

SHARE CERTIFICATE



SHAMBHU NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered Under MCS ACT-1960)

(Regd.No.BOM / WT / HSG / TC / 1255 Of 1985 Dated 19/02/1985)

Sajjanwadi, Mithagar Road , Mulund (East), Mumbai - 400 081.

Certificate No. 7 Member's Registration No. _____ No.Of Shares 10

This is to certify that Shri / Smt / M/s. Milind D. Sathe

Flat / Shop No. 203

is the Registered Holder of Ten fully paid up share of Rupees Fifty each, numbered from 61 to 70 both inclusive, in the Shambhu Nivas Co-Operative Housing Society Ltd., Mumbai - 400 081, Subject to the Bye Laws of the said Society.

Given under the common seal of the society at Mumbai this 14th day of August 2014



For and on behalf of

Shambhu Nivas Co-Operative Housing Society Ltd.

Kulkarni

2014i
CHAIRMAN

Brijeta
SECRETARY

TREASURER OR M.C.MEMBER
P.T.O.

SHAMBHU NIVAS CO-OPERATIVE HOUSING SOCIETY LTD

Registration No - BOM / WT / HSG / TC / 1255 of 1985 Dated 19/02/1085

Sajjan Wadi, Mithagar Road, Mulund (E), Mumbai 400081

Date: 08/03/2023

**The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai**

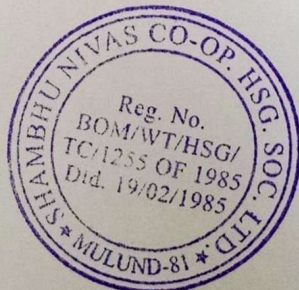


We, Shambhu Nivas co-operative housing society limited,
Hereby certify that:

1. Flat/House No. 203 in Shambhu Nivas CHSL, situated at Sajjan Wadi, Mithagar Marg, Mulund East of T Ward, Mumbai bearing Survey No CTS 904, 904/1,904/2, and 904/3 has been allotted to Shri Ravindra Anirudha Gangal and Smt. Sandhya Ravindra Gangal vide agreement to sale/Allotment letter dated 30/04/2015.
2. That the total cost of the house/flat is Rs 95, 00,000/- (Rupees Ninety Five Lakhs Only) as per the sale document
3. Mr. Ravindra Anirudha Gangal and Mrs Sandhya Ravindra Gangal has availed home loan from SBI for which he/ they have mortgaged the said flat, we have noted the same in our records and We have no objection in him extending the mortgage of the flat for further amounts as agreed upon by the bank(SBI)
4. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.

**(Shri. Shriram Chindarkar)
Chairman**

**(Shri Unmesh Mulay)
Secretary**



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

| Date of Transfer | Transfer No. | Regn. No. of Transferer | To Whom Transferred | Regn. No. of Transferee |
|------------------|--------------|-------------------------|--|-------------------------|
| 14/08/15 | 02 | 203 | Shri Ravindra A. Gungal & Smt. Sandhya R. Gungal. <small>Shri Sandhya Niwas Co-op. Hsg. Soc. Ltd</small> Chairmān Secretary Treasurer / M.C. Member | 231 to 240 |
| | | | Chairmān Secretary Treasurer / M.C. Member | |
| | | | Chairmān Secretary Treasurer / M.C. Member | |
| | | | Chairmān Secretary Treasurer / M.C. Member | |
| | | | Chairmān Secretary Treasurer / M.C. Member | |

Self attested.
 Sugangali
 for SBF.

Map Saln 62420556162.
 &
 Vidyalaxmi Application.

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/5152/BPES/AT LD 7 FEB 2014

To,
M/s. Shambhu Infratect . .
C.A. to Owner,
11, Bhagini Smruti,
Mithagar Road, Mulund (East),
Mumbai.

Sub:- Full Occupation permission to proposed residential building comprising of Still + 1st to 7th upper floor on plot bearing CTS No.904, 904/1 to 2 of village Mulund at Mulund (East).

Sir, . .

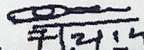
The full development work of proposed residential building comprising of Still + 1st to 7th(pt) upper floor on plot bearing CTS No. 904, 904/1 to 2 of village Mulund at Mulund (East), completed under the supervision of Licensed Architect Shri Siddharth Shirur, having License No.CA/97/20977 and Licensed Structural Engineer Shri Samrath Agarwal, having License No.STR/A/28 may be occupied on the following conditions:

1. That Certificate under Sec. 270-A of Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within three months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :-This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)E.S.-II

For vidya laxmi
fresh application
through SDR Market
East.

original file

Maya Jain

62420556162.

