

3rd owner

2



Friday, September 03, 2010
12:08:51 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4353

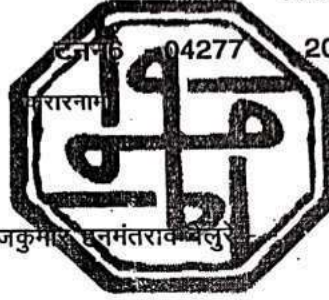
गावाचे नाव नेशळ

दिनांक 03/09/2010

दस्तऐवजाचा अनुक्रमांक

04277 2010

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: डॉ. राजकुमार नमंतराव

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

:- 320.00

एकूण

रु.

30320.00

आपणास हा दस्त अंदाजे 12:21PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 6

बाजार मुल्य: 1691000 रु. मोबदला: 3000000 रु.

भरलेले मुद्रांक शुल्क: 132600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ~~मुंबई~~ ~~असो~~ ~~रे~~ ~~द~~ ~~ज~~ ~~प~~ ~~र~~ ~~त~~ ~~द~~ ~~ि~~ ~~ला~~

डीडी/घनाकर्ष क्रमांक: 975250; रक्कम: 30000 रु.; दिनांक: 26/08/2010

सह
मुद्रांक

ठाणे क्र. ६
मिळाला

पदाधिकाऱ्याची सही

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Friday, September 3, 2010
11:14:21AM

मूल्यांकनाचे वर्ष 2010
जिल्हा ठाणे
प्रमुख मुख्य विभाग 157-गायाचे नाव : नेरुळ (नवी मुंबई महानगरपालिका)
उप मुख्य विभाग 31/5/4 - नेरुळ नोड शेक्टर नंबर 4 (भूखंड क्र.21 ते 29 यगळून
नागरी क्षेत्राचे नांव A Class Palika
सर्व्हे नंबर इतर -

बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खली जमीन	निवासी सदनिका	कार्यालय	दुकाने	श्रीघांभीक
14500.00	34500.00	43125.00	51750.00	43125.00

मिळकतीचे क्षेत्र	49.00	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्वाहन सुविधा	नाही
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
मिळकतीचे वय	0 TO 2	मजला	Ground Floor/Stilt Floor

$$\begin{aligned} \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} &= \text{बाजार मूल्यदर} + \text{घसा-यानुसार नविन दर} * \text{मजला निहाय घट/वाढ} \\ &= 34500.00 + (100 / 100) * (100.00 / 100) \\ &= 34500.00 \end{aligned}$$

$$\begin{aligned} \text{A) मुख्य मिळकतीचे मूल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\ &= 34500.00 * 49.00 \\ &= 1690500.00 \end{aligned}$$

$$\begin{aligned} \text{कत्रित अंतिम मूल्य दर} &= \text{अंतिम मूल्य दर} + \text{तळघराचे मूल्य} + \text{पोटमाळ्याचे मूल्य} \\ &\quad + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{लगतच्या गल्लीचे मूल्य} + \text{वरील...} \\ &= A + B + C + D + E + F + G + H \\ &= 1690500.00 + .00 + .00 + .00 + .00 + .00 + .00 + .00 \\ &= 1690500.00 \end{aligned}$$



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दस्त क्रमांक 12090
919E

AGREEMENT OF RE-SALE
(PART-PAYMENT)

APT. NO. I-77/2:4, NEW HEAVEN CO.OP. HSG. SOCIETY LTD.,
SECTOR-4, NERUL, NAVI MUMBAI-400706.

THIS AGREEMENT is made and entered into at Navi Mumbai, on
his 2nd day of Sept 2010, BETWEEN **MRS.**
UJWALA SHIVAJI PHADTARE, (Income Tax PAN No. _____)
an adult, Indian Inhabitant, residing at
I-77/2:4, New Heaven Co.op. Hsg. Society Ltd., Sector-4, Nerul,
Navi Mumbai, hereinafter referred to as "THE SURVIVOR" (which
expression shall, unless it be repugnant to the context or meaning
thereof, be deemed to include her heirs, executors, and
administrators) of the ONE PART AND



Phadare

Ujwala

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दस्त क्रमांक <i>200</i> / 2010
319E

