

SSL

Code No. MUM99999

File

Ref No.

ASE	Digant Pawar	987481725	digant.pawar@shricapsec.com
ASM	Srinivasan Loganathan		
Cluster Head	Sunil Aher	8879616761	
HLQM			

CFR

LOS Number	23137693	23215794
CRM ID	9311798	09529422
Branch Name	Shri Matunga Rd	
Branch Code	20313	
Source Type	MUM00004632	

H-65464

CIF ID	08713364053
Applicant Name	MR. PRANIL R. PANGALE
Co-Applicant Name	MRS. NEHAL NINAD PANGALE - 9044123
Date of Birth	06-07-1992 A/C-40545390845
Pan Card Number	BKXPP0469C 011-78262420187
Bank Account Number	Bank of INDIA (007110110012029)
E-mail ID	PANGALE.PRANIL@Cnicat.com
Mobile No.	8268051320
Loan Amount & Interest Rate	35,00,000/- @ 6.80%
Tenure	30 years
Connector Name & Code	Renu Yadav & MUM0004632
Proposal Type	Home Loan
Property Final : Yes / No	Yes
RACPC	

Pranav Khushboo

CIBIL	18/10/21
CRIF	
PROCESSING OFFICER	<u>[Signature]</u> 22/9
RESI/OFF	Conce
TIR	Sanjivita
VALUATION	Prady
SITE	RACPC
LOAN A/C	Shachant
T.D.	18/10/2021
D.E.	

[Signature]
unb flow
27.8

Reference Staff Name

BANK OF SOUTH M

SBI SION



F00009430

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name **PRANIL RAJARAM PANGALE** Gender M F T* *Transgender

Salutation Mr Mrs Ms Dr. Other _____ Date of Birth **06-07-1992**

Marital Status: Married Unmarried Other _____ Name of Spouse _____

No. of Dependents **--** No. of Children **--** Name of Father **RAJARAM PANGALE**

Mother's Maiden Name _____ Category SC ST OBC General

Nationality **INDIA** Residential Status Resident NRI / PIO Religion _____

Place of Birth **MUMBAI** Photo Identification (ID) : Type **AADHAR**

Photo Identification (ID) : Number **698996095385** Photo ID: Valid Upto _____

Driving Licence No. _____ Driving Licence Valid Upto _____

PAN No./GIR No. **BKXPPO469C** Passport No. _____ Passport Valid Upto _____

Highest Qualification Attained **HSC** Qualifying Year **2010**

Present Address: Staying at the present address for the past **26** Years and _____ Months. Type of Residence Owned Rented Alloted by employer Other

House /Flat / Apartment No. or Name **B-8 SHUKLA CHAWL RAINBOW STREET M**
 Street Name & No. and Area/Location **IDC, SEEPZ, VTC, ANDHERI EAST**
 Landmark **NEAR ICICI BANK**
 City **MUMBAI** District _____ Pin Code **400093**
 State **MAHARASHTRA** Country **INDIA**
 Telephone (Landline) _____ Mobile (Primary) **8268051320** Mobile (Secondary) **8369237827**
 Email (Personal) **PANGALEPRANIL@GMAIL.COM**

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

House /Flat / Apartment No. or Name _____
 Street Name & No. and Area/Location _____
 Landmark _____
 City _____ District _____ Pin Code _____
 State _____ Country _____
 Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address

Name of Org/Employer, Dept. & Floor **BRRIING INTEGRATED LOGISTICS PVT LTD**
 Street Name & No. and Area/Location **101 1ST FLOOR SANTACRUZ AIR CARGO TERMINAL**
 Landmark **OPP. NILAN SUBWAY ON WESTERN EXPRESS HIGHWAY**
 City **MUMBAI** District _____ Pin Code _____
 State **MAHARASHTRA** Country **INDIA**
 Telephone (Landline) _____ Fax _____ Mobile (Secondary) **9769896189**
 Email (Organizational) _____

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

Relationship with the Bank Less than 1 year 1-3 years More than 3 years

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

State Bank of India may make enquires from the referees if it deems necessary.

Name: **Shweta Parande**
 Address: **mahakali caves Rd. Bindra Andheri (E), 400093**
 Email: _____
 Tel: _____ Mob: **7506605017**

Name: **Girish Washe**
 Address: **Near Siggata factory, Andheri (E)**
 Email: _____
 Tel: _____ Mob: **8433604215**



value of the assets or which exposes the bank to claim from the borrower/guarantor or any other party. You would be required to execute an indemnity in this regard as per form at prescribed by the bank.

