

SBI CHEMBUR  
(00533)

WF: 342816

FILE NO. [Redacted]

13512 - Circle  
13513 - CIE Unit

H-54715

~~AMIT K SHOBHAWAT~~  
~~CAR LOAN~~

MILIND JADHAV

MOB - 9833162595

Salary A/c in Thane (Main)  
Neopara Branch as on 8/4/2019

Sapphire

FILES & FOLIO

533

979  
879

Original → 1652176

905

80264094050  
85085642914  
IL- 32769342239 Canceled  
32769346878  
Security Lot No 77017 226123

Amend Enquire Collateral Property Details



STATE BANK OF INDIA  
RACPC SION, UNIT NO. 602, 603 & 604,  
B WING COMMERCIAL -1,  
KOHINOOR CITY, KIROL ROAD, OFF LBS MARG,  
KURLA WEST, MUMBAI-400070  
PHONE NO:- 25046294  
EMAIL : racpc.sion@sbi.co.in

Ref/RACPC/SION/ 203

To, Mr. Milind Daulat Jadhav

DATE: 22/11/2021

Parnvati Niwar, Tekdi Bangla,  
Teen Petzol Pump, Naupada,  
Thane West - 400607

MOBILE: 8652426068

**IRREGULARITY OF YOUR HOUSING LOAN**

**ACCOUNT NO: 32769346878**

It is observed with concern that your Housing loan Account is irregular to the tune of Rs. 43977/- as on 22/11/2021 due to nonpayment of regular EMI/non receipt of ECS. The account has become NPA/RG3 as on 29/10/21 IRAC Status as per the guidelines of RBI.

This is the most unsatisfactory situation and undesirable for both of us. It has been explained to you several times over telephone also. Please therefore, arrange to regularize the account by depositing the irregularity amount within 7 days of receipt of this letter.

Being our valued customer, it is our duty to inform you that your transaction history gets recorded in the CIBIL. As other financial institutions can access the credit information from CIBIL, it is advisable to maintain a good credit history by paying your installments regularly.

Please ignore if the loan has been regularized in the interim period.

We solicit your immediate action in the matter to continue the fruitful relationship between us.

\* Overdue including this month's EMI.

Yours faithfully,



For Asst. General Manager



JADHAV

Gender  M  F

Date of Birth 22-08-1979

Name of Spouse MILIND DAULAT JADHAV

Name of Father SHAMRAO B SURVE

S SURVE Category  SC  ST  OBC  General

Identical Status  Resident  NRI/PIO Religion

Photo Identification (ID) : Type

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No

Passport Valid Upto

Qualifying Year

in the past \_\_\_\_\_ Years and \_\_\_\_\_ Months.

ATILMIWAS CHIS 3RD FLOOR

BUNGLOW THANE

District Pin Code

MHARASHTRA Country

Mobile (Primary) 9969158732 Mobile (Secondary) 9692426068

Permanent address ?  Yes  No (To be filled if permanent address is different from present address)

District Pin Code

Country

Telephone (Landline 2)



M. M. Jadhav

Handwritten signature/initials

Handwritten number 4

JADHAV Gender  M  F

Date of Birth 27/04/1968

Name of Spouse MANSHI MILIND JADHAV

Name of Father DAULAT WISHWAS JADHAV

Category  SC  ST  OBC  General

Religion HINDU

Residential Status  Resident  NRI/PIO

Photo Identification (ID) : Type

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No

Passport Valid Upto

Qualifying Year

Years and Months

MIWAS CHS 3RD FLOOR

BUNGLOW THANE

District

Country

Mobile (Primary) 9969158732

Mobile (Secondary) 8652426068

Permanent address?  Yes  No (To be filled if permanent address is different from present address)

District

Country

Telephone (Landline 2)

Pin Code

Pin Code

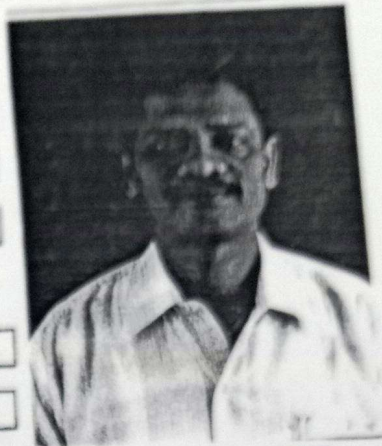
Pin Code

Pin Code

Pin Code

BANK OF INDIA

MUMBAI



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Chartered Engineers.  
Govt. Approved Valuers.  
Property, Plant and Machinery, Vehicles

**V.S.JADON & COMPANY**  
BSEL TECH PARK, 1002-A, OPP. VASHI STATION  
Tel: 022-27810273, Fax: 022 - 27810482  
Email: [vishwa@vsjadon.com](mailto:vishwa@vsjadon.com) [www.vsjadon.com](http://www.vsjadon.com)

**VALUATION REPORT OF IMMOVABLE PROPERTY**

FORM - 01

Ref - SBI06564/VSJJC

**GENERAL INFORMATION:**

1	Purpose of Valuation	To assess present market value for the purpose of advance.
2	Date of Valuation/Visit	15.12.2012
3	Name of Owner/Owners	Mr. Milind Doulat Jadhav. & Mrs. Manasi Milind Jadhav
4	In case Joint Ownership, share of each owner Or undivided share	Joint Ownership, Shares Undivided
5	Address of the Property	Pareen Palace CHS Ltd, Flat No. 404, 4 <sup>th</sup> Floor, Deen Dayal Road, Dombivali (W)
6	Survey No./ Plot No.	Survey No. 287
7	Name and Registration No. of Coop. Hsg. Society.	---
8	Share Certificate No. and Face Value.	NA
9	Description of the Property ( Documents referred Sale Agreement/Deed of Conveyance/approved Plan)	The Flat No. 404 is on 4 <sup>th</sup> Floor of the <b>Ground Plus Four Storeys building</b> having <b>Built-up Area 485.00 Sq.ft.</b> As per photo copy of <b>Agreement</b> given to us. The building is residential. As per <b>existing market practice Saleable area (derived from Built-up Area) works out to be 586.04 Sq.ft.</b>
10	Boundaries	East-Anand Nagar Auto Stand West -Krishna Kutir North-Road South -Building
11	Land Area/Equivalent FSI	<b>485.00 Sq. ft (Built Up Area)</b>
12	Plinth/Saleable area	<b>586.04 Sq. ft (Saleable Area)</b>
A	Remark	



