

Wednesday, October 07, 2020
11:12 AM

पावती

Original/Duplicate

नोंदणी क्र. 10227

Regn. 391A

पावती क्र.: 10227 दिनांक: 07/10/2020

शाखाचे नाव: डॉ.बिजजी (सुनी)
इस्तरेवजाचा अनुक्रमांक: कलन2-8867-2020
इस्तरेवजाचा प्रकार: बारारनामा
सादर करणाऱ्याचे नाव: वैभव बाबाजी मोरे - -

नोंदणी फी ₹. 22400.00
दस्त हाताळणी फी ₹. 1000.00
पृष्ठांची संख्या: 50

एकूण: ₹. 23400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:29 AM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.2238000/-
मोबदला ₹.2000000/-
भरलेले मुद्रांक शुल्क: ₹. 67200/-

Joint Sub/Registrar Kalyan 2
(सही) जी.बी.सात्रादेवे
सह.दुय्यम नि:नयक वर्ग-२
कल्याण क.३

- 1) देयकाचा प्रकार: DHC रकम: ₹.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610202011575 दिनांक: 07/10/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.22400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005074130202021E दिनांक: 07/10/2020
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yachada training) code added for keeping tack of adjusted fees

Bross

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Kalyan, Dist. Thane
this 7th day of Oct 2020.

B E T W E E N

***M/S. GIRIJAMATA DEVELOPERS Through Proprietor MR. PRALHAD KALU THAKUR, Age 43 years, (PAN Card No.AEVPT2874A) having its office at Shop No.1/2, Matru Pitru Chaya Building, Behind K.D.M.C. Hospital, Kopar Cross Road, Dombivali (West), Taluka Kalyan, Dist: Thane-421202, hereinafter called the "OWNER/DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, administrators, constituting the said firm for the time being and their successors and assigns) OF THE PARTY OF THE FIRST PART.**

A N D

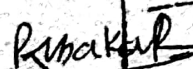
1.MR. VAIBHAV BABAJI MORE, aged 38 years, No.ALQPM6681E

2.MRS. VAIBHAVI VAIBHAV MORE aged 34 years, Pan Card No.BRRPM4214M, Both Residing at : Room No. 08, Ratan Chawl No. 05, Matoshri Nagar, Aagasan Road, Bedekar Nagar, Diva East, Thane - 400612 hereinafter referred to as "THE FLAT/SHOP PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators and assigns) of the OTHER PART.

Whereas the Owner/developer is owned, seized, possessed off otherwise well and sufficiently entitle to and having rights, title and interest in NA plot of land, bearing Survey No.7, Hiss No.2 A, 1150 sq. mtrs. Laying being situated at Village Juni Dombivali (More particularly described in the schedule hereunder) hereafter called and referred as "the said property".



V. V. More

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The landlord himself is a developer and under the power and authorities vested in the builder/developers in a capacity of owner, the builder/developer herein is in title to develop the said property by constructing thereon buildings of dwelling units, garage, commercial unit/galas and other unites and selling the said flats/shops/garage premises/ galas on the ownership basis appropriate the sale proceeds thereof.

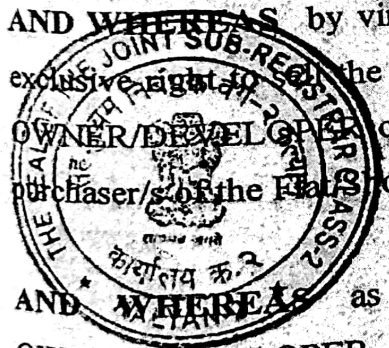
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AND WHEREAS as such the OWNER/DEVELOPER has proposed to construct on the said property new multistoried buildings of Ground floor level and Seven Upper floors (hereinafter referred to as "the said building").

AND WHEREAS the OWNER/DEVELOPER has entered into a standard agreement with an Architect M/s. Golden Dimension registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; the OWNER/DEVELOPER has appointed a structural Engineer for the preparation of the structural design and drawing of the buildings and the OWNER/DEVELOPER accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building.

