

RAASNO - YLAPHL20231061757746

Vidyavihar Branch. (11710)



भारतीय स्टेट बैंक
STATE BANK OF INDIA
VIDYAVIHAR WEST BRANCH
Br. Code : 11710



LOS ID :

Applicant Name ZSHRAT SHAIKH

Co-Applicant Name MD. SHAHID SHAIKH

Contact Number : 9594748736

1. CIF

2. CIF

A/C 90511596636

Coll

Loan Amount : 1.20 Crore

Tenure

Interest Rate :

EMI Date :

Loan Type : HOME LOAN.

Realty _____ Optima _____ Other _____

Cost :

Name of Developer / Dealer :

Branch Manager : ANJU GU

73874

1a
5m

AMT		
PROCESSING OFFICER		
RESI/OFF	<u>03/03</u>	<u>Cover</u>
TIR	<u>03/03</u>	<u>VS legal</u>
VALUATION	<u>03/03</u>	<u>Vashikala</u>
SITE		
LOAN A/C		
T.D.		
D.E.		

STATE BANK OF INDIA

Vidyavihar (W) Branch 11710,
Parasnath Darshan Complex,
Indira Nagar, Kurla Kiroi Rd;
Vidyavihar (W), Mumbai - 400 086.
Ph. No: 022-25110002 / 25118348



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/21674/00577

To,

मोहम्मद शाहीद शेख
Md. Shahid Shaikh
S/O: Amanulla Shaikh
Flat No 2
Husseina Mansion
S G Barve Road
Mumbai
Kurla Mumbai Mumbai
Maharashtra 400070
9819544374

04/01/2017

Ref: 159 / 17M / 212163 / 212400 / P



SB151580315FH



आपला आधार क्रमांक / Your Aadhaar No. :

2347 5934 3554

माझे आधार, माझी ओळख



भारत सरकार

Government of India



मोहम्मद शाहीद शेख
Md. Shahid Shaikh
जन्म तारीख / DOB : 30/04/1973
पुरुष / Male



2347 5934 3554

माझे आधार, माझी ओळख





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/21674/00578

To,
इश्रत शेख
Ishrat Shaikh
W/O: Shahid Shaikh
Flat No 2
Husseina Mansion
Anna Sagar Marg
Mumbai
Kurla Mumbai Mumbai
Maharashtra 400070
9594748736

03/01/2017

Ref: 159 / 17M / 212184 / 212400 / P



SB151580528FH



आपला आधार क्रमांक / Your Aadhaar No. :

6352 3781 5612

माझे आधार, माझी ओळख



भारत सरकार

Government of India

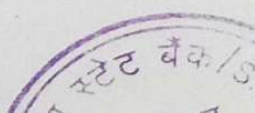


इश्रत शेख
Ishrat Shaikh
जन्म तारीख / DOB : 21/02/1977
स्त्री / Female



6352 3781 5612

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


SHAHID SHAIKH

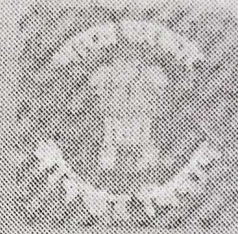
AMANULLAH EDU SHAIKH

30/04/1973

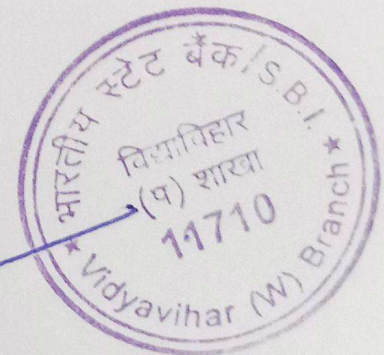
Permanent Account Number

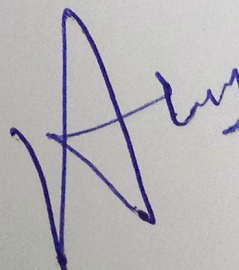
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Signature