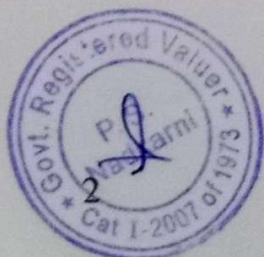
# V.S.JADON & COMPANY

Ref - SBI06564/VSJC

13	Year of Construction	1997
14	Residual Life of Structure	45 years.
15	Locality : High Class/Middle Class/Poor	Middle Class.
16	Surroundings: Residential / Commercial / Industrial/Mix	Residential
17	Proximity to Civic amenities (School/Hospital/Rail/Market)	All amenities nearby.
18	Transport facilities (Bus/Auto/Taxi/Railway station/Private Car.	All types of transport nearby.
19	Technical Details of Structure ( Annexure to Form 01)	As per annexure.
20	Property Occupied by Owner /Tenant /Both	Owner
21	In case partially occupied area under owner occupation.	NA.

## MARKETABILITY:

1	Instances of sale of immovable Property in locality.	Sales instances are not readily available. Local enquiries were made to ascertain fair market value.
2	Market Rates adopted	<b>Prevalent market rates range:</b> Rs. 5,000.00 To 6,000.00 Per Sq. ft. <b>On Saleable Area.</b> <b>Rates Adopted for Valuation:</b> Rs. 5,500.00 Per Sq. ft. <b>On Saleable Area.</b>
3	Factors affecting Valuation	Facilities/Amenities : Good. (Superb/Good/Poor) Quality of Construction: Good. Demand : Good. (High/Normal/Poor) Future Outlook : Average. (Great/Average/Bleak) Salability : Average. (Quick/average/lackadaisical)



# V.S.JADON & COMPANY

Ref - SBI06564/VSJC

## VALUATION:

**Market Value: Rs. 32,23,000.00 (Rupees: Thirty Two Lakhs Twenty Three Thousand only)**

**Realizable Value: Rs. 29,00,000.00 (Rupees: Twenty Nine Lakhs only)**

**Distress Sale Value: Rs. 24,65,000.00 (Rupees: Twenty Four Lakhs Sixty Five Thousand only)**

**The maximum Rental Value of the Flat may consider as Rs. 8,000/- per month. (Rupees. Fifteen Thousand per month)**

## DECLARATION

We hereby declare that,

1. The information furnished in the report is correct and true to the best of our knowledge and belief.
2. We have no direct or indirect interest in the property valued.
3. We have personally visited site as on date of valuation.
4. We have not checked the legal title of the property.
5. This report is to be referred to only for the purpose mentioned herein above.
6. This report is subject to full payment of fee to V.S.Jadon & Company with proof of receipts.
7. Finding might be altered if condition & normal terms are varied.
8. No liabilities or claims on property are considered during valuation.
9. Built up/Carpet area has been taken from photocopy of **Agreement** provided to us.

For V.S.Jadon & Company

*P. S. Nadkarni*  
(Principal Valuer)

Date : 18.12.2012

Place : Mumbai.

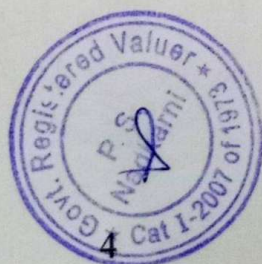


# V.S.JADON & COMPANY

Ref - SBI06564/VSJC

## ANNEXURE TO FORM-0-1 TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor	Ground+ 4 Height-4Mtrs.
2.	Location and Plinth Area	Pareen Palace CHS Ltd, Flat No. 404, 4 <sup>th</sup> Floor, Deen Dayal Road, Dombivali (W)
3.	Year of Construction	1997
4.	Estimated Total life.	60 Years.
5.	Type of construction	RCC frame structure.
6.	Type of foundation	RCC footings.
7.	WALLS	
	a) External walls	9" Thick brick masonry walls both sides sand face plastered.
	b) Partitions	4 1/2" thick brick masonry, both sides Sand face plastered.
8.	Door and Windows (floor-wise)	Aluminum sliding window, Flush door.
9.	Flooring (floor-wise)	Vitrified Flooring.
10.	Finishing and Maintenance	NA.
11.	Roofing and terracing.	RCC slab.
12.	Special architectural or decorative features.	Good finishing.
13.	a) Internal wiring – surface or Conduit.	Concealed wiring.
	b) Class of fittings superior / Ordinary / poor.	Superior.
14.	a) Sanitary installations.	Good
	b) Class of fitting superior / Ordinary/poor.	Mix.
15.	No. of rooms in the flat.	1 Bedroom, Hall & Kitchen, Bath & W.C





