

Global Advantage

18267 Airooli

LOS ID : / CAR / HL / ED. / 20 -20	
CIF :	
Applicant Name : ANUSHKA SINGH	
Co-Applicant Name	
CIF :	
Contact Numbers (R) (O)	
A/c :	
Loan Amount : 30 Lacs	Tenure :
Interest Rate :	EMI :
Loan Type : Cebony	SBI LIFE : YES / NO
COLL :	
Property Location / Vehicle Details	
Cost of Flat / Vehicle :	
Name of Developer / Vendor	

Name of Sourcing Officer :

Mob. :

TIR - Jitendra Kchi
4/10/24



STATE BANK OF INDIA

VIRI 578-1230

Jitendra P. Patil

Advocate High Court

Office: 313, 3rd Floor, Bhoomi Mall, Plot No. 9, Sector-15, Palm Beach Road, CBD Belapur, Navi Mumbai- 400614
Phone: 022 4963 3100 | Mobile: 99209 11100 | Email: officejppatil@gmail.com

Ref. No.SBI/RBO/729/Belapur/2024

Date: 11/10/2024

To
Asst. General Manager,
State Bank of India,
RBO, Belapur,
Navi Mumbai.

Sub.:Professional Charges for issuing the Investigation report in respect of Shop No. 14, on the Ground Floor, admeasuring about 16.841 Sq. Mtrs. Carpet area i. e. 20.209 Sq. Mtrs. Built Up, in the building known as "Sagar Vihar CHS Ltd.", Constructed on Plot No. 58, Sector- 19, situated at Village Airoli, Navi Mumbai, Taluka and District Thane.

Borrower/s: **1. MR. ANIL RATAN SINGH**
2. MRS. AMITA SINGH

Respected Sir,

Please find enclosed herewith our search and opinion on title in respect of the aforesaid property. In this regard you are kindly requested to send cheque/Online Transfer in my State Bank of India for Rs. 4000/- (Rupees Four Thousand only) towards our bill of costs as under: -

Our fees		Rs. 3350/-
Govt. Search Fees		Rs. 325/-
Search Charges		Rs. 325/-

Total	=	Rs. 4000/-

You are requested to deposit Rs. 4000/- towards professional fees and expenses in my SBI A/C. No. 30699921909 State Bank of India, IFSC Code: SBIN0008586, Branch – Madam Cama Road, Mumbai.



Jitendra Patil

Jitendra P. Patil
Advocate

Encl: Report

BI

STATE BANK OF INDIA

APPLICATION CUM APPRAISAL FORM FOR EDUCATION LOAN

(PLEASE COMPLETE ALL PARTICULARS)

(CHECK (✓) OPTIONS WHEREVER APPLICABLE)

/ ELC: YES/ NO

CIF NO. (FOR OFFICE USE)

B ACCOUNT NO. (FOR OFFICE USE)

ACCOUNT NO. (FOR OFFICE USE)



PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME	ANUSHKA	ANIL	ANITA AMITA
FULL NAME	ANIL	RATAN	RATAN ANIL
HUSBAND'S FIRST NAME	SINGH	SINGH	SINGH. SINGH.
HUSBAND'S LAST NAME	ANITA ANIL SINGH	x-x-x-x-x-x	x-x-x-x-x-x
RELATIONSHIP WITH	RATAN ANIL SINGH		
RELATIONSHIP WITH	SINGH. RATAN SINGH.		
RELATIONSHIP WITH	x-x-x-x-x-x	FATHER	MOTHER.
DATE OF BIRTH (DD/MM/YYYY)	22/09/2001	30/09/1978	5/01/1979.
RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS
CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER
MARITAL STATUS	SINGLE / MARRIED	x-x-x-x-x-x	SINGLE / MARRIED
EDUCATIONAL QUALIFICATION	BPT	ITI	PG Software Eng.
PERCENTAGE OBTAINED IN EXAMINATION	68.57%	x-x-x-x-x-x	x-x-x-x-x-x
OCCUPATION	Student	Service.	Service.
INCOME FROM ALL SOURCES			
STATEMENT NO.		AHMT87492P	BOIPS0038B
STATEMENT NO. (IF ELIGIBLE FOR STUDY)	649989580519	946303991180	629796538534.
STATEMENT NO. FOR STUDIES	74639226		
IF ANY OTHER INFORMATION (re-1)			
RESIDENTIAL ADDRESS AND PIN CODE	601, Madhuri CHS, Plot 1, Sector 6, OPP Axis Bank LTD, Airoli, Navi Mumbai 400708 Maharashtra.	601, Madhuri CHS, Plot 1, Sector 6, OPP Axis Bank, Airoli, Navi Mumbai 400708 Maharashtra.	

601, Madhuri CHS,
Plot 1, Sector 6,
OPP Axis Bank LTD
Airoli, Navi Mumbai
400708 Maharashtra.

601, Madhuri CHS,
Plot 1, Sector 6,
OPP Axis Bank,
Airoli, Navi Mumbai
400708 Maharashtra.

CE ADDRESS NO., ROAD NAME, Y, CITY, PIN CODE, , STATE)	Lokmanya Tilak Terminus, Parsal office, Mumbai, 400001, Maharashtra.		
ANENT ADDRESS NO., ROAD NAME, , CITY, PIN CODE, , STATE)	601, Madhuri CHS, Plot No.1, OPP Axis Bank Sector 6, Airoli, Navi Mumbai Maharashtra 400708.		
ACT NUMBER			
LE NUMBER	7977633989	9892431393	9987681926.
L ID	anushkaasingh@gmail	anilsemil@gmail.	anushmita@gmail.com.
ESS FOR CORRESPONDENCE PTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
OF THE BANK	Bank of Baroda.		
RANCH WITH IFSC	Matunga.		
ACCOUNT NO.	40060100009901		
/ INDIRECT LIABILITY			
ER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR NY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP	-	-	

(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]

ON TYPE	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
CATEGORY	GRADUATION / <input checked="" type="checkbox"/> POST-GRADUATION/ PHD DEGREE / <input checked="" type="checkbox"/> DIPLOMA/ CERTIFICATE
THE COURSE	Health Care Administration Management
THE INSTITUTION & UNIVERSITY	Fanshawe College Canada.
R COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
OF THE INSTITUTION (CITY, PIN, ATE, COUNTRY)	1001, Fanshawe College Boulevard, International Center, Room #E2029, London, Ontario, Canada N5Y 5R6
OF THE INSTITUTION / COURSE	94
V OF COURSE	2 Years
COMMENCEMENT OF COURSE	January 06, 2025
COMPLETION OF COURSE	August 31, 2026.