23382005





आयकर विभाग
INCOME TAX DEPARTMENT

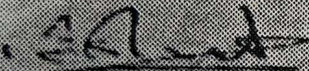


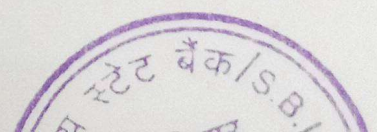
भारत सरकार
GOVT. OF INDIA

SHAIKH ISHRAT JAHAN
ABRAR HAMED MOHAMMED SHAFI
ANSARI
21/02/1977

Permanent Account Number

DZIPS8649H


Signature



VALID UPTO 5 SEP 2005

MUNICIPAL CORPORATION OF GREATER MUMBAI

2006

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CE / 2413 /BPES/AL

6 SEP 2005

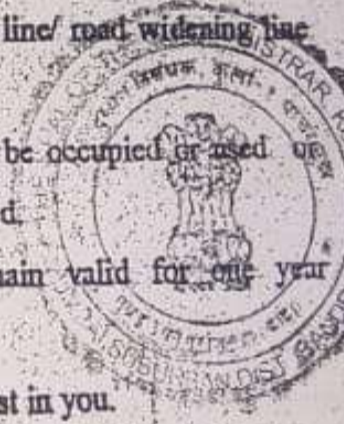
COMMENCEMENT CERTIFICATE

To,
M/s Kohimor
Panel Const.
Pvt. Ltd.

Sir,

With reference to your application No 5744 dtd 5/4/05 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No _____ on plot No. _____ C.T.S. No 637(A)/638, 639, 643, 700 Divn / Village / Town Planning Scheme No Kandivli situated at Road / Street L. B. S. Marg Ward 2 the Commencement Certificate / Building permit is granted on the following conditions :-

- 1] The land vacated on consequence of the endorsement of the set back line/ road widening line shall form part of the public street.
- 2] That ^{no} No new building or part thereof shall be occupied or allowed to be occupied or used permitted to be used by any person until occupation permission has been granted.
- 3] The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restriction imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai 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 even shall be deemed to have carried out development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



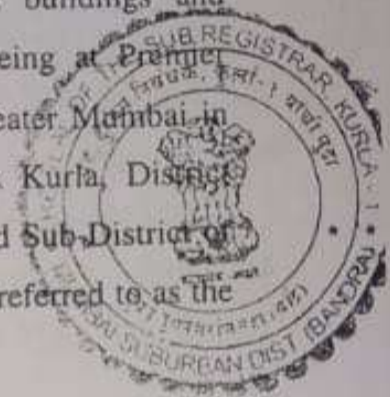
X *[Signature]* 6

बदर-३	
१५०१	२
२००६	

the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS:

1. The Premier Limited (formerly known as The Premier Automobiles Limited) was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground admeasuring 3,60,951.44 square metres or thereabout together with hereditaments and premises and buildings and structures standing thereon situate, lying and being at Premier Road, off Lalbahadur Shastri Marg, Kurla in Greater Mumbai in the Revenue Village of Kurla Kiroli II, Taluka Kurla, District Mumbai Suburban in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the Premier Holding).
2. The said Premier Holding partly comprised of Residential Zone (R1 & R2) (hereinafter referred to as the Residential area) and partly Special Industrial Zone (I-3) (hereinafter referred to as the Industrial area).
3. Upon coming into force of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the said ULC Act) the said Premier Limited who also held a bigger property in Ulhasnagar Urban Agglomeration filed a Statement Under Section 6(i) of the said ULC Act with the Competent Authority of the said Ulhasnagar Urban Agglomeration who passed an Order under Section 8(4) of the said ULC Act and served upon Premier Limited a Statement under Section 8(3) thereof and being aggrieved by the said Order the said Premier Limited filed an Appeal under Section 33 of the said ULC Act before the Collector, Thane and also obtained a stay on the publication of the Statement under Section 9 thereof and the said Appeal is still pending hearing and final disposal.

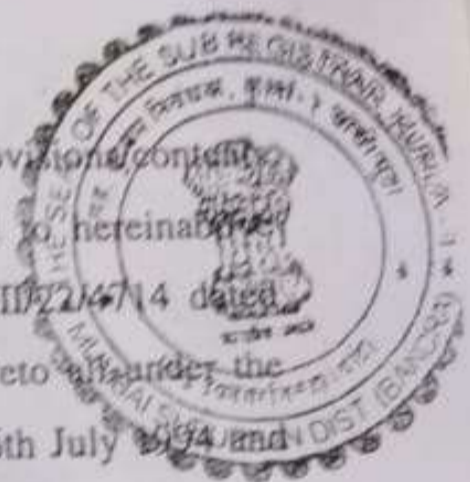


x ~~SP~~ ~~SP~~

खतर-३	
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२००६	

and upon the purchasers of all the flats in all the buildings on the said Development Premises paying in full their respective dues to the Developer and complying with all the terms and conditions of their respective Agreements in a form similar to this Agreement the Developer shall cause the said Owner to execute and shall itself execute a Conveyance in favour of such Co-operative Society in respect of the said Development Premises together with the Buildings constructed thereon.