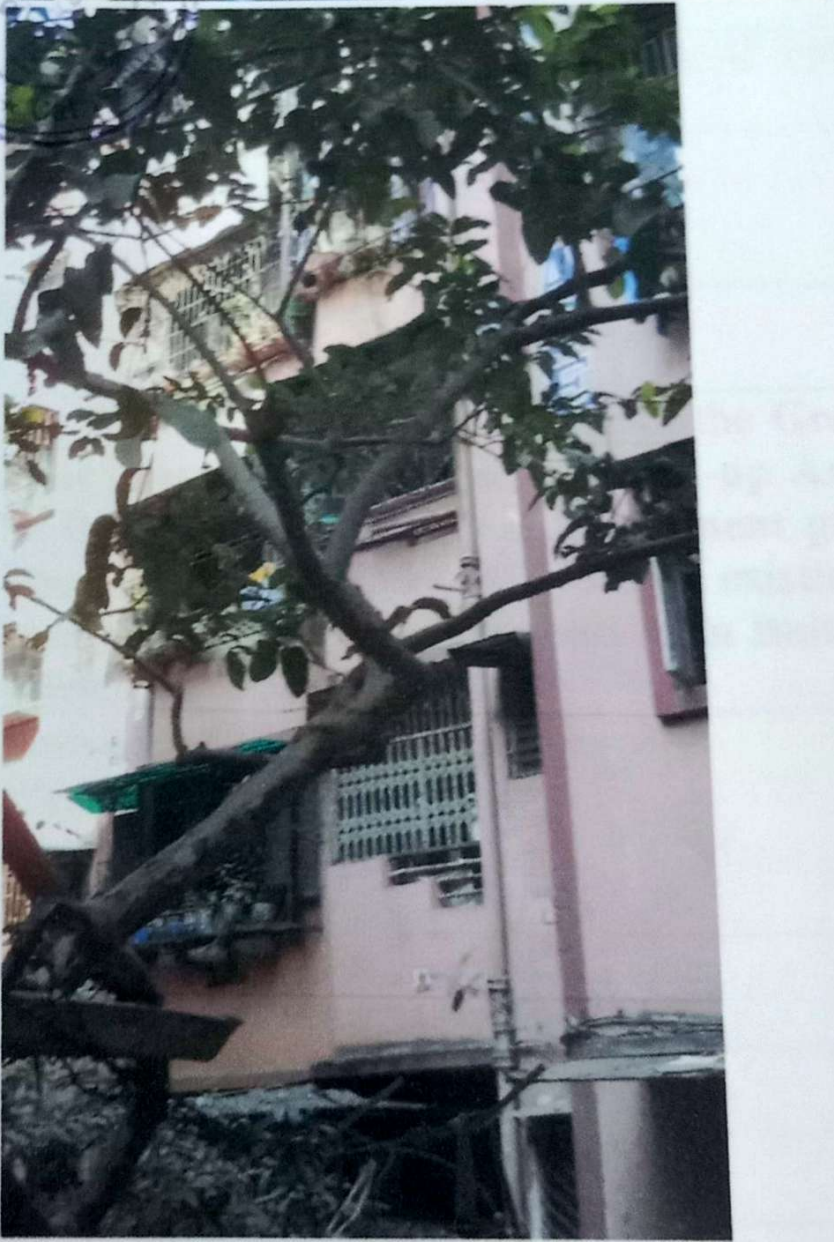
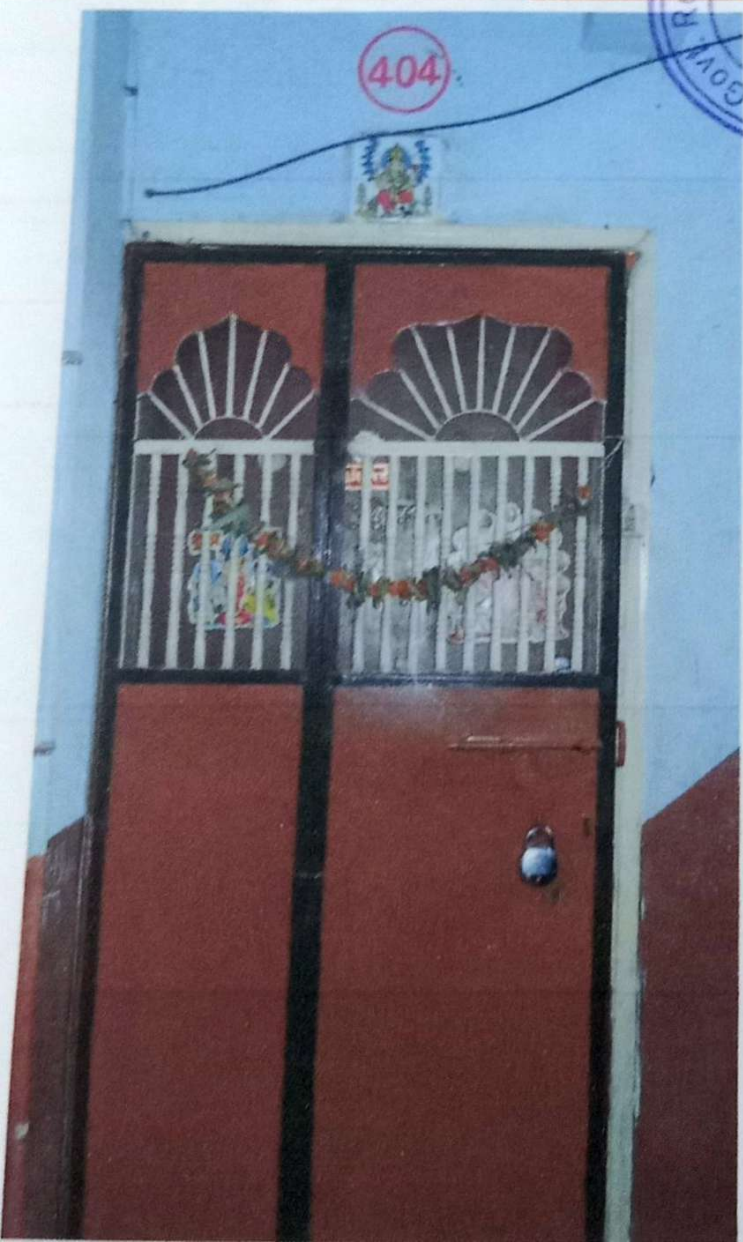
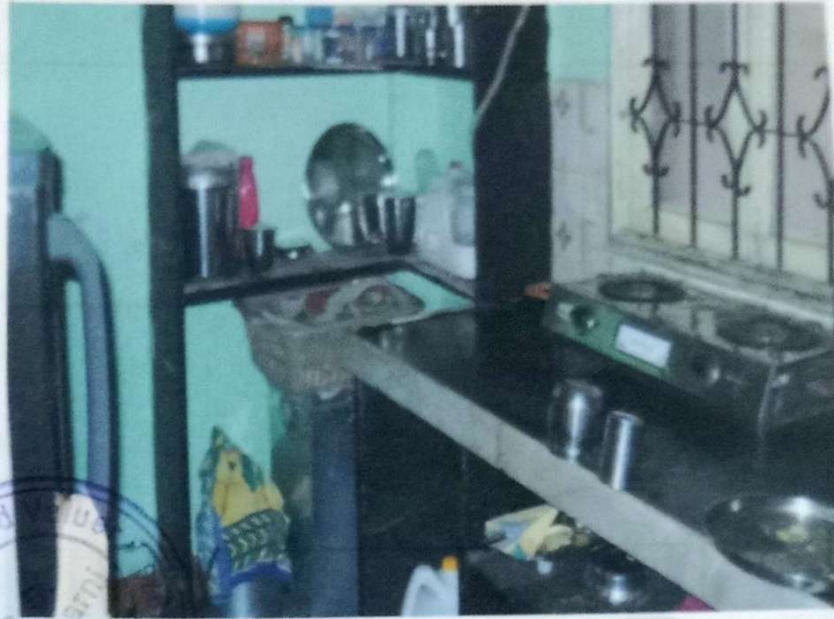
# V.S.JADON & COMPANY

