

Vastukala Consultants India Pvt. Ltd. - Property Details Format – (Flat / Office / Shop / Gala)

Email ID - mumbai@vastukala.org / jagdish.bhatt@vastukala.org

Bank Name - UBI Branch Name - **SAMB - Fort**
Date of Visit - **14/12/2022** Site Engineer Name and Contact No. - **Er. Prayosh Parekh / 9767983840**
Name of client - **Mr. Vikas Dangat** Contact No. -
Flat / Office / Shop / Gala No. - **303** Floor - **3rd** Wing - Name of the building - **Venkatesh Villa.**
Location - **Shivajinagar** Rent - Composition of flat / office - **Eg. 1 BHK / 2 BHK 3 Cabin + C.F + Pantry + Toilet.**
Distance / Time from station - Total Nos. of Wing in the building - **1**
Longitude Latitude -

MAHARERA DETAILS: Is it RERA Project – Yes / No, If Yes then,

Project Name – Promoter Name –

Certificate No. -

Boundaries -	Site	Flat / Office / Shop / Gala
North - Ghole Road		North - Ghole Road
South - Building		South - Flat No. 301 & 302
East - Namaskar Apartment		East - N. Bldg
West - Ranade Niwas		West - Staircase / Passage / Lift.

Note – Boundary must have Approaching / Access Road to the property.

Landmark –

Property occupied by – ~~Owner~~ Tenant Name of Tenant: **Mr. Mandlik** Contact No.

Tenure Period -

Type of road - B.T. / cement / W.B.M. Road Width - **12M** Corner / Intermittent

Area Calculation:

Builder's saleable area - Builder's Rate - Floor rise -

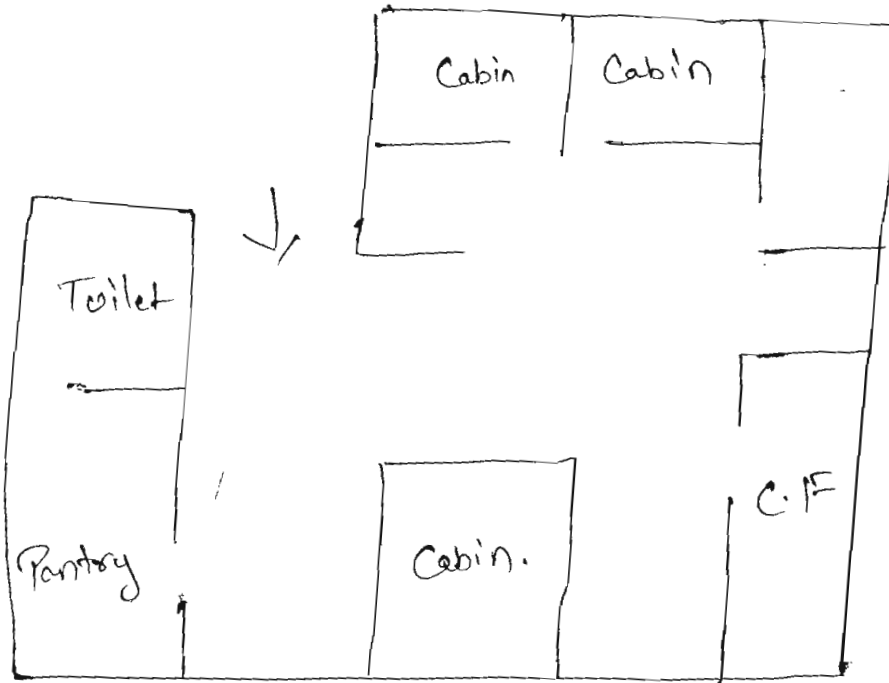
Estate Agent Name - Estate Agent No. -

Engineer Rate - **17k to 20k on CA** Lumpsum value - Year of construction - **2011** No. of floors - **B+G+4**