Society OC:-

ALTERNATE ACCOMADOTATION

Old Ownership Member of SHAMBHAU CHS

VILLAGE : Mulund (East) C.T.S No. : 904 & 904/1 to 3 ZONE: 124/570

CONST. COST : ₹.16,000/- per m2 RESI. RATE : ₹.68,300/- per m2

DETAILS OF THE MEMBER

NAME : Milind D. Sathe
OLD FLAT NO. : 06 ON THE 1st FLOOR
NEW FLAT NO. : 203 ON THE 2nd FLOOR

AREA

OLD AREA : 273 Square Feet Carpet
ADDITIONAL FREE AREA : 40.95 Square Feet Carpet
ADDITIONAL PURCHASED AREA : 356.65 Square Feet Carpet
TOTAL NEW AREA : 670.60 Square Feet Carpet
804.72 sq. Ft. built up area
74.79 sq. mtrs. built up area

MARKET VALUE FOR STAMP DUTY CALCULATION

(A) OLD area + Free of Cost area at the construction cost @ ₹.16,000/- per sq.mtrs.

i.e. 313.95 sq. ft. Carpet area = ₹.16,000/- X 35.02 sq. mtrs. built up area ,

i.e. Market Value ₹. 5,61,000/-

(B) Additional area of 356.65 sq. ft. Carpet area equal to 39.78 sq. mtrs. built up area @

₹.68,300/- per sq. mtrs. + -- % (- floor with lift),

i.e. ₹. 27,17,000/-

(A) AGREEMENT VALUE = Rs. 35,66,500/-

(B) MARKET VALUE ₹. 32,78,000/-

TOTAL A+B = ₹. 5,61,000/- + ₹. 27,17,000/-

Rounded off to = ₹. 32,78,000/-

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Stamp Duty on Agreement value or Market value, whichever is higher.

AGREEMENT/MARKET VALUE : Rs. 35,66,500/-

STAMP DUTY : Rs. 1,78,400/-

REGISTRATION FEES : Rs. 30,000/-

Signature: [Signature]

[Signature]

सह दुय्याम निबंधका कुला-४
मुंबई उपनगर जिल्हा.

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AGREEMENT FOR ALLOTMENT
OF FLAT TO THE MEMBER OF THE SOCIETY

ARTICLES OF AGREEMENT made at Mumbai, this 29th day of December 2012 BETWEEN **SHAMBHU INFRATECH**, the Partnership Firm formed under provisions of the Indian Partnership Act , 1932 , having their office at 11, Bhagini Smruti, Mithagar Road, Mulund (East), Mumbai-400 081, hereinafter called "**THE DEVELOPERS**" (Which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said Firm, survivors or survivor of them, heirs, executors, and administrators and assigns of the last surviving partner) of the ONE PART AND **MR. MILIND DINKAR SATHE** age 35 years, Indian, inhabitant/s, having address at Flat No. 06, First Floor, Shambhu Nivas Co-operative Housing Society Ltd; Mithagar Road, Mulund (East), Mumbai- 400 081, hereinafter called "**THE MEMBERS**" (Which expression shall unless repugnant to the context or meaning thereof mean and include their/his/her heirs, executors, administrators and assigns) of the OTHER PART.



WHEREAS (1) SHRI BALKRISHNA SHAMBHU KARPE, SMT. LILAVATI BALKRISHNA KARPE, (hereinafter referred to as "the said Owners") were the Owners and as such absolutely seized possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 594.80 sq. mtrs., bearing Survey No. 119, Hissa No. 1 & 2, C.T.S. No.904 & 904/1 to 5, situated at Mithagar Road, Mulund (East), Mumbai- 400 081 of the Village Mulund (East), Taluka - Kurla, Mumbai District of Greater Mumbai in the district and registration sub-district of Mumbai Suburban and more particularly described in the First Schedule hereunder written. (hereinafter referred to as "the said plot")

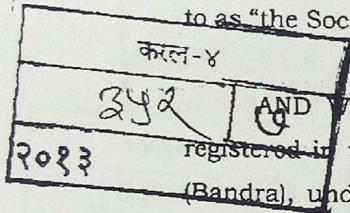
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AND WHEREAS by Agreement dated 23rd December 1981, the Owners granted the development rights to M/S. Domus Constructions.

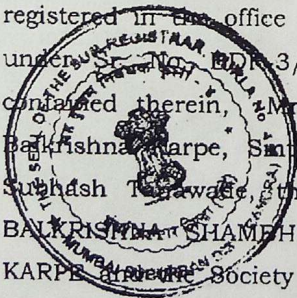
AND WHEREAS the said M/S. Domus Constructions developed the said Plot and constructed the building known as "Shambhu Nivas" (hereinafter referred to as "the said building").