Ref - SBI06564/VSJC

## ANNEXURE TO FORM-0-1 TECHNICAL DETAILS FOR THE PREMISES

15.	Compound Wall	Yes.
16.	No. of lifts and capacity.	No Lift.
17.	Underground sump.	Yes.
18.	a) Capacity	Adequate.
	b) Type of construction.	RCC Frame structure.
19.	Overhead Tank.	Yes
	a) Where located.	Terrace
	b) Capacity	Adequate.
	c) Type of construction.	RCC
20.	Pumps Nos. and their horse power.	2 Pumps.
21.	Roads and pavings within the compound, approx. area.	Yes.
22.	Sewage disposal/ whether connected to public sewers. If septic tanks provided, no and capacity.	Connected to sewers.
23.	Regards to Aesthetics and environment.	Good.
24.	Safety considerations fires, earthquakes, and tides.	Not verified.



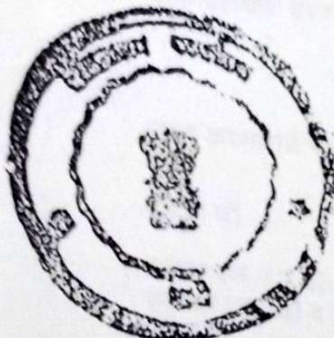




₹ 5000

R\$ 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES



Handwritten text: सुप्रसिद्ध प्रसूत लिताफ... कोबाकर कार्यालय, ठाणे

मिनीचे ठिकाण: प.ए.ए. 6 1/2 सेक्टर 3, वेळू  
अनुक्रमांक 6915 कबल म्यार 5000/-  
मह. Milind D. Jadhav Down  
हस्त. Thakur J. Rappal

14 AUG 2003

SB 106564

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered at Mumbai this 14 August, 2003.

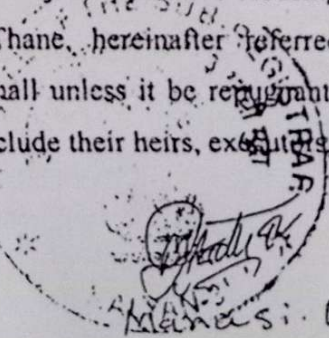
BETWEEN

Mr. Jagdish L. Raiya an Indian inhabitant residing at Flat No. 404, Pairen Palace Co-operative Housing Society Limited, Deen Dayal Road, Dombivli (West), Dist. Thane, hereinafter referred to and called as "The Transferor" (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

AND

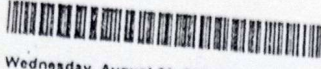
Shri Milind Doulat Jadhav and Manasi Milind Jadhav an Indian inhabitant residing at 304, Madhukunj Co-operative Housing Society Ltd., Deen Dayal Road, Dombivli (West), Dist. Thane, hereinafter referred to and called as "The Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part.

Handwritten signature of Jagdish L. Raiya



Manasi. M. Jadhav

कलन
परिचय नं. 8
2-20/2



Wednesday, August 20, 2003

2:26:35 PM

वे

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव नवागाव पावती क्र. : 3055  
दस्तऐवजाचा अनुक्रमांक कलन3 - 03049 - 2003 दिनांक 20/08/2003  
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मिलींद दौलत जाधव

नोंदणी फी	:	4010.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	:	400.00
एकूण	रु.	4410.00

आपणास हा दस्त अंदाजे 2:41PM ह्या वेळेस मिळेल

प्रतिबंधक

दुय्यम निबंधक  
कल्याण 3

बाजार मुल्य: 400222 रु. मोबदला: 350000 रु.

भरलेले मुद्रांक शुल्क: 6000 रु.



DOR REGISTRATION VERSION 3.0.0

30-3-2003  
demand for payment of Stamp Duty up to this date of execution made or suffered by or brought against or incurred by the Transferee by reasons or virtue of any non performance or non-observance by them or any of the terms and conditions of any agreements, covenants and provisions on which they hold the said flat and shares and of any Rules, Regulations and Bye laws of said Society, for the time being or from time to time, in force.

20. The Transferee has entered into the Agreement on the faith of the said representations and believing the same to be true.

21. The TRANSFEROR declares and confirms that he is aware that the TRANSFEREE, has entered in to this Agreement and has agreed to pay full consideration amount of Rs.3,50,000/- (Rupees three lakhs fifty thousand only) and relying upon the correctness of the statements and representations made by the TRANSFEROR in this Agreement and agrees to indemnify and keep harmless the TRANSFEREE, and his estate and effects against all costs, charge and expenses, losses or damages which the TRANSFEREE, may suffer or incur by virtue or by reason or any of the statement or representations made being found to be untrue or not true or false and any of the assurances given being not fulfilled by the TRANSFEROR and to reimburse to TRANSFEREE, all such costs, charge and expenses, losses or damages if any.