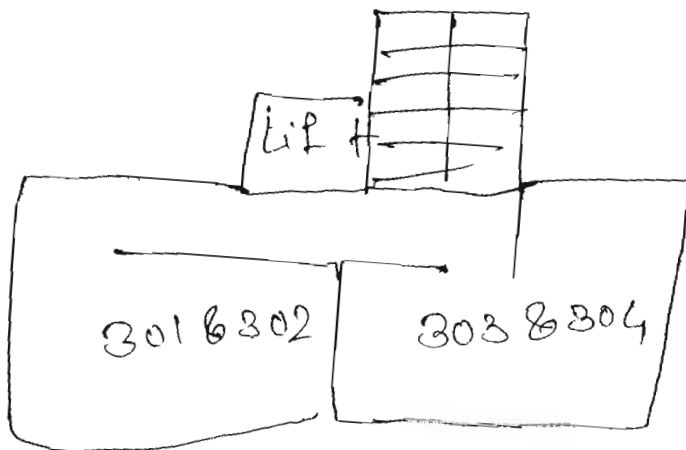
No. of flat / units per floor - **4 flats / Floor** shops / flat on part ground floor in case -

Type of Parking on ground floor – Open / ~~Stilt~~ / ~~Podium~~ / Basement

Source of Water Supply –



$$\begin{array}{r}
 3.164 \times 8.451 = 26.739 \\
 3.837 \times 1.967 = 7.547 \\
 3.807 \times 1.060 = 4.035 \\
 \hline
 38.321 \text{ Sq. M.}
 \end{array}$$



Type of Sewerage System – Septic Tank / Sewerage Line

Type of Finishing in compound area -

No. of Lifts - | Type of Door and window - Glass Doors & ALW

Flooring – Verified Kitchen – Granite Wiring – Concealed Plumbing – Concealed Paving in compound -

Contact person's name and relationship with property – Mr. Pranav Granger Mobile No. -

External photographs / Drop Pin Photo / Internal Photographs / Engineer Selfie With contact person

If Under Construction Building then current status - Expected date of completion –

Slab -

Internal Brickwork -

External Brickwork –

Internal Plaster –

External Plaster -

Internal Painting –

External Painting –

Doors & Windows –

Flooring / Tiling –

Kitchen Platform -

Electrification -

Plumbing & Sanitary installation –

Lift Installation -

Engineer Should provide site measurement and drawing showing composition of the property and floor lobby on separate sheet.

Photos of KYC Documents

Society Share certificate

Maintenances Bill

Electricity Bill

Property Tax Bill

Water Tax Bill

Remarks/Reason for documents not provided

Flat No. 303 & 304 are amalgamated with single entrance.
Identification of flat 303 was not possible, orally client was
saying left side is flat no. 303.
As per doc, flat no. 303 & it is use as commercial
office.



Shree Balaji Developers

'Varad Villa', 1289, Shukrawar Peth, Subhashnagar Lane No.7, Pune – 411002.

Ref. No.

Date:

Date: 24.08.2015

To,
The Andhra Bank,
Pune Main Branch.

Dear Sir,

Ref: Permission to mortgage flat no 303 on the third floor of the building known as "Venkatesh Villa" at Ghole Road, Shivajinagar, Pune being constructed by us.

1. This is to confirm that we have sold flat no 303 admeasuring **41.62 Sq. mtr. built up** area on third floor of the building known as "Venkatesh Villa" situated at city sr. no 1204/9, Plot no. 568/9, Ghole Road, Shivajinagar, Pune being constructed by us to **Mr. Vikas D Dangat** for a total consideration of **Rs. 32,63,000/-** (Rupees Thirty two lakh Sixty Three thousand only) under an for sale dated 20/11/2010 documented no 10531/2010 at haveli - 1, Pune.
2. We confirm that we have obtained necessary permissions/Approvals/sanctions for constructions of the said building from all the concerns competent authorities and the same are in force. The construction of the buildings as well as the Flat/Gala/Shop/Unit as well as the said building and land appurtenant thereto are not subject to any encumbrance, change or liability of any kind whatsoever and that the entire property is free from encumbrance and marketable. We have a clear legal and marketable title to the said property and every part thereto.
3. Mr. Vikas D Dangat has paid total cost of Rs. 32,63,000/- (Rupees Thirty two lakh Sixty Three thousand only) & **Possession** of the said Flat has already been given to **Mr. Vikas D Dangat** on **9/3/2012**.
4. We hereby confirm that we have **no objection to your giving finance to Mr. Vikas D Dangat and his mortgaging** the said Flat/Gala/Shop/Unit to your bank by way of security for repayment of such