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: **NEHAL NINAD PANGALE** Gender: **M**
 Salutation: **Mr** **Mrs** **Ms** **Dr** **Other**
 Date of Birth: **17 03 1993**
 Marital Status: Married Unmarried Other Name of Spouse: **NINAD PANGALE**
 No. of Dependents: **--** No. of Children: Name of Father: **DATTATRAY MONGEKAR**
 Mother's Maiden Name:
 Nationality: **INDIA** Residential Status: Resident NRI / PIO Religion:
 Place of Birth: **MUMBAI** Photo Identification (ID) Type: **AADHAR**
 Photo Identification (ID) Number: **214509797243** Photo ID Valid Upto:
 Driving Licence No.: Driving Licence Valid Upto:
 PAN No./GIR No.: **COVPP6928M** Passport No.: Passport Valid Upto:
 Highest Qualification Attained: **HSC** Qualifying Year: **2011**



Present Address: Staying at the present address for the past **20** Years and Months. Type of Residence: Owned Rented Allotted by employer Other
 House / Flat / Apartment No. or Name: **B-8 SHUKLA CHAWL RAINBOW STREET**
 Street Name & No. and Area/Location: **IDC, MIDC, SEEPZ, NEAR ICICI BANK**
 Landmark: **RAINBOW STREET SUBHASH NAGAR**
 City: **MUMBAI** District: Pin Code: **400093**
 State: **MAHARASHTRA** Country:
 Telephone (Landline): Mobile (Primary): **9594427305** Mobile (Secondary):
 Email (Personal): **NEHALPANGALE95528@GMAIL.COM**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 House / Flat / Apartment No. or Name:
 Street Name & No. and Area/Location:
 Landmark:
 City: District: Pin Code:
 State: Country:
 Telephone (Landline 1): Telephone (Landline 2):

Office / Business Address: **Office / Business Address**
 Name of Org/Employer, Dept, & Floor: **ARUNODAY ENTERPRISES UNIT**
 Street Name & No. and Area/Location: **NEAR SANTACRUZ ELECTRONIC EXPORT PROCESSING**
 Landmark: **ZONE, SEEPZ, ANDHERI EAST**
 City: **ANDHERI** District: **MUMBAI** Pin Code: **400047**
 State: **MAHARASHTRA** Country: **INDIA**
 Telephone (Landline): **022 40707070** Fax: Mobile (Secondary):
 Email (Organizational):

Repayment Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank: Less than 1 year 1 - 3 years More than 3 years

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

Name: SHWETA PARANGALE Address: Mahakali Laves Road, Andheri (E), 400093 Email: <input type="checkbox"/> Tel: <input type="checkbox"/> Mob: 7506605017	Name: Girish Wagle Address: Near Sigmata chotel, Andheri (E), 400093 Email: <input type="checkbox"/> Tel: <input type="checkbox"/> Mob: 8433604215
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State Bank of India may make enquiries from the referees if it deems necessary.

value of the assets or which exposes the bank to claim from the borrower/guarantor or any other party. You would be required to execute an indemnity in this regard as per format prescribed by the bank.

VALUATION REPORT OF

MR. PRANIL RAJARAM PANGALE &
MRS. NEHAL NINAD PANGALE

FLAT NO. 1103, ELEVENTH FLOOR, A WING,
AARAMBH-WING A-B, APPA PADA,
GANDHI NAGAR, MALAD (E), MUMBAI 400 097.

