

MUMBAI HOUSING & AREA DEVELOPMENT BOARD
[A REGIONAL UNIT OF MHADA]

PROVISIONAL ALLOTMENT LETTER

MHA

DIR/MKT/BIMBISAR NAGAR /177/ 22B/205/

Date :- 9/4/03

16.04.03

To
Shri/Smt./Ku. MAHENDRA SHRIRAM THAKUR
M. S. THAKUR, D-44-VISAWA-134, SECTOR-1, CHARKOP KANDIVALI(W),
MUMBAI-67.

Sub:- Allotment of flat No.205 in Bldg. No.22B under group Booking scheme at
BIMBISAR NAGAR

Ref:- 1) This office letter no. 9952 dated 27.9.02 to the chief promoter of
"PANCHSHEEL".
2) Your Application no. 03612.

Sir,

Since the chief promoter of above mentioned society has informed this office that you are the bonafied member of PANCHSHEEL and have paid Rs. 1,17,000/- to MHADB and has recommended to allot you the flat no. 205 in the building no.22B in code no.177 at BIMBISAR NAGAR I am pleased to inform you that MHADB has decided to provisionally allot flat no.205 Bldg. no.22B in code no.177 at BIMBISAR NAGAR to you. Kindly note that the cost of flat is Rs. 982,500 (Rs. nine hundred eighty-two thousand five hundred) only. The super built up area of the said flat is 655.00 sq.ft. The plot is situated on S .no. XXXX , City survey no.14B/258 in P(NORTH) ward of MCGM. The further payments to be made to MHADB, by you, are as follows.
The further payment schedule.

- 1) Next payment of Rs. 95,625/- by 27/3/03
- 2) Next payment of Rs. 2,45,625/- by 23/6/03
- 3) Next payment of Rs. 2,45,625/- by 21/9/03
- 4) Last payment of Rs. 2,25,625/- within 30 days from date of intimation of receipt of occupation certificate.

If there is any delay in payment, at any stage mentioned above, interest as applicable at the time of such default will be levied for payment under default. At present the rate of interest is 13.5% per year.

You are requested to convey your consent to above terms within 15 days of issue of this letter. If you fail to convey your consent within 15 days it will be presumed that you are not interested in the same booking and under these circumstances, this provisional allotment will be cancelled in consultation with the chief promoter of the society. In such eventuality 1% amount of the sale price will be deducted from your payments and balance will be returned to you without any interest. If you withdraw at any stage, after issue of this letter, then also 1% amount of the sale price will be deducted from your payments and balance will be returned to you without any interest.

Please note that this letter is not commitment of MHADB in whatsoever manner. The final allotment will be subject to the full payment of the sale price of the flat. Kindly note that the provisions of MHADA (Estate management, sale, transfer and Exchange of Tenements) Regulations

ions of MHADA(Estate management, sale,transfer and Exchange of Tenements) Regulations
and MHADA(disposal of lands) Rules 1981 are applicable to this allotment.

The tentative date of possession is 31/12/2003. However final possession of the flat will be
en only after the receipt of Occupation certificate (OC) from MCGM.

Since you have booked the flat by paying necessary emd, if you desire to avail loan facility
from financial institution of your choice , you will be issued necessary NOC. if you make the 15%
payment over above emd.

At present, MH & ADB has got close liason with the financial institutions like HDFC, LIC
HFL, LIC OF INDIA, ICICI, Standard chartered Bank, State Bank of India, Punjab National
Bank, Syndicate bank, UnionBank of India, Bank of Maharashtra etc.

For any further information , please feel free to call on to the Director Marketing.
Wishing you happy & prosperous stay in our Home .

Yours Faithfully

Director/ Marketing
Mumbai Boa

Copy f.w.c.s. to the chief promoter for information please.

PANCHASHEEL CO. OP. HSG. SOCIETY (PROP.)

Building No. 22B, Bimbisar Nagar, M. H. B. Colony, Opp. Jay Coach, Near Mahanand Dairy,
Western Express Highway, Goregaon (E), Mumbai - 400 065.

MR. PRAMOD M. BHOSLE
(Chief Promoter)

B/703, Panchasheel Apartment, Datta Mandir, Cross Road, Dahanukar Wadi,
Kandivli (W), Mumbai - 400 067.