Shree Balaji Developers

'Varad Villa', 1289, Shukrawar Peth, Subhashnagar Lane No.7, Pune – 411002.

finance. Not with stand / anything to the contrarian contained in the said Agreement, We hereby register the Bank's charges in our books in respect of the said Flat/Gala/Shop/Unit/Premises and Mr. Vikas D Dangat will not be permitted to transfer, assign, sell off or in any other way manner deal with the said Flat/Gala/Shop/Unit/Premises prejudicial to the interest of the Bank, without the prior writer consent of your bank.

5. We undertake to form a co-operative society of the Flat/Gala/Shop/Unit/Premises holders of the aforesaid building under The Maharashtra Co-op. Societies Act, 1960, within a year from the date hereof. We also agree to inform and give proper notice to Co-op. society as and when formed, about the said Flat/Gala/Shop/Unit/Premises so mortgaged to your Bank.

6. We are aware that relying on what is stated hereinabove, you have agreed to give the finance to **Mr. Vikas D Dangat.**

Yours Faithfully,

P.A. Mahadik

For Shree Balaji Developers
Partner



Central Registry of Securitisation Asset Reconstruction and Security Interest of India

5th Floor, MTNL Telephone Exchange Building,

8, Bhikaji Cama Place, New Delhi-110066

Addition of Security Interest Challan

Service Tax No. : AAEC5770GSD001

PAN : AAEC5770G

Name of the Institution : ANDHRA BANK

Date : 28-10-2015

Challan No: 200037449481

Generated by : MUDI KI BHIMESH NANDA(A000201123)

Transaction Details

Transaction Date: 28-10-2015 14:35:23

Process: Addition of Security Interest

Security Interest Creation Date In Bank: 12-10-2015

Security Interest Registration Date In CERSAI Portal: 28-10-2015

Maker: SAMBIT BIKASH MISHRA(A000203181)

Checker: MUDI KI BHIMESH NANDA(A000201123)

Security Interest ID: 400011108714

Asset ID: 200011086673

Asset Description: Plot ID:568/9, Locality : shivaji nagar, District : pune, State : Maharashtra, Pin Code : 411005

Fee Charged: ₹ 500.00

Service Tax @ 14.0% : ₹ 70.00

Additional Fee:NIL

Total Fee : ₹ 500.00

Total Service Tax: ₹ 70.00

Service Tax @ 14.0% has already been paid to CERSAI as per Challan number 200037095219

This is a computer generated report and does not require a signature.

Date:28-10-2015 14:35:26 IST

nn. 20090-10000 Daltoniy

1. 10000 - 30



Shree Balaji Developers

'Varad Villa', 1289, Shukrawar Peth, Subashnagar Lane No.7, Pune - 411002. Ph.: 24482928

Ref. No.:

Date :

POSSESSION RECEIPT

THIS POSSESSION RECEIPT IS MADE AND EXECUTED ON THIS
9th DAY OF *march* 2012 AT PUNE.

SHREE BALAJI DEVELOPERS

A registered Partnership firm, having its office at

“ Varad Villa “ Apartment

City S. No. 1289, Shukrawar Peth:- 411002.

PAN – ABHFS 1657 H

Through it's Partner –

Mr. DHANYAKUMAR MANSINGRAO BHOSALE

Age -50, yrs Occupation – Business.