VALUATION DONE FOR:
STATE BANK OF INDIA



TO,
STATE BANK OF INDIA
BRANCH: BHAYANDER BRANCH

Format - C

VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

GENERAL	
1. Purpose for which the valuation is made	: To ascertain present FMV
2. a) Date of Inspection	: 30.06.2021
b) Date on which the valuation is made	: 01.07.2021
3. List of documents produced for perusal	: Agreement for Sale Dtd. 31/03/2021, Between Satellite Developers Private Ltd., (The Promoter) And Mr. Pranil Rajaram Pangale & Mrs. Nehal Ninad Pangale (Purchasers)
4. Name of the owner (s) and his/ their address(es) with Phone No. (Details of share of each owner in case of joint ownership).	: Mr. Pranil Rajaram Pangale & Mrs. <u>Nehal Ninad Pangale</u> Flat No. 1103, Eleventh Floor, A Wing, Aarambh-Wing A-B, Appa Pada, Gandhi Nagar, Malad (E), Mumbai 400 097.
5. Brief Description of the property	: The Residential property under reference is Flat No. <u>1103, Eleventh Floor, A Wing, Aarambh-Wing A-B</u> , situated at above address is within 2 km from Malad railway station. The area is developed and good residential location having all civic and infrastructure facilities are available within easy reach. The location is well connected by roads & railways to destination. The Proposed Residential building under reference is of <u>Stilt + 18 upper floors</u> having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 3 lifts to access upper floors.

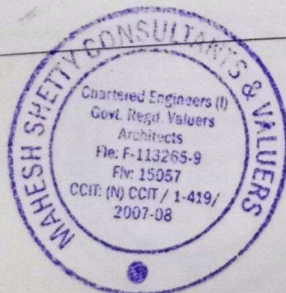
Reports Scrutinised
Asstt./Dy. Manager / CM



6.		: Landmark: Near Nutan High School Property is bounded by : <table border="1"> <tr> <td>East</td> <td>: Aarambh B & C Wing</td> </tr> <tr> <td>West</td> <td>: Slum</td> </tr> <tr> <td>North</td> <td>: Slum</td> </tr> <tr> <td>South</td> <td>: Road</td> </tr> </table> <table border="1"> <tr> <td>Latitude</td> <td>: 19° 11' 30.8"N</td> </tr> <tr> <td>Longitude</td> <td>: 72° 52' 00.7"E</td> </tr> </table> <u>Proposed Accommodation:</u> Accommodation provided in Flat No. 1103, Eleventh Floor consists of Hall, Kitchen, Bedroom, W.C. & Bath (i.e. 1 BHK). <u>Proposed Amenities of the property:</u> Vitrified tiles flooring, Granite Kitchen Platform, Ceramic with full dado ceramic in toilet, Wooden Flush Door & Aluminium Sliding Windows provided. <u>Areas:</u> As per Agreement Carpet Area is 251 sq. ft. Giving 40% Loading on it Super Built Up Area comes to 351 sq. ft. which is considered for valuation.	East	: Aarambh B & C Wing	West	: Slum	North	: Slum	South	: Road	Latitude	: 19° 11' 30.8"N	Longitude	: 72° 52' 00.7"E
East	: Aarambh B & C Wing													
West	: Slum													
North	: Slum													
South	: Road													
Latitude	: 19° 11' 30.8"N													
Longitude	: 72° 52' 00.7"E													
7.	Location of the property	:												
	a) Plot No. / Survey No.	: Survey No. 16A(pt), 16A/1 & 2, C.S. 17												
	b) Door No. / Property No.	: Flat No. 1103, Eleventh Floor												
	c) T. S. No/ Village	: Village Malad												
	d) Ward/ Taluka	: P North												
	e) Mandal/ District	: Mumbai												
	f) Dated of issue and Validity of approved Map / Plan	: Building Plan Approved from SRA Vide No: SRA/ENG/PS Dtd. 28/01/2021												
	g) Approved Map / Plan issuing Authority	: SRA												



	h) Whether genuineness or authenticity of Approved Map / Plan is Verified	Yes
	i) Any other Comments by our empanelled Valuers on authenticity of Approved Plan	No
8.	Postal address of the property	: Flat No. 1103, Eleventh Floor, A Wing, Aarambh-Wing A-B, Appa Pada, Gandhi Nagar, Malad (E), Mumbai 400 097
9.	City/ Town	:
	Residential Area	: Yes
	Commercial Area	: N.A.
	Industrial Area	: N.A.
10.	Classification of Area	:
	i) High/ Middle/ Poor	: Middle Class.
	ii) Urban/ Semi-Urban/ Rural	: Urban Area.
11.	Coming under Corporation limit/ Village Panchayat/Municipality.	: Municipal Corporation of Greater Mumbai limits.
12.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	: N.A.
13.	Boundaries of the property	:
	East	: Aarambh B & C Wing
	West	: Slum
	North	: Slum
	South	: Road
14.	Dimensions of the site	: A As per Document B Actuals
15.	Extent of the site	: Carpet Area is 251 sq. ft. ---
16.	Extent of the site considered for Valuation	: Carpet Area is 251 sq.ft. (As per Agreement)