AND WHEREAS the said M/S. Domus Constructions promoted and formed a Co-operative Housing Society of the Flat Purchasers including the old tenants and got the same registered under Maharashtra Co-operative Society's Act, 1961, registered under Sr. No. BOM/WT/HSG/TC/1255 of 1985 dated 19th February 1985, in the name of Shambhu Nivas Co-operative Housing Society Ltd; (hereinafter referred to as "the Society").



AND WHEREAS by Deed of Conveyance dated 28th April 1986, registered in the office of the Sub-Registrar of assurances at Mumbai-4 (Bandra), under Sr. No. BDR-2930/1986, for the consideration and on the terms and conditions contained therein with the confirmation of the said M/S. Domus Constructions, the said Owners conveyed, & transferred the said Plot together with the said Building to the said Society i.e. Shambhu Nivas Co-operative Housing Society Ltd;

AND WHEREAS by Deed of Rectification dated 26th February 2009, registered in the office of the Sub-Registrar of assurances at Kurla, under Sr. No. BDR-3/3011/2009, on the terms and conditions contained therein, Mr. Sudhakar Balkrishna Karpe, Mr. Ratnakar Balkrishna Karpe, Smt. Suhasini Bhaskar Shirodkar, Smt. Vaishali Subhash Desai, the legal heirs of the said Owners (1) SHRI BALKRISHNA SHAMBHU KARPE, (2) SMT. LILAVATI BALKRISHNA KARPE, the Society herein, rectified and corrected the bona fide error which was committed while recording the CTS number of the Plot in the Deed of Conveyance dated 28th April 1986, viz. the CTS Number of the Plot was corrected and recorded as "904 & 904/1 to 3" in place of "904 & 904/1 to 4" on page no. 3 Clause No.1 line No.6 and on page no.5



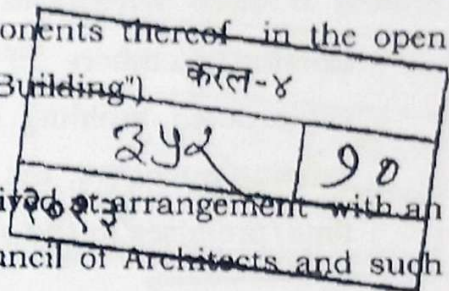
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AND WHEREAS accordingly the Supplementary Agreement dated 21st October 2012 was executed and registered in the office of the Sub-Registrar of assurances at Kurla, under sr. no. KRL-4/8760/2012 by the Developer and the Society and area of the said Property was corrected.

AND WHEREAS as a result of the said Agreements, the DEVELOPERS alone are entitled and enjoined upon to construct building/s on the said Property in accordance with the rules and regulations of the municipal authorities.

AND WHEREAS the DEVELOPERS intend to construct on the said property, the multistoried building with a view to allot residential Flats to the members and sell the remaining components thereof in the open market. (hereinafter referred to as "the Said Building").



AND WHEREAS the DEVELOPERS arrived at arrangement with an Architect, who are registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects and the appointment of Structural Engineer for the preparation of the structural design and drawing of the building has been done till the completion of the Building.

AND WHEREAS the Member herein is the Owner in respect of the Residential Flat bearing No. 06, admeasuring 273 Sq. ft. Carpet Area, on First Floor in the said Society (hereinafter for the sake of brevity referred to as "the said tenement").



AND WHEREAS the Member intend to acquire the new Flat in the newly constructed building against or in lieu of the said tenement as specifically mentioned hereinafter.

AND WHEREAS as agreed, the DEVELOPERS agreed to provide to the Member and the Member agreed to accept from the DEVELOPERS the Residential Premises bearing Flat No. 203, admeasuring 670.60 Sq. ft. Carpet area, on 2nd floor in the new building to be constructed on the said Property.

AND WHEREAS the Member has taken inspection of all the documents of title relating to the said property, the said Agreements, plans, designs and specifications prepared by the DEVELOPERS' Architects and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, sale, management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the DEVELOPERS, copies of the Revenue Records showing nature of title of the Society/DEVELOPERS to the said property on which the said building is to be constructed and Copies of plans and specifications of the Flat Premises agreed to be acquired by the Member and approved by the concerned municipal authorities have been annexed hereto and marked as Annexure "A", "B", "C", "D" and "E" respectively.

AND WHEREAS the DEVELOPERS have accordingly demolished the said building of the Society, including the said Flat, occupied by the Member and to commence construction of the said building in accordance with the said plans.

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AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the DEVELOPERS while developing the said Property while construction of the said building and upon due observance and performance of which only the completion and Occupation Certificate in respect of the said building shall be granted by the concerned local authority.