Ref. No. : 14

Date : 12-03-2003

PROVISIONAL OFFER LETTER

To,
Shri./Smt. THAKUR. MAHENDRA. SHIRAM.
M.S. THAKUR, D-44-VISAWA-134,
SECTOR-I, CHARKOP, KANDIVALI (W).
MUMBAI-400067.

Sub. : Provisional Offer Letter for the booking of Flat No. 205, in
Building No. 22B Code No. 177 at Bimbisar Nagar, MHADA Colony,
Opp. Jay Coach, Near Mahanand Dairy, Western Express Highway,
Goregaon (East), Mumbai - 400 065

Sir/Madam,

I am pleased to convey the provisional offer of our society for booking of Flat No. 205,
in Building No. 22B, Code No. 177, at Bimbisar Nagar, MHADA Colony, Opp. Jay Coach,
Near Mahanand Dairy, Western Express Highway, Goregaon (East), Mumbai - 400 065 on
following terms and conditions :

- 1) The Cost of the flat is Rs. 9,82,500/-. The Super Built up Area of the flat is 655 sq. ft.
- 2) All the payments to MHADA will be in form of DD / Pay Order payable to A/c No. 10020, M. H. & A. D. Board at Mumbai which shall be submitted to the proposed society and in turn shall be forwarded to the M. H. & A. D. Board.

The payment schedule is as follows :

- a) You have paid Rs. 20000/- (Rupees TWENTY THOUSAND ONLY.)
on 12-03-2003 vide receipt No. 14.
- b) Next payment of 25 % amount of the sale price i. e. Rs. 2,45,625/-
(Rupees Two lakh Forty Five Thousand Six) on or before 22-03-03.
Hundred and Twenty Five Only.
- c) Next payment of 25 % amount of the sale price i. e. Rs. 2,45,625/-
(Rupees Two lakh Forty Five Thousand Six) on or before 25-04-03.
Hundred and Twenty Five Only.

...2

- d) Further payment of 25 % amount of the sale price i. e. Rs. 2,45,625/-
(Rupees Two lakh Forty Five Thousand Six) on or before 25-07-03.
Hundred and Twenty Five Only.
- c) Balance payment of 25-FMD % i. e. Rs. 2,25,625/- (Rupees Two lakh Twenty
Thousand Six Hundred Twenty Five Only) of the sale price within 15 days from the date of
issue of intimation of final payment letter.
- 3) If there is delay in payment at any stage on the part of the allottee mentioned at (b), (c)
(d) & (e) above, the interest @ 21% p. a. on defaulted amount shall be charged to the
defaulting member.
- 4) In case of failure in payment of two consecutive installments on the part of the allottee
within the prescribed period, the allotment of the said allottee stands cancelled and the
said allottee shall be entitled to receive the consideration already paid by the said allottee
after deducting the administrative charges to the extent of 2% of the cost of the flat on
account of the said default on the part of the said allottee and the balance amount
thereafter shall be returned without any interest on the same.
- 5) The possession of the flat will be given only after the receipt of full payment of sale
price.
- 6) Final allotment letter will be issued immediately after the receipt of occupation certificate
from MCGM.
- 7) The monthly outgoings per member will be communicated by M. H. & A. D. Board at the
time of issue of final allotment letter.
- 8) The stipulated date of handing over the possession of flat will be communicated to you
in the final allotment letter issued by M. H. & A. D. Board.
- 9) If there is any delay in handing over the possession of flat due to reasons beyond the
control of M. H. & A. D. Board no compensation will be admissible.
- 10) It may also noted that the provisions of M. H. & A. D. Board (Disposal of Lands) Rules
1981 & MHADA (Estate Management, Sale, Transfer and Exchange of Tenements)
Regulations 1981 are applicable to this scheme.
- 11) This allotment is purely on the basis of provisional allotment of premises to the Society
of MHADA.

Your Faithfully,

For PANCHASHEEL CO. OP. HSG. SOCIETY (PROP.)