AND WHEREAS by virtue the OWNER/DEVELOPER alone has the sole and exclusive right to the Flat/Shops in the said building to be constructed by the OWNER/DEVELOPER on the said land and to enter into agreement/s with the purchaser/s of the Flat/Shops and to receive the sale price in the respect thereof;

AND WHEREAS as demanded by the Flat/Shop Purchaser/s, the OWNER/DEVELOPER has given inspection to the Flat/Shop Purchaser/s of all the documents of title relating to the said land, the said construction permission and the plans, designs and specifications prepared by the OWNER/DEVELOPER's Architect and of such other documents as are specified under the Maharashtra Ownership, Flat/Shops (Regulation of the Promotion of Construction, sale, management and transfer) Act 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.



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Handwritten signature: B. P. S.

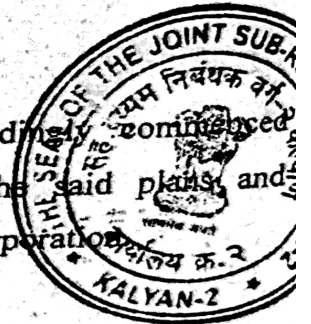
Handwritten signature: V. V. More.

AND WHEREAS the copies of Certificate of Title issued by Advocate of OWNER/DEVELOPER Mr. Dilip K. Gandhi and copies of property card extract of Village Forms VI or VII and all other relevant revenue record show the nature of the title of the OWNER/DEVELOPER to the said land on which Flat/Shops are constructed and the copies of the plans and specification of Flat/Shop agreed to be purchased by the Flat/Shop Purchaser/s approved by Kalyan Dombivli Municipal Corporation have been annexed hereto and marked Annexure 'A' respectively.

AND WHEREAS the OWNER/DEVELOPER has got approved from the Kalyan Dombivli Municipal Corporation the plans, the specifications, elevations, section and details of the said building vide their No. 2018-19/69 dated 02/01/2019

AND WHEREAS the said land was already converted into Non Agriculture (N.A.) in the year 2010 as per order of Collector of Thane bearing No. RB/NAP/SR/342/2010 dt. 19/10/2010.

AND WHEREAS the OWNER/DEVELOPER has accordingly commenced construction of the said building/s in accordance with the said plans and specification approved by the Kalyan Dombivli Municipal Corporation



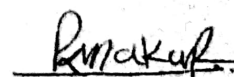
AND WHEREAS the Flat/Shop Purchaser/s applied to the OWNER/DEVELOPER for allotment of the Flat No. 503, on 5th Floor, admeasuring 355 sq. ft. built-up area (including common areas). (i.e. 32.99 sq.mtrs) in building known as "TANAJI HEIGHTS" situated at Old Dombivali, Dombivali (West), Taluka Kalyan, Dist: Thane, for the sale price in the manner hereinafter appearing.

Old Dombivali, Taluka Kalyan, Dist: Thane, for the sale price in	
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AND WHEREAS under section 4 of the Maharashtra Ownership Flat/Shop Act 1965 the OWNER/DEVELOPER is required to execute a written agreement for sale of said Flat/Shop to the Flat/Shop Purchase, to bring in fact there presents and also to register said agreement under the Registration Act.



V. V. More.



2. The Flat/Shop Purchaser/s hereby agrees to purchase from the OWNER/DEVELOPER and the OWNER/DEVELOPER hereby agrees to sell to the Flat/Shop Purchaser a Flat No. 503, on 5th Floor, admeasuring 355 sq. ft. built-up area (including common areas). (i.e.32.99 sq. mtrs) in building known as "TANAJI HEIGHTS" situated at Old Dombivali, Dombivali (West), Taluka Kalyan, Dist: Thane, hereinafter referred as "the Flat/Shop") for the price of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) including proportionate price of the common area and facilities appurtenant to the premises the nature extent and description of the common areas and facilities which are more particularly described in the Schedule hereunder written.

3. The Purchaser have paid Rs. 20,00,000/- (Rupees Twenty Lakhs Only) the part payment of the purchase following manner.

Sr. No. Work	Percentage
1. On Booking	5%
2. On execution of agreement	20%
3. On commencement of Plinth work	15%
4. On commencement of First Slab	5%
5. On commencement of Second Slab	5%
6. On commencement of Third Slab	5%
7. On commencement of Fourth Slab	5%
8. On commencement of Fifth Slab	10%
9. On commencement of Sixth Slab	10%
10. On commencement of Seventh Slab	5%
10. On commencement of brick work of flat	5%
11. On commencement of Internal & External Plaster	5%
12. On possession of the Flat	5%
Total	100%



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(Signature)
V. V. More

(Signature)
R. V. Akur

23. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace Flat/Shops in the said building, if any, shall belong exclusively to the respective purchaser/s of the terrace Flat/Shop. The terrace Flat/Shop shall not be closed the Flat/Shop purchaser/s.

