

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE (Agreement) is made and entered into at Mumbai on this 9<sup>th</sup> day of February, 2023

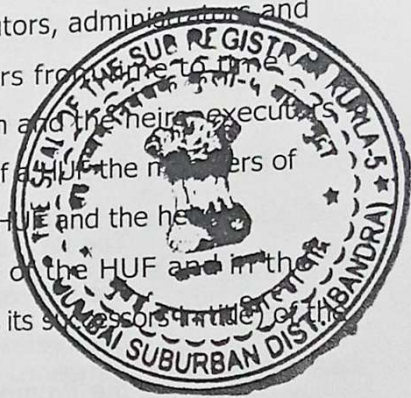
BETWEEN

**PODDAR HOUSING AND DEVELOPMENT LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Unit 3-6, Neeru Silk Mills, Mathuradas Mills Compound, 126, N.M. Joshi Marg, Lower Parel (W), Mumbai 400013 through its Authorized Signatory **Mr. Kannan K** hereinafter called "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and permitted assigns) of the **FIRST PART**;

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AND

**Mr. Mrutyunjaya Pradhan and Mrs Suryasnata Priyadarshini Pradhan** of Indian Inhabitant(s) residing at **S/O Bharat Pradhan 93 Nanapada Nirakarpur Khordha Odisha-752019**; hereinafter called "**the Purchaser(s)**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual(s), his or her or their heirs, executors, administrators and successors, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the HUF and in the case of a LLP or a company or a society or a body corporate, its successors and permitted assigns) of the **SECOND PART**;

**WHEREAS:**

- At all material times the Government of Maharashtra is the holder of all that piece and parcel of land bearing CTS. No. 1504/A admeasuring about 9,851.6 Sq. Meters situate at Village Chembur, Taluka Kurla, Mumbai "**Property No. 1**" more particularly described in the **FIRST SCHEDULE** hereunder written.
- At all material times Maharashtra Housing and Area Development Authority is the holder of all that piece and parcel of land bearing CTS. No. 828 admeasuring about 12,782.8 Sq. Meters situate at Village Chembur, Taluka Kurla, Mumbai "**Property No. 2**" more particularly described in the **SECOND SCHEDULE** hereunder written.
- Portion of Property 1 admeasuring 1,135.2 Sq. Meters and portion of Property 2 admeasuring 2,114.8 Sq. Meters was occupied by various Slum Dwellers hereinafter referred to as "**said Property**" more particularly described in the **THIRD SCHEDULE** hereunder written. The said Property has been declared/ notified as Slum Area vide Census Photo Pass Slum.
- The said Slum Dwellers formed a Society Being M/s. Sanjay Nagar SRA – Co-operative Housing Society Limited "**Slum Society**". The Slum Society passed a resolution dated 20<sup>th</sup>

Signature of Promoter

Signature of Purchaser(s)



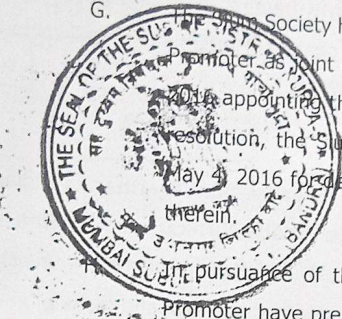
2016  
 dated 23<sup>rd</sup> August 2011  
 favour of Promoter.  
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...appointing Promoter as the Developer and executed a Development Agreement dated 23<sup>rd</sup> August 2011 and Irrevocable Power of Attorney dated 23<sup>rd</sup> August 2011 in favour of Promoter.

The Slum Rehabilitation Authority "SRA" granted and/or issued a Letter of Intent "LOI" dated 06.04.2014 bearing Reference No. SRA/ENG/2611/MW/MHL/STGL/LOI and Revised LOI dated 10.01.2017, bearing Reference No. SRA/ENG/2611/MW/MHL & STGL /LOI pertaining to development of the said Property.

F. By and under Joint Venture Agreement dated April 26, 2016 the Promoter have agreed to jointly develop the said Property on the terms and conditions contained therein.

G. The Slum Society has under its Special General Body Meeting dated April 3, 2016 accepted Promoter as joint developers of the said Property and passed a resolution dated April 3, 2016 appointing the Promoter as joint developers of the said Property. Pursuant to such resolution, the Slum Society, Promoter has executed a Development Agreement dated May 4 2016 for development of the said Property on the terms and conditions contained therein.