P. M. Bhosle

(Mr. Pramod M. Bhosle)
(Chief Promoter)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(MHADA UNIT)
NO OBJECTION CERTIFICATE



MHADA

NO./DIR./MKT/177./22B / 205

2002
DATE :- 12/6/03

✓ To
The Manager
IDBI BANK LTD.
MUMBAI

Sub:- Construction of 756 flats at BIMBISAR NAGAR
NOC FOR HOME LOAN APPLIED BY
Shri./smt./Kum. **MAHENDRA SHRIRAM THAKUR , &**

Dear sir,

The Mumbai Housing & Area Development Board, the builder , hereby certify that:

- 1) Shri./Smt./Ku. MAHENDRA SHRIRAM THAKUR & is an applicant from the scheme of 756 flats under the ACS/HPS/ORS basis scheme at BIMBISAR NAGAR . He/She has been held eligible as per the scheme for allotment of flat having super built up area of 655.00 sq.ft. applied for by him.He/She will be allotted the flat tentevly earmarked in his favour on ACS/HPS/ORS basis.He/ She has to pay the full cost of flat likely to be earmarked for allotment to him in advance. The tentative sale price of the flat is Rs. 982,500.00 . He/she has so far paid Rs. 265,625.00 to MH & ADB.
- 2) The land underneath and appurtenant to the building will be leased to the society to be formed by the allottees of the building, for teh period of 90 years on payment of lease rent at the rate of 2-1/2 % per annum of the premium of land which is included in the sale price of flat.
- 3)The land on which the building of 756 flats are constructed is "unencumbered" and from which a flat will be allotted to the above applicant.
- 4) The Mumbai Housing & Area Development Board will transfer the property (Bldg.) at BIMBISAR NAGAR Mumbai in the name of co-operative Housing society to be formed by the allottees under the scheme on receipt of the full sale price of the flats, which are now allotted on Advance contribution sale basis scheme.
- 5)The flat no.205 in Building no.22B situated at BIMBISAR NAGAR in the ward of

MCGM. bearing survey no. XXXX, CTS NO 14B/258 has been allotted to Shri/Smt./ku. MAHENDRA SHRIRAM THAKUR &

6) The total cost flat of said flat is Rs. 982,500 (Rupees. nine hundred eighty-two thousand five hundred) only.

7) The title of the said land and the building there on is clear, marketable and free from all encumbrances and doubts.

8) MH & AD Board confirms that it has no objection whatsoever to Shri/Smt./ku. MAHENDRA SHRIRAM THAKUR & mortgaging the said flat to the IDBI BANK LTD. as security for the amount advanced by the IDBI BANK LTD..


9) The MH & AD Board has not borrowed from any financial institution for purchase of land or construction of building and has not created any encumbrances on the flat allotted to him/her during tenure of the loan sanctioned / to be sanctioned by the IDBI BANK LTD..

10) The MH & AD Board is agreeable to accept IDBI BANK LTD. as nominee for the said flat allotted to Shri/Smt./ku. MAHENDRA SHRIRAM THAKUR & and once the nomination favouring Bank/ Financial institute has been registered and advice sent to the Bank/ Financial institution, MH & AD Board notes, not to change the same without the written consent of the Bank/ Financial institution.

11) Provisions made under the Maharashtra Housing & Area Development Act, 1976 and the rules and regulations made there under from time to time shall apply to the mortgage in respect of the said premises, similarly the rules and regulations made applicable by state GOVT., local authorities in this respect, shall also be applicable to IDBI BANK LTD..

12) This certificate is granted subject to the condition that Shri/Smt./ku. MAHENDRA SHRIRAM & THAKUR shall inform the said Board of amount of loan taken from the IDBI BANK LTD. and furnish the Board with copy of the documents executed by Shri/Smt./ku. MAHENDRA SHRIRAM THAKUR in respect of the same and certified by IDBI BANK LTD..

To
Shri/Smt./ku. MAHENDRA SHRIRAM THAKUR
&


Director, Marketing
MH & AD BOARD

M.H.& A.D. BOARD

No.Dir/MKT/Bim.Gore / 7232 /2003.
Office of the Director Marketing, 19 Gr.
Floor, G.N. Bhavan, Bandra (E), Mumbai-51.
Date: 3/10 /2003.

POSSESSION LETTER CUM POSSESSION RECEIPT

✓ Shri. Mahendra Shriram Thakur, has been hereby permitted to take the possession of flat No. 205 in Bldg. No. 22B at Bimbisar Nagar, in code no. 177 constructed under ACS sale scheme by M.H.& A.D. Board

If it is revealed that in the flat allotted to you, someone else, other than you and your family members, is residing in the flat No. 205 in Bldg. No. 22B at Bimbisar Nagar or if it is found out that the said flat has been sold/ transferred without prior permission of M.H.& A.D. Board, the M.H. & A.D.Board will cancel the allotment of your flat and the authorized occupant will be removed from the said flat and the said flat will be taken in the possession of M.H.& A.D. Board.



