DESAI R
BOMBAY 400020

(04 / 6-54 / 12 / 12

Sir/Madam,

Sub : DRS Scheme 1987 - Execution of the agreement and handing over possession regarding
Ref : Your application No. 13790

We are happy to inform you that your apartment is ready for possession. We have arranged execution of agreement and handing over possession of the said apartment to you on the date, time and the place given below

- A) Date : 19-10-1994
B) Time : 10.30 AM
C) Place : On Site in Sector-04 , NERUL

Before you take over possession of the apartment, it is necessary for you to pay the remaining 50% of the Escallation amount already communicated to you, if not paid already, and Miscellaneous deposit to the Marketing Section by 14/10/94

We will execute agreement and hand over the possession of the apartment allotted to you on the date, time and place given above

You are requested to call on undersigned at the above place on the given date and time and execute an agreement and take over possession of the apartment.

PLEASE NOTE THAT YOU HAVE TO COME IN PERSON, EXECUTE THE AGREEMENT AND TAKE OVER THE POSSESSION OF APARTMENT.

No agreement will be executed nor possession of the apartment handed over to any person other than you. However, you may appoint by POWER OF ATTORNEY either your Father/ Mother/Son/Daughter/ Sister/Spouse only to be your agent authorized him/ her to execute the agreement and take over possession for and on your behalf. Power of Attorney duly NOTORIS should be produced in original at the time of execution of the agreement by the person to whom the powers are given.

A meeting of the buyers of the apartment will be held simultaneously on the above date and time at the given place to form a committee among the buyers for the purpose of forming a Cooperative Housing Society of the buyers and take over maintenance of common areas such as ESR, GSR, Pump house etc.

Please note that if you fail to execute the agreement and take over possession of the apartment on the given date and time, you will be liable to pay WATCH AND WARD CHARGES AT THE FOLLOWING RATES FROM NEXT DAY ONWARDS. This is however without prejudice to our rights to terminate, the Agreement so concluded between our Corporation on one part and you of other part and cancel the allotment. Besides this, in that event you will have to take possession of the same on the basis of "AS IS WHERE IS"

RATE OF WATCH AND WARD CHARGES

- 1) Half percent of the price of Apartment for a month or part thereof if the delay is for three months
- 2) One percent of the price of Apartment for a month or a part thereof if delay is beyond the three months period.

Thanking you;

NOTE :-

- 1) Please bring 200% Rs. 1000/- in cash towards MSEB meter deposit charges for your flat & common pump house.

Yours faithfully

CIDCO LTD

SECTOR 4 SCHEME NO 1 NERUL NEW BOMBAY

ANNEXTURE 2 TO THE AGREEMENT FOR SALE OF APARTMENT
5 TO THE DEED OF APARTMENT

I, S.M. DAS Architect do hereby certify that this is an accurate copy of the floor plans of E type building as shown above and approved by the City and Industrial Development Corporation of Maharashtra limited within whose jurisdiction the buildings are located and that the said plans fully and accurately depict the line diagram and dimensions of the apartments as built.

I solemnly affirm that what is stated above is true to the best of my knowledge information and belief
Solemnly affirmed at Bombay,
This day of 1983

(S.M. DAS)
ARCHITECT
CIDCO, Ltd, Bombay

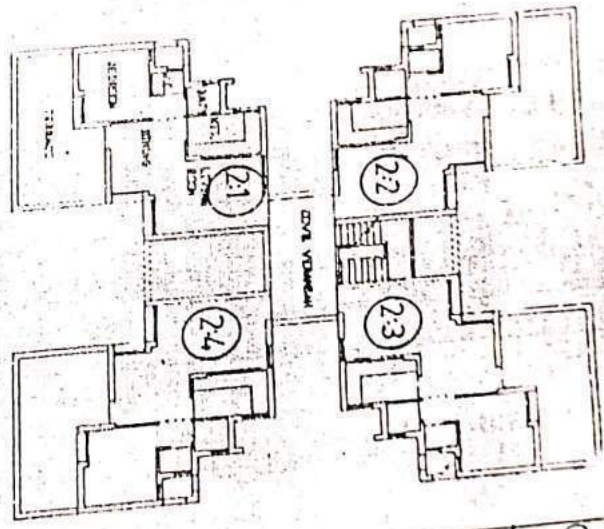
Before me

Assistant Estate Officer
CIDCO Ltd, Nerul.