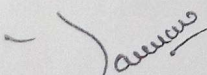
In pursuance of the aforesaid development agreements and powers of attorney, the Promoter have prepared a composite scheme for undertaking redevelopment of the said Property in accordance with Regulation 33 (10) of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "DCR") and the Promoter has submitted the said composite scheme of redevelopment to the Slum Rehabilitation Authority (hereinafter referred to as "the SRA") for its approval.

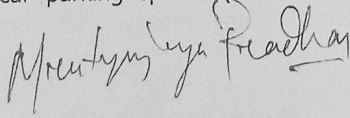
I. The Promoter is developing and constructing a rehabilitation and a free sale building on the Property as per the plans, designs, specifications approved by the competent authorities and as would be by competent authorities from time to time so as to enable the Promoter to consume and utilize the full building potential of the Property and for which the approved plans and the proposed plans have been seen and accepted by the Purchaser, with such variations and modifications as the Promoter may consider necessary and as provided in this Agreement or as may be required by the concerned local authority/the Government to be made in them or any of them. The free sale building being constructed on the Property shall be called **PODDAR SPRAHA DIAMOND**, (hereinafter referred to as "PROJECT").

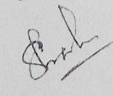
J. The SRA issued Letter of Intent dated January 10, 2017 bearing reference number SRA/ENG/2611/MW/MHL & STGL/LOI to the Promoter for undertaking redevelopment of the said Property on the terms and conditions contained therein. A copy of the LOI is annexed hereto as **Annexure "1"**.

K. As per the LOI, the maximum permissible BUA for the rehabilitation component is 4514.17 square meters and sale component is 5235.84 square meters aggregating to 9750 square meters. The Promoter hereby represents that the FSI can be utilized for construction and development of the Project, subject to compliance of certain terms and conditions, more particularly set-out therein.

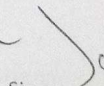
L. The Promoter have proposed to construct one rehabilitation building comprising of still plus 15 floors and car parking spaces ("**Rehab Building**") and one sale building

  
 Signature of Promoter



  
 Signature of Purchaser(s)

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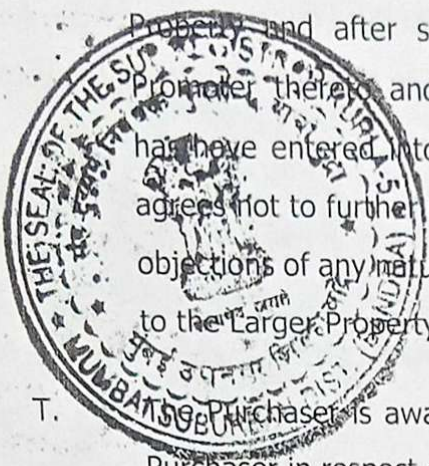


(iii) Specifications, fixtures, fittings, facilities and amenities of the flat to be purchased by the Purchaser in the Project, as annexed as **Annexure "6"** hereto.

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The Purchaser, who has/have accepted the same and has/have, agreed that he/she/they shall not raise any requisition or objection to the title of the Promoters to the said Property and/or the Project.

S. The Purchaser(s) has/ have prior to the execution of this Agreement has/have visited and inspected the site of construction of the Project and has/have at its own, cost, charge and expense carried out due diligence in respect of the title of the Promoter to the said Property and after satisfying himself/herself/themselves/itself about the title of the Promoter thereon and the Purchaser(s) having accepted the same, the Purchaser(s) has/have entered into this Agreement with the Promoter and the Purchaser(s) hereby agrees not to further investigate the title of the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Promoter to the Larger Property at any time in future;



T. The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Project contained materials / pictorial depictions in the nature of artist's impressions and the same would differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals; After conducting all due diligences and being satisfied with the same, the Purchaser has approached the Promoter and applied for allotment of Flat No. **1103** and **580** square Feet carpet area (as per RERA) along with **NIL** square feet of balcony on the **11th** floor (hereinafter referred to as "**the Flat**") in Sale Building **Wing A** of the Project and more particularly described in the **FOURTH SCHEDULE** hereunder written and the Flat annexed hereto and marked as **Annexure "7"** on the terms, conditions and consideration hereinafter written;

U. The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Promoter contained in this Agreement;

V. The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Promoter as stipulated herein;

W. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908 at the cost, charge and expense of the Purchaser(s) alone;