(Ramesh Surwade)
Director Marketing,
Mumbai Board.

Specimen Signature/s of the Applicant/s.

1) *J. Mahendra* . 2)

1) *J. Mahendra* . 2)

Copy f.w.cs w to:

- 1) Estate Manager -4/M.B. for information please. It is informed to EM-4/MB that the said flat's allotment has come in force from the month of 10/2003. AS such service charge of Rs 1750/- Per month may kindly be recovered on or before 10 TH of every month with effect from 10/2003 till the conveyance is made/further orders.
 - 2) Executive Engineer, SRD Dn./MB for information and necessary action please.
 - 3) Deputy Engineer, SRD for information and necessary action please. He is requested to verify the above attested signature of the applicant before handing over the possession of the above-mentioned flat. Deputy Engineer SRD/M.B is also requested to maintain a register of allotment and submit the report of handing over. The possession of the above mentioned flat within a week should be given positively.
- 4) Select file Director Marketing / M B

Bimbisar Nagar Nisarg Co-operative Housing Society Limited

Bldg. No. 22 (A,B,C,D), Bimbisar Nagar, Western Express Highway, Goregaon (E), Mumbai - 400 065.

Registration No. MUM/MHADB/HSG/(TC) 12270 / Year 2004-2005

Ref. No.: BN/Nisarg/22/2018-19

Date: 05 SEP 2018

The Chief Manager,
Punjab National Bank,
BO : Mandvi,
33 - Dariasthan Street,
Mumbai - 400003.

Dear Sir,

Sub: Permission to mortgage and marking of lien on Flat No. 22B/205, Situated at
Bimbisar Nagar, Goregaon(E), Mumbai - 400065.

This is to inform you that Mr. Mahendra Shriram Thakur is registered member of our Housing Society in respect of Flat No. 22B/205, situated at Bimbisar Nagar Nisarg Co-operative Housing Society, Western Express Highway, Goregaon(E), Mumbai - 400065. We confirm that Mr. Mahendra Shriram Thakur is registered shareholder of 5 fully paid shares of total value of Rs. 250/- of our Society and he has full right and interest and ownership and possession of the said flat in Society's building. We further confirm that there are no dues in arrears to the Society from the said member in respect of the said flat.

We understand that Mr. Mahendra Shriram Thakur has approached you for Housing loan against the security of the said flat for which we have no objection. Mr. Mahendra Shriram Thakur is a guarantor and has kept flat 22B/205 as a guarantee. We undertake not to permit any transaction such as transfer/sale/alienation in respect of the said flat without your written permission. We confirm that we will note a lien of the said flat in our records on disbursement of loan to Mr. Mahendra Shriram Thakur under intimation to us.

Yours Faithfully,
For Bimbisar Nagar Nisarg CHSL




Secretary

DATE - 29-05-2018

Mr. Mahendra Shriram Thakur
Mrs. Poonam Mahendra Thakur
205/22-B, Mhada Complex
Bimbisar Nagar Goregaon-E
District - Mumbai
State - Maharashtra
Pin code - 400065

Dear Madam/Sir,

Closure of Housing Loan Account No:- 059675100001281

This is to inform you that as per our records your total Home Loan amount of Rs. 7,17,000 has been repaid by you in full to IDBI Bank Ltd. and henceforth IDBI Bank Ltd has no charge, lien or claim whatsoever on the property at Panchsheel Co. Op. Housing. Society. Ltd. Bimbisar Nagar Mhada Colony Opp Jay Coach Near Mahana District - Mumbai

Following the full repayment of all your dues to IDBI, we hereby return your documents deposited with us against the Home Loan.

The details of the document are:-

- Original Allotment Letter Fvg M S Thakur 27-09-02
- Original Allotment Letter Fvg Mahendra Shriram Thakur Dt. 1-10-03
- Original Offer Letter 14/12-03-03
- Original Payment Receipt 014,016,017
- Original Permission To Mortgage Fvg Idbi 12-06-03
- Post Dated Cheques

We hope you have had a pleasant experience with our state-of-the-art banking- services. If we could be of any assistance to you in the near future, please feel free to get in touch with us on Ph: 1800-22-1070

Thanking you.