24. This agreement shall always subject to the provisions of the Maharashtra Ownership of Flats/Shops Act (Mah. Act No. XV of 1963) and the rules made thereunder.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing Survey No.7, Hissa No.2 A, being and situated at Village Juni Dombivli, Dombivli (West), Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation within the Registration District Thane and Sub-Registration District Kalyan and bounded as follows :-

- On or towards East
- On or towards West
- On or towards North
- On or towards South

[Signature]
V. V. More



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IN WITNESS WHEREOF THE PARTIES HERETO HEREUNTO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE
YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY
the withinnamed "OWNER/DEVELOPER"
"M/S. GIRIJAMATA DEVELOPERS
Through Proprietor

MIR. PRALHAD KALU THAKUR
in the presence of




}
} Pralhad




}
} N.V. More

THE SEAL OF THE JOINT SUB-REGISTRAR CL
MRS. VAIBHAV
KALYAN-2

}
} N.V. More




1. Ravi Prasad
Balu Dighule

}
} Ravi
} Dighule

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RECEIPT

Received of and from the Flat/Shop purchaser/s **1. MR. VAIBHAV BABAJI MORE, 2. MRS. VAIBHAVI VAIBHAV MORE** an amount of **Rs. 2,00,000/-** (Rupees Two Lakhs only) by following cash/cheque towards sale price of the part/full payment paid by the Flat/Shop purchaser/s to the OWNER/DEVELOPER.

RTGS/CHEQUE/ NEFT	DATE	BANK/BRANCH	AMOUNT RS.
SBIN420016889424	16/01/2020	SBI Bank	Rs.1,00,000/-
SBIN520016096038	16/01/2020	SBI Bank	Rs.1,00,000/-
Total Rs.			<u>Rs. 2,00,000/-</u>

(Rupees Two Lakhs Only)

I Say Received Rs. 2,00,000/-

Pra ahead
"M/S. GIRIJAMATA DEVELOPERS
Through Proprietor

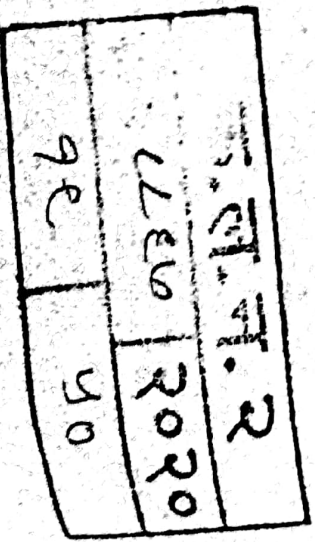
MR. PRAJLHAD KALU THAKKER

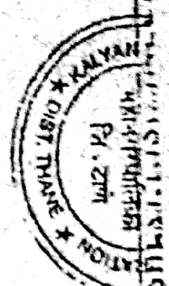


WITNESS:

1) *Pra*

2) *Pra ahead*





जा. क. कडोमवा/मरवि/भा/डी/२/२०१८-१९/६
कल्याण डॉ. विवली महानगरपालिका, कल्याण
दिनांक : ०२/०९/२०१९

(बांधकाम प्रारंभ प्रमाणपत्र मुजारी)
भा./भा.पती : प्रल्हाद काळू टाडगुड
कुलमुख्यालयप्रारंभ धारवा :
मास्तुशिल्पकार : पी. गोल्डन डायमंडमन, डॉ. विवली (पु.)

विषय : सा.म. ७, हिस्सा नं. २अ, भा.नं - मु.गी डॉ. विवली, डॉ. विवली (पु.) मध्ये
बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ : आपला दि. ०८-११-२०१८ चीकीचा १. गोल्डन डायमंडमन, डॉ. विवली (पु.)
मास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज क्र. २६३९९