X. The Promoter has informed the Purchaser that they have entered into/ are entering into/will be entering into similar separate agreements with the several other persons and parties for the sale of flat/ unit/ premises in the said Building(s) to be constructed on the said Property;

*[Signature]*  
Signature of Promoter

*[Signature]*  
Signature of Purchaser(s)



- Y. The Promoter has fully disclosed to the Purchaser(s) the subsisting charges and mortgage in respect of the Flat to the satisfaction of the Purchaser(s). The Purchaser(s) shall not be entitled to raise any further requisitions on the Promoter in this respect.
- Z. The Parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to allot the Flat in the Project to the Purchaser(s) in the manner hereinafter appearing.

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**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The recitals mentioned hereinabove shall always form an integral and inseparable part of this Agreement for Sale (Agreement) as if incorporated ad verbatim.

**2. AGREEMENT:**

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, Flat No. **1103** and **580** square feet carpet area as per RERA) along with **0.00** square feet of balcony on the **11th** floor (hereafter referred to as "**the Flat**") in Sale Building Wing **A** of the Project and more particularly as described in the **FOURTH SCHEDULE** hereunder written and the floor plan of the Flat annexed hereto and marked as **Annexure "7"** for the Total Consideration of Rs. **1,44,97,676/-** (Rupees **One Crore Forty Four Lakhs Ninety Seven Thousand Six Hundred Seventy Six Only Only**) including the exclusive amenity to use car parking space in the basement, subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Promoter in the manner mentioned hereinafter. The Promoter shall have an unpaid vendor's lien on the Flat for any amounts outstanding under this Agreement and/ or out of the Total Consideration until the same paid by the Purchaser(s) to the Promoter and the Promoter is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Promoter with the income- tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Promoter. The Purchaser(s) shall also be liable and obliged to provide TDS certificate to the Promoter within 15(Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Promoter shall have an unpaid vendors' lien on the Flat for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that, at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Purchaser producing such certificate within months of the possession provided further that, in case the Purchaser fails to produce such certificate within the stipulated period of the months, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Purchaser



*Signature*  
Signature of Promoter

*Murthy Pradhan*

*Signature*

Signature of Purchaser(s)



**First Schedule****(Description of Property 1)**

All that piece and parcel of land bearing CTS. No. 1504/A admeasuring about 9,851.6 Sq. Meters situated at Village Chembur, Taluka Kurla, Mumbai and bounded as under: -

Towards East : CTS No. 1504/A(P), 1505/A & 1505/B Nallah  
 Towards West : CTS No. 828(P) and Building No. 44 & 45  
 Towards North : Subhash Nagar Road  
 Towards South : CTS No. 1503 and Nalla

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**Second Schedule****(Description of Property 2)**

All that piece and parcel of land bearing CTS. No. 828 admeasuring about 12,782.8 Sq. Meters situate at Village Chembur, Taluka Kurla, Mumbai.

Towards East : CTS No. 1504/A(P), 1505/A & 1505/B Nallah  
 Towards West : CTS No. 828(P) and Building No. 44 & 45 and Road  
 Towards North : Subhash Nagar Road  
 Towards South : CTS No. 1503 and Nalla

**Third Schedule****(Description of Property 3)**

All the piece and parcel of land bearing CTS No. 1504/A, area admeasures about 1135.20 Sq. Mtrs, out of 9851.60 Sq. Mtrs, and CTS No. 828, area admeasures about 2114.80 Sq. Mtrs, out of 12782.80 Sq. Mtrs, total area admeasures about 3250 Sq. Mtrs, situated at Village Chembur, Taluka Kurla in Greater Bombay and bounded as under: -

Towards East : CTS No. 1504/A(P), 1505/A & 1505/B Nallah  
 Towards West : CTS No. 828(P) and Building No. 44 & 45 and Road  
 Towards North : 12.2 Meters Subhash Road  
 Towards South : CTS No. 1503 and Nalla

**Fourth Schedule****(Description of Flat)**

Flat No. **1103** and **580** square feet carpet area (as per RERA) along with \_ square feet of balcony on the **11th floor** (hereinafter referred to as "**the Flat**") in Sale Building **Wing A** of the **PODDAR SPRAHA DIAMOND**, Project including the exclusive amenity to use One car parking space and more particularly described in the floor plan of the Flat annexed hereto and marked as Annexure "7" situated on Property more particular described in Third Schedule hereinabove.