**FIRST SCHEDULE ABOVE REFERRED TO**

Flat No. 404, admeasuring 485 sq. ft. built-up area on 4<sup>th</sup> floor of the building known as "Parcen Palace" of Parcen Palace Co-operative Housing Society Limited constructed on piece and parcel of land bearing Survey No. 287 (Old Survey No. 209) Hissa No.2 (Part) and 3 of village Navgoan admeasuring 986 sq. mtrs. or thereabout situate at Deen Dayal Road, Dombivli (West) within the limits of Dombivli Division of the Kalyan Municipal Corporation within the registration District and Sub-District of (Kalyan)Thane.

**SECOND SCHEDULE ABOVE REFERRED TO**

That piece and parcel of land bearing Survey No. 287 (Old Survey No. 209) Hissa No.2 (Part) and 3 of village Navgoan admeasuring 986 sq. mtrs. or thereabout situate at Deen Dayal Road, Dombivli (West) within the limits of Dombivli Division of the Kalyan Municipal Corporation within the registration District and Sub-District of (Kalyan)Thane.



Manasi M. Jadhav

उक्त मुद्रांक फॉर्मिंग उपर्युक्त कायलेट लेम्प ठाणे तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्याशी दुरध्वनीवरून संपर्क साधून, मेळ बरोबर आढळून आला.

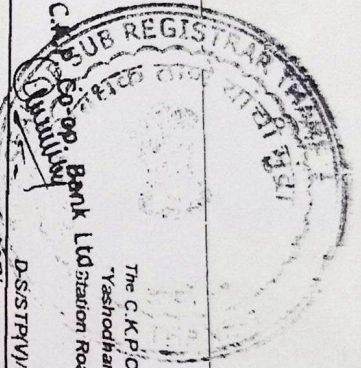
सुद्धा  
सह/सुद्धा निबंधक 11/3/11

Document (Nature of Document)	Agree For sale
Registration Details	Registrable / Non Registrable # Registrable Name of S. R. O. Thane-1
Franchise No.	19298
Property Description (Property Description in brief)	Flat
Consideration Amount	13,25,000/-
Stamping	मिळिवळ वळत जपल
Name	मिळिवळ वळत जपल
Address	मिळिवळ वळत जपल
Stamp Duty Amt.)	RS-48,8502
Prison's full Signature	For the C.K.P. Co-op. Bank Ltd. <i>[Signature]</i>



Authorized Signatory

Authorized Signatory



For the C.K.P. Co-op. Bank Ltd. Station Road, Thane-400 802.

D.S/STP/W/C.R. 1025/0205/1903-06

**AGREEMENT FOR SALE**

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 11<sup>th</sup> day of March, 2011

**BETWEEN**

*[Signature]*  
M. S. Zadhwa  
*[Signature]*  
Rautwar

- 1 -

दस्तावेज क्रमांक	9290 / 2009
दस्तावेज क्रमांक	3 / 30

INDIA STAMP DUTY MAHARASHTRA

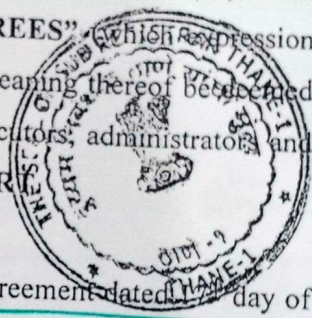
भारत 12298  
174027  
R. 00488501-P85410  
15:30

SPECIAL ADHESIVE  
MAR 11 2011

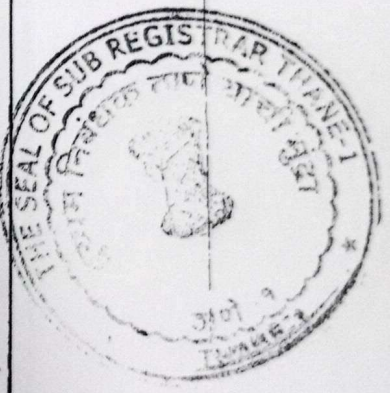
MRS. TEJASVI RAJENDRA PAWAR, age 32 years, having Pan No. \_\_\_\_\_, Indian Inhabitant, having address at Room No. 3, Ground Floor, Laxmi Apartment, Vitawa, Kalwa, Thane (W) - 400605, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include her heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. MILIND DAULAT JADHAV, age 42 years, having Pan No. AICPJ4069L, and 2) MRS. MANASI MILIND JADHAV, age 32 years, having Pan No. AJQPJ3019D, both Indian Inhabitant, having address at Flat No. 404, A - Wing, Perin Palace CHS Ltd., Dombivli (W), Dist. Thane, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



WHEREAS by virtue of a Registered Agreement dated \_\_\_\_\_ day of October 2000 (Registered with the Sub-Registrar of Thane at Doc. No. 3890/2000 dated 18/10/2000) executed between M/s. Shivkumar Construction having office at Janki Towers, Kopri Village, Thane (E) - 400603 and the TRANSFEROR herein, the TRANSFEROR purchased and acquired all rights, title and interest in Flat No. 305, admeasuring 250 Sq. Ft. i. e. 23.23 Sq. Mtrs. (Built-up) area on 3<sup>rd</sup> Floor, in the "Beth Shallom", standing on the plot of land bearing City Survey No. 15,16,17, and 21(A), Tika No. 10, Village - Thane, lying, being and situated at Jamsahetji Manekji Road, Tembi Naka, Thane (W), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"



*Pawar*

- 2 -

*M. M. Zedheer*

दस्तावेज नं - 9
दिनांक 18/10/2000
8 / 30

AND WHEREAS the TRANSFEROR has made the entire payment of consideration to the said M/s. Shivkumar Construction of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of "Beth Shallom Apartment Co-Operative Housing Society (Proposed)", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/\_\_\_\_\_ Dated \_\_\_\_\_, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, however, as the said society has not yet issued the share certificate, as the same is formed recently, (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR have clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

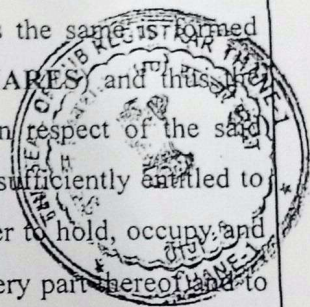
AND WHEREAS the TRANSFEROR out of her own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.