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
FEES	2,05,1990.67					
S PAYABLE ON	24,40,000	24,40,000/-				48,80,000/-
ATIONERY						
T /						
DARDING/ ENSES						
TRAVEL						
CE /						
PREMIUM FOR FULL LOAN TENURE						

10. LOAN REQUIRED

45,30,00,000/-

Receipt (pavti)

SBI vinit sir

729

392/8641

Wednesday, April 19, 2023

8:23 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 9143 दिनांक: 19/04/2023

गावाचे नाव: ऐरोली

दस्तऐवजाचा अनुक्रमांक: टनन8-8641-2023

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: अनिल रतन सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:36 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मुल्य: रु.2877429.4/-

मोबदला रु.3200000/-

भरलेले मुद्रांक शुल्क : रु. 192000/-

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र-८

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202308696 दिनांक: 19/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018082540202223R दिनांक: 19/04/2023

बँकेचे नाव व पत्ता: Panjab National Bank

मुळ दस्त मिळाला

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 8641/2023

नोंदणी :

Regn:63m

गावाचे नाव : ऐरोली

1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
2)मोबदला	3200000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2877429.4
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: शॉप नंबर 14,तळ मजला,सागर विहार को.औ.हौ.सोसायटी ली.,प्लॉट नंबर 58,सेक्टर 19,ऐरोली नवी मुंबई 400708. क्षेत्रफळ 20.20 चौ.मी. बि.अप((Plot Number : 58 ; SECTOR NUMBER : 19 ;))
5) क्षेत्रफळ	1) 20.20 चौ.मीटर
5)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या आकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.स. रेडीयंट इन्फ्रास्ट्रक्चर तर्फे पार्टनर श्री. दिलिप लक्ष्मण लांडगे वय:-47; पत्ता:-प्लॉट नं: शॉप नंबर 14 , माळा नं: तळ मजला,, इमारतीचे नाव: सागर विहार को.औ.हौ.सोसायटी ली.,, ब्लॉक नं: प्लॉट नंबर 58, सेक्टर 19 ,, रोड नं: ऐरोली नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABYPL6830A 2): नाव:-मे.स. रेडीयंट इन्फ्रास्ट्रक्चर तर्फे पार्टनर श्री. राजकुमार नटवरलाल अगरवाल वय:-49; पत्ता:-प्लॉट नं: शॉप नंबर 14 , माळा नं: तळ मजला, इमारतीचे नाव: सागर विहार को.औ.हौ.सोसायटी ली, ब्लॉक नं: प्लॉट नंबर 58, सेक्टर 19, रोड नं: ऐरोली नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAYPA2601F 3): नाव:-मे.स. रेडीयंट इन्फ्रास्ट्रक्चर तर्फे पार्टनर श्री. सतिश कुमार दुबे वय:-50; पत्ता:-प्लॉट नं: शॉप नंबर 14, माळा नं: तळ मजला, इमारतीचे नाव: सागर विहार को.औ.हौ.सोसायटी ली, ब्लॉक नं: प्लॉट नंबर 58, सेक्टर 19, रोड नं: ऐरोली नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AJEPD7676C
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल रतन सिंह वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर 6 , ऐरोली नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AHMPS7492P 2): नाव:-अमिता - सिंह वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका 601 6 वा मजला माधुरी हौ सोसायटी सेक्टर 6 , ऐरोली नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BOIPS0038B
9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2023
10)दस्त नोंदणी केल्याचा दिनांक	19/04/2023
11)अनुक्रमांक,खंड व पृष्ठ	8641/2023
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

सह दुय्यम निबंधक वर्ग-२

ठाणे.क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



(Handwritten signature)

mbai- 400614

0/2024

n report in
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on Plot No.
Taluka and

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of India,
mbai.

(Handwritten signature)

'atil

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202304198754

19 April 2023,08:19:01 PM

टनन8

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 1/51-ऐरोली नोड सेक्टर नंबर 19
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
50400	129000	148300	161300	148300	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	20.2चौ. मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	17 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	नाही	मजला -			

रस्ता सन्मुख - आहे कॉर्नरवरील दुकान - नाही

संमिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - नाही

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

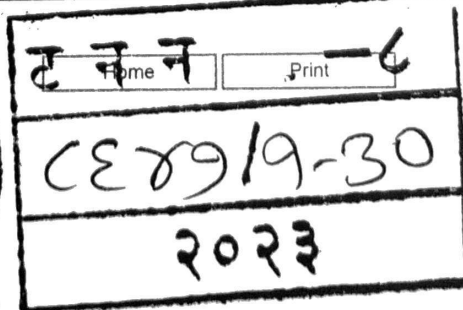
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((161300-50400) * (83 / 100)) + 50400)
= Rs.142447/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 142447 * 20.2
= Rs.2877429.4/-

Applicable Rules = 3

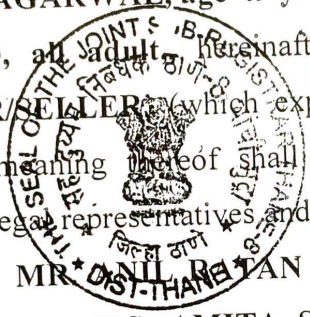
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2877429.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2877429/-
= ₹ अठ्ठावीस लाख सत्याहत्तर हजार चार शे एकोणतीस /-



SALE DEED

THIS DEED is made and entered into at Airoli, Navi Mumbai, on this 19th day of April 2023 BETWEEN [1] M/S. RADIANT INFRASTRUCTURE (PAN NO. AAPFR3843K) a registered company having their office address as Shop no. 14, Ground floor, Sagar Vihar Chs. Ltd., Plot no. 58, Sector-19, Airoli, Navi Mumbai-400708, through its partners [1] MR. DILIP LAXMAN LANDGE, age-47years & [2] MR. RAJKUMAR NATWARLAL AGARWAL, age-49 years & [3] MR. SATISH KUMAR DUBEY, age-50, all adults, hereinafter for brevity's sake called the 'TRANSFEROR/SELLER' (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors and administrators, Legal representatives and assigns) of the party of the FIRST PART AND [1] MR. DILIP KAN SINGH, Age-46years, (PAN No. AHMPS7492P) & MRS. AMITA SINGH, aged-45 years, (Pan no. BOIPS0038B), both adults, Indian Inhabitant, R/at - Flat no. 601, 6th floor, Madhuri Chs. Ltd., Plot no. 1, Sector-6, Airoli, Navi Mumbai-400708, hereinafter for brevity's sake called the 'TRANSFeree/PURCHASER' (which expression shall unless repugnant to the context or meaning thereof shall include her heirs, executors and administrators, Legal representatives and assigns) of the party of the SECOND PART.



19/04/23
2023

Mar:
[Signature]
[Signature]
[Signature]
For RADIANT INFRASTRUCTURE

Partner Partner Partner

[Signature]

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, (herein after called the said 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 & 3 (a) of Section 113 of Maharashtra Regional Town Planning Act of 1966 (Maharashtra XXXVII of 1966) herein after referred to as "the said Act"

AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Sec. 113 of the said Act.

AND WHEREAS by virtue of being the development authority the Corporation has been empowered under Sec. 118 of the said Act to dispose of land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said act.