Signature of Promoter

*M. S. Prasad*

Signature of Purchaser(s)

*[Signature]*



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RERA AREA  
623.00 SQ. FT.

RERA AREA  
580.00 SQ. FT.

WING-B

RERA AREA  
438.00 SQ. FT.

RERA AREA  
438.00 SQ. FT.

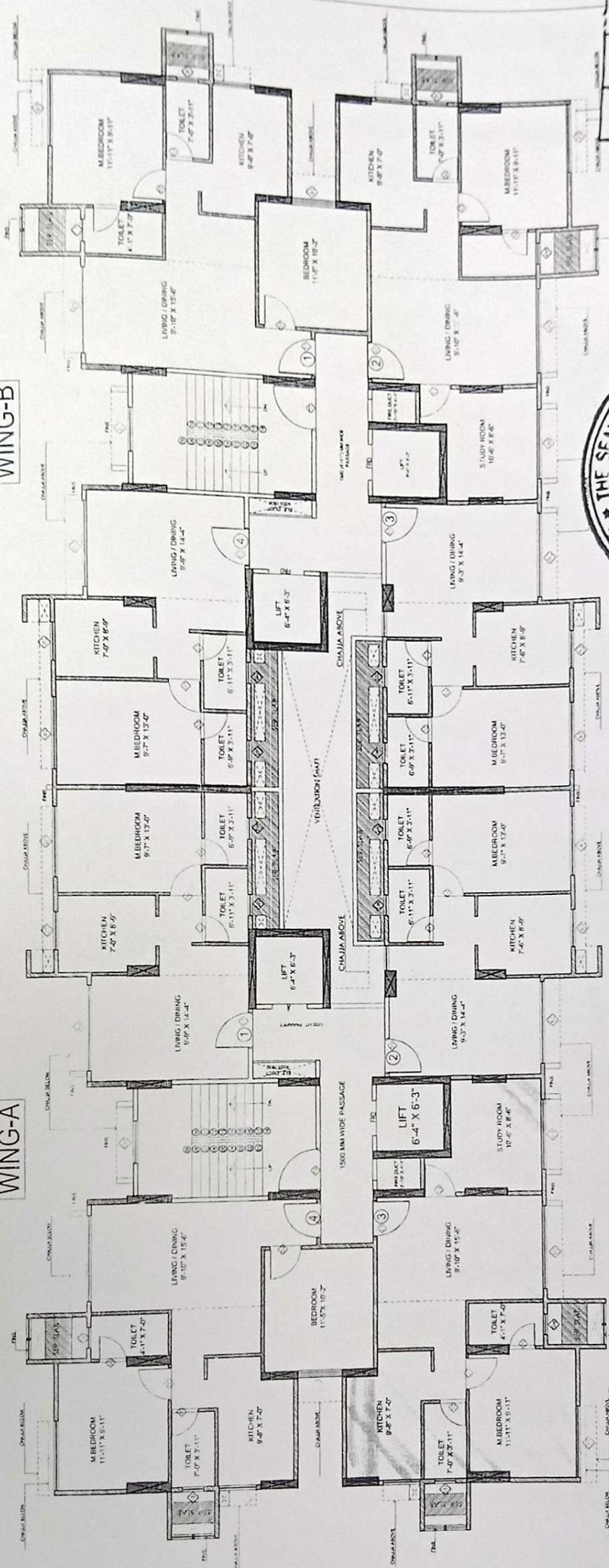
RERA AREA  
438.00 SQ. FT.

RERA AREA  
438.00 SQ. FT.

WING-A

RERA AREA  
623.00 SQ. FT.

RERA AREA  
580.00 SQ. FT.



PODDAR HOUSING AND DEVELOPMENT LTD.

*Munishya Pradhan*

*Sd/-*

*Jain*  
Authorised Signatory





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# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3127/MW/MHL& STGL/AP  
COMMENCEMENT CERTIFICATE

2033  
8 MAY 2014  
Sale Bldg No. 2

TO, M/s Poddar Housing and Development Ltd & M/s Satre Infrastructure Pvt. Ltd.  
Poddar Group Bldg, Mathuradas Mill Compound,  
128, N.M Joshi Marg, Lower Parel (West),  
Mumbai-400 13.

