

जा.क्र.कडोमपा/नरवि/सीसी/कवि/0CC/8-1
दिनांक - 02/11/14

Swarup Sir
Education Loan.
9082283421/8108832437

GOOGLE PROPERTIES

OM SAI SANKUL

DATE: 30/11/2014

To:
The Branch Manager
State Bank of India
Mulund.

Madam/Dear Sir,

We M/S Google Properties builder, here by certify that:

- We have transferable rights to the property described below, which has been allotted by me/us to Smt. Ganga S. Solanki (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 7/11/14 (herein after referred to as the "sale document")

Description of the property:

Flat No.	302,3 rd Floor.
Building No. / Name.	OM SAI SANKUL
Plot No.	72 1 st /2B Atali.
Locality	
Area.	Atali Gaon
City Name.	Ambivli (w)
Pin code.	421102

2. That the total consideration for this transaction is Rs.18,20,000/- (Eighteen lakhs twenty thousand) towards sale document and Rs. 1,27,400/- (one lakhs twenty seven thousand four hundred) towards stamping and registration charges

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/we confirm that I/We have no objection whatsoever to the said purchasers, at their own cost, charges, risks and consequences mortgaging the said property to State Bank of India (herein after referred to as the bank) as security for the amount advance by the bank to them subject 129 The due and proper performance and compliances of all the terms and conditions of the sale document by the said purchaser.

कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

बांधकाम पूर्णत्वाचा दाखला

जा.क्र.कडोंमपा/नरवि/सीसी/कवि/0CC/83/17
दिनांक :- 27/7/2017

प्रति,

श्रीमती. रत्ना प्रभू पाटील व इतर

कु.मु.प.धा. श्री. कांतिलाल बी. गंगाणी

द्वारा-श्री.यशवंत गोविंद साठे, कल्याण (वास्तुशिल्पकार)

स्ट्रक्चरल इंजिनियर:- श्री.व्ही. बी. टोळे, ठाणे

वास्तुशिल्पकार श्री.यशवंत गोविंद साठे, यांचे दि. १५/०७/२०१७ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ७२ हि.नं.१/२/२ब मौजे-अटाळी येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील बांधकाम परवानगी जा.क्र.कडोंमपा/नरवि/बांप/कवि सुधारीत /२०१२-१३ /९६/८०, दि. ०२/०६/२०१६ अन्वये मंजूर केलेल्या नकाशाप्रमाणे बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र	मजले	सदनिका/वाणिज्य	बांधिव क्षेत्र (चौ.मी.)
१	तळ मजला	४ दुकाने, २ ऑफिस, २ सदनिका	१६४.३२
२	पहिला मजला	४ सदनिका	१४९.५४
३	दुसरा मजला	४ सदनिका	१४९.५४
४	तिसरा मजला	४ सदनिका	१४९.५४
५	चौथा मजला	४ सदनिका	१४९.५४
६	पाचवा मजला	४ सदनिका	१५४.७९
	<u>राहण</u>	४ दुकाने, २ ऑफिस, २२ सदनिका	९१७.२७

अटी :-

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोंमपास विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळून आल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईल पर्यंत महापालिकेची राहणार नाही.

नगररचनाकार (क.वि.)

कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

१) कर निर्धारक व संकलक, क.डों.म.पा कल्याण

२) प्रभाग क्षेत्र अधिकारी 'अ' प्रभाग कार्यालय, क.डों.म.पा कल्याण

Ground Plus 3

Flat/Shop/Unit 302 on Third floor in Wing —
in the building to be Known as "OM SAI SANKUL"

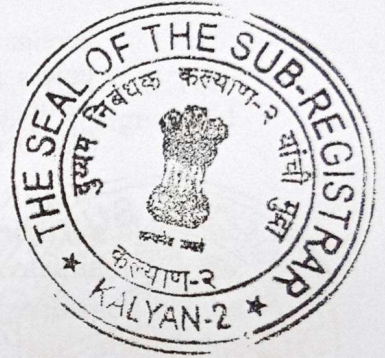
Area : 447 sq. ft.(Carpet)

plus 54 sq. ft. Open Terrace

Market Value Rs. 18,15,000

Actual Value Rs. 18,20,000

Stamp Duty Rs. 10,9200 /



AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 28... DAY OF OCT 2014/15

BETWEEN

X Bojanki

Ventilef

कलन २	
दस्त क्र. ७६६६	२०१४
३	६३

M/s. GOOGLE PROPERTIES, a Partnership firm, having its office at Santoshi Niwas, Mahatma Phule Nagar, Mohone, Ambivali, Taluka Kalyan, District Thane, through its Partner Shri Kantilal Bhagwanji Gangani, PAN NO. _____, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include Partners constituting the said firm and their survivors and their respective heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