*[Handwritten Signature]*  
3  
601-9  
*[Handwritten Signature]*

दस्तावेज क्रमांक 3489  
4.130





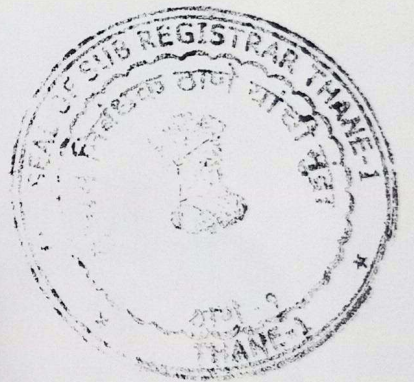
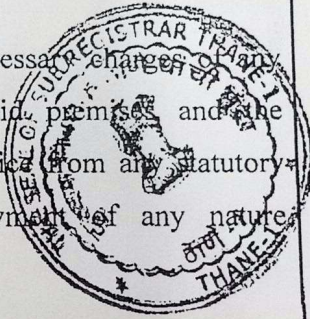
B) There are no attachments or prohibitory order as against or affecting the said premises and the said premise.

C) That the TRANSFEROR have obtained a loan facility from Catholic Co-op. Bank Ltd., for purchase of the said premises and an amount of Rs. 4,37,000/- (approx.) is still due and payable by the TRANSFEROR to the said bank, SAVE AND EXCEPT THE aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The TRANSFEROR have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) The TRANSFEROR have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

E) The TRANSFEROR in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

F) Neither the TRANSFEROR nor any of her predecessors in title has/had received any notice either from the Municipal Corporation



- 4 -

*[Signature]*

पञ्जाब
पञ्जाब १२९०/२०११
६/३०

and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

- G) The TRANSFEROR have not done any act, deed, matter or thing whereby she is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for Lump - sum Price / Consideration of Rs. 13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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

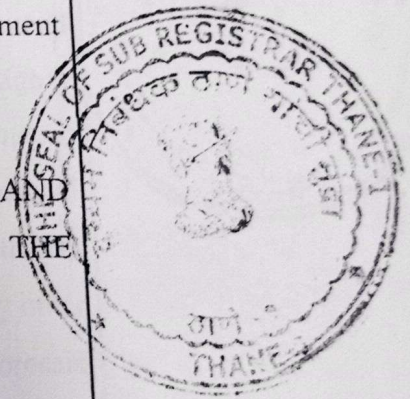
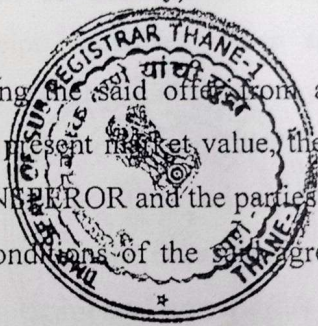
1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat

Page - 5 -

एकतम 9

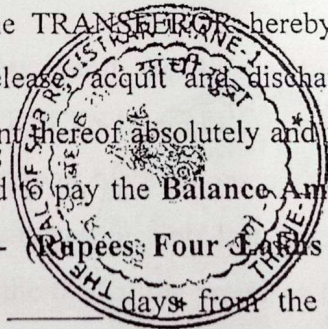
दस्तावेज क्रमांक 3090 / 2009

U 1 30



No. 305, admeasuring 250 Sq. Ft. i. e. 23.23 Sq. Mtrs. (Built-up) area on 3<sup>rd</sup> Floor, in the "Beth Shallom Apartment Co-Operative Housing Society (Proposed)", standing on the plot of land bearing City Survey No. 15,16,17, and 21(A), Tika No. 10, Village - Thane, lying, being and situated at Jamsahetji Manekji Road, Tembi Naka, Thane (W), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a Lump-sum Price of Rs. 13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

2. The TRANSFEREES have paid an amount of Rs. 8,38,000/- (Rupees Eight Lakhs Thirty Eight Thousand Only) as and by way of Earnest Money Payment of Consideration, as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES have agreed to pay the Balance Amount of Consideration of Rs. 4,87,000/- (Rupees Four Lakhs Eighty Seven Thousand Only) within \_\_\_\_\_ days\* from the date of registration of this agreement by obtaining loan / financial assistance from the bank / financial institution. (with an arrangement that an amount of Rs. 4,37,000/- (approx.) or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to Catholic Co-op. Bank Ltd. against the outstanding loan of the TRANSFEROR in respect of the said premises and the balance amount Rs. 50,000/- of consideration

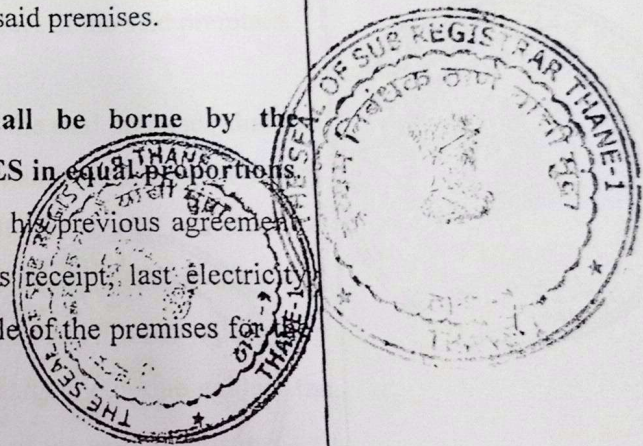


Source - 6 - ; *[Signature]* *[Signature]*

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shall be pay to the TRANSFEROR will band over the Peaceful and Vacant Possession to the TRANSFEREES).

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR has put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES free from all the encumbrances charges, equity, etc.
4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through her predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions. The TRANSFEROR shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for purpose of their record.
6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single bye - laws, rules and regulations adopted by the society.



*Pravara* - 7 - *M. M. Zaidhe*

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The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the Electricity Meter installed in the said premises to their name and the TRANSFEROR shall, if required give her fullest co-operation in that regard.