Sir,  
With reference to your application No. 5460 dated 14/07/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. bearing C.T.S No. 828 (pt) & 1504A (pt) of Village Chembur, Subhash Nagar Road, Chembur (W), Mumbai - 400 071, for "Sanjay Nagar SRA CHS Ltd",



of village Chembur T.P.S. No. \_\_\_\_\_  
ward M/W Situated at \_\_\_\_\_

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI  
U/R No. SRA/ENG/2611/ MW/MHL & STGL/LOI dt. 09/04/2014  
IDA U/R No. SRA/ENG/3127/MW/MHL& STGL/AP dt. 05/02/2015  
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S .D Mahajan,  
Executive Engineer to exercise his powers and functions, of the Planning Authority under section 45 of the said Act.  
This C.C. is granted for work up to Plinth Level only.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
*Seah*  
08.05.17  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



SRA/ENG/3127/MW/MHL & STGL/AP

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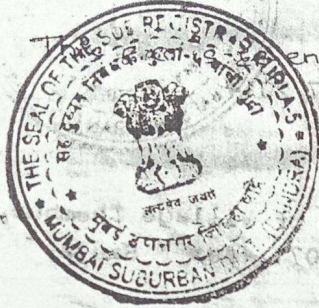
This C.C. is further extended upto 8<sup>th</sup> (PT) floor of sale Building No.2 wing ~~A~~ only as per approved plans dtd. 10/03/2017.

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*seal*  
03-04-18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3127/MW/MHL & STGL/AP

31 AUG 2018



enclosed as per approved amended plans dtd. 10/03/2017.

*seal*  
31-08-18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3127/MW/MHL & STGL/AP

28 FEB 2019

This C.C. is further extended upto 15th floor (i.e. Full height + LMR + OHT for wing B & upto 2nd floor for wing 'A' of sale Building No.2 as per approved IOA plans dated 31/08/2018.

*seal*  
28-02-19  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3127/MW/MHL & STGL/AP

26 APR 2021

This C.C. is further extended upto 12th upper floors for Wing 'A' of Sale Building No. 2 as per approved amended IOA plans dtd. 26/04/2021.

*seal*  
26/04/2021  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3127/MW/MHL & STGL/AP

29 OCT 2021

This C.C. is further extended from 13th to 15th upper floors + LMR + OHT (i.e. R.C.C Frame Work Structure Only) to wing 'A' of Sale Bldg. No.02 as per the approved plans dated 26/04/2021.

*seal*  
29/10/2021  
Executive Engineer  
Slum Rehabilitation Authority

विभाग/मोजे --	चेवुर	प्लॉट नंबर	प्लॉट नंबर
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वर्ष	१९६७		
पट्टेदार			
इतर धार			
धार सोरे			
दिनांक		व्यवहार	
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१५/१२/२०१५			

तपासणी करणारा -  
*seal*  
२६/०४/२०२१  
श्री. हि. वे. खडगे  
परिचालन अधिकारी  
नगर भूसाधन अधिकारी





51/2419, Nishitgandhra CHS Ltd. Opp. MIG Club, Bandra (E), Mumbai - 51. Email : vision_architect@yahoo.co.in		
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FORM-4

## ARCHITECT'S CERTIFICATE

Date: 11.10.2022

M/s. Poddar Housing and development Ltd. &  
M/s. Satre Infrastructure Pvt. Ltd.  
Poddar Group Bldg.,  
Mathurdas Mill Compound,  
128, N.M.Joshi Marg,  
Lower Parel (West),  
Mumbai - 400 013.



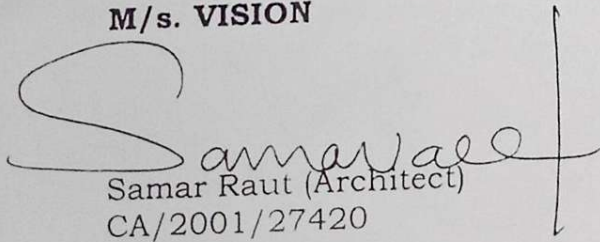
Subject : Certificate of percentage of construction completed of  
"PODDAR SPRAHA DIAMOND PHASE - I" i.e. proposed bldg no.2  
wing 'A' & 'B' having [Maha RERA Registration Number P51900002986]  
being developed by M/s. Poddar Housing and Development Ltd. &  
M/s. Satre Infrastructure Pvt. Ltd.