Mr/Mrs GANGA SHANKAR SOLANKI

Pan No. BKYP57687C

aged about 39 years, occupation Service/~~Business~~

Mr/Mrs _____

Pan No. _____

aged about _____ years, occupation Service/Business

residing at MS/RBI 32/23 & 32/24 MITHA
GAR Road Muluna (E)

hereinafter called and referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her/their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Mrs. Ratna Prabhu Patil is the owner and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying, being and situate at Village Atali, Taluka Kalyan, District Thane bearing:

Old SurveyNo.	Survey No.	Hissa No.	Area(In Sq.Meters)
1/2/1/2 (Part)	72	1/2/2B	600

within the limits of the Kalyan Dombivli Municipal Corporation more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity called and referred to as the "Said Property".

AND WHEREAS by and under a Development Agreement dated 31/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 0016/2011 dated 03/01/2011, made and executed between Mrs. Ratna Prabhu Patil as the Owners and the Builders/Promoters herein, therein called and referred to as the Developers, the Builders/Promoters herein purchased/acquired the development rights of in respect of said property from said Owner at and for the consideration and on the terms and consideration therein contained and in pursuance thereof said owner has also executed an irrevocable Power of Attorney in favor of Builders/Promoters ;

AND WHEREAS Builders/Promoters herein with a view to develop the said property, by constructing multistoried building thereon, submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan

Y Solanki Kantilal

कलन २	
दस्ता क्र. ०६६६	२०१४
४	४३

AND WHEREAS by the end of _____ but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Builders/Promoters, the Builders/Promoters agree to complete in all respect the construction of the proposed buildings on the said land particularly described in the SCHEDULE hereunder written in accordance with the plans recited above and, as per the general specifications hereto but subject to such additions, alterations, modifications if any, that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Builders/Promoters agree to sell and cause to convey the said buildings, when total complex on the said property is completed in all respect, absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser/s herein) acquiring the respective Flats/Shops/Units therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Builders/Promoters

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Builders/Promoters shall construct the building/s on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser/s hereby gives consent.

2. THE Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s the Flat/Shop No. 302 on the Third floor, admeasuring 44.7 sq.ft. carpet/built (which is inclusive of the area of Balconies and proportionate area of passage, mid-landing and staircase) in the building known as "OM SALSANKUL" and as shown on the floor plan thereof hereto annexed (hereinafter referred to as "the said premises") for the price / consideration of Rs. 18,20,000/- (Rupees Eighteen lakh Twenty thousand Only) The Purchaser hereby agrees to pay to the Promoter the aforesaid consideration in the following manner i.e.:-

- (i) Rs. 1,00,000/- paid on or before execution of these presents as earnest money (the payment and receipt whereof the Promoter doth hereby admits, acquits, acknowledges and discharges the Purchaser absolutely and forever)
- (ii) Rs. 3,00,000/- to be paid on or before Plinth level
- (iii) Rs. 2,00,000/- to be paid on or before Per slab
- (iv) Rs. 2,00,000/- to be paid on or before Basic work
- (v) Rs. 2,00,000/- to be paid on or before Plaster outside
- (vi) Rs. 1,50,000/- to be paid on or before Plaster inside



कलन २	
दस्ता क्र. ७६६६	२०१४
६	४३

Kentital

Bolamki

Bolamki

- (vii) Rs. 1,50,000
 - (viii) Rs. -----
 - (ix) Rs. 20,000
- receipt of int
occupation.
- THE Purchas
when demand
- (a) Rs. 2,00,000/-
 - (b) Rs. 360/- fo
 - (c) Rs. 16,400/-
 - (d) Rs. 1,000/- fo
 - (e) Rs. 10,000/-
 - (f) Rs. -----