रजि. नं. - 6
CE 89/4-30
2923

WHEREAS The Corporation Leased to MR. KHIMJI N. PATEL P.P. of M/S. CHAMUNDA DEVELOPERS, Vide Agreement to Lease, dated 2/9/2004, of Land being plot no.58, admeasuring area each about 1411.46 Sq. Mtrs., Sector-19, Airoli, Navi Mumbai, (therein referred to as "THE ORIGINAL LESSEE") and Plot no.58, is hereinafter referred to as "The Said Plot" for the purpose Residential & Commercial use and handed over the physical possession of the said Plot to the Lessee.

For RADIANT INFRASTRUCTURE

Partner Partner Partner

AND WHEREAS: In pursuance of the said **Agreement to Lease**, dated 2/09/2004, the said Lessee became entitled to carry out development and construction of/on the said plot of land and to sell and dispose of the Flat/Shops/Shops/parking space/premises to the respective Buyers/purchasers therein.

AND WHEREAS:- In pursuance of the said **Agreement to Lease** the Corporation has granted permission to develop of the plot bearing plot no.58, admeasuring area each about 1411. 46 Sq.Mtrs, Sector-19, Village Airoli, Navi Mumbai or thereabout and more particularly described in the schedule hereunder written and delineated on the Plan annexed hereto and shown thereon surrounded by Red color boundary lines for the purpose of constructing a Commercial-cum-Residential building and permitted the Developers to occupy the said land on the terms and conditions more particularly mentioned in the said agreement between **The Lessor of First Part and the Owners (Developers/Promoters)** and **the Lessee of Second Part**



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AND WHEREAS:- **NMDC DEVELOPERS** undertaken to develop of the said plot which is more recite herein above as per the plans and specifications passed by NMMC constructing a building consist of **ground plus 7 upper floors with Lift facility** and complete the said project in all respect thereon Known as "**SAGAR VIHAR**". The NMMC has also granted commencement certificate no. NMMC/TPD/BP/Case no. A 2939/272/05, dated 29/01/2005.

[Signature]

[Signature]
[Signature]

[Signature]

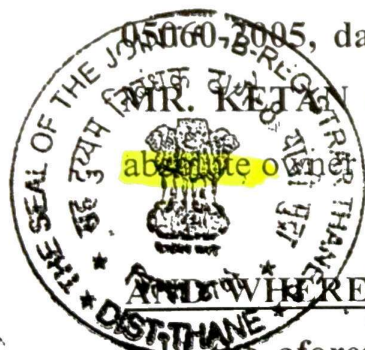
For RADIANT INFRASTRUCTURE

Partner Partner Partner

[Signature]

AND WHEREAS: - The Developer constructed the Residential cum Commercial building on the said Plot of land in accordance with the plan of CIDCO/ NMMC and obtain **Occupancy Certificate** No. NMMC/TPD/BP/Case no. B-3645/3908/06, dated 18/12/2006.

AND WHEREAS: - After construction of the above said Plot/ Building the Developers/Promoter sold the said **Shop no. 14, Ground floor, SAGAR VIHAR, Plot No.58, Sector-19, Airoli, Navi Mumbai, admeasuring area about 16.841 sq.mtr. of carpet i.e. 20.209 sq.mtr. Built up, including undivided proportionate share in the common area such as common passage, staircase and common facilities to MR. KETAN PRAVINCHANDRA VAKHARIA, by an Agreement for sale, vide registered doc. no. TNN-8-05060-2005, dated 27/12/2005.** Thus in pursuance of the said Agreement



MR. KETAN PRAVINCHANDRA VAKHARIA, became the sole and absolute owner of the said shop.
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AND WHEREAS:- MR. KETAN PRAVINCHANDRA VAKHARIA, sold the aforesaid **Shop no. 14, Ground floor, SAGAR VIHAR, Plot No.58, Sector-19, Airoli, Navi Mumbai, admeasuring area about 16.841 sq.mtr. of carpet i.e. 20.209 sq.mtr. Built up, including undivided proportionate share in the common area such as common passage, staircase and common facilities to M/S. RADIANT INFRASTRUCTURE, by an Agreement for sale, dated 15/09/2014, vide registered doc. no. TNN-9-5905-2014, dated 15/09/2014.**

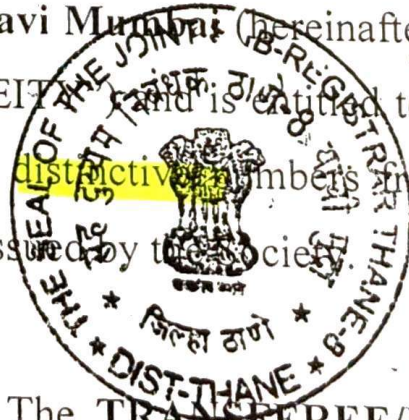
(Handwritten signatures of three individuals)

For RADIANT INFRASTRUCTURE

Partner Partner Partner

AND WHEREAS:- MR. KETAN PRAVINCHANDRA VAKHARIA, has transferred all the leasehold rights, title, claim and interests in and upon the said Shop no. 14, Ground floor, SAGAR VIHAR, Plot No.58, Sector-19, Airoli, Navi Mumbai, admeasuring area about 16.841 sq.mtr. of carpet i.e. 20.209 sq.mtr. Built up, including undivided proportionate share in the common area such as common passage, staircase and common facilities to M/S. RADIANT INFRASTRUCTURE, by an Conveyance cum Assignment deed , dated 29/09/2021, vide registered doc. no. TNN-8-14297-2021, dated 29/09/2021, thus in pursuance of the said deed M/S. RADIANT INFRASTRUCTURE became the absolute owner of the said shop (hereinafter referred to as the TRANSFEROR/SELLER).

AND WHEREAS: - The TRANSFEROR/SELLER is the member of SAGAR VIHAR Co-Op. Hsg. Society Ltd, Reg. No. NBOM/CIDCO/HSG/ (OH)/1993/ JTR/ 2004-2005, Plot no.58, Sector-19, Village Airoli, Navi Mumbai (hereinafter for brevity's sake referred to as "THE SAID SOCIETY") and is entitled to hold 5 fully paid up Share of Rs.50/- each bearing distinctive numbers from _____ to _____ under Share Certificate No. _____ issued by the Society.



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AND WHEREAS:- The TRANSFEREE/PURCHASER approached the TRANSFEROR/SELLER and discussed the prospects of selling of their shares in and upon the said Shop and negotiated sale price at Rs.32,00,000/- (Rupees Thirty Two Lakh Only) to which the TRANSFEROR has agreed.

[Signature]
 Partner
 RADIANT INFRASTRUCTURE

[Signature]

Partner Partner Partner

[Signature]

AND WHEREAS: -

The TRANSFEREE/S on request inspected the relevant documents of the said Shop such as, all the original chain of Agreement and sale deed, the Possession letter, Receipt and also the said Shop in question, and finding the same to be in proper order and tenantable conditions, agreed to TRANSFEREE/S the said Shop for the said consideration.