17.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Under Construction Building
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential.
2.	Location	:	
	T. S. No.	:	N.A.
	Block No.	:	N.A.
	Ward No.	:	N.A.
	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai
	Door No. Street or Road (Pin Code)	:	Shivaji Nagar Road, Appa Pada, Gandhi Nagar, Malad (East), Mumbai - 400 097.
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.
4.	Year of Construction	:	Under Construction Building ✓
5.	Number of floors	:	Stilt + 18 Upper Floors.
6.	Type of structure	:	RCC framed structure
7.	Number of Dwelling Units in the Building.	:	126 Flats
8.	Quality of Construction	:	Under Construction Building
9.	Appearance of the Building	:	Under Construction Building
10.	Maintenance of the Building	:	Under Construction Building
11.	Facilities available.	:	
	Lift,	:	3 Lift (Proposed) ✓
	Protected Water Supply	:	Will be Provided Municipal water supply.
	Underground Sewerage	:	Will be Connected to Public sewerage line.
	Car Parking—Open/ Covered	:	Stilt Parking. (Proposed) ✓
	Is Compound wall existing?	:	Yes (Proposed) ✓
	Is pavement laid around the Building?	:	Chequered tiles pavement (Proposed)
II FLAT / SHOP / UNIT			



1.	The floor in which the property is situated	:	Eleventh Floor
2.	Door No. of the property	:	Flat No. 1103
3.	Specifications of the property	:	
	Roof	:	RCC slab roofing
	Flooring	:	Proposed Vitrified Tiles flooring.
	Doors	:	Proposed Wooden Flush Door.
	Windows	:	Proposed Aluminum sliding Windows.
	Fittings	:	Proposed Concealed
	Finishing	:	Under construction building.
4.	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	To be paid by Society through by owner.
5.	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	N.A.
6.	How is the maintenance of the property?	:	Under construction building
7.	Documents executed in the name of	:	Mr. Pranil Rajaram Pangale & Mrs. Nehal Ninad Pangale
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Carpet Area is 251 sq. ft. (As per Agreement)
10.	What is the Floor Space Index (Approx).	:	As per SRA norms
11.	What is the Carpet area of the property?	:	Carpet Area is 251 sq. ft. (As per Agreement)
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it owner occupied or let out?	:	Under Construction Building
15.	If rented, what is the monthly rent?	:	Rs. 15,000/- After Completion
IV	MARKETABILITY		
1.	How is the marketability?	:	Good



2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area.						
3.	Any negative factors are observed which affect the market value in general?	:	No.						
V RATE									
1.	After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	:	Rs. 13,000/- to Rs. 15,000/- per sq. ft. depending upon location and amenities						
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	:	Rs. 13,000/- to Rs. 15,000/- per sq. ft. depending upon location and amenities						
3.	Break-up for the Rate:								
	i) Building + Services	:	Rs. 2,000/- per sq. ft.						
	ii) Land + Others	:	Rs. 12,000/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 1,04,410/- per sq.mtr. Or Rs. 9,700/- per sq.ft.						
5.	Insurance Value	:	<table border="1"> <tr> <td>Super Built Up Area</td> <td>351 sq. ft.</td> </tr> <tr> <td>Cost of Construction</td> <td>Rs. 2,000/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs. 7,02,000/-</td> </tr> </table>	Super Built Up Area	351 sq. ft.	Cost of Construction	Rs. 2,000/- per sq. ft.	Value	Rs. 7,02,000/-
Super Built Up Area	351 sq. ft.								
Cost of Construction	Rs. 2,000/- per sq. ft.								
Value	Rs. 7,02,000/-								
VI. COMPOSITE RATE ADOPTED:									
a.	Depreciated Building Rate	:	Rs. 2,000/- per sq. ft.						
	Replacement cost of property with Services [v(3)i]	:	Rs. 2,000/- per sq. ft.						
	Age of building	:	Under Construction Building						
	Life of the Building estimated	:	60 Years After Building Completion (Subject to proper and regular maintenance of the building).						
	Depreciation percentage assuming the salvage value as 10%	:	N.A.						