Sir,  
Shri Samar Raut of M/s. VISION Architects have undertaken assignment as  
Architect of certifying Percentage of Completion of Construction Work of "PODDAR  
SPRAHA DIAMOND PHASE - I" Sale bldg. no.2 wing 'A' & 'B' having [Maha RERA  
Registration Number P51900002986], being developed by M/s. Poddar Housing  
and Development Ltd. & M/s. Satre Infrastructure Pvt. Ltd.

We hereby certify that the "PODDAR SPRAHA DIAMOND PHASE - I" having  
MahaRERA Registration Number "P51900002986", Wing A and B is at finishing /  
Fitout stage and expected to be completed and ready for handover by Dec-22

Yours Faithfully

M/s. VISION

  
Samar Raut (Architect)  
CA/2001/27420





09/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

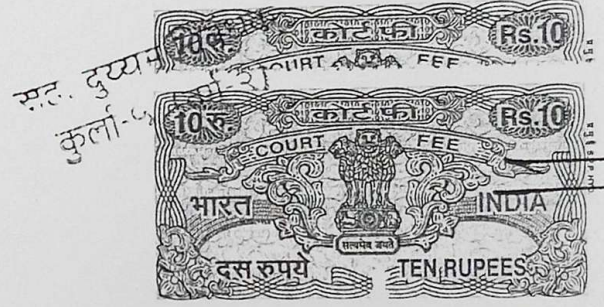
दस्त क्रमांक : 2965/2023

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14497676
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	13954642.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 1103, माळा नं: 11 वा मजला, इमारतीचे नाव: विंग ए,पोह्यार स्प्राहा डायमन्ड, ब्लॉक नं: सुभाष नगर रोड, रोड : चेंबूर, मुंबई 400071, इतर माहिती: एकूण क्षेत्रफळ 580 चौ फुट रेरा कारपेट, एक कार पार्किंग सहित, सी टी एस नं 828(पार्ट) आणि 1504ए (पार्ट), व्हिलेज - चेंबूर( ( C.T.S. Number : 828 (PART) AND 1504ए(पार्ट) ; )
(5) क्षेत्रफळ	1) 59.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पोह्यार हौसिंग अँड डेव्हलपमेंट लिमिटेड तर्फे डी जी एम सेल्स अँड मार्केटिंग कम्पन के वय:-52; पत्ता:-प्लॉट नं: युनिट नं. 3-6, माळा नं: -, इमारतीचे नाव: नीरू सिल्क मिल्स, ब्लॉक नं: मथुरादास मिल्स कंपाउंड, 126, एन एम जोशी मार्ग, रोड नं: लोअर परेल पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACM0180C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मृत्युंजय प्रधान वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 93, नानापाडा, निरकरपूर, खोर्धा, रोड नं: ओडीसा, ऑरीस्सा, KHORDA. पिन कोड:-752019 पॅन नं:-BDIPP8191H 2): नाव:-सूर्यसाता प्रियदर्शिनी प्रधान वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 93, नानापाडा, निरकरपूर, खोर्धा, रोड नं: ओडीसा, ऑरीस्सा, KHORDA. पिन कोड:-752019 पॅन नं:-DFYPP1164J
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2965/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	869900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



LOS NO.	
BRANCH NAME	BARC TROMBAY(01268)
BRANCH CONTACT NO	25505409 25592795 25505497 9969000795
LOAN TYPE	HOME LOAN
NAME OF APPLICANT	SMT. SURYASNATA PRADHAN/MRUTYUNJAYA PRADHAN
LOAN AMT	67,00,000/- 73.00 lacs
TENURE	180
CUSTOMER CONTACT NO.	25590968/7588721159/8249839287
EMAIL ID	mannspace@gmail.com
	0
REMARKS BY RACPC	

check  
elig??  
first??

2nd Appraisal done?

NDC 9

document ready - by 10 sep - valuation

AMT	
PROCESSING OFFICER	
RESI/OFF	Crack - 03/03/2023
TIR	V.S. Legal 3/3/23
VALUATION	08/03/23 VCS + Ukeval
SITE	Sonawane OB (03) 2023
LOAN A/C	
T.D.	
D.E.	