BOTH THE PARTIES mutually discussed the terms and conditions governing this Deed and are now desirous of recording the same as hereinafter appearing:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. THE TRANSFEROR has agreed to sell, transfer and assign all possessory rights, titles and interests and shares in and upon **Shop no. 14, Ground floor, SAGAR VIHAR, Plot No.58, Sector-19, Airoli, Navi Mumbai**, admeasuring area about 16.841 sq.mtr. of carpet i.e. 20.209 sq.mtr. Built up (hereinafter to as the "Said Shop") under this Deed to Sell with all benefits for the total consideration of **Rs.32,00,000/-**



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(Rupees ~~Thirty~~ **Two Lakh Only**) being full & final payment which is paid to the TRANSFEREE to the TRANSFEROR by following **Rs. 25,000/-** (Rupees ~~Twenty~~ **Five Thousand Only**) paid by online Transfer No. 235379498531, drawn on Bank of bank, Baroda Matunga -branch, dated 21/12/2022.

[Handwritten signatures of three individuals]

For **RADIANT INFRASTRUCTURE**

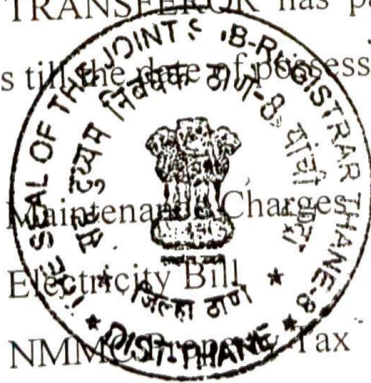
Partner Partner Partner

- b. Rs. 1,75,000/- (Rupees One Lakh Seventy Five Only) paid by Cheque No. 000232, drawn on Bank of Baroda, Matunga-branch, dated 4/1/2023.
- c. Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by Cheque No. 000241, drawn on Bank of Baroda, Matunga branch, dated 18/04/2023.
- d. Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by Cheque No. 000242, drawn on Bank of Baroda, Matunga branch, dated 18/04/2023.
- e. Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by Cheque No. 000243, drawn on Bank of Baroda, Matunga branch, dated 18/04/2023, towards the Full & Final payment.

2. The TRANSFEROR assures the TRANSFEREE as under

1. That the TRANSFEROR has paid and cleared the following outstanding dues till the date of possession of the said Shop

- a. Maintenance Charges
- b. Electricity Bill
- c. NMMT Tax



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2. That no suits, litigations, Civil or criminal proceedings are pending in any court of law as the TRANSFEROR of any kind affecting the sale of the said Shop.

Signature: *[Handwritten Signature]*

[Handwritten Signature]

For RADIANT INFRASTRUCTURE

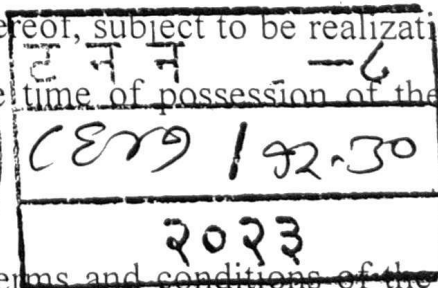
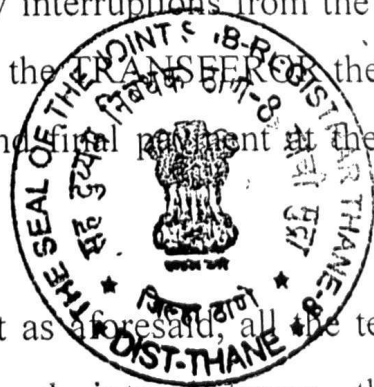
Partner Partner Partner

[Handwritten Signature]

6. The TRANSFEREE/S is aware that all persons who have purchased Shop in the said society subject to complying CIDCO TRANSFER PROCEDURE, can become members of the “ SAGAR VIHAR CO.OP.HOUSING SOCIETY LTD., constituted in pursuance of the Maharashtra Flat/Shop’s Owner’s Association Act-1963, and shall there by act according to the byelaws of the said Society.

7. The TRANSFEROR doth hereby covenants with the TRANSFEREE/S to sign and execute documents, papers, writings and assurances for perfectly vesting and assuring the said Shop, with all rights, title and interest of the TRANSFEROR to the TRANSFEREE/S, and for which no extra premium shall be charged.

8. Subject to the provisions and terms and conditions of this Deed, the TRANSFEROR hereby agrees to transfer and sell all their rights, interests in and upon the said Shop to the TRANSFEREE/S and the TRANSFEREE/S is entitled to hold, possess, occupy and enjoy the said Shop without any interruptions from the TRANSFEROR or any persons claiming through the TRANSFEROR, the said Shop, subject to realization of cheque of full and final payment at the time of possession of the said Shop.



9. Save and except as aforesaid, all the terms and conditions of the Deed made and entered into between the TRANSFEROR and the TRANSFEREE/S as if all the same are scheduled or the said Shop, were incorporated in this Deed.

Attest: 
 For RADIANT INFRASTRUCTURE  

SCHEDULE OF THE PROPERTY

All that piece and parcel of land known as Plot no.58, Sector-19, situated at Village Airoli, Navi Mumbai, contain by admeasuring area each of **1411.46** Sq.mtrs Or thereabout within the limits of Navi Mumbai Municipal Corporation, within the Registration of district-Thane, Navi Mumbai and bounded as follows: -

ON OR TOWARDS THE NORTH BY : Plot no. 69

ON OR TOWARDS THE SOUTH BY : 30 mtr. wide road

ON OR TOWARDS THE EAST BY : Plot no. 59

ON OR TOWARDS THE WEST BY



त न म	Plot no. 57-6
८८२९/१४४-३०	
२०२३	
SCHEDULE OF PROPERTY OF SHOP	

Shop no. 14, Ground floor, SAGAR VIHAR CO-OP. HSG. SOCIETY LTD., Plot No.58, Sector-19, Airoli, Navi Mumbai, admeasuring area about 16.841 sq.mtr. of carpet i.e. 20.209 sq.mtr. Built up.