The TRANSFEREES after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges etc. due against the said premises, after taking the possession of the said premises.

10. The TRANSFEROR further declares that she have full right and absolute authority to enter into this agreement and that she have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is

*Page* - 8 -

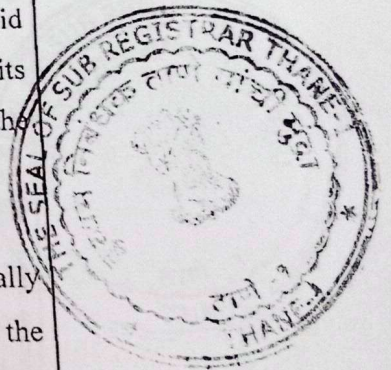
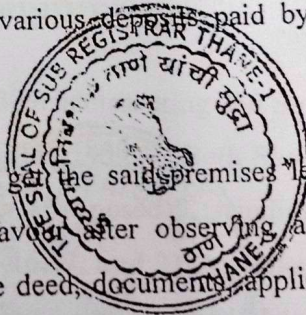
*Signature*  
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ट.नं-१
दस्तावेज क्र. १२१०/२०११
१०१३०



encumbered in any way or she may be prevented from entering into this Agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.

11. The TRANSFEROR shall obtain the necessary no objection certificate from "Beth Shallom Apartment Co-Operative Housing Society (Proposed)", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render her fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.



9  
टनन-9

दस्ता क्रमांक: 990/2099  
99/30

मनेजर / केशियर  
Manager / Cashier

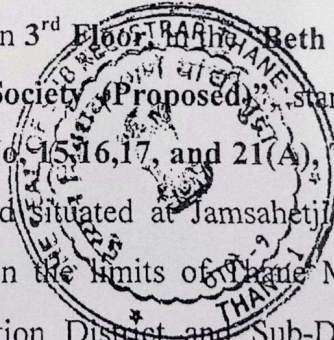
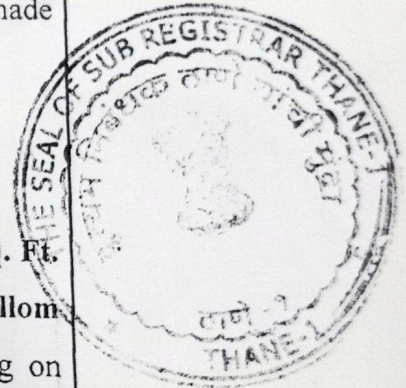
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TOTAL

560200

14. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
15. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

**:: SCHEDULE ABOVE REFERRED TO ::**

ALL THAT PREMISES bearing Flat No. 305, admeasuring 250 Sq. Ft. i. e. 23.23 Sq. Mtrs. (Built-up) area on 3<sup>rd</sup> Floor, ~~TRABH~~ Beth Shallom Apartment Co-Operative Housing Society (Proposed), standing on the plot of land bearing City Survey No. 15, 16, 17, and 21(A), Tika No. 10, Village - Thane, lying, being and situated at Jamsahetji Manekji Road, Tembi Naka, Thane (W), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.



*[Handwritten Signature]*  
M.M. Zedhve

- 10 -

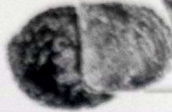
टनल-9
दस्त क्रमांक 9990/2009
93/130

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED  
by the withinnamed "TRANSFEROR"

*Tejasvi*

MRS. TEJASVI RAJENDRA PAWAR  
in presence of .....



1) A T Pawar

2) *[Signature]*

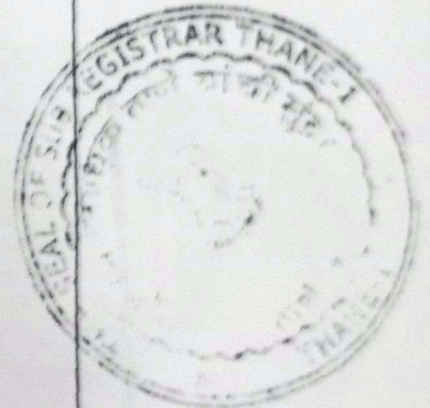
SIGNED SEALED AND DELIVERED  
by the withinnamed "TRANSFEREES"



*Milind*

1) MR. MILIND DAULAT JADHAV

*M.M. Zadhue*



2) MRS. MANASI MILIND JADHAV

in the presence of .....



1) A T Pawar

2) *[Signature]*

टलन-१
दस्त कंसांक १९१०/२००
१३ १३०



**बेथ शालोम अपार्टमेंट  
को. ऑप. हौसिंग सोसायटी (प्रपोज्ड)**

सिनेगांग चौक, सिव्हील हॉस्पिटल समोर, जमशेटजी मानेकजी रोड, टेंधीनाका, ठाणे (प.) - ४०० ६०१.

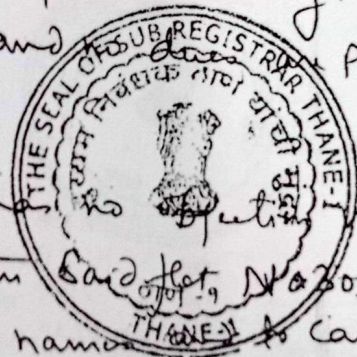
1<sup>st</sup> March 2011

"TO Whomsoever it may concern"

This is to certify that Mrs Tejaswini Rajendra Pawar is the Owner of our flat No 305 in our proposed Beth Shalom Apartment Society. She has cleared all her dues upto December 2010.

The said flat has been purchased by Mr. Milind Daulat Jadhav & Mrs Mansi Milind Jadhav as per the agreement of sale between the said two parties. They have cleared their dues upto March 2011 and pending against them.

The proposed society has no objection whatsoever in the transfer & purchase of the said flat No 305 in our proposed society in their names to carry out the Registration process of the said Agreement for sale.