The Mahanagar Co-op Bank Ltd,
Nerul Branch, Plot No.5, Sector-1
Opp. D. Y. Patil College, Nerul,
Navi-Mumbai-400 706.
D-5/STP(V)/C.R. 1060/04/05/1935-38

भारत 77519
170309
R. 01326001-P85487
SEP 01 2010
SPECIAL ADHESIVE
STAMP DUTY MAHARASHTRA
INDIA
Authorized Signatory,
11:23
zero one three two six zero zero

MR. (DR.) RAJKUMAR HANMANTRAO BELURE, (Income Tax PAN No. _____), aged 35 years, Indian Inhabitant, residing at B-4/B/2:4, Shivam Co.op. Hsg. Society Ltd., Sector-6, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane, hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:-

By an Agreement made at Navi Mumbai, on 26/10/1994, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the companies Act-1956, having its registered office at 2nd Floor, Nirmal, Nariman Point, Mumbai- 400021, (hereinafter referred to as "THE CIDCO") of the One Part and MR. SAYYED NAFIS ABBAS RIZWAD, (hereinafter called and referred to as the said Original Allottee), of the Other Part (hereinafter referred to as "THE SAID AGREEMENT") the CIDCO agreed to sell and transfer and the said Original Allottee agreed to purchase and acquire Apartment bearing No.I-77/2::4, on the Second Floor, situated at Sector-6, of the lay-out of the land situated lying and being at village:Nerul, Tahsil:Thane, District : Thane of the building in Nerul, Township of Navi Mumbai, (hereinafter for brevity's sake referred to as "The Said Premises") together with the permanent and absolute right of the occupation of the said **Flat No.I-77/2:4, admeasuring about 49.00 Sq.mtrs. (built-up area), on the Second Floor, New Heaven Co.op. Housing Society Ltd., Sector-6, Navi Mumbai-400706, Tal. & Dist. Thane.**

AND WHEREAS:

The said Original Allottee has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.2,33,644/- (Rupees Two Lacs Thirty Three Thousand Forty Four Only) as mentioned in Clause No. 9 thereof.



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Refless.

AND WHEREAS:

The said Original Allottee is in possession of the said Flat No. I-77/2:4, admeasuring about 49.00 Sq.mtrs. (built-up area), New Heaven Co.op. Housing Society Ltd., Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist.Thane.

AND WHEREAS:

The said Original Allottee had sold all his rights, titles, interest in and upon the said Apartment in favour of the Vendor, vide Deed of Assignment dated 18/12/1998, which was duly registered in the Office of the Sub-Registrar of Assurance at Thane-3, vide its Document Sr. No.6039, dated 18/12/1998.

AND WHEREAS:

The CIDCO Ltd. has admitted Vendor as a "New Apartment Owner" vide its Letter bearing Ref. No. CIDCO/EMS/AEO(NL)/96/1424, dated 22/09/1998.

AND WHEREAS:

The Vendor has agreed to sell and transfer and the Purchaser have agreed to purchase and acquire all the rights, title and interest of the Vendor in the said flat together with the permanent and absolute rights of use and occupation of the said flat.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. Subject to the prior permission being obtained in writing by the Vendor from the CIDCO, the Vendor shall sell and transfer and the purchaser shall purchase and acquire the said Flat No. I-77/2:4, admeasuring about 49.00 Sq.mtrs., (built-up area), New Heaven Co.op. Housing Society Ltd., Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist.Thane, together with the permanent and absolute right of use and occupation of the said flat together with the benefits in the said deposit of Rs.2,33,044/- (Rupees Two



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2000/2020

Rphesg.

Lacs Thirty Three Thousand Forty Four Only) for a lump sum of **Rs.30,00,000/- (Rupees Thirty Lacs Only)** which shall be paid in the following manner:-

- i) A sum of Rs.5,00,000/- (Rupees Five Lacs Only) shall be paid by way of Cheques, on the execution of this agreement, towards the advance payment.
- ii) The balance amount of Rs.25,00,000/- (Rupees Twenty Five Lacs Only) shall be paid after getting the loan from any financial institution and/or any other bank.

2. The Purchaser have paid to the Vendor on or before the execution of these presents, the said advance payment of Rs.5,00,000/- (Rupees Five Lacs Only) (the receipt whereof the Vendor doth hereby admit and acknowledge and of and form the payment of the same and every part thereof doth hereby release and for ever discharge the purchaser).