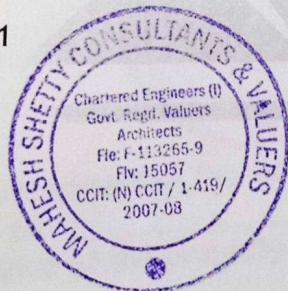
	Depreciated Ratio of the Building	: N.A.
b.	Total Composite Rate arrived for valuation.	: Rs. 14,000/- per sq. ft.
	Depreciated Building Rate VI(a)	: Rs. 2,000/- per sq. ft.
	Rate of Land and Other V(3)ii	: Rs. 12,000/- per sq. ft.
	Total Composite Rate	: Rs. 14,000/- per sq. ft.

Declaration: - We hereby declare that:

- a) The Information furnished in our report Dt. 01.07.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) We have no direct or indirect interest in the property valued.
- c) We inspected the property through our Engineer Mr. Roshan Mahadik on 30.06.2021
- d) We have not been convicted of any offence and sentenced to a term of imprisonment
- e) We have not been found guilty of misconduct in our professional capacity.
- f) We are registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- g) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- g) Photographs of the property taken by us are attached with this report.
- h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- i) The rates are based on current market conditions and this may vary with time & status.
- j) This valuation report is given on the request Bank officials.
- k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATED: 01.07.2021



M.V. Shetty

AUTH. SIGN.
(Approved valuer of State Bank of India)

DETAILS OF VALUATION

S. No.	Description	Super Built Up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
		351	14,000/-	49,14,000/-
1.	Present value of the property	--	--	--
2.	Car parking space	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations, Furniture & Fixtures	--	--	--
Value after Completion				49,14,000/-
Value As on date 01.07.2021 (5% Work Complete)				2,45,700/-

(Rupees: Two Lac, Forty Five Thousand, Seven Hundred Only).

NET RELIAZABLE VALUE:

Rs. 46,68,000/- (Rs. Forty Six Lac & Sixty Eight Thousand Only).

DISTRESS SALE VALUE:

Rs. 41,76,000 /- (Rs. Forty One Lac & Seventy Six Thousand Only)