For IDBI Bank Ltd

Authorized Signatory

IDBI BANK

रिटेल असेट ऑपरेशन, सेंट्रल प्रोसेसिंग यूनिट, प्रथम मंजिल, एलीमैक बिल्डिंग, प्लॉट नं. 82/83, स्ट्रीट नं. 15, रोड नं. 7, एमआईडीसी, अंधेरी (पूर्व), मुंबई - 400 093.
tail Asset Operations, Central Processing Unit, 1st Floor, Elemach Bldg., Plot No. 82/83, Street No. 15, Road No. 7, MIDC, Andheri (E), Mumbai

आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ परेड, मुंबई 400005, Website : www.idbi.com
IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005, Website : www.idbi.com

आवास/बंधक/शिक्षा/ऑटो ऋण खाता बंद करना

प्रिय ग्राहक

आपको सूचित किया जाता है कि हमारे रिकॉर्ड के अनुसार, आपने आईडीबीआई बैंक को अपने आवास/शिक्षा/ऑटो ऋण की कुल राशि की पूरी तरह से चुकौती कर दी है और अब से आईडीबीआई बैंक लि. का संपत्ति पर कोई प्रभार, लियन या दावा नहीं रह गया है।

आईडीबीआई बैंक को देय राशियों की आपके द्वारा पूरी अर्दायगी कर दिये जाने के अनुसरण में हम आवास/शिक्षा/ऑटो ऋण के लिए हमारे पास जमा (यदि कोई है) किये गये आपके दस्तावेज़ इसके साथ वापस करते हैं।

हमें आशा है कि हमारी आधुनिक बैंकिंग सुविधाओं के साथ आपका सुखद अनुभव रहा होगा। यदि निकट भविष्य में आपको किसी भी प्रकार की सहायता की आवश्यकता हो तो कृपया फोन नं. 1800-22-1070 पर हमसे निःसंकोच संपर्क करें।

सधन्यवाद

कृते आईडीबीआई बैंक लि.



No.Dir/Mkt/Allot/Bim. Gore/ 1117 /2003.
G.N.Bhavan, Bandra (East), Mumbai -400051

Date: 19/03 11/10/03

ALLOTMENT LETTER

To,
Shri. Mahendra Shriram Thakur,
D-44, Visawa-134, Sector-1,
Charkop, Kandivall(W),
Mumbai-67.

Sub: - Allotment of Residential flat at Bimbisar Nagar,
scheme code no.177, Survey no. XXXX,
city s. no. 14B/258.

Ref: - Your application No. 03612.

Sir,

(A) Since

1. The offer of provisional allotment of flat no. 205 in Bldg. No. 22B at Bimbisar Nagar, code no.177 issued vide this office letter no. 1296 dated 16.4.03 has been accepted by you.

2. You have submitted the requisite acceptance letter and affidavit and undertaking and

3. You have paid the full cost of Rs.9, 82,500/- to MHADBoard, the flat no. 205 in Bldg.No. 22B at Bimbisar Nagar Code no. 177 has now been finally allotted to you, MHADBoard heartily congratulates you for becoming the proud owner of the flat no. 205 in Bldg.No.22B of code no.177.

(B) The above mentioned flat is ready for possession from 1.9.03. You are, therefore, informed vide this allotment letter to collect the possession letter of this flat from the undersigned. The physical possession of the said flat will have to taken by you from Dy. Engr. of Concerned Division between 11.00 a.m. to 3.00 p.m. on Tuesday, and Thursday. The possession will have to be taken within 10 days of the receipt of this letter. The concerned officer is already informed about this.

(C) Kindly note that, as per the Rules of the Co-operative Societies Act 1860 it will be binding on you to become the member of the CHS of your bldg. The society will have to be registered within 90 days from the date on which 60% of

the allottees have received this allotment letter.

(D) Since the flat is allotted to you from 1.10.03, you will have to pay monthly service charges from 10/2003. The month of possession at the rate of Rs 1750/- per month. The said service charges will have to be paid in the office of Estate Manager-4 of MH&AD Board, before 10th of every month.

(E) You are requested to handover the possession receipt (with your photograph, signature and countersignature of MHADA's authorized officer) to the concerned Dy. Engr. / Jr. Engr. who will be handing over the possession of the said flat to you.