For Radiant Infrastructure
 Partner Partner Partner

(Handwritten signatures)

Partner Partner Partner

(Handwritten signature)

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

SIGNED, SEALED AND DELIVERED by the Within named "SELLER/TRANSFEROR/SELLER"

M/S. RADIANT INFRASTRUCURE Through Partners]

[1] MR. DILIP LAXMAN LANDGE *D.L.*

[2] MR. RAJKUMAR NATWARLAL AGARWAL *R.A.*

[3] MR. SATISH KUMAR DUBEY *S.K.*

FOR RADIANT INFRASTRUCTURE



in presence of

1. MR. C. A. Kalwar *C.A.*

2. Adv S. L. Pahl *S.L.*

SIGNED, SEALED AND DELIVERED by the Within named "PURCHASER/TRANSFeree/S"

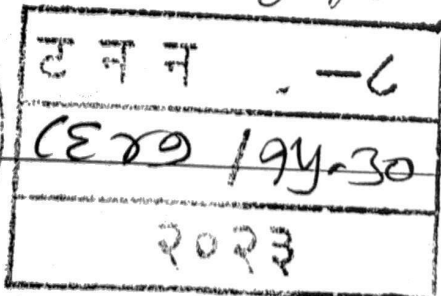
[1] MR. ANIL RATAN SINGH *A.R.*

[2] MRS. AMITA SINGH *A.S.*

in presence of

1. MR. C. A. Kalwar *C.A.*

2. Adv S. L. Pahl *S.L.*



RECEIPT

RECEIVED from the within named Transferees [1] MR. ANIL RATAN SINGH & [2] MRS. AMITA SINGH, the sum of Rs.32,00,000/- (Rupees Thirty Two Lakh Only) paid being the part payment of consideration within mentioned to be paid by them to Transferor/s in respect of the Shop no.14, ground floor, admeasuring area about 20.209 sq.mtr. built up i.e. 16.841 sq.mtr. carpet, in the building known as SAGAR VIHAR CHS. LTD., situated at Plot No.58, Sector-19, Village- Airoli, Navi Mumbai, Dist. Thane.

We say received

Rs.32,00,000/-

Signature: Dilip Laxman Landge

M/S. RADIANT INFRASTRUCTURE

THROUGH PARTNER

MR. DILIP LAXMAN LANDGE

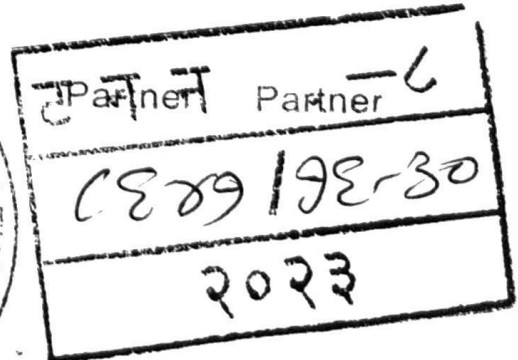
MR. RAJKUMAR NATWARLAL AGARWAL

MR. SATISH KUMAR DUBEY

(SELLER/TRANSFEROR/S)
For RADIANT INFRASTRUCTURE

Witness:-

1. *Signature*
2. *Signature*



Sagar Vihar Co-Operative Housing Society

Registration No. : N.B.O.M/CIDCO/HSG/(OH)/2436/JTR/2006/2007

Address : Plot No. 58, Sector - 19, Airoli, Navi Mumbai - 400 708.

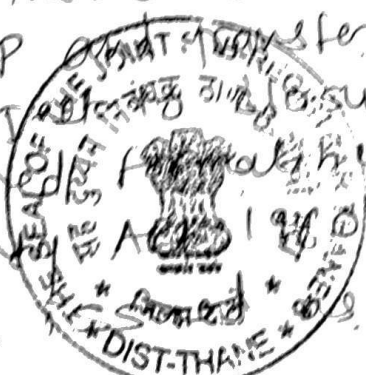
No.: SVCHS/JAN-04/2023

Date: 12/01/2023

TO whomsoever it may concern

Sagar vihar CHS having Registration number N.B.O.M/CIDCO/
/(OH)/2436/JTR/2006/2007 situated at Sagar vihar CHS
Sector 19, Airoli 400708. Hereby declare that we have been
informed that ~~the~~ ^{our} members Satish Kumar Dubey, Dilip Ladge and
Kumar Aggarwal Partners of Radiant Infrastructure intend
to sell shop no 14, ~~Plot~~ to Mr. Anil Patan Singh and Mrs Amita
Patil Singh.

We further declare that the society maintenance dues
are paid upto the date and we have no objection to sale
of above shop and transfer the membership in the
society. Subject to the completion of RAISNAJ loan completion
of the required formalities under the Maharashtra
Co-op Societies Act, 1960.
This letter is per R023 request of member.



CE 29/190-30
per R023 request of member.

SAGAR VIHAR CHS. LTD.
[Signature]
CHAIRMAN SECRETARY TREASURER.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 86

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त क्र. ५००५ / २०१४

४० / १४६
वाजले - १) नवी मुंबई म

प्र.क्र.ए - २९३१

२) नवी मुंबई महा

३) वास्तुविशारद
पूर्णत्वाचा दार

जा.क्र./नरवि/भोप्र/ प्र.क्र. बी - ३६४५/३६०८/०६

दिनांक :- १८/१२/२००६

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वस क्र. ५००५ / २०१४

३६ / १४६

प्रति,
मे. चामुंडा डेव्हलपर्स
भूखंड क्र. ५८, सेक्टर क्र १९,
ऐरोली, नवी मुंबई

नस्ती क्र. - नमंमपा/वि.प्र.क्र. १२५३/२००४, प्रकरण क्रमांक - बी - ३६४५

विषय :- भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई बाबत भांगवटा
प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा वि. ०५-०७-२००६ रोजीचा अर्ज

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई येथील
निवासी व वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्ज्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जीता तपासणी प्रमाणपत्र न घेता जोत्यावरील बांधकाम
पूर्ण केलेले असल्यामुळे चलन क्र. डी - १८७४२, दि. १४-०१-२००५ रोजी भरणा केलेली सुरक्षा अनामत
रक्कम रु. ३१,९५०/- जप्त करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

अट : प्रत्यक्ष जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था सोबतच्या
परिशिष्टानुसार या तारखेपासून तीन महिन्यांच्यात पूर्ण करून तसा कार्यपूती अहवाल या कार्यालयास
तसेच विभाग अधिकारी कार्यालय यांच्या निदर्शनास आणून देण्यात यावे.

१) निवासी वाप
(निवासी वाप

२) वाणिज्य वाप
(वाणिज्य वाप



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१२६०५५
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नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. संतिश अहुजा, वास्तुविशारद
आशियाना, डी वींग, १ ला मजला, सेक्टर क्र. १७, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैली
३. उप - आयुक्त (परिमंडळ - २) मुमंमपा.
४. उपकर निर्धारक व संकलक, मुमंमपा, मुंबई
५. मुख्य वास्तुशास्त्रज्ञ व नियंत्रक, सिडक
६. विभाग अधिकारी, नवी मुंबई महानगरपालिका



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६२७१ / १९.३०
२०२३

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळ, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फैक्स : २७५७ ३७ ०५

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Navi Mumbai
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क्र. ५००५ / २०१४
३० / १६६

भोगवटा प्रमाणपत्र

- गहानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/
प्र.क्र.ए - २९३९/२७२/२००५, दि. २९-०९-२००५.
- नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणालाक परिपत्रक.
 - वास्तुविशारद सतिश अहुजा यांनी दि. ०५-०७-२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ३६४५/३६०८/०६
दिनांक :- १८/१२/२००६

नरवि/भोप्र/ प्र. क्र. बी - ३६४५/३६०८/०६
१८/१२/२००६

टन न - ९
क्र. ५००५ / २०१४
३० / १६६

प्रकरण क्रमांक - बी - ३६४५
ऐरोली, नवी मुंबई बाबत भांगवटा

०५-०७-२००६ रोजीचा अर्ज

स्टर क्र १९, ऐरोली, नवी मुंबई (वॉलव्हाईटिंग) या पत्रासोबत जोडलेले आहे. संपूर्ण प्रमाणपत्र न घेता जोत्यावरील बांधकाम २००५ रोजी भरणा केलेली सुरक्षा अनाम जिल्हा ठाणे नोंद घ्यावी.