3. The Vendor doth hereby covenants with the Purchaser that the said premises agreed to be hereby sold are free from encumbrances of any nature whatsoever and that the Vendor has full and absolute power to transfer and deliver possession of the said **Flat No.I-77/2:4, admeasuring about 49.00 Sq.mtrs., (built-up area), New Heaven Co.op. Housing Society Ltd., Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane,** to the Purchaser subject to the prior permission in writing of the CIDCO by obtained by the Vendor.

4. The Vendor shall handover the physical possession of the said Apartment, after receiving the full and final payment from the said Purchaser.

5. The Vendor shall apply to the CIDCO and seek the permission from the CIDCO for permitting the Vendor to transfer and assign to the put her rights, interest and benefits under the



Handwritten signature: *Rajesh*

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दस्त क्रमांक ६००/२०१०
६/१६

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE :
"HEAVEN", 2nd Floor, Nariman Point,
Mumbai - 400 021.
Phone : 00-91-22-8650 0900
Fax : 00-91-22-2202 2509

SITE OFFICE :
Office of the Asstt. Estate Office,
CIDCO Site Office, Sector - 3,
Nerul, Navi Mumbai - 400 708.
Phone : 2770 7563

HEAD OFFICE :
CIDCO Bhavan, CBD-
Belapur,
Navi Mumbai - 400 614.
Phone : 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

CIDCO / EMS / AEO / NERUL / SANPADA / 2000/8194

Date : 27/08/2010

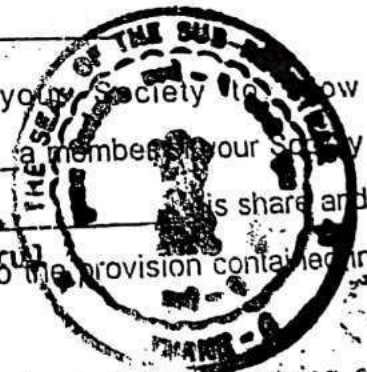
The Secretary,
HEAVEN CO. P.H.S.O.SOC.LTD.,
"I" Type, Sector-04,
Nerul, Navi Mumbai.



Sub.: Transfer of Apt. No. I-77/2:4
Sector 04 Nerul/Sanpada Navi Mumbai.

Please refer to your letter dated 19/08/2010

Our corporation is pleased to permit your Society to allow
Shri / Smt. UJWAL A SHIVAJI PHADTARE
to transfer to Shri / Smt. RAJKUMAR HANHANTRAO BELURE.
his share and
right to occupy the Unit / Flat No. I-77/2:4, sec.04 Nerul subject to the provision contained in
by-laws adopted by your society.



Please furnish a copy of Deed of Assignment and the resolution approving or
approving the request of the member Shri / Smt. UJWAL SHIVAJI PHADTARE for
record within 3 months i.e date 26/11/2010 the date of receipt of this letter.

Thanking you,

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दस्त क्रमांक ११७० / २०१०
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Yours faithfully,

[Signature]
ASSTT ESTATE OFFICER
(NERUL / SANPADA)

NEW HEAVEN CO-OP. HSG. SOCIETY LTD.

(Reg. No. NBOM / CIDCO / HSG(OH) / 160 / JTR / 95-96 dt. 27-09-95)
Condominium-I, Sector-4, Nerul (West), Navi Mumbai - 400 706.

2137

Date: 19/8/2010

To
ESTATE OFFICER,
CID CO LTD
SEC-3, NERUL,
NAVI MUMBAI-400 706.

Dear Sir,

Sub :- Conditional NOC for sale of flat no :- 1-77/2:4 of Mrs Ujwala Shivaji Phadtare.

Mrs Ujwala Shivaji Phadtare intends to transfer the above mentioned flat and share Certificate pertaining to the said flat to Dr Rajkumar H Belure . We have no objection for the sale of the above flat to Dr. Rajkumar H Belure, the intending purchase of the flat. Please note that we are issuing this NOC only to get the necessary

CIDCO .The final Transfer will be done after the clearance.

Mrs Ujwala Shivaji Phadtare has paid all the dues to the Society.

Thanking you.