(F) If you have taken loan for the said flat from any financial institution. You will be required to handover this allotment letter to the said Financial Institution as their charge on your flat has been accepted by MHADBoard. The physical possession of your flat will only be given to you after the receipt of handing over this allotment letter to the concerned financial institution is submitted by you to the undersigned.

(G) Kindly note that no unauthorized person other than your family/organization's authorized staff members will be allowed to stay in your flat. If it is found that such unauthorized person is staying in your flat or if it is found out that you have transferred / sold your flat without proper No Objection Certificate from M.H.A.D.Board, the allotment of the said flat will be cancelled by the MHADBoard and the possession of the flat will be taken over by the M.H.A.D.Board.

M.H.A.D.Board wishes you Happy Stay in this flat and assure you of its best co-operation whenever expected for.

Wishing you prosperity and long life.

Yours faithfully,

(Ramesh Surwade)
Director Marketing
M.H. & A.D.Board.

Copy f.w.cs. to:

- 1) Ex. Engr. SRD.Dn. for information please.
- 2) Dy. Engr., Housing SRD.Dn. for information please. He is requested to handover the possession of flat No.205 in Bldg. No. 22B of code no.177 to the said allottee and submit the report of such handing over in the prescribed Proforma receipt.
- 3) Estate Manager - 4, MHADBoard, for information please. He is requested to take note of the said allotment and direct his Rent Collector to collect the monthly charges of Rs. 1750/- from the said allottee before 10th of each month.
- 17 Select file Director / M.B.



गृहनिर्माण व क्षेत्रविकास मंडळ
हाचा घटक)
(A MHADA UNIT)

म्हाडा
MHADA



No.Dir/Mkt/Allot / Bim. Gore/ 7199 /2007
G N Bhavan, Bandra (East), Mumbai - 400051
Date: 19/03- 11/0703

ALLOTMENT LETTER

To,
Shri. Mahendra Shriram Thakur,
D-44: Visawa-134, Sector-1,
Charkop, Kandivali(W),
Mumbai-67.

Sub: Allotment of Residential flat at Bimbisar Nagar,
Scheme code no.177, Survey no. XXXX,
city's no. 14B/258.
Ref: Your application No. 03612.

Sir,

(A) Since

1. The offer of provisional allotment of flat no. 205 in Bldg. No. 22B at Bimbisar Nagar, code no.177 issued vide this office letter no. 1296 dated 16.4.03 has been accepted by you.
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(C) Kindly note that, as per the Rules of the Co-operative Societies Act 1860 it will be binding on you to become the member of the CHS of your bldg. The society will have to be registered within 90 days from the date on which 60% of

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.
संचालनी: ६५९२८७७, ६५९२६२२. फॅक्स नं: ०२२-६५९२०५८/६५९०६६०
ब्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 05
Phone: 6592877, 6592622. Fax No.: 022-6592058 / 6590660
Post Box No. 8135

the allottees have received this allotment letter.

(D) Since the flat is allotted to you from 1.10.03, you will have to pay monthly service charges from 09/2003, The month of possession at the rate of Rs 1750/- per month.. The said service charges will have to be paid in the office of Estate Manager-4 of MH&AD Board, before 10th of every month.

(E) You are requested to handover the possession receipt (with your photograph, signature and countersignature of MHADA's authorized officer) to the concerned Dy. Engr. / Jr. Engr. who will be handing over the possession of the said flat to you.

(F) If you have taken loan for the said flat from any financial institution. You will be required to handover this allotment letter to the said Financial Institution as their charge on your flat has been accepted by MHADBoard. The physical possession of your flat will only be given to you after the receipt of handing over this allotment letter to the concerned financial institution is submitted by you to the undersigned.

(G) Kindly note that no unauthorized person other than your family/organization's authorized staff members will be allowed to stay in your flat. If it is found that such unauthorized person is staying in your flat or if it is found out that you have transferred or sold your flat without proper No Objection Certificate from MHADBoard, the allotment of the said flat will be cancelled by the MHADBoard and the possession of the flat will be taken over by the MHADBoard.

MHAD Board wishes you Happy Stay in this flat and assure you of its best co-operation whenever expected for.

Wishing you prosperity and long life.