Dama...

Anda Fernandes
GRPH

E-TYPE DWELLING UNIT
(G + 3 FLOORS BUILDING)
AND (G + 2 FLOORS BUILDING)



SECOND FLOOR PLAN

| COND NO | BULD NO | FLOOR | FLAT NO |
|---------|---------|-------|---------|
| 6 | F 45 | 2 | 1.2.3.4 |
| 6 | F 46 | 2 | 3.4 |
| 6 | F 48 | 2 | 1.2 |
| 6 | F 51 | 2 | 1.2 |
| 6 | F 52 | 4 | 1.2.3.4 |
| 7 | G 53 | 2 | 1.2.3.4 |
| 7 | G 54 | 2 | 1.2.3.4 |
| 7 | G 55 | 2 | 1.2.3.4 |
| 7 | G 56 | 2 | 3.4 |
| 7 | G 59 | 2 | 1.2.3.4 |

| ACCOMODATION | CARPET AREA | BUILT UP AREA |
|--------------|-------------|---------------|
| LIVING RM. | 11.91 SQM | |
| DINING RM. | 8.07 | |
| KITCHEN | 4.63 | |
| BEDRM | 9.00 | |
| BATH | 1.44 | |
| W.C. | 1.08 | |
| TOTAL | 36.13 SQM | 49.00 SQM |
| TERRACE | 16.25 SQ | |



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Services office
City & Industrial Development
Corporation of Maharashtra Ltd
CIDCO Bhavan, CBD-Belapur
New Bombay-400 614.

Date: 12/11/85

TAKING OVER POSSESSION BY THE ALLOTTEE

Type G Apt. No. 2:2 Sector 4 at ~~Vashi/CBD-Belapur/Panvel~~
Nerul/Kalamboli/Airoli/Kopar Khairane

1. Date of allotment : 28/2/83
2. Name of H/e/Outright Purchaser : Fernandes Sebastian Z.
3. Date of execution of Agreement : 18/11/85

Asst. Estate Officer

Civil Maistry

POSSESSION RECEIPT

Hereby certify that I have taken over possession of the apartment No. G-54/2:2

Type G Sector 4 at ~~Vashi/CBD-Belapur/Panvel~~
Nerul/Kalamboli/Airoli/Kopar Khairane on the day of 18/11/85 after proper inspection of the fittings and fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the Items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above site apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. 310421 11/1/86 with duplicate key.

G.P.A.H.
Ana Fernandes
(Signature of Allottee)

Name Fernandes S.

Copy : i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board

Apt No. G-54/2:2/Sec-4

NL.

EMSHU

Date : 13/10/95

Ref. No. EMS/Vashi/

Sub. : Handing over possession of

Apt. No. 222 Sector 4

at Nerul


Please arrange to hand over possession of

Apt. No. G-54/222 Sector 4

at _____ to the allottee.

Mr./Mrs./M/s. F. Tomachy S

under intimation to this Section.


Asstt. Estate Officer
(Nerul/Sanpada)

To.
The Executive Engineer
Nerul/Sanpada

मी जागरूक मतदार
असून दि. २०/०५/२०२४
रोजी मतदान करणारच



नवी मुंबई महानगरपालिका

पुणेकरांनी १९९७ सालीच उभारली व ती ही वेगळी आहे वृत्त ...
मालमत्ता कर देयक Bill of Supply
GSTIN : 27AAALCO296J124 HSN CODE NO- 99

Bill No PT-B CT-3179
Date 01-APR-24
2024-2025 (I)

लेखा क्रमांक NED0000828382
घातमत्ता क्रमांक NER-4-0007-G/054-0202
का दाखली नंबर LESSOR:CIDCO, LEASEE: FERNANDES SEBASTIANZ
Building : G/054,Unit : 0202,Plot NO : 0007,Sector : 4,Node : NERUL,Ward : NERUL,Navi Mumbai,Maharashtra.