Yours truly,
For New Heaven Co-op Hsg Soc Ltd.,

[Signature]
Chairman

[Signature]
Secretary. 19/8/10.

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दस्त क्रमांक १२१७E / २०१०
१२१७E

Cidco transe-

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



CIDCO
WE MAKE CITIES

REGD. OFFICE:
"NIRMAL", 2nd Floor,
Nariman Point,
Mumbai - 400 021.
Tel. : 00-91-22-6656 0900
Fax : 00-91-22-2202 2509

SITE OFFICE :
Office of the Asstt. Estate Officer,
CIDCO Site Office, Sector-3,
Nerul, Navi Mumbai - 400 706
Tel. : 00-91-22-2770 7563

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
Tel. : 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Ref. No. CIDCO / EMS / AEO / NERUL / SANPADA / 2010 / 4 180

Date : 4/11/2011
~~28/12/2010~~

To

The Secretary,

~~XXXXXXXXXX~~

NEW HEAVEN CO.OP HSG.SOC.LTD.,

'I' TYPE, SECTOR-04 ,NERUL,

NAVI MUMBAI.



Sub: Transfer of Apartment No. I-77/2:4, Sector-04, Nerul.

Ref.: Your letter dated 19/08/2010

Sir,

The action taken by your society in transferring the shares and membership of ~~Shri/Smt. SMT. ULWALA SHIVAJI BHADTARE~~ in respect of Apartment No. I-77/2:4, Sec.4, Nerul to Shri./Smt. DR. RAJKUMAR HANMANTRAO BELURE is noted in our record or the purpose of administration of the said flat.

Thanking you,

Yours Faithfully,

ASSISTANT ESTATE OFFICER
(NERUL / SANPADA)

Asst. Estate Officer
CIDCO/Nerul/Sanpada

D.C. To:

) A.A.O. (EMS)

) N.M.M.C. (W/S)

(TAM)

CIDCO LTD.

SECTOR 4 SCHEME NO.1 NERUL NEW BOMBAY

E-TYPE DWELLING UNIT (6-2 FLOORS BUILDING)

14

1st owner

4

ANNEXTURE 'A' TO THE AGREEMENT FOR SALE OF APARTMENT 'B' TO THE DEED OF APARTMENT

I, S K 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 best

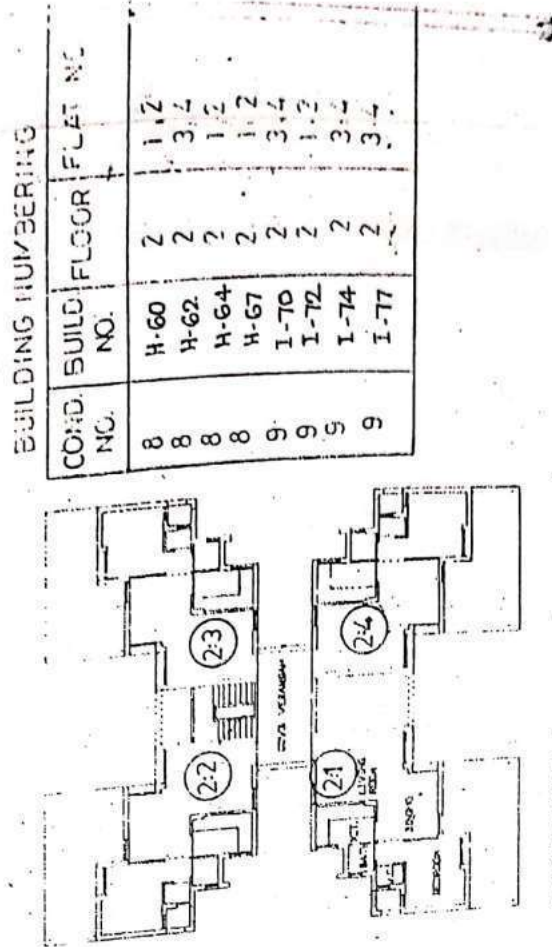
I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at Bombay, This day of 1985.