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATE: 01.07.2021



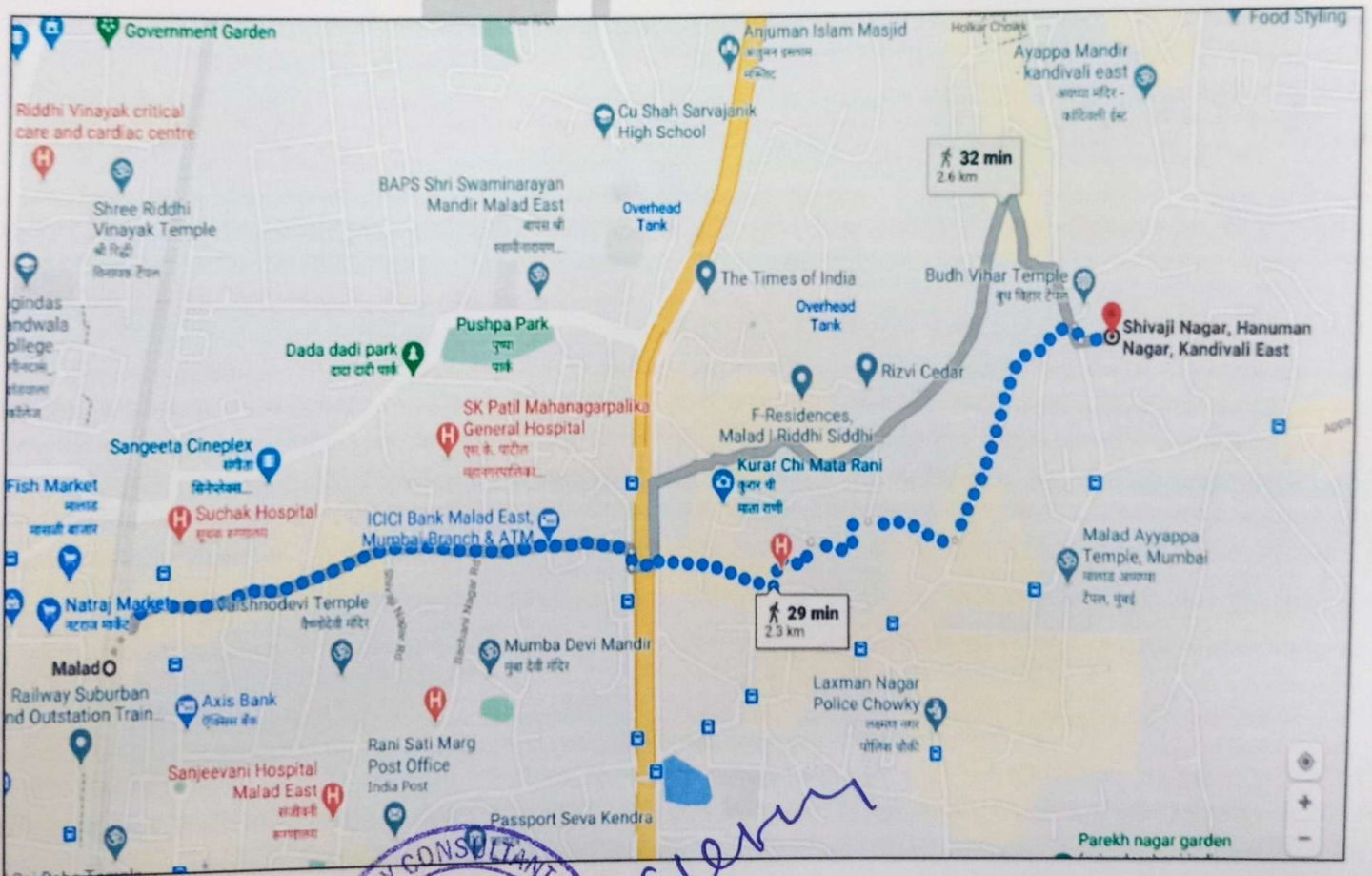
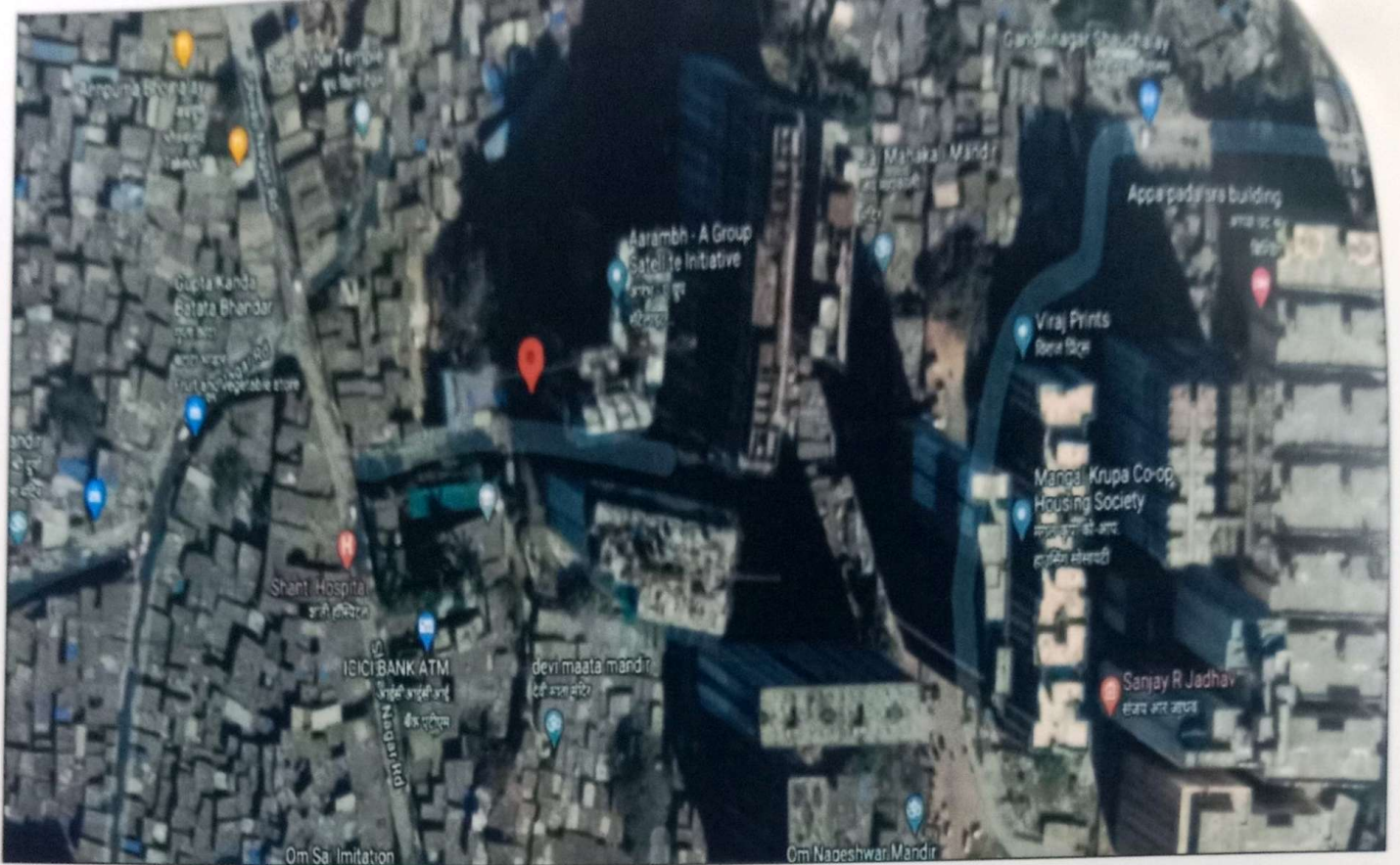
M. S. Shetty