Harvesting) बाबतची व्यवस्था सोबतच्या क्रम तसा कार्यपूर्ती अहवाल या कार्यालयार

नवी मुंबई येथे भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई या जागेचे मालक मे. चामुंडा डेव्हलपर्स यांनी जागेवरील बांधकाम दि. १७-०४-२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा

संबंधित वास्तुविशारद, सतिश अहुजा यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रमाणपत्र दि. २९-०९-२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे धोरणालाक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे.



टन न - ६
६९११/१९-३०
२०२३

- वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील दुकाने - १४) : २११२.१२८ चौ.मी.
- एकूण बांधकाम क्षेत्र : ३६५.८६९ चौ.मी.

१८४१.४५ चौ.मी.
२७०.६७८ चौ.मी.
२११२.१२८ चौ.मी.
३६५.८६९ चौ.मी.

टन न - ६
१९२६/१९-३०
२०२३



टन न - ६
१९२६/१९-३०
२०२३



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

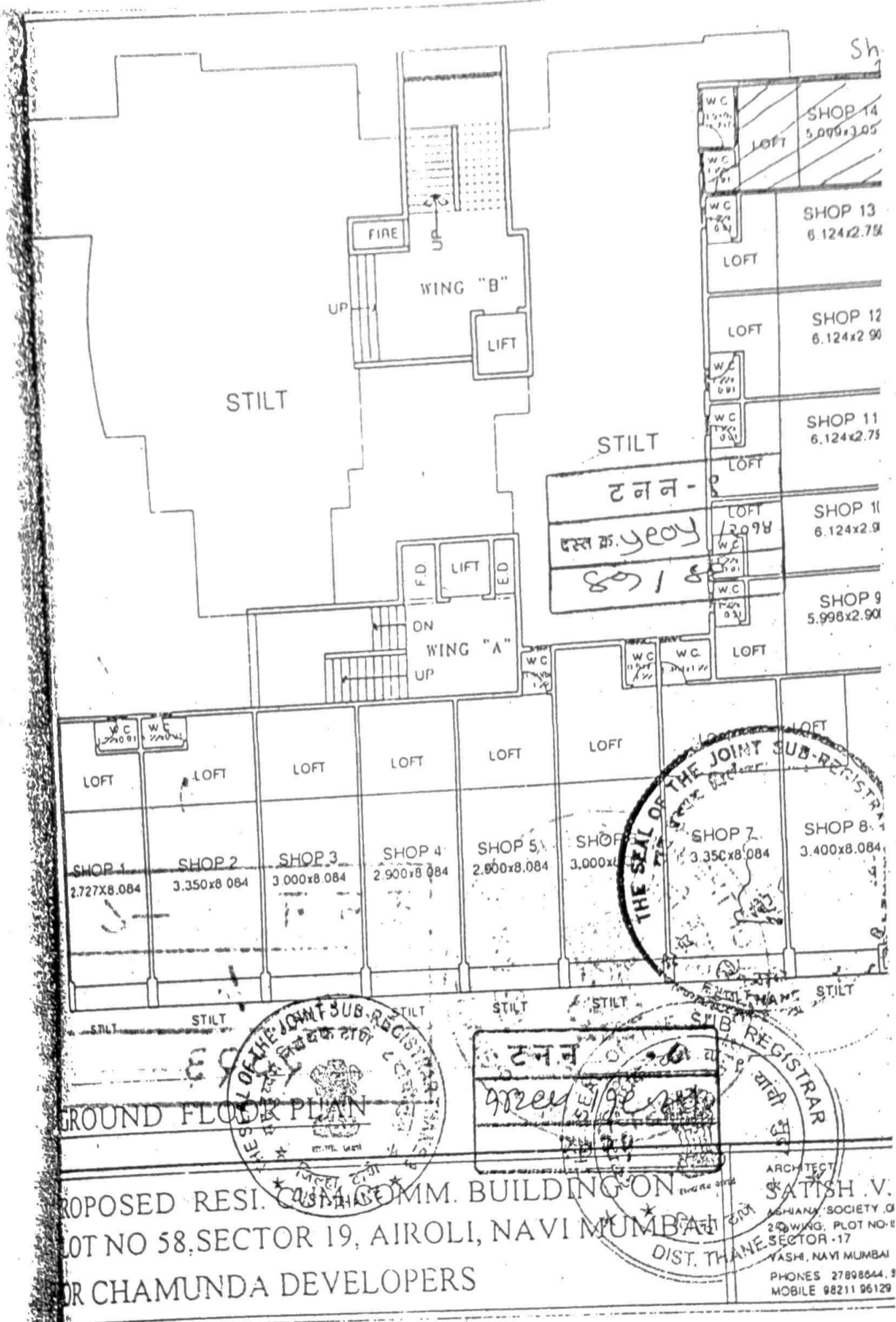
15/09/2023

- (1) विलेखाकः
- (2) मोबादस्ता
- (3) बाजारना बाबतितपट्टा पट्टेदार ते नमु
- (4) भू-मापन, (असल्याग)
- (5) क्षेत्रफळ
- (6) आकारणी कि तेव्हा.
- (7) दस्तऐवज या पक्षकाराचे न्यायालयाचा असल्यास, प्रतिका
- (8) दस्तऐवज किंवा दिवाणी किंवा आदेश प्रता

- (9) दस्तऐवज
- (10) दस्त नोंदणी
- (11) अनुक्रमांक
- (12) बाजारभाक
- (13) बाजारभाक
- (14) शेर

मुल्यांकनासाठी तपशील:-
मुद्रांक शुल्क अर्ज अनुच्छेद:-

iSarita v.l



Chamunda Developers

टनन-८

Chamunda



दस्त क्र. ३६०२
८६४९/२२-३०
२०२३

Chamunda

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
Phone : 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

OFFICE :
Office of the Estate management
Section, CIDCO Bhavan,
1st Floor, CBD-Belapur,
Navi Mumbai - 400 614.