मास्तुप्रारंभिक व नगररचना अधिनियम १९६६ चे कलम ४४ अन्वये सा.म. ७, हिस्सा नं. २अ, भा.नं - मु.गी
डॉ. विवली, डॉ. विवली (पु.) मध्ये ११५०.०० चौ. मी. क्षेत्र व वाढीव घटई क्षेत्र ११५.८० चौ. मी. एकूण २०६५.८० चौ. मी.
क्षेत्राचे २०६३.६८ चौ. मी. क्षेत्र पूर्वडोबा विकास कार्यायास पुनर्दे प्राथिक महानगरपालिका अधिनियम १९४९ चे कलम
२५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. ०८-११-२०१८ च्या अर्जास अनुसरून मुद्रीत शर्तीस अधिन राहून तुमच्या
मालकीच्या जागेत हिस्सा रंगाने तुजूसी दाखविल्याप्रमाणे भागीत पानावर नमुद केलेप्रमाणे रहिवास, वाडे पिसीच्या
इमारतीच्या बांधकामाबाबत बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे इमारतीच्या व जागेच्या मालकी हक्कांसंदर्भात
कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहिल या अटीवर हे संपत्तीपत्र देण्यात येत आहे.

इमारत - स्टिस्ट(ध), तळ(ध) * पहिला मजला ते सातवा मजला (रहिवास)

कल्याण संविधान महानगरपालिका
सहायक

१. हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपारुा एक वर्षांपर्यंत वैध असेल, नंतर मुद्रीत वर्षासाठी परवानगीचे नुतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नुतनीकरण किंवा नविन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने जागती करण्यात येईल. नकाशात हिस्सा रंगाने केलेल्या तुजूस्या आपल्यावर वैधकारक राहिलीत.
२. बांधकाम चालू करण्यापूर्वी सात दिवस आधी महानगरपालिका कार्यालयास लेखी कळविण्यात यावे. ही परवानगी आपल्या मालकीच्या कळ्यातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अंभर विकास करण्यास हक्क देत राहिलीत.
३. इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल. कोरडित्त व जोत्याचे बांधकाम झाल्यावर मास्तुशिल्पकाराचे मंजूर नकाशाप्रमाणे वाढेथिल व जोत्याचे बांधकाम करणे गरजेची राहिलीत. महानगरपालिकेस सादर करण्यात यावे व ते कार्यालयाकडून तपासून घेऊन, जोता यावे व त्यानंतरच मुद्रीत बांधकाम करण्यात यावे.
४. बांधकामाची प्रकरणा फेरफार पूर्वपरवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
५. इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले मास्तु शिल्पकार व स्थापत्य विभागाच्या वारसावर राहिलीत.
६. जाग्याच्या संव्धेमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये. तसेच फ्लॅटच्या जाग्याच्या मोकळ्या सोडावाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
७. नागरी जमीन कपाल मर्यादा अधिनियम कान्या १९७६ च्या तरतुदीप्रमाणे जागा दाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपल्यावर राहिलीत.
८. पूर्वडोबाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयीप्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिलीत.
९. जागेत पुढे भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करावची जबाबदारी मालकाची राहिली व मालक भाडेकरू यापुढे काही वाद असल्यास किंवा निर्माण झाल्यास त्यांचे निराकरण मालकाने करणे आवश्यक आहे.
१०. सादर जागेतून पाण्याचा नैसर्गिक निष्का होत असल्यास नै.क. वि. विभाग (कडोमवा) च्या परवानगीशिवाय वळवू, अडवा बदल करू नये.
११. १४.



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कल्याण डोंबिवली महानगरपालिका, कल्याण



ना. क्र. कडोमपा/नरवि/सीसी/डॉवि / १०६
दिनांक : ३०/०७/२०२०

भव
श्री. प्रस्ताद काळू आकूर
कु.मु.प.भा. -
दारा - वास्तुशिल्पकार - मे. गोलहन आयभंशम, डोंबिवली (पु)

वास्तुशिल्पकार मे. गोलहन आयभंशम, डोंबिवली (पु) यांचे दि. २८/१२/२०१९ चे अर्जावरून दाखल देण्यात येतो श्री. स्थानी कल्याण डोंबिवली महानगरपालिका इतिहास नं. ७, हिरया नं. २अ, मीने - जुनी डोंबिवली, डोंबिवली (प) येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील यांधकाप परधानगी जा. क्र. कडोमपा/नरवि/बाप/डोंवि/२०१८-१९/६९ दि. ०२-०९-२०१९ अन्वये ११५०.०० चौ. मी. क्षेत्र व वाढीव चटई क्षेत्र ११५.८० चौ.मी. एकूण २०६५.८० चौ.मी. क्षेत्राची २०६३.६८ चौ.मी. क्षेत्राचे रद्दबास यांधकाम पूर्ण केले आहे