40. The Flat Purchaser who has full notice of the provisions contained of the said documents and permissions referred to hereinafter including the said letter of intent No.C/ULC/D-III/224/14 dated 18th February 1993 and three corrigendums thereto under the same members and dated 25th February 1994, 16th July 1994 and 24th September 2004 respectively under the said ULC Act and of the terms and conditions contained in this Agreement applied to the Developer for allotment of Flat No. 1041 on 4 Floor of the said Building No. 10 in the complex known as Kohinoor City and also a parking Space which is being constructed by the Developer on a portion of the said Portion 'A' (hereinafter called 'the said Flat').



Handwritten marks: 'X' and '1041' with a checkmark.

41. Prior to making application as aforesaid the Flat Purchaser has made a Declaration as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the said Letter of Intent for Permission for redevelopment under Section 22 of the said ULC Act and the said Corrigendums thereto after fully acquainting himself/herself of all the provisions and conditions thereof.

42. Relying upon the said Application, Declaration and Agreement the Developer has agreed to sell to the Flat Purchaser the said Flat at the price and on the terms and conditions hereinafter appearing.

the Developer and the



Kohinoor City "A"

KOHINOOR CITY "A" Co-Operative Housing Society Limited

(Registration No. MUM-2/WL/HSG/(TC)/10044/2010-2011 YEAR 2010)

Kohinoor City, Kiro Road, Off L.B.S. Marg, Kurla (W), Mumbai - 400 070, Tel.: 66744115

Ref No: KCA/23/02/5899


Date: 27th February, 2023

To,
Mr. Shirish Maheshwar Prabhudesai,
Flat No. 1041
Kohinoor City A Co-op. Housing Society Ltd.
Kiro Road, Off L.B.S Marg, Kurla West
Mumbai - 400070

Dear Sir,

Sub : NOC for Sale of Flat No. 1041 on 4th floor in the building No.10 named as Kohinoor City "A" Co-operative Housing Society Ltd. of our society, situated at kiro Road ,Off L.B.S Marg Kurla (W) Mumbai- 400 070.

1. Mr. Shirish Maheshwar Prabhudesai is the owner of the above said flat and Mr. Shirish Maheshwar Prabhudesai is existing member of our society.
2. The Owner Mr. Shirish Maheshwar Prabhudesai have informed the society that they have agreed to sell and transfer all his right, title interest in the said Shares and the said flat to Mr. Mohammed Shahid Amanullah Shaikh & Mrs. Ishrat Shahid Shaikh.
3. The society shall consider to transfer the above flat to in the name of the proposed members (transferees), subject to completion of the transfer formalities in respect of the said flat.
4. There are no outstanding dues towards society charges, maintenance charges up to till date, etc. in respect of the said Flat No.1041.


Chairman



041

बदर-३
१५०७ | १
२००६

HDFC BANK HDFC BANK LTD.

PART III
For the Customer
ACKNOWLEDGEMENT

Serial No.: **41777**

78460

Received From Shirish Prabhudesai

Franking Amount: 163000/-

Charges:

Total: 163000/-

Vide P/O No. / Cash / Transfer Cheque 242905

Drawn on city bank



or Cash towards franking of document
Signature / Stamps of Bank
Customer: I have checked the value franked and the bank is not liable for anything related to the document.



THIS AGREEMENT made and entered into at Mumbai this 4th day of MAR 2006 BETWEEN MR. UNMESH MANOHAR JOSHI of Mumbai Indian Inhabitant carrying on business as builder and developer under the name and style of MESSRS. KOHINOOR DEVELOPERS as Sole Proprietor and having his address at Kohinoor Corporate Office, Senapati Bapat Marg, Dadar, Mumbai 400 028 hereinafter referred to as "THE DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part

HDFC Bank Legal
Department Karmali Mills Compound
Lower Parel Mumbai-400015
D-5/ST/PL/C.R.10/10/03/2006/2042-44