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

Before me

[Handwritten Signature]
Assistant Estate Officer
CIDCO Ltd. Nerul



SECOND FLOOR PLAN

COND. NO.	BUILD NO.	FLOOR	FLAT NO.
8	H-60	2	1, 2
8	H-62	2	3, 4
8	H-64	2	1, 2
8	H-67	2	1, 2
9	I-70	2	3, 4
9	I-72	2	1, 2
9	I-74	2	3, 4
9	I-77	2	3, 4

ACCOMODATION	CARPET AREA	BUILTUP AREA
LIVING RM.	11.91 SQM	
DINING RM.	8.07	
KITCHEN	4.53	
BED RM.	9.00	
BATH	1.44	
W.C.	1.21	
TOTAL	36.18 SQM	45.0 SQM

CONTRACTOR : V M JOG ENGINEERING LTD.
P M C : M/S. STUP CONSULTANTS LTD.

DATE :

LIST OF FITTINGS AND FIXTURES PROVIDED

49
Type of Tenement : 50 Sq. meter
Tenement No. :
Key No. :
Building No. :
Condominium No.,
Sector 4,
Nerul, New Dombay.

(A) SHUTTER FIXTURES

1) MAIN DOOR:

S.No.	Item	Size	Brass Oxidised	Qty.No.
a)	Hinges	100 x 75 x 3 mm	Brass Oxidised	03
b)	Aldrop	16mm Ø x 250 mm long	Aluminium	01
c)	Tadi	15 x 9mm x 250 long	-do-	01
d)	Handle	100 mm grip	-do-	02
e)	Stopper	--	Aluminium + Rubber Bushing	01
f)	Peep Hole	--	Std-1 as quality	01
g)	Night Latch	--	Mirranda	01

2) INTERNAL DOOR : Bedrooms, Kitchen.

a)	Hinges	100 x 75 x 3 mm	Brass Oxidised	03
b)	Tadi	15x9, 250 mm long	Aluminium	02
c)	Handle	100 mm grip	-do-	02
d)	Stopper	--	-do- +Rubber Bush	01

3) W/C, Bath, Toilet Shutters : (3 Shutters)

a)	Hinges	100 x 75 x 3 mm	Brass Oxidised	06
b)	Tadi	15x9, 250 mm long	Aluminium	04
c)	Handles	100 mm grip	-do-	04

4) Open Terrace Shutter /Terrace.

a)	Hinges	03 / 06	M/Steel	--
b)	Aldrop/Tadi	02/02	M/Steel	--

of Maharashtra Ltd.

Office of the Assistant Estate Officer,
CIDCO LTD.
Sec-3, Nerul.

Ref. No. EMS/Vashi/

To.

Shr. Sayed Nafis Abbas R.

I-77/2:4, Sector-4;

Nerul.

Date: 16 FEB 1996

Sub. :- Recovery of HUDCO/HDFC Loan Instalments,
Service Charges and Water Charges

Sir/Madam,

It is seen from our record that you are in arrears of Rs. 530/- towards HUDCO/HDFC loan instalments, service charges and water charges as shown below :-

- 1) HUDCO/HDFC loan instalment as on _____ Rs. _____
- 2) Service Charges as on Dec-95 Rs. 530/-
- 3) CIDCO Water Charges as on _____ Rs. _____

Total- Rs. 530/-

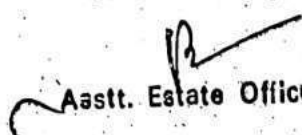
You are hereby called up on to make to our Corporation the payment of the above arrears with delayed payment charges on or before 6 MAR 1996 and furnish zerox copies of receipts/pay-in-slips in this office by 6 MAR 1996. If you fail to make to our Corporation payment of the above arrears and thereafter to furnish zerox copies of receipts of pay-in-slips in token of having made by you the payment of the above arrears on or before 6 MAR 1996, necessary eviction proceedings under the provisions of the Bombay Government Premises (Eviction) Act, 1955 will be initiated against you and thereafter you will be evicted from the apartment, which has been agreed to be sold by the Corporation to you.

If you have already made to our Corporation payment of the above arrears, you are requested to ignore this notice and furnish zerox copies of receipts/pay-in-slips in token of payment already made on or before 6 MAR 1996 6 MAR 1996

If you fail to furnish the zerox copies of the receipts/pay-in-slips before _____, it will be presumed that you have not made to our Corporation payment of the above arrears and further action as stated in the foregoing paragraph will be taken against you.

Thanking you.