सबब स्थाना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुसरी दाखविल्याप्रमाणे तसेच खालील अटीस अधिन राहून बांधकाम पूर्णत्वाचा दाखला प्रदान करण्यात येत आहे

अ.क्र.	मजले	सर्दैनिका	क्षेत्र (चौ.मी.)
१.	स्टिच, तळ मजला	४ सर्दैनिका	१३२.८० चौ.मी.
२.	पहिला मजला ते सात मजला	०८ सर्दैनिका (प्रत्येकी)	१९३०.८८ चौ.मी.
	एकूण	६० सर्दैनिका	२०६३.६८ चौ.मी.

अटी

१. भविष्यात रस्ता रूंदीकरणसाठी जाणा लागत्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करावी जागेत.
२. नजरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकाण्यात येईल.
३. याणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची आहे. नरवि/बाप/डोंवि/२०१८-१९/६९ दि. ०२-०९-२०१९ बांधकाम परवानगीमधील बांधनकारक राहतील.



क.डों.म.पा. कल्याण,
क.डों.म.पा. कल्याण,
प्रभाग कार्यालय, क.डों.म.पा. कल्याण.

कल्याण श.भ.वर्तमान महानगरपालिका
नरवि/बाप/डोंवि/२०१८-१९/६९ दि. ०२-०९-२०१९ बांधकाम परवानगीमधील
कल्याण श.भ.वर्तमान महानगरपालिका

श.स.न.२
क.डों.म.पा. १०३०
२३
५०

B Com (Hons) LLB
8892176051

3, Saichidanand CHS Ltd, Tike
Opp. HDFC Bank, Dombivli (E), Dist. Thane
421201 Tel.: 0251-2447812, 77233300
Rasi: Rudra, Plot No. RL-73, Road No.
Maliap Nagar MIDC, Dombivli (East) Tel.: 77233300

TITLE CLEARANCE CERTIFICATE :-

I have taken the search in respect of property bearing Survey No. 7, Hissa No. 2A, admeasuring 1150.00 sq.mtrs. situated at Mouje - Old Dombivli, Dombivli (W), Tal. Kalyan, Dist. Thane belonging to Mr. Pralhad Kalu Thakur, within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division.

The search in respect of the aforesaid property is taken by me for the period from 1988 to 2018 for last 30 years at Sub Registrar Kalyan. I did not find any encumbrance created over said property during period of search. On the documents produce before me, I hereby certify that the said property has a clear & marketable title and the same is free from all the encumbrance or charge.

Under the circumstance and other documents produced before me, I am of the opinion that the property i.e. land bearing Survey No. 7, Hissa No. 2A, admeasuring 1150.00 sq.mtrs. situated at Mouje - Old Dombivli, Dombivli (W), Tal. Kalyan, Dist. Thane encumbrances and title over the said property by Mr. Pralhad Kalu Thakur, is clear, marketable and free from all the encumbrances.



Pralhad Kalu Thakur
Joint Sub-Registrar
Address: 10, Tax Consultants
A, Sankhadasana Apt., Tike Road,
Dombivli (E-2)

25	1.2
ए. न. 1130	200
259	56

Dilip K. Gandhi
B.Com (Hons) LLB
9892176055

Advocate & Tax

3, Satchidanand CHS Ltd., Tilak Road,
Opp. HDFC Bank, Dombivli (E.) Dist:Thane
421201. Tel.: 0251-2447812, 7738390178
Resi: Rudra, Plot No. RL-73, Road No. 16,
Mhap Nagar, MIDC, Dombivli (East) Tel.: 7738390957