Scan QR code using Google lens



For RTGS/NEFT/MPGS
Beneficiary Name: NARAC
A/c No: NARFNE0000028382
IFSC Code: ICIC0000104
Bank Name: ICICI Bank Ltd

First Assess Date: 01-APR-1997
Current Area (in Sq.m)
Resi Area: 73.82
Com Area: 0.0
Indus Area: 0.0

Mobile No: 9619033794
LAST PAYMENT MADE ON
12/12/2023 Rs.1551.00

As On 30/04/2024 1651
Before 31/05/2024 1651
Before 30/06/2024 1651
Before 31/07/2024 1684
Before 31/08/2024 1717
Before 30/09/2024 1750

Shardha Bhagwan Pवार
शरद भगवान पवार
उप आयुक्त
मालमत्ता कर विभाग

| दिवस का पूर्व पर्यंत | निवासी करपात्र मूल्य | अनिवासी करपात्र मूल्य | | |
|---------------------------------|----------------------|-----------------------|------|------------|
| 31-APR-24 | 8520 | 0 | | |
| 30-SEP-24 | | | | |
| देवळाचा तपशील | दर % | निवासी कर | दर % | अनिवासी कर |
| व्यवसाय कर (१०% एकत्र सुपरसेसि) | 23.5 | 1002 | 0 | 0 |
| जल कर | 1 | 43 | 0 | 0 |
| सायबर/कॉम / मॉनिटिंग कर | 3 | 128 | 0 | 0 |
| मॉनिटिंग सायबर कर | 1 | 43 | 0 | 0 |
| मिळवणूक कर | 1 | 43 | 0 | 0 |
| सुख कर | 0.5 | 22 | 0 | 0 |
| पत्र कर | 2.67 | 114 | 0 | 0 |
| प्रति कर | 6 | 256 | 0 | 0 |
| उत्पादन कर | 10 | 0 | 0 | 0 |
| संपत्ती कर | | 1651 | | 0 |
| संपत्ती कर | | 1651 | | |
| संपत्ती कर | | 0 | | |
| संपत्ती कर | | 0 | | |
| संपत्ती कर | | 0 | | |
| संपत्ती कर | | 1651 | | |



1651NE00008283821651M1651J1684J1717A1750

PAYABLE AS ON 30/04/2024

1651 PAYABLE BEFORE 31/05/2024 1651
PAYABLE BEFORE 30/06/2024 1651
PAYABLE BEFORE 31/07/2024 1684
PAYABLE BEFORE 31/08/2024 1717
PAYABLE BEFORE 30/09/2024 1750

घातमत्ता क्रमांक :
लेखा क्रमांक : NED0000828382
मालमत्ता क्रमांक :
कर दाखली नंबर : NER-4-0007-G/0540202

LESSOR:CIDCO, LEASEE: FERNANDES SEBASTIANZ

PAYABLE AS ON 30/04/2024

1651 PAYABLE BEFORE 31/05/2024 1651
PAYABLE BEFORE 30/06/2024 1651
PAYABLE BEFORE 31/07/2024 1684
PAYABLE BEFORE 31/08/2024 1717
PAYABLE BEFORE 30/09/2024 1750

घातमत्ता क्रमांक :
लेखा क्रमांक : NED0000828382
मालमत्ता क्रमांक :
कर दाखली नंबर : NER-4-0007-G/0540202
मोबाईल नंबर :
LESSOR:CIDCO, LEASEE: FERNANDES SEBASTIANZ

सूचनासाठी कृपया मागे पहावे

NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

NBOM/CIDCO/HSG(DH)/115/JTR/95-96

G53-G59 Building Sector-4 Nerul-Westnavi Mumbainavi Mumbai

BILL OF SUPPLY

GSTIN :