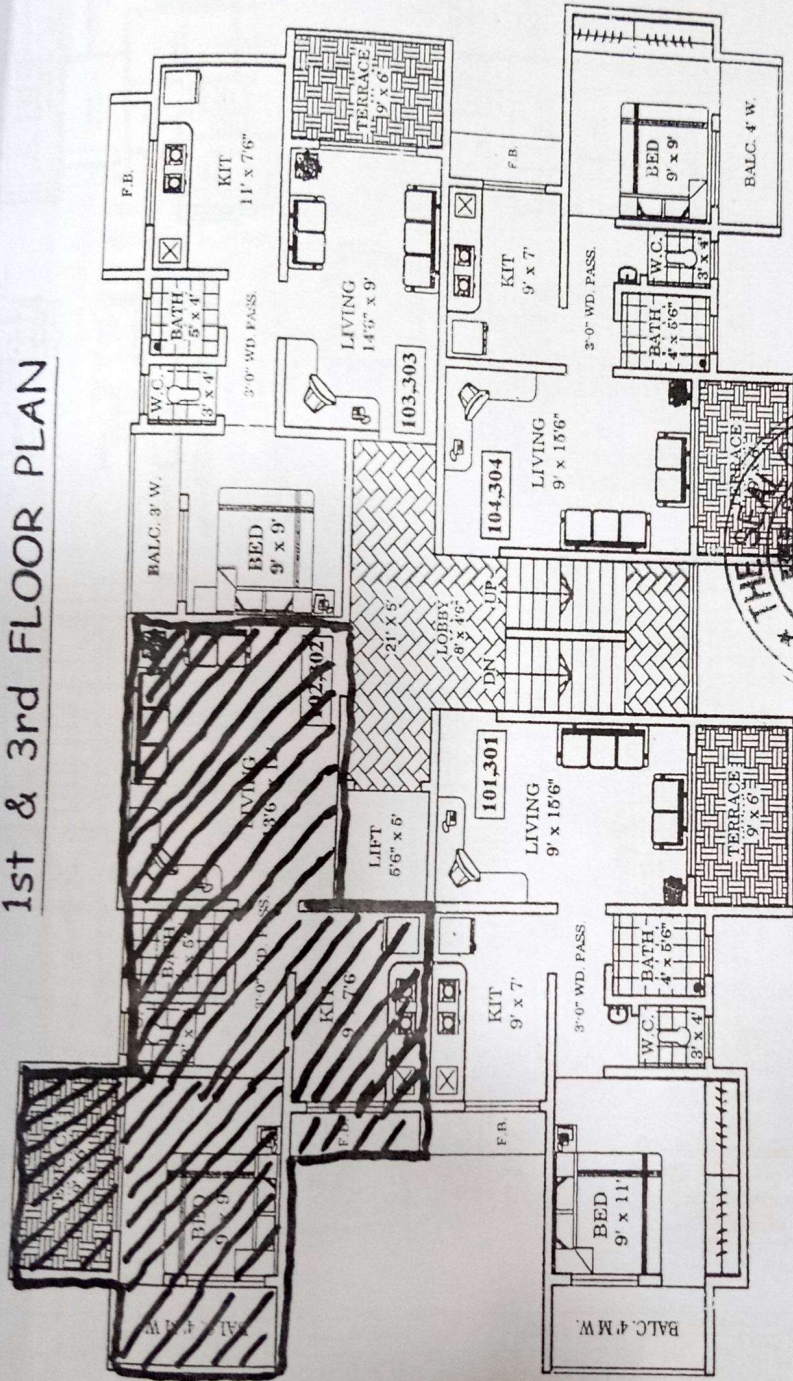
It is hereby
aforesaid in
contract. A
of the Prom
her to ma
certificate
and this po

3. THE Buil
with all th
imposed b
said plans
the premi
Completi
premises.

4. THE Bu
utilized i
that no
Builders
any par
Builders
respect
Builder

5. THE B
market
the Pur
of the
to be f
buildin
proper
Build
said

1st & 3rd FLOOR PLAN



कलन २
 दस्ता क्र. ५६६६ २०१४
 २६
 ४३



BUIDERS & DEVELOPERS	CARPET AREA <u>1117</u> SQ.FTS. OF FLAT NO. <u>201</u> ON <u>1st & 3rd</u> FLOOR IS ALLOTTED TO <u>MRS. Gangal Shankar Solanki</u> SIGNATURE OF OWNER <u>Gangal Shankar Solanki</u>	SECTION OF PROPOSAL & PROPERTY RESIDENTIAL BUILDING ON LAND BEARING NO. 1/2/2 BAT MAUJE ATALI KALYAN - KALYAN DIST. THANE	ARCHITECT
GOOGAL PROPERTIES	SIGNATURE OF PURCHASER <u>Gangal Shankar Solanki</u>	ARCHITECT <u>T. G. SARDJE</u> 215, Siddhivinayak sankul Shivaji path Kalyan (West) Tal. kalyan Dist. Thane.	