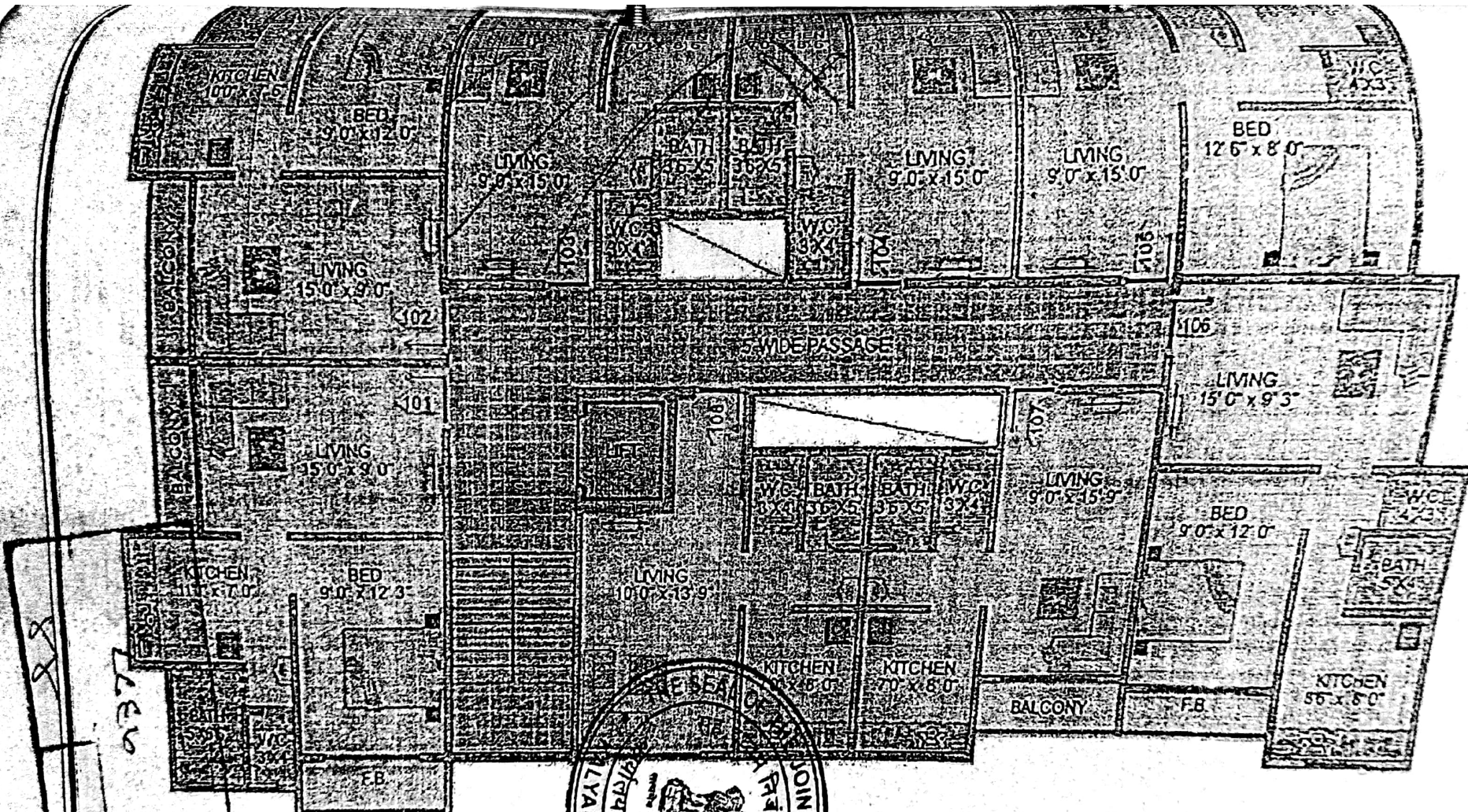
SEARCH REPORT

I have taken the search of the property bearing Survey No. 7, Hissa No. 2A, admeasuring 1150.00 sq.mtrs. situated at Mouje - Old Dombivli, Dombivli (W), Tal. Kalyan, Dist.Thane belonging to Mr. Pralhad Kalu Thakur from the year 1988 to 2018 for last 30 years at Sub-Registrar Kalyan, & find that

<u>Year</u>	<u>Particulars / Transaction/Encumbrance</u>
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL



स.स.स.स.स.स.	२
स.स.स.स.स.स.	२०२०
२८	५०



28
 037
 20
 2



TYPICAL FLOOR PLAN
 BUILDUP AREA

Broas
 Y. V. More.

- 105 - 520 sq.ft.
- 102 - 555 sq.ft.
- 106 - 545 sq.ft.
- 103 - 355 sq.ft.
- 107 - 380 sq.ft.
- 104 - 355 sq.ft.
- 108 - 380 sq.ft.