HEAD OFFICE :
CIDCO Bhavan, CBD-1
Navi Mumbai - 400 614
PHONE : 00-91-22-679
FAX : 00-91-22-679

Ref. No. CIDCO/EMS/AEO(HQ)2014/13767

Date : 29/12/20

To,
The Secretary/Chairman

M/s Sagar Vihar. CHS
Plot No 58 Sector-19
Airoli, Navi Mumbai.

Sub. : Permission to Transfer to Share of Shri Ketam P. Vakharia
in respect of Flat No. Shop-14 to be constructed/
constructed on Plot No. 58 Sector No. 19 at Airoli.

Sir /Madam,

As you have paid the transfer charges of Rs. 312,250/- (Rupees Thirty two -
Thousand two hundred 250 Rs. only.) permission is hereby grante
to you to transfer the share of your existing member viz. Shri/Smt. Ketam P. Vakharia

in respect of Flat No. Shop no - 14
to Shri/Smt. M/S Radiant Infrastructure
as a new member of the society in ieu of Shri/Smt. Ketam Vakharia

You are now requested to submit certified copy of Deed of Assignment duly registered
with Sub-Registrar of Assurance, Thane/New Panvel between you and your intending transferee within 3
months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of
share will be issued accordingly which may please be noted.

Thanking you,

C.C. to : Shri / Smt. Ketam Vakharia

Yours Faithfully,

[Signature]
Asstt. Estate Officer (II)
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

[Signature]



भारत सरकार
Government of India



Issue Date: 07/08/2013



अनिल रतन सिंह
Anil Ratan Singh
जन्म तारीख / DOB: 30/09/1978
पुरुष / MALE



9463 0399 1180

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AHMPS7492P



नाम / NAME
ANIL RATAN SINGH

पिता का नाम / FATHER'S NAME
RATAN DEONARAYAN SINGH

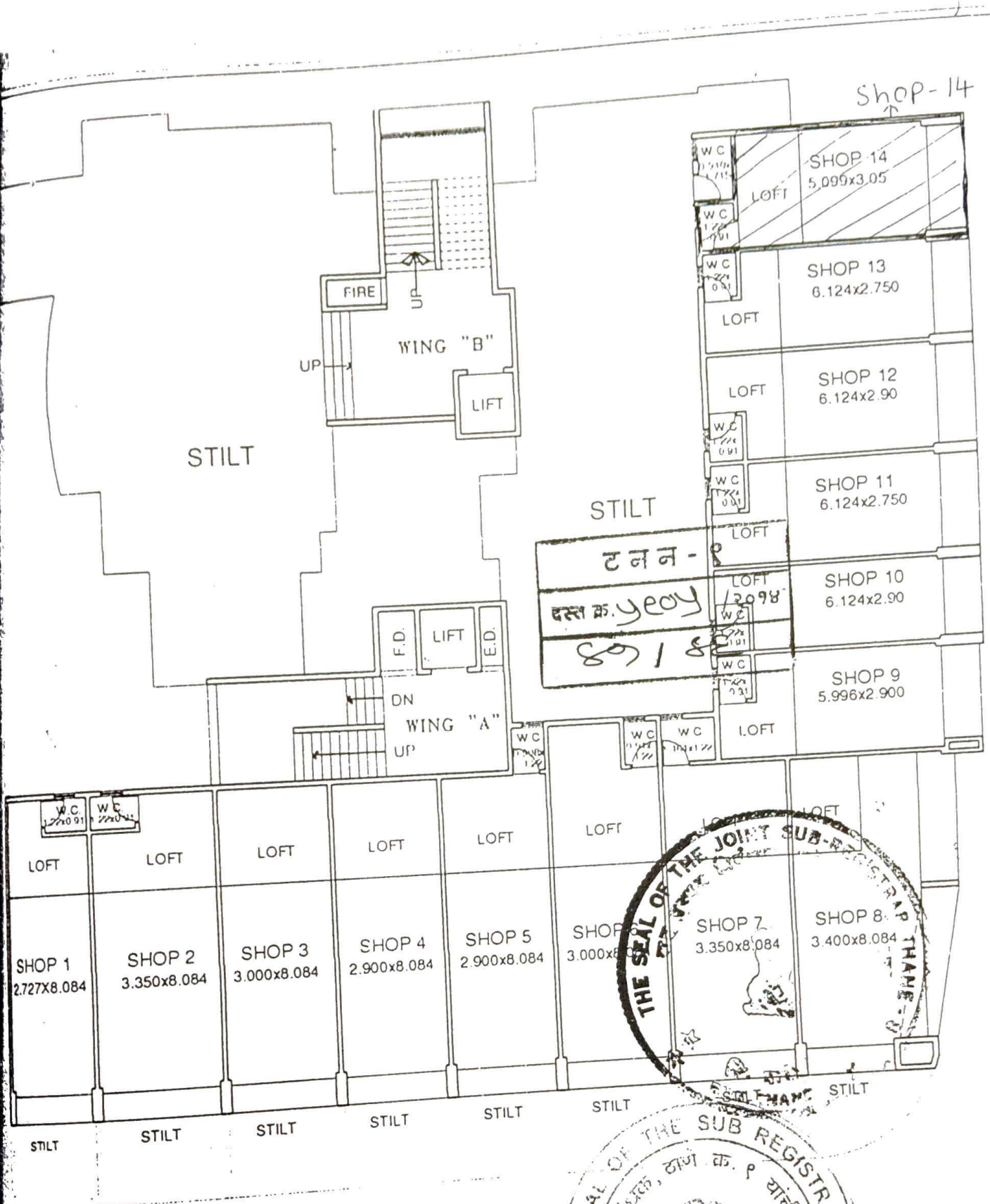
जन्म तिथि / DATE OF BIRTH

30/09/1978

हस्ताक्षर / SIGNATURE

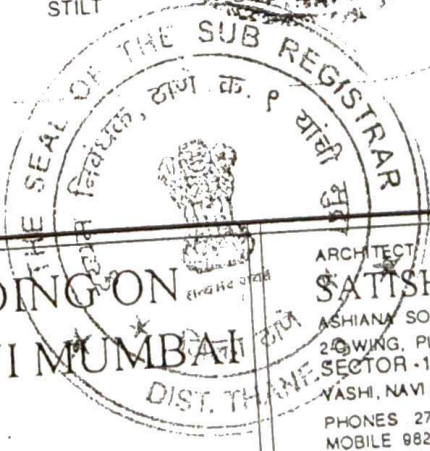


ट न न १००-६
अस्यक्त आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)
२०२३



GROUND FLOOR PLAN

PROPOSED RESI. CUM COMM. BUILDING ON PLOT NO 58, SECTOR 19, AIROLI, NAVI MUMBAI FOR CHAMUNDA DEVELOPERS



ARCHITECT
SATISH V. AHUJA
 ASHIANA SOCIETY, OPP. MCDONALDS
 20 WING, PLOT NO-15
 SECTOR -17
 YASHI, NAVI MUMBAI
 PHONES 27898844, 55910444
 MOBILE 98211 96129