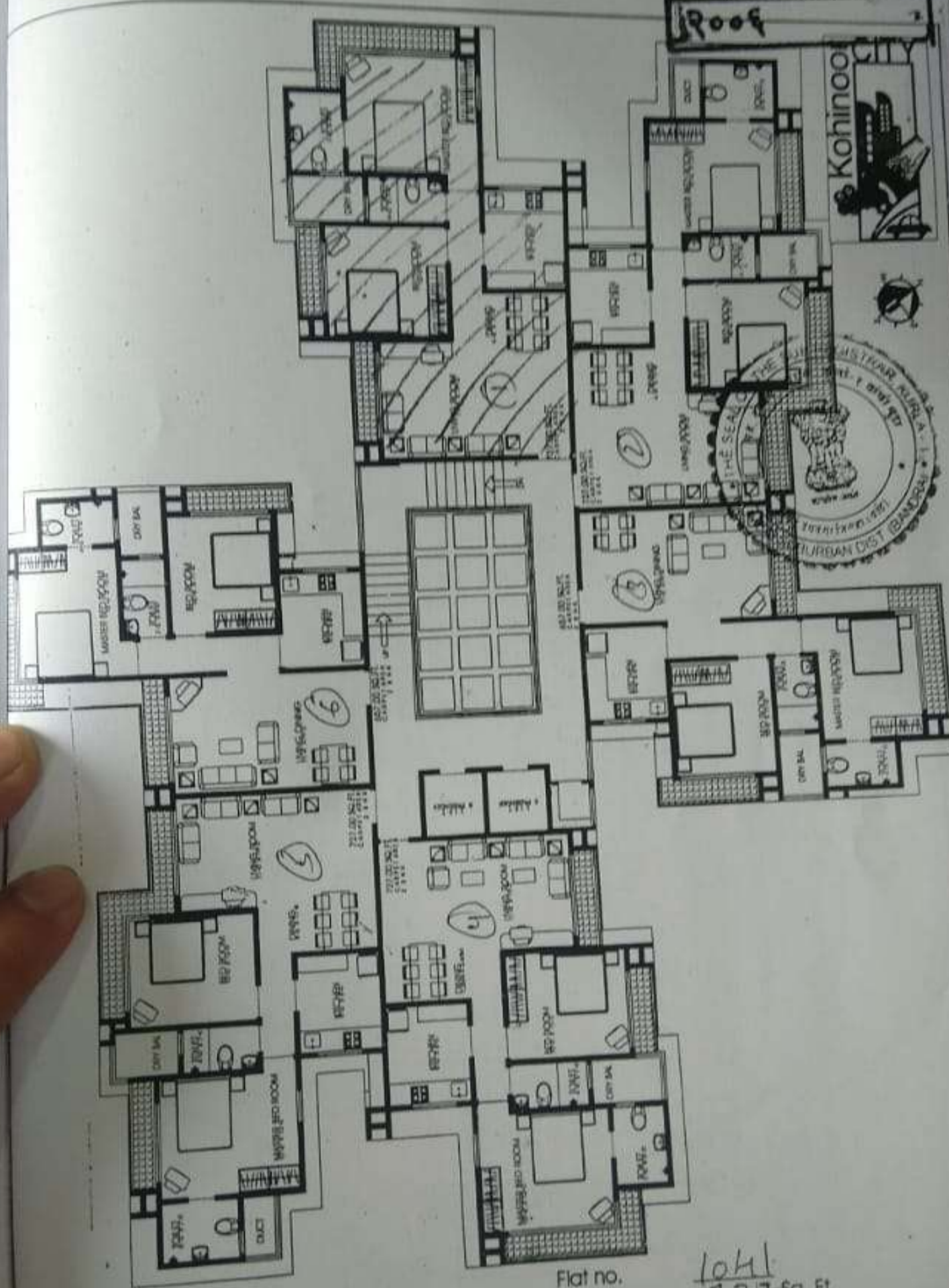
AND

Mr./ Mrs./Ms. Shirish M. Prabhudesai and M. D. Prabhudesai an/all Indian Inhabitant/s / Non Residential Indian all at present residing/having his/her/their address at 15 B Parijat Rokadia Cross Lane, Borivali (W) Mumbai 92 hereinafter called "THE FLAT PURCHASER" (which expression shall unless repugnant