Yours faithfully,


Asstt. Estate Officer

NOTED
Belapur,
4.
100
1166
211
110

900

CIDCO Bhavan, CBD-Belapur, New Bombay-400 614.

MARKETING CORPORATION OF MUMBAI LIMITED

Ref. No. CIDCO/M(MKT)/DRS-67 / 66042

Date: 29/03/91

To
SAYYED HAFIS ABBAS RIZAWD
PLOT 46, SHOP 8
NR SHIVAGI NGAR
GOVANDI
BOMBAY 400043

Customer No.: 1871/66042/0
Application No.: 66042 50(M2) / OP
Locational Preferences: 1) VASHI
2) NERUL
3) AIROLI

LOCATION ALLOTTED NERUL
IN THE DRAW HELD ON 27th August '91:

Sub: Allotment of location for your tenement under Demand Registration Scheme-1987

Sir/Madam,

You had applied under the Demand Registration Scheme, 1987 for a tenement in one of the 7 townships of New Bombay, under the Application number and the Customer number referred to above. The order of preference of locations given by you in your original application is as above.

In the computer draw location shown above was allotted to you by the Computer, considering the preference given by you and the availability of tenement of the size booked by you at that location. The allotment was purely on the basis of the serial order in which your particular application was picked up by computer randomly for the purpose of allotment of location. The computer draw was supervised by a committee of observers including representatives of allottees, an independent observer and press people, who were invited for the function. In view of a very large number of applicants in this scheme, it was decided to hold a Computer draw in the presence of such a Committee, instead of inviting all applicants.

If the location actually allotted to you is different from the locations preferred by you, it is so because your application number was randomly picked up by the Computer, when all tenements at the locations preferred by you were already allotted to others.

However, if you do not approve of the location at which you have been finally allotted the tenement, you are free to withdraw from the scheme and claim your refund of the moneys paid without any deduction and with interest @ 7% on the registration money only. If however, you have got allotment at one of the 3 locations preferred by you and you choose to withdraw, 10% amount from the Registration Charges will be deducted from the amount to be refunded to you. You will, however, be entitled to get 7% interest on the registration money. Please do not enter into any correspondence regarding change of location etc. as it cannot be considered.

The subsequent draw of lots, is expected to be held by the end of 1991.

If you desire allotment on the ground floor for health reasons, please send a Certificate from civil surgeon or Dean of Hospital of BMC to that effect before 30th September, 1991, certificate from any other doctor/specialists will not be acceptable.

Yours faithfully,

A. N. Sabnis
(A. N. Sabnis)
Marketing Manager

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Services office
City & Industrial Development Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur, New Bombay-400614.

Date: 26/10/92

TAKING OVER POSSESSION BY THE ALLOTTEE

Type I-77 Aptt. No. 264 Sector 4 at Yeshi/CBD-Belapur/Panvel
Nerul/Katamboli/Airoli/Kopar Khairane

1. Date of allotment: 23/2/92
2. Name of Hire/Outright Purchaser: Sayyed Nafis Abbas Rizavi
3. Date of execution of Agreement: 26/10/92

Civil Maistry

Asst. Estate Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. I-77/264
Type I-77 Sector 4 at Yeshi/CBD-Belapur/Panvel
Nerul/Katamboli/Airoli/Kopar Khairane on the day of _____ 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 said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on

Received Lock No. _____ with duplicate key.

Sayyed N. A. Rizavi
(Signature of Allottee)

Name Sayyed N. A. Rizavi

Aptt. No. 4 I-77/264/ML

- Copy to:
- Maharashtra State Electricity Board
 - Maharashtra Water Supply & Sewerage Board

GRAM. 'CITWIN' PHONES . 2022481/2022426/2022503/2022578
Head Office: 'CIDCO BHAVAN' Belapur, New Bombay - 400 614.
PHONE: STD. 0215 - 671241/42-43-44/671066-69. TLX: 011-77116 (CIDCO IN)
OUTRIGHT PURCHASE

elapur
00
166
11
±9

Ref No. DRS/90

Date: 02/10/90

To, SAYYED NAFIS ABBAS RIZAWO
PLOT 46 SHOP 8
NR SHIVAGI NGAR
GOVANDI
BOMBAY 400043

Sub : Letter of intent to Allot a tenement under DRS - 1987

Dear Sir/Madam,
We are pleased to inform you that you are found prima facie eligible for allotment of a tenement based on the information/documents submitted by you under DRS-1987 scheme. The details are as under:

- 1. Customer No. : 1871/66042/0
- 2. Application No. : 66042
- 3. Priority Type (I or II) : II
- 4. Built-up Area (M²) of tenement booked : 50
- 5. Registration Charges paid (Rs.) : 5000/-
- 6. Tentative total sale price of tenement(Rs.) : 198630/-

Your first instalment schedule is as under:

Due date of 1st Instalment	Amount of 1st instalment (Rs.)	Total Amount Payable including Delayed payment charges, if the instalment is paid within and upto 30 days from due date (Rs.)	Total Amount Payable including Delayed payment charges, if the instalment is paid after 30 days but within 60 days from due date (RS)	Total Amount Payable including Delayed payment charges, if the instalment is paid after 60 days but within 90 days from the due date (Rs)
10/11/90	24829/-	25201/-	25574/-	25946/-

Details of subsequent instalments are given below. You will have to pay the amount of buyers contribution in eight instalments. Your registration amount along with interest will be adjusted in the last instalment, before handing over possession of the tenement.

Please go through the accompanying letter and make payment as directed, if you agree unconditionally to all the terms and conditions given. No correspondence will be entertained in this behalf and no extension of payment of instalment and/or waiver from payment of delayed payment charges will be considered.

The actual price of the tenement will depend on the exact built up/plot area of the tenement that will be finally allotted to you at a particular location by drawal of lots.

You are requested to always quote the customer number and application number in all your future correspondence with us.

Yours faithfully,

(A.N. SANNI)
Marketing Manager

DETAILS OF SUBSEQUENT INSTALMENTS

Instalment No.	Due Date
II	31.12.90
III	29.03.91
IV	29.06.91
V	27.09.91
VI	31.12.91
VII	29.03.92
VIII	29.06.92

Note: The amount of instalment and delayed payment charges for the instalments II to VIII are same as 1st instalment. Payment of any instalment beyond three months from its due date will result in cancellation of the offer.

Marketing Section (WHS-87)
CIDCO Bhavan CBD - New Bombay - 400 614

Slapur.
10
66
11
18

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

Date: 23/02/93

To,
Shri/Smt. **SAYYED NAFIS ABBAS RIZAWD**
PLOT 46 SHOP: 8
NR SHIVAGI. NGAR
GOVANDI
BOMBAY: 400043

4345
Sir/Madam,

Sub: - Allotment of Tenement on Outright Purchase Terms booked under DRS-87 Scheme
Ref: - Your Application No. 66042

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 **NERULI**
- 2) Sector No. **04**
- 3) Type ********
- 4) Building No. **I-77**
- 5) Wing No./Floor **12**
- 6) Tenement No. **4**

You are advised to make following payments.

(Based on actual area)
Amount (in Rs.)

(A) PRICE	Area M ²	Rate per M ²	Amount (in Rs.)
i) Tenement	49.000	4756.00	233044.00
ii) Attached terrace (if any)			
iii) Roof terrace (if any)			
iv) Open plot (if any)			

Sub total (A) 233044.00

(B) AMOUNT PAID

- i) Eight Instalments (assumed)
- ii) Registration charges & accrued interest @ 14% compounded

198632.00 ✓
10301.00

Sub total (B) 208933.00

(A-B) 24111.00

(C) NET AMOUNT PAYABLE

(D) MISCELLANEOUS CHARGES

- i) MSEB connection charges
- ii) Share Money
- iii) Documentation charges
- iv) Cost of Lock
- v) Water connection charges including three phase power supply to common water pump

11956.00
260.00
100.00
850.00

Sub total (D) 13166.00

(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



NOBROKER

3 BHK Flat In New Heaven Chs For Sale
In Nerul

Vinu Veena CHS, Sector 4

₹ 2 Crores

✓ Price Negotiable

1300 SqFt

Built Up Area

1200 SqFt

Carpet Area



Unverified Loan

₹ 1.15 Lacs/Month

Estimated EMI

Need Home Loan?

Apply Loan



Price trends by NBEstimate

Check Now

Nearby: ICICI Bank Vashi-Sec 12, Navi Mumbai-Branch & ATM

Overview

Get Owner Details