Yours faithfully,

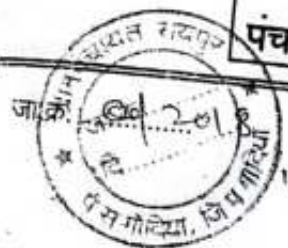
(Ramesh Surwade)
Director Marketing
MH. & AD Board



Collector of Stamps
Copy I.W.S. to:

- 1) Ex. Engr. SRD.Dn. for information please.
- 2) Dy. Engr., Housing SRD.Dn. for information please. He is requested to handover the possession of flat No.205 in Bldg. No. 22B of code no.177 to the said allottee and submit the report of such handing over in the prescribed Proforma receipt.
- 3) Estate Manager - 4, MHADBoard, for information please. He is requested to take note of the said allotment and direct his Rent Collector to collect the monthly charges of Rs 1750/- From the said allottee before 10th of each month.
- 4) Select File, Director / M.B.

कार्यालय ग्राम पंचायत, रायपुर



पंचायत समिती, ... जिल्हा गोंदिया

दिनांक 31/09/2018

जा हरकत प्रमाणपत्र

प्रमाणीत - कळतात येते की,

जामे - श्री. महेन्द्र मोरार वर स. रायपुर या गावाचे शेतातील कडून यांना स्वतःच्या जमीनवट गट क्र. 340 क्षेत्र - 0.33 हेक्टर मध्ये मोठा रायपुर पोस्ट - रत्नाय महाराज - गोंदिया - येथील स. रूची कन्येदेवता या गावाचे शेतातील फळे व भाजीपाला स्त्री छाटनी, पेठिंग स्त्री इटींगे पेठिंग उडस, सावलीसाठी प्रिडलींग, जिल्यात तसेच प्रकिया जेडली उकटणी इत्यादी या प. रायपुर येथील शांतता दिवाड 23/4/2018 च. हतव क्र. 217 नुसार सक्षमी पटवानी देणाने येत आहे. इत्यादी या प. रायपुर ला याकडे शेतातील हरकत माहिती स्वयं या हरकत प्रमाणपत्र देणाने येत आहे.

Solhe

सरपंच
श्री. मनोजकुमार एन. कोल्हे
ग्राम पंचायत रायपुर

श्री. अनुप तु. गुडघे
ग्राम पंचायत रायपुर

தமிழ் மொழிப் புத்தகம்

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King James 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 229

श्री. गणेशदास जी
जीवादास
२५०५

Handwritten signature and text, possibly a name, with a large 'X' mark over it.



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INDIA STAMP DUTY MAHARASHTRA

1. MR. MAHENDRA SHRIRAM THAKUR Indian Inhabitants residing at

Flat No. 205, 2nd Floor, Bldg. No. 22B, "THE BIMBISAR NAGAR NISARG CO-OP. HSG. SOC. LTD.", Code No. 177, Bimbisar Nagar, Western Express Highway, Goregaon (East), Mumbai 400 065, do hereby on solemn affirmation beg to state as follows:

1. I have obtained financial facilities on the security of property viz.: Flat No. 205, adm. 655 sq. ft. Super BUA, on the 2nd Floor, of the Bldg. No. 22B, known as "THE BIMBISAR NAGAR NISARG CO-OP. HSG. SOC. LTD.", situated at Code No. 177, Bimbisar Nagar, Western Express Highway, Goregaon (East), Mumbai 400 065 (hereinafter referred to as "the said property") from the Punjab National Bank, Mandvi Branch, 33, Daryasthan Street, Mandvi, Mumbai 400 003 (herein after referred to as "the Bank").
2. I have agreed to mortgage said property by way of equitable mortgage in respect thereof in favour of the said Bank on account of the said mortgage loan.

...2/-

F. Ciccanti

I say that, the title deeds/document which is proposed to be deposited is the only documents available in respect of said property.

4. I say that, prior to said proposed mortgage in favour of the Bank. I have not created any security/mortgage in respect of the said property in favour of any other Bank or financial institution or any other person.

5. I say that after I get exclusive possession of the said property. I shall not part with possession or transfer or create third party interest in respect of said property till I get written permission from the Bank.

Whatever stated herein above is true to I own knowledge.

Solemnly affirmed at Mumbai)

This day of , 2018)

Mr. Mahendra Shriram Thakur

MR. MAHENDRA SHRIRAM THAKUR

Before me



BEFORE ME

S. M. N. Naqvi
13.5.19

S. M. N. NAQVI

Notary Govt. of India
49, Roshan Estate, Jari Mari,
Kurla (W), Mumbai - 400 070.