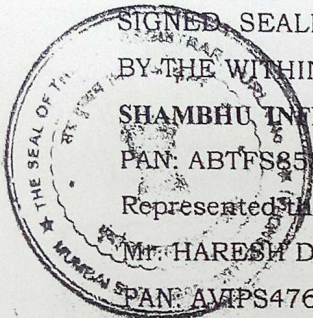
AND WHEREAS all the members of the Society confirmed allotment of premises among themselves and as a result the Member is/are interested in allotment of the **Flat No. 203, admeasuring 670.60 Sq. ft. Carpet area, on 2nd Floor**, more particularly described in the "Second schedule" hereunder written and applied for the allotment of the

[Signature]

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THE SECOND SCHEDULE ABOVE REFERRED TO

The Residential Premises bearing **Flat No. 203**, admeasuring **670.60 Sq. ft. Carpet area** or thereabouts, on **2nd Floor** in the Newly constructed building known as "Shambhu Nivas Co-operative Housing Society Ltd.", situated at Mithagar Road, Mulund (East), Mumbai 400 081, consisting of Stilt/Ground-plus-Seven upper floors and more particularly described in the First Schedule hereunder written together with the benefit of common limited areas and facilities.



SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED DEVELOPERS
SHAMBHU INFRA TECH
PAN: ABTFS8539G
Represented through its Partner
MR. HARESH DINKAR SATHE
PAN: AMPS4768A

For SHAMBHU INFRA TECH

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Partner



In the presence of
Name: Jayant Dattatray Kulkarni
Address: Flat No. 2, Ground Floor,
Shambhu Nivas CHS. Ltd., Mithagar Rd,
Mulund (E) Mum. 81

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SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED MEMBER
MR. MILIND DINKAR SATHE,

PAN: ALJPS2591L

in the presence of
Name: Sudhakar Parashuram Karle
Address: Flat No. 7, 1st Floor, Shambhu
Nivas CHS. Ltd., Mithagar Rd,
Mulund (E) Mum. 81
Signature:

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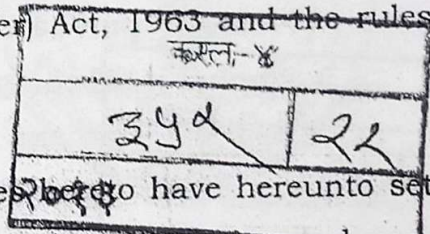
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address Communicated to the Developer. Any Change in the same shall be communicated in writing to the Developer by the concern member.

24. The Member shall not be entitled to claim partition or any separate legal document in respect of the premises agreed to be acquired by him. It is further clarified that on execution hereof the Member's rights over the said old tenement shall be extinguished and in lieu thereof rights over the said premises are created on the terms and conditions, agreed herein.

25. Vat, service taxes or any other taxes, as applicable and/or if any levied by the government authorities in respect of this agreement shall be borne and paid by the Member. The stamp duty and registration charges of this agreement shall be borne and paid by the Member.

26. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, Management and Transfer) Act, 1963 and the rules made there under.



IN WITNESSESS WHEREOF the parties have hereunto set and subscribed their respective signatures and seal the day and year first hereinabove written.

-THE FIRST SCHEDULE ABOVE REFERRED TO-

ALL THAT piece and parcel of land admeasuring 512 sq. mtrs., comprising of and bearing Survey No. 119, Hissa No. 1 & 2, T.S. No.904, area 429.2 sq.mtrs. 904/1, area 26.8 sq. mtrs., 904/2, area 29.2 sq. mtrs, 904/3, area 26.8 sq. mtrs., situated at Mithagar Road, Mulund (East), Mumbai- 400 081 of the Village Mulund (East), Taluka - Kurla, Mumbai District of Greater Mumbai in the district and registration sub-district of Mumbai Suburban, together with the building standing thereon known as "Shambhu Nivas Co-operative Housing Society Ltd;"



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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5152 /BPES/AT 12 5 SEP 2012

COMMENCEMENT CERTIFICATE

To,
M/s. Shambhu Imbratech

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Sir,

With reference to your application No. 5390 dt. 10/06/2011

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. 904, 904 1/2 Divn/ Village / Town Planning Scheme No. _____ situated at Road / Street _____ Ward

7th ward 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 new building or part thereof shall be occupied or allowed to be occupied or used or 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 the Government.
- 5) This commencement Certificate is renewable every year but such extension 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 is 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 restrictions 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 the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



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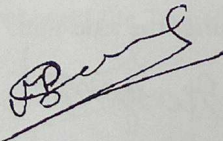
AGREEMENT FOR SALE

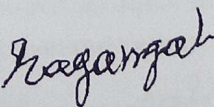
ARTICLES OF AGREEMENT made at Mumbai, this 29th day of April, 2015 BETWEEN MR. MILIND DINKAR SATHE, age 38 years, both Indian inhabitants, residing at Flat No.203, 2nd Floor, Shambhu Nivas Co-operative Housing Society Ltd; Sajjan Wadi, Mithagar Road, Mulund (East), Mumbai- 400 081, hereinafter called "THE TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the ONE PART