Hereinafter referred to as ‘ THE DEVELOPER ’

A N D

MR. DANGAT VIKAS DATTATRAY

Age- 47 about years, Occupation - Business

PAN – AEPPD 4844 L

R/at :- 1101, ” SILVERLEAF ” Model Colony,

Shivaji Nagar, Pune:-411016

Hereinafter referred to as “ THE PURCHASER ’

DESCRIPTION OF THE FLAT –

All that piece and parcel of the Flat No. 303 admeasuring about 41.62 Sq. Mtr. (Saleable, built-up inclusive of balcony) i.e carpet area 32.00 Sq.Mtr.(Carpet area) and adjacent terrace 10.12 Sq.Mtr.on the Third floor. in the building known as “ VENKATESH VILLA “ constructed on the property C.T.S. No. 1204/9, F. P. No. 568/9, at Ghole Road, Bhamburda, Shivaji Nagar, Pune :- 411004 within the jurisdiction of Sub-Registrar, Haveli and within the limits of Pune Municipal Corporation and bounded as follows:

ON OR TOWARDS

EAST : By Flat No. 304

SOUTH : By Staircase of this building..

WEST* : By Marginal Space of this Building.

NORTH : By PMC Road..

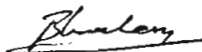
- 1) That by virtue of an Agreement to sell dated 20/11/2010 Registered at Sr. No. 10531 in the office of Jt-Sub- Registrar, Haveli No. 1, & the Purchasers herein agreed to purchase the property more particularly described hereinabove.
- 2) That as per said Agreement and the terms mentioned in the said Agreement, it is confirmed by the Purchases that the Developers has completed the Construction of the said flat & amenities and obtain completion certificate from PMC. PUNE No- OCC/0927/11 Dt-25/11/2011 & OCC/1142/11 Dt-10/01/2012, the Developer has handed over the possession of the said Flat to the Purchasers.

- 3) That it is confirmed by the Purchasers, that the Purchasers has personally inspected and is satisfied that the area of the flat, the construction quality/ workmanship, amenities provided are as per the terms and conditions of the aforesaid Agreement. It is further confirmed by the Purchasers that he / she will not raise any objection regarding the same in future. It is further confirmed by the Purchaser that the Purchasers shall be responsible for any damage / alterations to the said flat after the date of the possession if it is repaired by the Purchaser and shall not make any claim against the Developers.
- 4) It is confirmed by the Purchasers that he / she not raise any objection to the allotment of the parking space, top terrace, adjacent terrace, open space to the other flat purchasers by the Developer.
- 5) It is confirmed by the Purchasers that the Purchaser will not make any change in the building elevation at any stage.
- 6) The original copy of this Receipt is in the custody of the Developers and a duplicate copy duly signed by the Parties is given to the Purchasers.

THIS POSSESSION RECEIPT.



1) MR. DANGAT VIKAS DATTATRAY



SHREE BALAJI DEVELOPERS

Through its Partner-

MR. DHANYAKUMAR MANSINGRAO BHOSALE

Developers

POSSESSION RECEIPT

Mr. Dhanraj Vikash Dattatraya

Flat No. - 303

Recd on
19/10/12
@



महाराष्ट्र MAHARASHTRA

EW 041500

क्र. १३२५ दि. २७/११/२०११ रुपये १००/-
 मालिक श्री. बालाजी डेव्हलपर्स प्रा. लि. कोचिंग रोड, शुकवाड पथ, शिवाजी नगर, पुणे-४११००२.
 मालिक यापुढील संपत्ती मध्ये श्री. बालाजी डेव्हलपर्स प्रा. लि. यांच्या वतीने संपत्ती मध्ये
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उप कोषागार अधिकारी
 पुणे
 २-४ NOV २०११
 उप कोषागार अधिकारी
 कोषागार पुणे व विदा

श्री. बालाजी डेव्हलपर्स प्रा. लि. (विक्रेते)
 पत्ता: हवेली-१ (One)
 परमाण्वी मुदत:- ३१/३/२०१२
 पत्ता:- श्री-३

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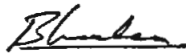
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SHREE BALAJI DEVELOPERS

Through its Partner-

MR. DHANYAKUMAR MANSINGRAO BHOSALE

Developers

002596

पुणे महानगरपालिका

(जोगेच्या इमारतीच्या कार्यालय भागातील हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका,
शिवाजीनगर, पुणे-५.