Chamunda Developers

टनन - ८
 दस्ता क्र. ३९०२
 २००५ / २०१४

Chamunda

A. D. Kumar



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळ, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ७५

1ST. FLOOR, BELAPUR BHAYAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ३६४५/३६०८/०६
दिनांक :- १८/१२/२००६

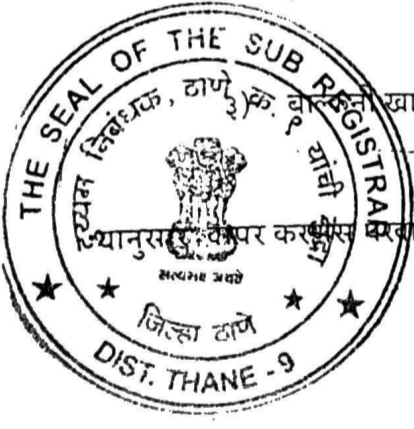
ट न न - ९
दस्ता क्र. ५९०५ / २०१४
४० वाचले - १८९

भोगवटा प्रमाणपत्र

- नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/ प्र.क्र.ए - २९३९/२७२/२००५, दि. २९-०१-२००५
- नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- वास्तुविशारद सतिश अहुजा यांनी दि. ०५-०७-२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई या जागेचे मालक मे. चामुंडा डेव्हलपर्स यांनी जागेवरील बांधकाम दि. १७-०४-२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, सतिश अहुजा यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २९-०१-२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- | | | |
|---|---|-----------------|
| १) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील सदनिका - ४२) | : | १८४१.४५ चौ.मी. |
| २) वाणिज्य वापराखालील बांधकाम क्षेत्र
(वाणिज्य वापराखालील दुकाने - १४) | : | २७०.६७८ चौ.मी. |
| एकूण बांधकाम क्षेत्र | : | २११२.१२८ चौ.मी. |
| निवासी वापराखालील बांधकाम क्षेत्र | : | ३६५.८६९ चौ.मी. |



यानुसार वापरा करानुसार बांधकाम नगरी देण्यात येत आहे.

(Signature)

नगर रचनाकार
नवी मुंबई महानगरपालिका

“जन्म असो वा मरण आवश्यक नोंदणीकरण”

(Signature)



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ३६४५/३६०८/०६
दिनांक :- १८/१२/२००६

टनन - ९
वस्त क्र. ५९०५ / २०१४
३६ / ४६

प्रति,
मे. चामुंडा डेव्हलपर्स
भूखंड क्र. ५८, सेक्टर क्र १९,
ऐरोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. १२५३/२००४, प्रकरण क्रमांक - बी - ३६४५

विषय :- भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई बाबत भांगवटा
प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. ०५-०७-२००६ रोजीचा अर्ज

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. ५८, सेक्टर क्र १९, ऐरोली, नवी मुंबई येथील
निवासी व वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जोता तपासणी प्रमाणपत्र न घेता जोत्यावरील बांधकाम
पूर्ण केलेले असल्यामुळे चलन क्र. डी - १८७४२, दि. १४-०१-२००५ रोजी भरणा केलेली सुरक्षा अनामत
रक्कम रु. ३१,९५०/- जप्त करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

अट : प्रत्यक्ष जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था सोबतच्या
परिशिष्टानुसार या तारखेपासून तीन महिन्यांच्या आत करून तसा कार्यपूर्ती अहवाल या कार्यालयास
तसेच विभाग अधिकारी कार्यालय यांस सादर करावा.

आपला,

नगर रचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. सतिश अहुजा, वास्तुविशारद
आशियाना, सी विंग, १ ला मजला, सेक्टर क्र. १७, वाशी. नवी मुंबई.
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त (परिमडल - २) नमुंमपा.
४. उपकर निर्धारक व संकलक, नमुंमपा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
६. विभाग अधिकारी नमुंमपा, नेरुळ विभाग.



Jitendra P. Patil

Advocate High Court

Office: 313, 3rd Floor, Bhoomi Mall, Plot No. 9, Sector-15, Palm Beach Road, CBD Belapur, Navi Mumbai- 400614

Phone: 022 4963 3100 | Mobile: 99209 11100 | Email: officejppatil@gmail.com

Ref. No. 729/SBI/RBO/Belapur/2024

Date: 11/10/2024

To
Asst. General Manager,
State Bank of India,
RBO, Belapur,
Navi Mumbai.

ANNEXURE - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY **(All columns/items are to be completed/commented by the panel advocate)**

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	RBO Belapur Navi Mumbai
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Document received by hand delivery
	c) Name of the Borrower.	1. MR. ANIL RATAN SINGH 2. MRS. AMITA SINGH
2	a. Type of Loan	Home Loan
	b. Type of Property	Leasehold Land
3	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	1. MR. ANIL RATAN SINGH 2. MRS. AMITA SINGH
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	1. MR. ANIL RATAN SINGH 2. MRS. AMITA SINGH
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
4	a) Value of Loan (Rs.in Crore)	Bank has to consider
5	Complete or full description of the immovable property (ies) offered as security including the following details.	Shop No. 14, on the Ground Floor, admeasuring about 20.20 Sq. Mtrs. Built Up area, in the building known as "Sagar Vihar CHS Ltd.", Constructed on Plot No. 58, Sector- 19, situated at Village Airoli, Navi Mumbai, Taluka and District Thane.
	Survey No.	Plot No. 58, Sector- 19, situated



	at Village Airoli, Navi Mumbai Taluka and District Thane.
(b) Door/House no. (in case of house property)	Shop No. 14, on the Ground Floor,
(c) Extent/ area including plinth/ built up area in case of house property	Admeasuring about 20.20 Sq. Mtrs. Built Up area.
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Situated at Village Airoli, Navi Mumbai, Taluka and District Thane. Boundaries of PLOT: - By East: Plot No. 59 By West : Plot No. 57 By North : Plot No. 69 By South : 30 Mtrs. wide road THAT IS TO SAY Property under reference is Shop

- 6 a) Particulars of the documents scrutinized-serially and chronologically.
 (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.
Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined

Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
a) 29/01/2005	Commencement Certificate bearing No. NMMC/TPD/BP/Case No. A-2939/272/05 issued by NMMC.	Photocopy	Nil
b) 18/12/2006	Occupancy Certificate bearing No. B-3645/3908/06 issued by NMMC.	Photocopy	Nil
c) 15/09/2014	Agreement For Sale executed between Mr. Ketan Pravinchandra Vakharia as the Seller AND M/s. Radiant Infrastructure as the Purchaser duly registered at SRO Thane-9 vide document Sr. No. 5905/2014.	Photocopy	Nil
d) 30/12/2014	Permission to Mortgage Letter issued by CIDCO Ltd. in favour of Radiant Infrastructure.	Photocopy	Nil