सूची - २)

सूची क्र. २

सूचना क्र. २
REGISTRATION NO. 503/97
REGISTRATION NO. 355

07/10/2020

गावचे नाव : डोंबिवली (जुनी)

एतरीनामा

(1) निवेशाचा पुरावा
2000000
2238000

(2) बाजारभाव/भाडेपट्ट्याच्या
बाबतीत पट्ट्याकार आणि रणी देतो की पट्टेदार
होय कि नाही
(3) मू. गावचे. कोर्टाद्वारा व घटकनामिक
(असल्यास)

1) पत्रिकेचे नाव: कल्याण-डोंबिवली एतर वर्धन. एतर माहिती: मीने जुनी डोंबिवली म. २/१२५५ नं. २
वरील सानाजी हाईव्हाय वेस्टिंग मधील सदनिका क्र. 503, 97 चा भाड्याचा शोध 355 चौ. फु. विच्छेदन
((Survey Number : 712A :))
1) 355 चौ. फु.

(5) क्षेत्रफल
(6) आकाराची विषय चुकी देण्यात आसेल तेव्हा.
(7) दस्तऐवज करून देण. माहिती देण. ठेवण. या
घटकाबाबत गाव किंवा विभागी न्यायालयाचा
इजाजतपणे किंवा आदेश असल्यास, प्रतिवादिने
साद व पुरावा

1) गाव: मेसर्स निरीबा मारा हेल्थकार्य वर्क शोशा प्रन्हाद काळू शंकर यांचे व. म. शासक म्हणून निवृत्ती
आनेश्वर पाटील -- बच: 43; पत्ता: प्लॉट नं.: माळा नं.:. इमारतीचे नाव: मातु मिंग शाना विच्छेदन, प्लॉट
नं.: शॉप नं 1/2, रोड नं.: के. डी. एम सी हॉस्पिटल गाणे कोपर कॉस रोड, डोंबिवली प. महाराष्ट्र, राज्. वि.
पोस्ट: 4121202 प्लॉट नं.: AEVPT2874A
2) गाव: शैशव बाबाजी मोरे -- बच: 38; पत्ता: प्लॉट नं.: माळा नं.:. इमारतीचे नाव: रतन चाळ नं 05
प्लॉट नं.: क्रम नं. 08, रोड नं.: मातोश्री नगर, आगासन रोड, वेडेकर नगर विभा पूर्व, महाराष्ट्र, राज्. वि.
कोड: 400612 प्लॉट नं.: ALQPM6681E
3) गाव: शैशवी शैशव मोरे -- बच: 34; पत्ता: प्लॉट नं.: माळा नं.:. इमारतीचे नाव: रतन चाळ नं 05
प्लॉट नं.: क्रम नं. 08, रोड नं.: मातोश्री नगर, आगासन रोड, वेडेकर नगर विभा पूर्व, महाराष्ट्र, राज्. वि.
कोड: 400612 प्लॉट नं.: BRRP4214M

07/10/2020
07/10/2020
886712020
67200
22400

(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्तऐवजी केव्हाचा दिनांक
(11) प्रत्येकीक. खंड व पुरा
(12) बाजारभाव/भाडेपट्ट्याचे मुद्रांक शुल्क
(13) बाजारभाव/भाडेपट्ट्याचे नोंदणी शुल्क
(14) शे. 2
मुख्यांकनामाची विचारणा देताना वयचीस
मुद्रांक शुल्क आकाराताना निवृत्तलेला
असू शकतो

(i) within



or any Cantonment area annexed to it

(सही) जी. बी. सासत्रिवे
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. ३

Registered Office: No. 29/1, Sir. M N Krishna Rao
 Road, Lalbagh West, Bangalore, Karnataka, 560 004
 Phone: 080-26567655 Fax: 080-26565746
 Email: development@canfinhomes.com
 Website: www.canfinhomes.com

Branch Address: I Floor, Ss-4/210 & 212, Mumbai,
 Vashi Navi Mumbai,
 Maharashtra-400 703,
 Phone : 022-27820168/7625079127,
 Email: navimumbai@canfinhomes.com

Loan Sanction Communication Letter

File Number : 127202100082 Date : 23-11-2020

Name of the borrowers : VAIBHAV BABAJI MORE ,VAIBHAVI VAIBHAV MORE

Address
 ROOM NO 8RAITAN CHAWL NO 5
 MATOSHRI NAGAR
 AGASAN ROAD DIVA EAST,THANE
 Maharashtra-400612
 Mob No 9870822121

Dear Sir/Madam,

With reference to your application dated 18-11-2020 we are pleased to inform you that we have in principle, sanctioned the loan for the purpose of Purchase of Ready Built House/Flat, property situated at FLAT NO-503 , 5TH FLOOR , TANAJI HEIGHTS , SR NO-7 H NO-2A,,,OLD DOMBIVALI,DIST THANE,Maharashtra,421202 on the specific terms & conditions as per annexure 1, general terms and conditions specified in Fair Practice Code(FPC) & Most Important Terms & Conditions (MITC) and the following special condition.