DIRECTOR / AUTH. SIGN.
Approved Valuer of State Bank of India

The undersigned have inspected the property detailed in the Valuation Report dated 01.07.2021 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____.

THE BANK OF INDIA, RASMECCCB
have conducted independent verification of value furnished by the Bank's panel valuer for his valuation report dt. 01/07/21 & found the valuation correct & reasonable/er the value as Rs. 4668000
(x.)
[Signature]
Authorised Officer

Branch Manager / Officer-in-charge of Advance Department
Date: 01.07.2021



Latitude Longitude - 19° 11'30.8"N 72° 52'00.7"E

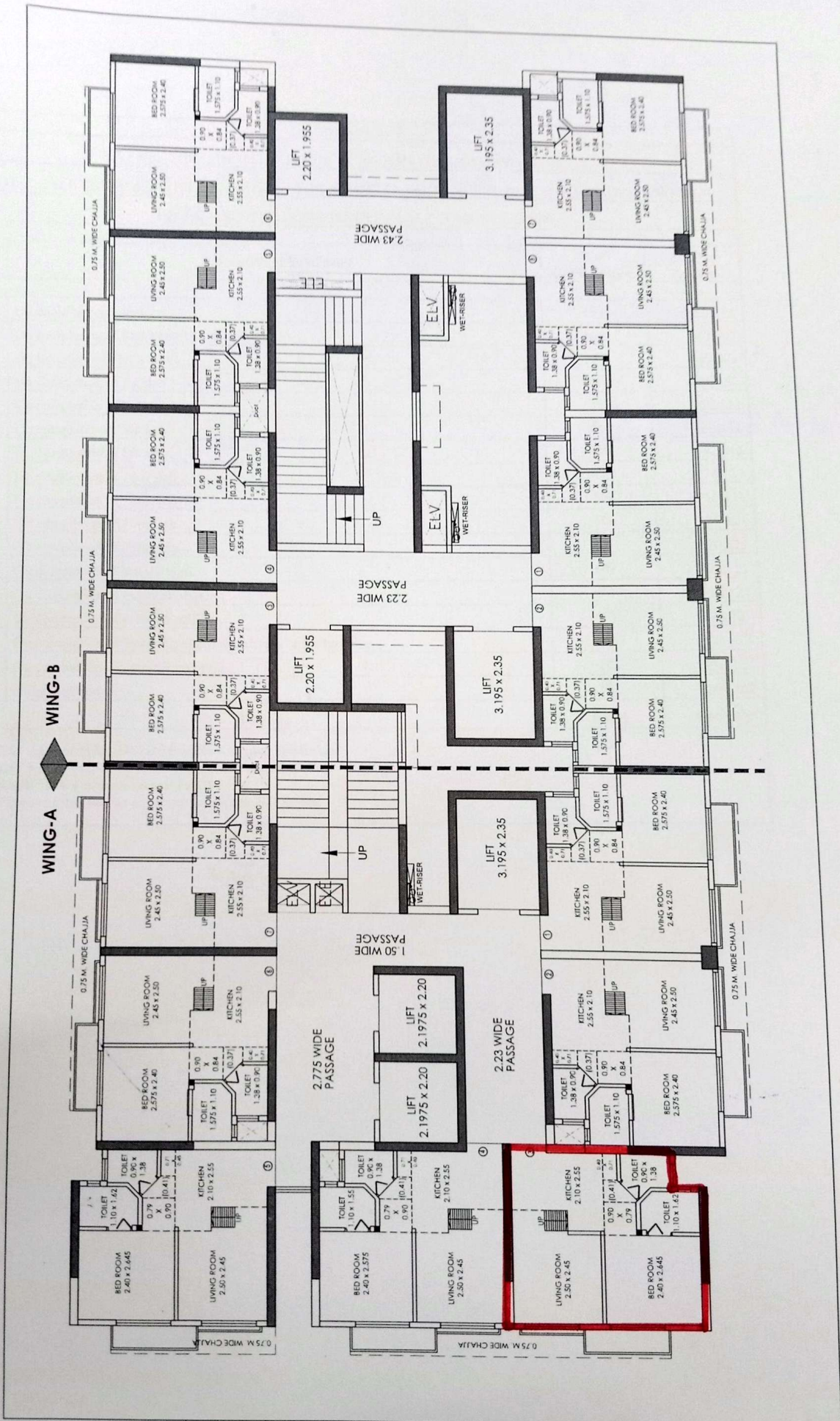
Note: The Blue line shows the route to site from nearest railway station (Malad Station 2.5 km)