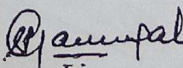
AND

(1) MR. RAVINDRA ANIRUDHA GANGAL, age 48 years, (2) MRS. SANDHYA RAVINDRA GANGAL, age 44 years, both Indian inhabitants, residing at B-203, Sai Heritage, Sant Tukaram Road, Mulund (East) Mumbai- 400 081, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS by Agreement for Allotment of Flat to the Member of the Society dated 29th December 2012, registered in the office of the Sub-Registrar of assurances at Kurla, under Sr. No. KRL-4/352/2013, for the consideration and on the terms and conditions contained therein, MR. MILIND DINKAR SATHE, the Transferor herein, acquired/purchased from the Promoters M/S. SHAMBHU INFRATECH, the residential Premises, bearing Flat No. 203, admeasuring 670.60 sq. ft. carpet area or thereabouts, located on the 2nd floor of the Building known as Shambhu Nivas Co-operative Housing Society Ltd; Sajjan Wadi, Mithagar Road, Mulund (East), Mumbai- 400 081 and more particularly described in the Schedule here under written (hereinafter for the sake of brevity referred to as "the Said Flat").

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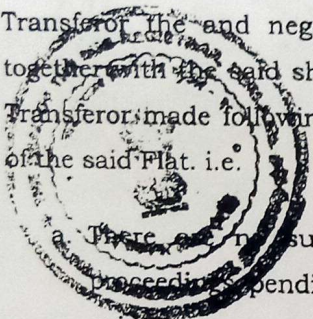
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AND WHEREAS incidental to holding of the said Flat, the Transferor are enjoying membership rights of the Sambhu Nivas Co-operative Housing Society Ltd; the Society formed and registered under the Co-operative Societies Act, 1960, under Registration No. BOM/WT/HSG/1255 -1985, dated 19/07/1985 (hereinafter for the sake of brevity referred to as "the said Society) and holding five fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 26 to 30 (inclusive) included in the Share Certificate No. 6 of the said

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AND WHEREAS under the circumstances stated herein above, as on today the Transferor is the absolute Owner of the said Flat and enjoying the membership rights of the said Society.

AND WHEREAS on coming to know the intention of the Transferor regarding sale and transfer of the said Flat, the Transferees approached Transferor and negotiated for sale and transfer of the said Flat together with the said shares of the said Society in their favour and the Transferor made following representations to the Transferees in respect of the said Flat. i.e.



There are no suits, litigation, civil or criminal or any other proceedings pending as against the Transferor in respect of the said Flat.

- b. The building of the said Society is constructed as per sanctioned plan of Mumbai Municipal Corporation Under File No. CE/5152/BPES/AT
- c. There are no attachments or prohibitory orders against the said Flat and the said Flat is not a subject matter of any lispendance or attachments either before or after judgments.
- d. The Transferor has not received any notice either from Income Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- e. There are no encumbrances created against the said Flat and the title of the Transferor to the said Flat is clear, marketable and free from all other encumbrances.
- f. Except the Transferor, no other person or authority have got right, title or interest of whatsoever nature against the said Flat.

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Relying upon the aforesaid representations made by the Transferor, the Transferees agreed to purchase the said Flat together with fittings, furniture and fixtures attached therewith on ownership basis and incidental thereto transfer of the said shares of the said Society for the total consideration of Rs.95,00,000/- (Rupees Ninety Five Lacs only) and on the terms and conditions appearing hereinafter.

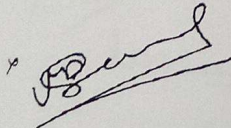
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

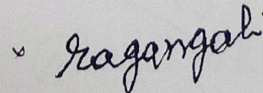
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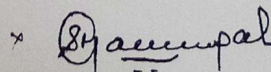
1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

2. The Transferor hereby agrees to assign to the Transferees the said fully paid up 5 shares of Rs.50/- each bearing distinctive Nos. 26 to 30 (both inclusive) entered in the Share Certificate No. 6 standing in the name of the Transferor in the books of the said Sambhu Nivas Co-operative Housing Society Ltd;. Incidental to the said assignment, the Transferor further agrees to sell, transfer and convey to the Transferees his right, title and interest in the said Flat No. 203, adm. area 200.60 sq. ft. carpet area or thereabouts, located on the 2nd floor of the Building known as Shambhu Nivas Co-operative Housing Society Ltd; Sajjan Wadi, Mithagar Road, Mulund (East), Mumbai- 400 081 and more particularly described in the Schedule hereunder written together with benefit of all profits, advantages, rights and appurtenances whatsoever attached with the said Flat for the total consideration of Rs.95,00,000/- (Rupees Ninety Five Lacs only). The said amount of the consideration shall be paid by the Transferees to the Transferor in the following manner that is to say,