SR. No.: 142 P. No.: 11
NOTARY Register: 322 Date: 13.5.19



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WHEREAS


1. The Appointer have entered into loan agreement dated _____ (hereinafter referred to as the said agreement) with the Bank for obtaining a loan of Rs. _____ (Rupees _____ only) for the purpose mentioned in the said agreement.
2. Vide the said Agreement The Appointer has agreed, inter alia, to deliver to and Deposit with the Bank each and every of the documents of their title relating to the property mentioned in the schedule herein which is their possession or as and when it comes into their possession with intent to create a security thereon for the repayment of the loan, interest, interest tax, cost and other charges, and for the due fulfillment of their other obligations under the said agreement.
3. Vide the said Agreement The Appointer has also agreed to give an irrevocable Power of Attorney to and in favour of the Bank to carry out the obligations of The Appointer under the Agreement, inter alia, in regard to the creation of aforesaid security, etc.

NOW THIS DEED WITNESSTH THAT The Appointer hereby appoints, nominates and constitutes Punjab National Bank to act through any of its officers (hereinafter severally called the attorneys') to be their true and lawful attorneys in their name on their behalf and to do and execute all or any of the following acts, deed instruments and things.

1. To make payment of the said advance that may be sanctioned to The Appointer pursuant to the said agreement as per the rules of the Bank applicable to grant of such advance to the vendor towards the agreed purchase price for the said property or pay money in accordance with direction or instruction of The Appointer in accordance with the terms of loan.
2. To take all steps as may be necessary or required for the completion of the purchase of the property or such other steps necessary for the protection of property mortgaged or proposed to be mortgaged.

...3/-

J. C. Chaudhary

- 
3. To obtain and procure proper Conveyance/Transfer and other assurances of the said property from the vendor in case of purchase of the said property. To get the lease hold property converted into free hold to get the conveyance/transfer deed executed and registered and in particular and without prejudice to the generality of the foregoing, if necessary, to sign sale/title deed executed by the vendor and registrar and in their regard, to take all legal steps as may be deemed necessary by Bank.
 4. To execute mortgage deed and deliver and Deposit the aforesaid registered sale deeds executed by the Vendor and/or each and every of the other documents of title of the said property with intent to create security thereon (by way of mortgage by Deposit of title deeds) for the repayment of the loan, interest and other charges and for the due fulfillment of The Appointer other obligations under the said Agreement and to execute, sign and deliver all such acknowledgments or writings as may be required for completion of the creation of the aforesaid security.
 5. To apply for and obtain permission sanction or certificate of Competent Authority or any other Authority of Office for creating mortgage and for the purpose, swear and file affidavits or applications, make statements and do such other acts, as may be necessary.
 6. Generally, to do such acts, deeds and things not herein specially authorized, as any of the attorneys may deem proper or expedient for or in relation to all or any of the purpose of matters aforesaid.

And The Appointer hereby agrees to ratify and confirm whatsoever the said attorney or any of them shall lawfully do or cause to be done by virtue of this Power of Attorney which shall be deemed to have been done by The Appointer and The Appointer hereby declares that this Power of Attorney shall be irrevocable till all the repayments under the said agreements have been duly made by The Appointer.

...4/-



SCHEDULE

Flat No. 205, adm. 655 sq. ft. Super BUA, on the 2nd Floor, of the Bldg. No. 22B, known as "THE BIMBISAR NAGAR NISARG CO-OP. HSG. SOC. LTD.", constructed on land bearing C.T.S. No. 258 (Pt), S. No. 14/B (Pt.), Village Goregaon, situated at Code No. 177, Bimbisar Nagar, Western Express Highway, Goregaon (East), Mumbai 400 065.

In witness whereof the within named Appointer have executed this Power of Attorney on the day, month and the year first above written.

L. J. ...

MR. MAHENDRA SHRIRAM THAKUR

Before me



BEFORE ME

S. M. N. Naqvi
13.5.19

S. M. N. NAQVI
Notary Govt. of India
49, Roshan Estate, Jari Mari,
Kurla (W), Mumbai - 400 070.

SR. No.: 148 P. No.: H
NOTARY register: 327 Date: 13.5.19