MR.SEBASTIN Z FERNANDEZ

Bill No : 2400122

Bill Date : 01/07/2024

Member Id : 320

Unique Id : 10026

Period : 01/07/2024 To 30/09/2024

FLAT No : G/54/2-2

Due Date: 02/09/2024

Generated in vastu

| SrNo | Particulars | Amount |
|------|--------------------------------|-----------|
| 1 | SERVICE CHARGES | 4,500.00 |
| 2 | SINKING FUND | 195.00 |
| 3 | REPAIRS & MAINTENANCE | 150.00 |
| 4 | SPECIAL MAJOR REPAIR FUND | 1,300.00 |
| 5 | COLLECTION FOR STRUCTURAL WORK | 15,000.00 |

Twenty One Thousand Three Hundred Forty Five Rupee(s) And Zero Paise Only.

| | |
|------------------|-----------|
| Current Charges: | 21,345.00 |
| Old Outstanding: | 0.00 |
| Old Int. Amt: | 0.00 |
| Interest on Late | 0.00 |
| Advance: | 0.00 |
| Total Payable: | 21,345.00 |

01. Payment thro Net Banking Details: STATE BANK OF INDIA ,NERUL WEST BRANCH IFSC CODE SBIN0040585. NEW SAPTARSHI CO-OP HSG SOC LTD, SB A/C NO.54000062158. After made the payment send details mail to newsaptarshi4@gmail.com without fail.
02. Please Pay before due Date to avoid Interest.
03. Bill related queries please mail to newsaptarshi4@gmail.com

For NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

Hon. Secretary / Treasurer

NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

NBOM/CIDCO/HSG(DH)/115/JTR/95-96

G53-G59 Building Sector-4 Nerul-Westnavi Mumbainavi Mumbai

RECEIPT

Receipt No : 2400028

Receipt Date : 27/05/2024

Received with Thanks from MR.SEBASTIN Z FERNANDEZ (G/54/2-2) a sum of Rs. *****7515.00 (Seven Thousand Five Hundred Fifteen Rupee(s) And Zero Paise Only.) by Cheque No . transfer Dated 27/05/2024 drawn on online Against Bill No.2400026 Dated 01/04/2024

For NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

Hon. Secretary / Treasurer

*Receipt subject to realisation of cheque

NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

Regd. No.NBOM/CIDCO/HSG(DH)/115/JTR/95-96

G53-G59 BUILDING SECTOR-4 NERUL-WEST NAVI MUMBAI NAVI MUMBAI

RECEIPT

Receipt No. :2400082

Date : 26/07/2024

Received with thanks from MR.SEBASTIN Z FERNANDEZ G/54/2-2

a sum of Rs. *****21345.00/- (Twenty One Thousand Three Hundred Forty Five Rupee(s)
And Zero Paise Only.) by Cheque No . transfer Dated 26/07/2024 drawn on online Against Bill
No.2400122 Dated01/07/2024

THANKS

For NEW SAPTARSHI CO-OP HOUSING SOCIETY LTD

Chairman / Hon. Secretary / Treasurer

* Receipt subject to realization of cheque

₹930 ^{₹940}

Split with friends

Completed
Save ₹10 by paying before 27 Aug, 12:00 am

15 Aug 2024, 9:59 pm

| | |
|---------------------------------|--|
| Bill date Aug 15, 2024 | Due date Sep 4, 2024 |
| Bill period 2406 | Account holder MR SEBASTIN Z FERNANDES |
| Consumer Number 000336866944 | BU 4642 |
| PC 2 | DTC Code 106 |
| Before Aug 27, 2024 | ₹930 |
| Between Aug 27-Sep 4, 2024 | ₹940 |
| After Sep 4, 2024 | ₹950 |

✓ ₹930.00 paid
15 August 2024 at 9:59 pm

✓ Payment started
15 August 2024 at 9:59 pm

✓ Pay intermediary

✓ Bill payment processed

From
satyendrank@oksbl

UPI transaction ID
4228G7944897

Google transaction ID
CICAgLCpk7fsDg

BBPS ID
BD010N42281303541646

Intermediary ID
H0AEP0CB200665484423

Having issues?

Payments may take up to 3 working days to reflect in
Maharashtra State Electricity Distribution
limited account