Type of loan (Product)	Loan Amount Rs	Risk Rating	Rate Of Interest(ROI)	Tenure of the Loan-Years	Equated Monthly Installments (EMIs)		
					Tenure	Amount	Commencing From *
Individual Housing Loan	14,00,000.00	S1	7.00%	22	264	10,408.00	

Special Conditions:

1. The EMI, repayment period and all other general terms and conditions will be subject to change from time to time as notified on the company's website www.canfinhomes.com / Notice Board of the Company. The disbursement of the sanctioned loan is subject to your acceptance and compliance of all terms & conditions as per annexure-1, FPC & MITC, execution of prescribed documents and providing the prescribed security. The disbursement of the loan is at the sole discretion of the company and the company may not vest any right with the borrower to claim the disbursement of the loan as a matter of right. The company may cancel/withhold any of the terms and conditions of the loan or withhold part or full amount of the loan without assigning any reason whatsoever.

2. The terms and conditions are acceptable to you, please call on us along with the guaranter/co-applicant/s & execute the required loan documents along with the relevant property documents.



Brozs

V.V. More.

IMPORTANT NOTE

Respected Sir/Madam,
With reference to your above offer dated **23-11-2020** to sanction a sum of **Rs.14,00,000.00/-** to me/us:

I/we confirm that I/we have fully read and understood the basic terms and conditions of this sanction letter along with annexures and accept the terms.

I/we have also read and understood terms and conditions specified in the Fair Practices Code (FPC) and Most Important Terms and Conditions (MITC) and accept the same. *

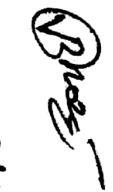
I/we confirm that I/we have fully read and understood the Conditional Terms on Rate of Interest, under the Affordable Housing Loan- Rural/Urban scheme. *

I/we submit acknowledged copy of this sanction letter to you, duly accepting the terms & conditions as required vide clause 18 of the annexure of sanction communication letter.

I/we retain other copy of this sanction communication, FPC and MITC for our reference and records.
Td which ever is applicable as per the Loan Product.

- Conditions:**
- 1. REPAYABLE IN CONSECUTIVE EQUATED MONTHLY INSTALLMENTS EVERYMONTH THROUGH LOCAL POST DATED CHEQUES AND ACTIVATION OF NACH FACILITY.
 - 2. CREATION OF EQUITABLE MORTGAGE BY DEPOSIT OF ORIGINAL TITLE DEEDS AND UPTO DATE ENCUMBERANCE CERTIFICATE.
 - 3. SUBMISSION OF MARGIN MONEY PAID TO BUILDERS AND MONEY RECEIPTS FOR OUR DISBURSEMENTS MADE TO BUILDERS AND POSSESSION LETTER OF THE PROPERTY/SHARE ERITIFACATE ISSUED BY THE SOCIETY.
 - 4. SUITABLE PERSONAL GUARANTOR TO BE OFFERED TO THE LOAN.

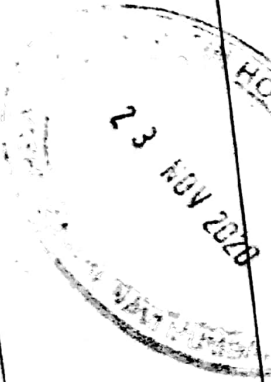
Yours faithfully,



Place: Vashi

1. Borrower/s: VAIBHAV BABAJI MORE
2. Co-Applicant : VAIBHAVI VAIBHAV MORE
Guarantor :
Date: 23-11-2020

Received at the
branch
(Affix date seal
of branch here
below)



Registered Office : No. 29/1, Sir. M N Krishna Rao Road, Lalbagh West, Bangalore, Karnataka
Online: 511OKA1987PLC008699 Phone: 080-26570155 Website: www.canfinhomes.com