17/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण
2

दस्त क्रमांक : 7666/2014

नोंदणी :

Regn.63m

गावाचे नाव : 1) आटाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1820000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1819000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे अटाळी स नं.72, हि नं.1/2/2B, ओम साई संकुल, सदनिका क्र.302, तिसरा मजला, क्षेत्र 448 चौ फुट कारपेट - 54 चौ फुट ओपन टेरेस.((Survey Number : 72 ; HISSA NUMBER : 1/2/2B ;))
(5) क्षेत्रफळ	1) 448 चौ.फूट
(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:-मे.गुगल प्रॉपर्टीस तर्फे भागिदार कांतीलाल बी. गंगाणी वय:-49; पत्ता:-, - , संतोषी निवास, महात्मा फुले नगर मोहने, -, आघे, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-AAJFG7161K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गंगा शंकर सोळंकी वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं: एम एस आर बी-1 32/23 , रोड नं: मिठागर रोड मुलुंड-पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-BKYPS7687C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2014
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2014
(11) अनुक्रमांक खंड व पृष्ठ	7666/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109200

EDUCATION

LOS ID : 25526907

HL /CL/PL / ED/ 20 - 20

Applicant Name : MR. VIVEK S SOLANKI

Co - Applicant Name : MRS. GANGA S SOLANKI

Contact Number (R) (0)

Applicant CIF :

Co - Applicant CIF :

Loan Account No. :

Collateral :

Loan Amount : 16,00,000/- Tenure : 180 months

Interest Rate : EMI :

Loan Type : SBI LIFE : YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others: _____

Property Location :

Property Cost.

Name of Developer /Vendor :

Offer :

Person : BRANCH (04210)

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	17/5/2023 SVP Desai
VALUATION	17/5/23 V. Srinivas
SITE	
LOAN A/C	
T.D.	
D.E.	

SBI

Mulund (E) Branch(04210)

ADDRESS ROAD NAME, , PIN CODE, (TE)			
PRESENT ADDRESS ROAD NAME, , PIN CODE, (TE)	Flat 302 om Sai Sankul near om sai balaji Atali main road Ambivali 421102		Flat 302 om Sai Sankul near om sai balaji Atali main road Ambivali 421102
ACCOUNT NUMBER	9082283421		8108832437
ACCOUNT NUMBER			
EMAIL ADDRESS	vivek.salanke990@gmail.com		

FOR CORRESPONDENCE [AS APPLICABLE] RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

(II) PRESENT BANKER DETAILS			
PARTICULARS	STUDENT	PARENT / FATHER / HUSBAND	CO-APPLICANT
THE BANK	SBI	SBI	
BRANCH WITH IFSC	MULUND EAST	MULUND EAST	
ACCOUNT NO.	38765748818	30055415317	
INDIRECT LIABILITY			
RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR OR OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (✓) OPTIONS WHEREVER APPLICABLE]	
COURSE TYPE	MERIT / MANAGEMENT QUOTA
CATEGORY	GRADUATION / POST-GRADUATION / PHD DEGREE / DIPLOMA / CERTIFICATE
THE COURSE	MSc Management and International Business
THE INSTITUTION & UNIVERSITY	NOTTINGHAM TRENT UNIVERSITY
IS COURSE IS FOR STUDIES ABROAD	✓ YES / NO
ADDRESS OF THE INSTITUTION (CITY, PIN, STATE, COUNTRY)	50 Shakespeare St, Nottingham NG1 4FQ, UK
ADDRESS OF THE INSTITUTION / COURSE	801-1000
DURATION OF COURSE	1 year
DATE OF COMMENCEMENT OF COURSE	15th September 2023
DATE OF COMPLETION OF COURSE	15th September 2024

(IV) COST OF COURSE / SOURCE OF FINANCE (ALL AMOUNTS IN Rs.)						
PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
FEES	1964715					
FEES PAYABLE DEFERRED						
STATIONERY EXPENSES						
TRAVEL / TRAVEL						
BOARDING/ EXPENSES	1000000					
GRAND TOTAL	2964715					