FOR BETH-SHALOM APARTMENT

AUTHORISED SIGNATORIES

BETH-SHALOM APARTMENT  
CO-OP. HSG. SOCIETY (PROPOSED)  
BETH-SHALOM APARTMENT CO-OP.  
HSG. SOCIETY (PROPOSED)

J. M. Road,  
New Civil Hospital, Tembhi,  
THANE-400 601.

टनल-९
दस्ता क्रमांक १९७०/२०९७
१५/३०

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. V.P. 92/204/TMC/TDD/370 Date: 5-5-92

Permission is hereby granted, under Section 48 of the Maharashtra Regional & Town Planning Act, 1960. (Maharashtra XXXVII of 1960) :-

To, Shri/Smt. Vilhas Pradhan (Architect) For Israel Masjid Trust (Owner) to construct proposed building on plot

bearing T.No. 10, C.T.S.No. 15, 16, 17 & 21 A at Agyari Lane, Opp: Civil Hospital, Thane, as per your plans and application dated 21/11/92.

SUBJECT TO THE FOLLOWING CONDITIONS:

अटी-१] रस्ताखेची खालील घेत जाणारे प्रमाणित घेण्याची महापालिकेच्या ताब्यात रस्ता व लगतचे गटार बांधणे देणे आवश्यक.

२] अस्तित्वातील भाडेकाले नाहरकल पत्र बांधकाम सुरु करणेपूर्वी दाखल करणे. तसेच लवकरच्या भाडेकाली कायम स्वत्वाची व तात्पुरती रहाण्याची सोय दिकायकाली व मागक सोनी करावयाची आहे.

३] पॅरिटी कमिशनरचा नाहरकल पत्र बांधकाम सुरु करणेपूर्वी दाखल करणे

४] सन १९९३-९४ चे कर भरण्याच्या पावत्या बांधकाम सुरु करण्यापूर्वी दाखल करावे.

कु. मा. प. २.

2. This Certificate shall remain valid for a period of one year, commencing on the date of its issue.

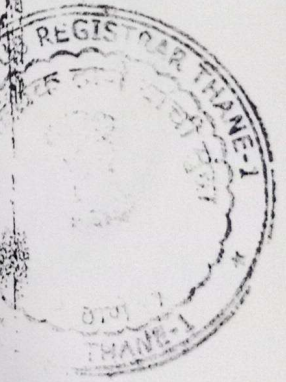
ना. नोंकरण विभाग... ६४/४/९५... पालिका... ५-५-९५... पयंत

शहर विकास अधिकारी उप-नगर अभियंता

ठाणे महानगरपालिका गाणे.

PLACE

DATE



दन-१  
दस्त क्रमांक २१०/२०११  
२३/३०

# THANE MUNICIPAL CORPORATION, THANE 3

Bombay Provisional Municipal Corporation Act 1948 Sect. 253, 254 and  
Rule No. 6 of the Chapter XII of the Said Act,

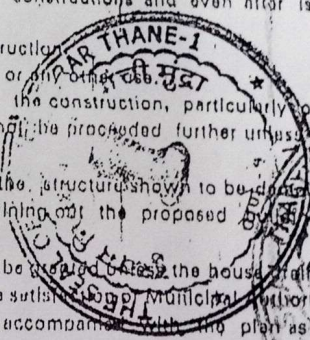
Permit No. V.P. 92/204/TMC/TDD/ 370 Dated 3-5-74-10

Tiku No. 10, C.T.S. No. 15, 16, 17 & 21 A  
Agyari Lane, Thane

To, Shri /Smt. Ulhas Pradhan (Owner)  
For Israel Masjid Trust (Owner Architect)

With reference to your application dated 21/11/92, I have to inform you as follows,  
You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within R. L. of street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Main water way shall have to be maintained to pass rain.
17. Gully drain for waste disposal should be constructed upto municipal drain.
18. Non agricultural permission under Maharashtra Land Revenue code 1906 shall be submitted in the office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for constructions and even after issue of occupation.
20. Notice shall be given before 7 days of starting the construction to the Municipality.
21. Municipality is not responsible to supply water for domestic or any other purpose.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be constructed should be furnished to the municipal authorities before laying out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be issued unless the house drainage lines are connected to the Municipal Main Sewer line to the satisfaction of Municipal authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly, based on benefic consent of the neighboring work so as to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.



Ratna  
उप-नगर अभियंता  
श. विकास अधिकारी  
श. महानगरपालिका कार्य

Date: \_\_\_\_\_  
Seal: \_\_\_\_\_  
Received Date of Applicant: \_\_\_\_\_

**टन-9**  
ADMINISTRATOR / COMMISSIONER  
THANE MUNICIPAL CORPORATION,  
THANE  
37/30



FORM-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

NAME: MANSI MILIND JADHAV

Date of Birth: 22 08 1979

Name of Spouse: ANILMA DAULAT JADHAV

Name of Father: SHAMRAT A SURVE

Maiden Name: JAYSHREE S SURVE

Residential Status: Resident

Religion: HINDU

Photo Identification (ID) Type: M. A. ZADNE

Driving Licence Valid Upto: 00-00-0000

Passport No: AJSPIJ3019D

Qualification Attained: SSC PAYS

Residential Address: PARWATI NIWAS CHS 3RD FLOOR

TEKDI BUNGLOW THANE

MUMBAI

MAHARASHTRA

Mobile (Primary): 99691158732

Mobile (Secondary): 9652426068

Permanent Address: Is permanent address same as present address? No

Office / Business Address: [Blank]

Employer, Dept, & Floor: [Blank]

Address: [Blank]

District: [Blank]

Country: [Blank]

Telephone (Landline 2): [Blank]

Business Address: [Blank]

Employer, Dept, & Floor: [Blank]

Address: [Blank]

District: [Blank]

Country: [Blank]

Mobile (Secondary): [Blank]

Check-off, ECS, PDCs, SI, Others

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

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

Name, Address, Email fields for referees



M. A. Zadne

FORM-B

Nature of Occupation, Employer Name, Total Experience, Previous Employer, Organization, Department, Employee Name, Website, Business, Nature of Business, Trade License, Name of Business, Income, Income Tax, Obligations, Existing, Bank, C