INDIA
R.01620001566135
Stamp Date: 11:57
Stamp No: 78460
Address: MAH 03 2006

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 ५०९ / ८८
 १००६



Flat no. 1041
 Carpet area 727 Sq. Ft.
 Floor No. 4
 Building no. 10 in Kohinoor City Con

TYPE C

SANDEEP SHIKRE & ASSOCIATES. ARCH
 203/204, PRADESHIYA VIKAS ESTATE, PUNE, TEL: 400 025. phone 98248402/98248401 fax 98248402 e-mail 98248402

X *[Handwritten signature]*

बदर -
9509
२००६

Floor Space Index in the locality or additional Floor Space Index becoming available on account of acquisition of Transferable of Development Rights or otherwise howsoever then and in any such case the Developer shall be entitled and be at liberty to amend/vary the sanctioned plans provided the location of the said Building No. 10 on the said portion of the Portion "A" is not changed.

The Flat Purchaser hereby consents to the above and the said consent shall for all purposes be considered as Flat 10 consent so long as the total area of the Flat and the amenities, fixtures and fittings are not reduced. The consent contemplated hereunder shall for all purposes be considered as Purchaser's consent under the provisions of Section (ii) and the other applicable provisions of the said MOFA.



2. The Flat Purchaser hereby agrees to acquire and purchase from the Developer and the Developer hereby agrees to sell to the Flat Purchaser the Flat No. 104 having carpet area of 727 Square Feet equivalent to 67.54 Square Metres (which is inclusive of the full area of balconies) on 4 Floor as shown on the floor plan thereof hereto annexed and marked as Annexure No. "6" in wing of the said Building No. 10 in the complex known as "Kohinoor City" with Covered/Open Parking Space No. under stilts/in the open space (hereinafter referred to as 'the Flat') at or for the price of Rs. NIL (Rupees NIL) which is inclusive of a sum of Rs. Nil as the proportionate price of the common and limited common areas and facilities appurtenant to the Flat the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Fourth Schedule hereunder written. As incidental to the sale of the Flat but only upon the execution of the Conveyance in pursuance of this Agreement and upon and subject to the terms and conditions hereinafter contained the Developer will also provide to the Flat Purchaser membership of the Club proposed to be constructed by the said Owner on the said Amenity Open Space and Recreation Open Space of Industrial Area if and only if the said Amenity Open Space and Recreation Open Space of Industrial

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

For Bldg.No. 6 :- 3rd to 7th Floor Only
For Bldg.No. 7,8,9,10 :- 1st to 7th Floor Only

V.P. No. 90/258RTMC/TDD/280Date 26/03/2018

To,

M/s. Makarand Toraskar & Asso. (Architect)A-101, Royal Crown, Kanjari Wadi, Khopat, Thane-WRamakant D. Joshi & Others (Owner)M/s. R.N.A. Builders Prop. Mr. Narendra Gupta (P.O.A.H.)

Sub - Occupancy Certificate for Bldg. No. 6, 7, 8, 9 & 10

Ref. V. P. No. 90/258RYour Letter No. 4235, Date: 01/08/13

Sir,

The part/full development/work/erecton/re-erecton alteration in/of building / part building no.

As Above situated at 43.0 M.W. D. Road Road / Street Balkum Ward No. 5 Sector 5No. 5 S. No. / 46/8, 47/8, 48/8, 49/8, 48/6 Village Balkumsupervision of Makarand Toraskar Licensed Surveyor / Engineer / ArchitectArchitect / Licence No. CA/99/24593 may be occupied on the following conditions

- १) ठामपा उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- २) मलनिःस्सारण विभागाकडील नाला हरकत दाखली ठामपा/का.अ./मनि/NO. १०६१२/२०१४ मधील अटी आपणावर बंधनकारक राहतील.



As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

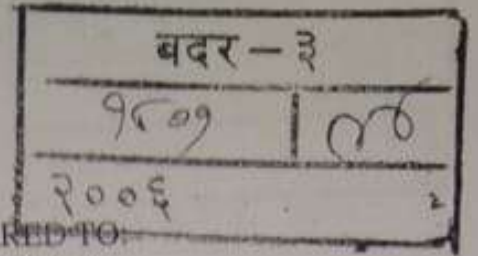
Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC.

ट न न - ५	
Municipal Corporation	
दस्त	
क्रमांक	<u>१०६१२</u> / २०१४
<u>१०६१२</u>	

Municipal Corporation of
the city of Thane.



THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Larger Property 1,27,215.06 Square Metres)
(Red Colour Boundary)

All those pieces and parcels of land or ground hereditaments and premises together with buildings and structures standing thereon situate at Village Kurla-II, Taluka Kurla, District Mumbai Suburban in Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 1,27,215.06 Square Meters or thereabout and bearing the following particulars:-

Sr. No.	Survey No.	City Survey No.	Area in Sq.Mtr.
1	SSI-17(P)	637P	102,576.96
2	SSI-17(P)	637/1	92.80
3	SSI-17(P)	637/2	152.50
4	SSI-17(P)	637/3	23.40
5	SSI-17(P)	637/4	22.50
6	SSI-17(P)	637/5	21.80
7	SSI-17(P)	637/6	21.80
8	SSI-17(P)	637/7	21.40
9	SSI-17(P)	637/8	23.20
10	SSI-17(P)	637/9	21.80
11	SSI-17(P)	637/10	23.20
12	SSI-17(P)	637/11	21.40
13	SSI-17(P)	637/12	23.20
14	SSI-17(P)	637/13	34.20
15	SSI-17(P)	637/14	78.10
16	SSI-17(P)	637/15	91.50
17	SSI-17(P)	637/16	87.70
18	SSI-17(P)	637/17	91.50
19	SSI-17(P)	637/18	85.50
20	SSI-17(P)	637/19	306.10
21	SSI-17(P)	637/20	62.40
22	SSI-17(P)	637/21	7.00
23	SSI-17(P)	637/22	179.50
24	SSI-17(P)	637/23	147.10
25	SSI-17(P)	637/24	66.00
26	SSI-17(P)	637/25	262.80
27	SSI-17(P)	637/26	77.50
28	SSI-17(P)	637/27	280.40
29	SSI-17(P)	637/28	40.30
30	SSI-17(P)	637/29	172.70
31	SSI-17(P)	637/30	40.50



X Map. [Signature]

बदर-३
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 १००६

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 Municipal Commissioner has appointed Shri P. N. Wate Executive

Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 5 SEP 2006

plinth C.C. i.e. 2nd floor

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai

New 6/5/05
 Assistant Engineer Building Proposals
 Eastern Suburbs (1st Ward)
 Executive Engineer [Building Proposals]
 Eastern Subs
 FOR



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Sr. No.	Survey No.	City Survey No.	Area in Sq.Mtr.
32	SSI-17(P)	637/31	43.80
33	SSI-17(P)	637/32	47.10
34	SSI-17(P)	637/33	93.40
35	SSI-17(P)	637/34	64.80
36	SSI-17(P)	637/35	64.80
37	SSI-17(P)	637/36	95.20
38	SSI-17(P)	637/37	166.20
39	SSI-17(P)	637/38	66.40
40	SSI-17(P)	637/39	91.30
41	SSI-17(P)	637/40	94.00
42	SSI-17(P)	637/41	68.30
43	SSI-17(P)	637/42	66.40
44	SSI-17(P)	637/43	26.70
45	SSI-17(P)	637/47	106.30
46	SSI-17(P)	637/48	31.20
47	SSI-17(P)	637/49P	475.30
48	SSI-17(P)	637/50	306.30
49	SSI-17(P)	637/51	91.80
50	SSI-17(P)	637/52	283.30
51	SSI-17(P)	637/53P	225.50
52	SSI-17(P)	637/57	297.60
53	SSI-17(P)	637/58P	286.80
54	SSI-17(P)	637/78P	94.20
55	SSI-17(?)	637/79	15.40
56	SSI-17(P)	637/80	178.10
57	SSI-17(P)	637/81	59.00
58	SSI-17(P)	637/82	14.20
59	SSI-17(P)	637/83	26.50
60	SSI-17(P)	637/84	487.00
61	SSI-17(P)	637/85	208.00
62	SSI-17(P)	637/86	99.40
63	SSI-17(P)	637/167	23.20
64	SSI-17(P)	637/168	21.40
65	SSI-17(P)	637/169	21.40
66	SSI-17(P)	637/170	21.40
67	SSI-17(P)	637/171	21.40
68	SSI-17(P)	637/172	21.40
69	SSI-17(P)	637/173	21.40
70	SSI-17(P)	637/174	21.40



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