02/03/2023 report initiated.  
**H-70325**

01/03/23



A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTEE

SURYASNATA PRIYADARSHINI PRADHAN

Gender  M  F  T

Date of Birth 18-09-1993

Mr  Mrs  Ms  Dr.  Other

Status  Married  Unmarried  Other

Name of Spouse MRUTYUNJAYA PRADHAN

Dependents 00 No. of Children 00

Name of Father PRAMOD CHANDRA PRADHAN

Maiden Name KANAK LATA SAMAL

Category  SC  ST  OBC  General

Citizenship INDIAN

Residential Status  Resident  NRI / PIO

Religion HINDUISM

State of Birth ODISHA

Photo Identification (ID) : Type AADHAR

Photo ID: Valid Upto

Identification (ID): Number

Driving Licence Valid Upto

License No.

Passport No. DFYPP1164J

Passport No

Passport Valid Upto

Qualification Attained POST-GRADUATION

Qualifying Year

Address: Staying at the present address for the past 02 Years and 04 Months. Type of Residence  Owned  Rented  Alloted by employer  Other

Apartment No. or Name 901 NILGIRI

Area No. and Area/Location ANUSHAKTINAGAR

MUMBAI

District MUMBAI

Pin Code 400094

MAHARASHTRA

Country INDIA

Landline

Mobile (Primary) 8249839287

Mobile (Secondary)

Email PRADHAN93SP@GMAIL.COM

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Apartment No. or Name 93

Area No. and Area/Location NANAPADA, NIRAKARPUR

KHORDHA

District

Pin Code 752019

ODISHA

Country

Landline 1

Telephone (Landline 2)

Business Address:

Office / Business Address

Employer, Dept, & Floor

Area No. and Area/Location

District

Pin Code

Country

Landline

Fax

Mobile (Secondary)

Email

Check-off

ECS (Electronic Clearing System)

PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others

Bank

Less than 1 year

1 - 3 years

More than 3 years

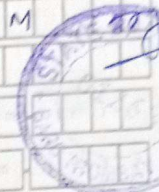
Addresses of two referees who are not related to you:

Name: Rajeev Jha  
Address: 1501, Nilgiris

Email: 25593335  
Mob:

Name: Rohit Jain  
Address: 1001, Land Breeze Society.

Email:  
Tel: (022) 25593436  
Mob:



Suryanata Priyadarshini Pradhan

Suryanata Priyadarshini Pradhan



I-A (PERSONAL DETAILS)

APPLICANT  CO-APPLICANT

MRUTYUNJAYA PRADHAN Gender  M  F  T

Mr  Mrs  Ms  Dr  Other  Date of Birth 03-03-1991

Status  Married  Unmarried  Other  Name of Spouse SURYASNATA P PRADHAN

Dependents 01 No. of Children  Name of Father BHARAT PRADHAN

Maiden Name SNEHALATA PATTANAIK Category  SC  ST  OBC  General

Citizenship INDIAN Residential Status  Resident  NRI / PIO Religion HINDUISM

Birth ODISHA Photo Identification (ID) : Type AADHAR

Identification (ID): Number  Photo ID: Valid Upto

License No.  Driving Licence Valid Upto

GIR No.  Passport No.  Passport Valid Upto

Qualification Attained  Qualifying Year

Address: Staying at the present address for the past  Years and  Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Apartment No. or Name 901 NILGIRI

Block & No. and Area/Location ANUSHAKTINAGAR

MUMBAI District MUMBAI Pin Code 400094

MAHARASHTRA Country INDIA

Landline  Mobile (Primary) 7588721159 Mobile (Secondary)

Email MANNSPACE@GMAIL.COM

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Apartment No. or Name 93

Block & No. and Area/Location NANAPADA, NIRAKARPUR

KHORDA District  Pin Code 752019

ODISHA Country

Telephone (Landline 1)  Telephone (Landline 2)

Business Address: Office / Business Address

Apartment No. or Name HALL-NO.-5

Block & No. and Area/Location AMMD, PDS, BARC

MUMBAI District  Pin Code 400085

Country

Landline  Fax  Mobile (Secondary)

022-25590968 Fax  Mobile (Secondary)

MANNSPACE@GMAIL.COM

Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

Bank  Less than 1 year  1-3 years  More than 3 years

Names and addresses of two referees who are not related to you:

Name: Rajeev Jha

Address: 1501, Nilgiri

Email:

Name: Rohit Jain

Address: 1001, Lanel Breeze CHS

Email:



Handwritten signature of Mr. Mrutyunjaya Pradhan.