- (a) Rs.4,75,000/- (Rupees Four Lacs and Seventy Five Thousand only) by way of earnest money paid on or before execution hereof (the payment and receipt whereof the Transferor DO hereby admit and acknowledge).
- (b) Rs.9,50,000/- (Rupees Nine Lacs and Fifty Thousand only) by way of earnest money paid on or before execution hereof (the payment and receipt whereof the Transferor DO hereby admit and acknowledge)

x 

x 

x 

| | | |
|-------|----|----|
| करल-२ | | |
| ४९६६ | १० | २६ |
| २०१५ | | |

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing **Flat No. 203**, admeasuring **670.60 sq. ft. carpet area** or thereabouts, located on the **2nd floor** of the Building known as **Shambhu Nivas Co-operative Housing Society Ltd; Sajjan Wadi, Mithagar Road, Mulund (East), Mumbai- 400 081**, standing on the piece of land bearing Survey No. 119, Hissa No. 1 & 2, C.T.S. No.904 , 904/1, 904/2, 904/3, of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban. The building of the Society is constructed in the year 2014 and it is consisting of Stilt/Ground plus 7 upper floors, with having a lift Facility.

SIGNED SEALED AND DELIVERED

by the withinnamed TRANSFEROR

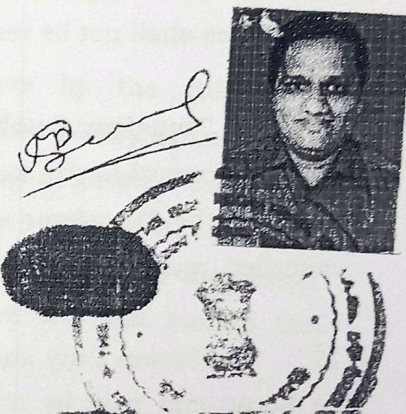
MR. MILIND DINKAR SATHE,

PAN: ALJPS2591L

in the presence of

Name: Girish L. Manjrekar
Address: A-9/4, Jeevan Nagar, Chs Ltd,
Mithagar Road, Mulund East, Mumbai 81