बांधकाम चालू करण्याकरिता दाखल

(कमेन्समेन्ट सर्टिफिकेट)

सदरचा बांधकाम चालू करण्याचा प्रस्ताव आणि बांधकामाचे नियंत्रण महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.)

प्रकरण क्रमांक : SNB/0011/08 REVISED 1

Proposal Type : Resi+Comm

Project Type : (Proposed Building)

क्रमांक : CC/1894/10

दिनांक : 18/9/2010

श्री. / श्रीमती. D. M. BHOSALE कार्यालय, श्री. SUNIL D. PATIL यांस राहणार पुणे, पेट : घाटक सर्व्हे नं. महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमतेतील. पेट SHIVAJI NAGAR-BHAMBURDA घाटक सर्व्हे नं. CTS No: 1204/9, फ्लॉट क्र. 588/9 प्लॉट क्र. ९ मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक : 5/8/2010 सा दिवशी पोहचली. त्यावरून काम करण्यास छाली लिहिलेल्या सूचना व सर्व अटीवर संमतीपत्र देण्यात येत आहे.

कमेन्समेन्ट सर्टिफिकेट (अटी व नियंत्रण)

- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत काय निर्माण झाल्यास त्यास म. न. पा. जबाबदार राहणार नाही ही सर्वस्वी अर्जदाराची जबाबदारी राहिल.
- मा. सहायक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणे जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- जोत्यापर्यंत काम आल्यावर सेटबॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, त्याविषय जोत्यावरील काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधीत जागेमध्ये झाडे असल्यास ती ट्री ऑथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येईल.
- नकाशाच्या मागे चिटकविलेल्या अटी बंधनकारक राहतील.
- ज्या प्लॉटवर नवीन इमारत बांधण्यात आली आहे, त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने ट्री पॉलिसीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- कामगारांच्या सोयीसाठी जागेवर (लेबर कॅम्पची) किमान एक सॅन्डास व एक मुतारी (तात्पुरत्या स्वरूपाची) बांधली पाहिजे.
- भोगवटापत्र मागण्यापूर्वी मनपाचे सर्व प्रकारचे फर भरल्याचे दाखला सादर करणार.
- कंप्लिशनपूर्वी पाणीपुरवठा, रोड, ड्रेनेज, करआकारणी, उद्यान व्हर्मिकल्चर, अतिक्रमण इ. या विभागांचे ना-हरकत पत्र दाखल करणार. काम सुरु करण्यापूर्वी एन. ए. ऑर्डर दाखल करणार.
- कोणतेही भोगवटापत्र मागण्यापूर्वी पी. डब्ल्यू. डी. खात्याचे लिफ्टबाबत ना हरकत प्रमाणपत्र दाखल करणार.
- विकास योजना खात्याकडील मान्य एकाधिकरण / सबडिव्हिजन / लेआऊट ऑफ बिल्डिंग वरील सर्व अटी बंधनकारक राहतील.
- काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर / इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागण्यापूर्वी त्यांचे स्ट्रक्चरल स्ट्रिक्टिटी सर्टिफिकेट / रिपोर्ट दाखल करणार.
- वाढीव बांधकाम स्ट्रक्चरल इंजिनियरचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
- लेआऊटमधील ओपन स्पेस सर्व सभासदांसाठी राहिल.
- काम सुरु करण्यापूर्वी रस्त्याकडील सेटबॅक व अस्तित्वातील पाडावयाचे दर्शविलेले सर्व जुने बांधकाम पाडणार.

मुंबई महानगरपालिका व इतर नकाशा वरील बांधकामाकरिता राहिल

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पौटनियम यांचा भंग होता कामा नये.
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

Sealawant
इमारत निरीक्षक
बांधकाम नियंत्रण कार्यालय,

mesabnis
सहाय्यक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.