Manjrekar



SIGNED SEALED AND DELIVERED

by the withinnamed TRANSFEREES

(1) MR. RAVINDRA ANIRUDHA GANGAL,

PAN: ACMPG3519J

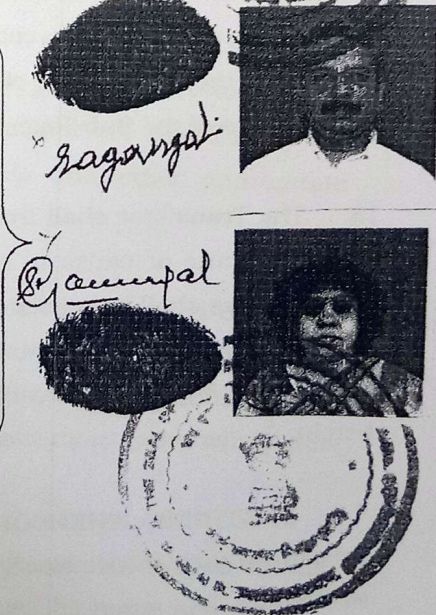
(2) MRS. SANDHYA RAVINDRA GANGAL,

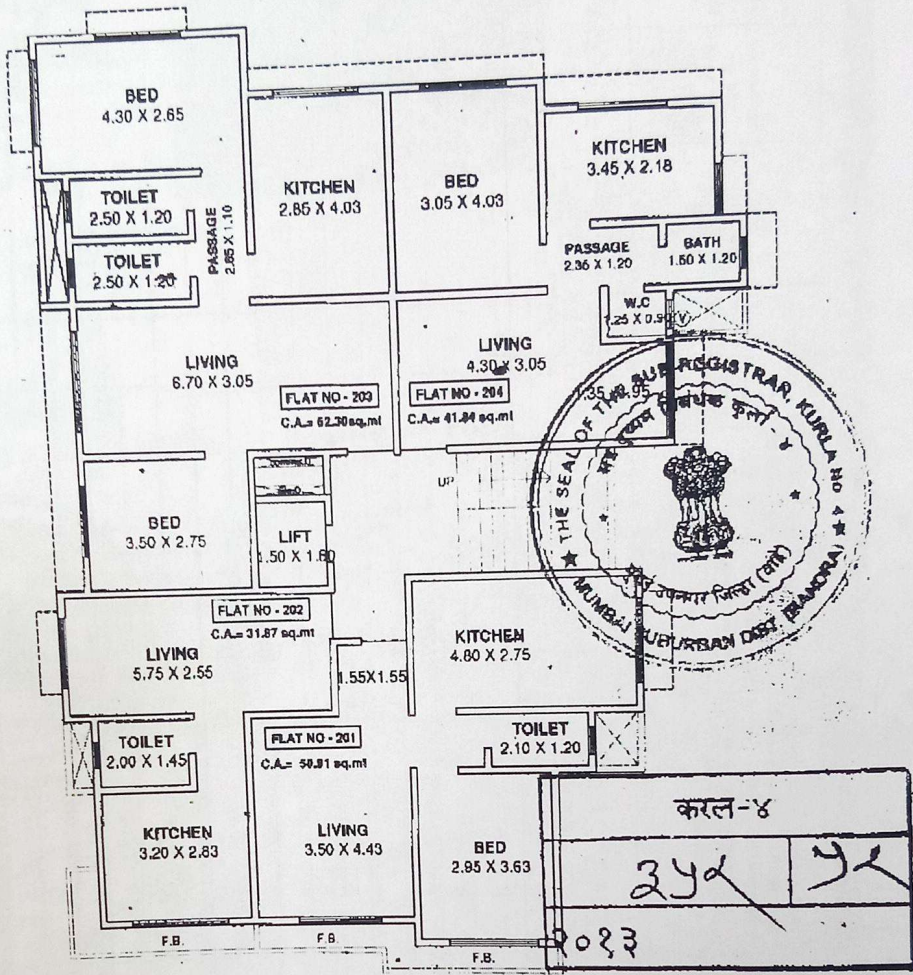
PAN: ACMPG3832G

in the presence of

Name: Madan M. Sonsurkar
Address: 28, Laxmi Niwas, Hill Road,
Chunabhatti, Sion 400022

Madan





| AT NO. | FLOOR | NAME OF THE MEMBER | PROJECT |
|--------|--------------|--------------------|--|
| 203 | SECOND FLOOR | MILIND D. SATHE | PROPOSED RESIDENTIAL BUILDING ON CTS NO. 904/1,2,3 AT KURLA, MULUND (E), MUMBAI. |

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Handwritten notes:
Date
CE DE

LOS ID: 25326904 / HL / CAR / ED / 20 - 20

Applicant Name : CHINMAY RAYINDRA GANGAL

Co-Applicant Name : RAYINDRA ANIRUDHA GANGAL

Contact Numbers (R) : (O) :

Applicant CIF : 87450155239

Co-Applicant CIF : 78206445697 - 72134106523

Loan Account No. :

Collateral : Existing mortgage to be extended
Marginal Loan A/C - 62420556162

Loan Amount : 51 Lac. Tenure :

Interest Rate : EMI :

Loan Type : SBI Life: YES / NO

Individual Housing Flexi

Realty

Property Location

Property Cost :

Name of Developer

Offer :

Name of Sourcing Person : Pooresh Lad

Mobile / Email : 9563727374 / sbi.20276@sbi.co.in

| | | |
|--------------------|-----------|--------|
| AMT | | |
| PROCESSING OFFICER | | |
| RES/OFF | 3/11/23 | CRD |
| TIR | 3/11/2023 | |
| VALUATION | 3/11/23 | Kanpur |
| SITE | | |
| LOAN A/C | | |
| T.D. | | |
| D.E. | | |



APPLICATION CUM APPRAISAL FORM FOR EDUCATION LOAN

(PLEASE COMPLETE ALL PARTICULARS IN BLOCK LETTERS AND TICK (✓) OPTIONS WHERE NECESSARY)

SOURCED BY ELC: YES/ NO
 ELC NAME: _____
 ELC CODE: _____
 CIF NO. (FOR OFFICE USE) _____
 JOINT SB ACCOUNT NO. (FOR OFFICE USE) _____
 LOAN ACCOUNT NO. (FOR OFFICE USE) _____



(I) PERSONAL INFORMATION OF THE APPLICANTS

| PARTICULARS | STUDENT | FATHER / HUSBAND | CO-APPLICANT |
|---|---|---|---|
| FIRST NAME | CHINMAY | RAVINDRA | SANDHYA |
| MIDDLE NAME | RAVINDRA | ANRUDHA | RAVINDRA |
| LAST NAME | GANGAL | GANGAL | GANGAL |
| MOTHER'S FULL NAME | SANDHYA RAVINDRA GANGAL | x-x-x-x-x-x | x-x-x-x-x-x |
| FATHER'S / HUSBAND'S FIRST NAME | RAVINDRA | ANRUDHA | MADHUKAR RAVINDRA |
| FATHER'S / HUSBAND'S MIDDLE NAME | ANRUDHA | KRISHNAJEE | ANRUDHA |
| FATHER'S / HUSBAND'S LAST NAME | GANGAL | GANGAL | GANGAL |
| RELATIONSHIP WITH APPLICANT | x-x-x-x-x-x | FATHER | MOTHER |
| DATE OF BIRTH (MM/YYYY) | 29/03/1996 | 04/12/1966 | 22/08/1970 |
| RELIGION | HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS | HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS | HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS |
| CASTE CATEGORY | SC / ST / OBC / GENERAL / OTHERS | SC / ST / OBC / GENERAL / OTHERS | SC / ST / OBC / GENERAL / OTHERS |
| GENDER | MALE / FEMALE / THIRD GENDER | MALE / FEMALE / THIRD GENDER | MALE / FEMALE / THIRD GENDER |
| MARITAL STATUS | SINGLE / MARRIED | x-x-x-x-x-x | SINGLE / MARRIED |
| HIGHEST EDUCATIONAL QUALIFICATION | BACHELOR OF ENGINEERING | B. Comm. | B. Comm. |
| MARKS %AGE OBTAINED IN BEST QUALIFICATION | 60 % | x-x-x-x-x-x | x-x-x-x-x-x |
| OCCUPATION | SERVICE - CONSULTING FIRM | CENTRAL GOVT. - CENTRAL RAILWAY | CENTRAL GOVT. DEPARTMENT OF POST. |
| INCOME FROM ALL SOURCES | 6 Lacs (approx) | 20 Lacs (approx) | 8.5 Lacs (approx) |
| PAN NO. | BNOPG4215R | ACMPG3519J | ACMPG3832G |
| ADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT) | 8940 7242 2587 | 4161 6525 1656 | 9725 9804 0585 |
| PASSPORT NO. (MANDATORY FOR STUDIES ABROAD) | T6649812 | T6640247 | T6637602 |
| 21. OTHER OVD, IF ANY (refer to annexure-I) | | | |
| 22. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE) | 203, SHAMBHUNIWAS MITHAGHAR MARG, AJLO, SAJJANWADI, MULUNDE EAST, MUMBAI 400081 | 203, Shambhu Nikas CHS, Sajjanwadi, Mulund East, Mumbai 400081 | 203, Shambhu Nikas CHS, Sajjanwadi, Mulund East, Mumbai - 400081 |

| | | | |
|-----------------------------|--|---|--|
| SS D NAME, W CODE, | | GPO 5th Mainline Mail Exp TM. Lobby Mumbai CSMT Central Railway | GPO office of Director Mumbai GPO, Mumbai 1980001 |
| ADDRESS NAME, CODE, | As present No. 22 | As present No 22 | As present No 22 |
| ER | 7208879969 | 9224456184 | 9224340635. |
| | 7208879969 | 9224456184 | 9224340635 |
| RESPONDENCE [APPLICABLE] | #22. coganga@gmail.com | naviganga@ rediffmail.com | sandy17g@rediffmail.com |
| | RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS | | |

(II) PRESENT BANKER DETAILS

| | STUDENT | FATHER / HUSBAND | CO-APPLICANT |
|---|---|-----------------------------|---------------------------------|
| IFSC | HDFC BANK CHEMBUR CENTRAL HDFC0000013 | NKGSB Bank 9100100007643 | INDRA POST-SB AC GPO, Mumbai |
| ABILITY | 5010 0307 0334 35 | Mulund, NKGS 0000009 | 0200 860798 |
| CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANKS. IF YES, DETAILS OF RELATIONSHIP | | NO | NO |

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

| | |
|----------------------------------|---|
| | <input checked="" type="checkbox"/> MERIT / <input checked="" type="checkbox"/> MANAGEMENT QUOTA |
| | <input checked="" type="checkbox"/> GRADUATION / POST-GRADUATION / PHD / <input checked="" type="checkbox"/> DEGREE / DIPLOMA / CERTIFICATE |
| INSTITUTION & UNIVERSITY | MASTERS IN SUPPLY CHAIN MANAGEMENT FOSTER'S SCHOOL OF BUSINESS, UNIVERSITY OF WASHINGTON |
| FOR STUDIES ABROAD | <input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO |
| INSTITUTION (CITY, PIN, COUNTRY) | MSCM, Michael J FOSTER SCHOOL OF BUSINESS UNIVERSITY OF WASHINGTON, BOX 353200 WA - 98195-3200 SEATTLE |
| INSTITUTION / COURSE | Fosters MSCM → Rank 4 (US), Rank 9 (Global) |
| DURATION OF COURSE | 1 Year |
| START DATE OF COURSE | 12 June 2023 (orientation) 23 June. (Course) |
| END DATE OF COURSE | 12 June 2024 (tentatively) |

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

| YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 | TOTAL |
|--------|--------|--------|--------|--------|-------|
|--------|--------|--------|--------|--------|-------|