Mr. Pranil Rajaram Pangale &
Mrs. Nehal Ninad Pangale
Flat No. 1103, Eleventh Floor, A Wing,
Aarambh-Wing A-B, Appa Pada,
Gandhi Nagar, Malad (E),
Mumbai 400 097



MAHESH UNIVERSITY
Govt. Regd. Valuers
Architects
Fl: F-113265-9
Fl: 15057
CCIT: (M) CCIT / 1-419/
2007-08



AARAMBH (WING A & B) 2ND TO5TH, 7TH TO 12TH & 14TH TO 18TH FLOOR PLAN



ANNEXURE - 2

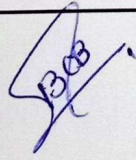
FLAT No. 1103 ON 11TH FLOOR IN A WING OF AARAMBH - WING A - B

TOTAL SALE CONSIDERATION PAYABLE BY THE ALLOTTEE : Rs. 4,403,030/- PLUS GST @ PREVAILING RATE

INSTALLMENTS FOR PAYMENT OF SALE CONSIDERATION

Sr. No.	Description of Installment	% of Consideration	Amount Payable Rs
1	On booking confirmation	15%	660,455
2	On completion of Raft Foundation	10%	440,303
3	On Initiation of Plinth work	10%	440,303
4	On completion of 1st slab	5%	220,152
5	On completion of 3rd slab	5%	220,152
6	On completion of 5th slab	5%	220,152
7	On completion of 8th slab	8%	352,242
8	On completion of 10th slab	4%	176,121
9	On completion of 12th slab	4%	176,121
10	On completion of 14th slab	4%	176,121
11	On completion of 16th slab	4%	176,121
12	On completion of terrace slab	4%	176,121
13	On completion of external plaster	4%	176,121
14	On completion of erection of lifts	4%	176,121
15	On completion of finishing of common areas of the building	4%	176,121
16	On completion of external painting	4%	176,121
17	On possession	6%	264,182
TOTAL		100%	4,403,030

- 1) GST (As per applicable rate) Payable with each Installment
- 2) GST will be in addition to the above mentioned installment.
- 3) Kindly Issue a separate cheque for GST.
- 4) TDS deduction will be as per than applicable rule & rate.



CHALLAN
MTR Form Number-6

2021



ARN	MH014063937202021E	BARCODE	Date 26/03/2021-12:31:08		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6		PAN No.(If Applicable)	BKXPP0469C		
Location	MUMBAI		Full Name	Mr Pranil Rajaram Pangale and Anr		
Year	2020-2021 One Time		Flat/Block No.	Flat No 1103 11th Floor A Wing Aarambh-Wing		
			Premises/Building	A-B		
Account Head Details		Amount In Rs.	Road/Street	Appa Pada Gandhi Nagar		
0030045501 Stamp Duty		132100.00	Area/Locality	Malad East Mumbai		
0030063301 Registration Fee		30000.00	Town/City/District			
			PIN	4 0 0 0 9 7		
			Remarks (If Any)	PAN2=AADCS0420Q-SecondPartyName=Satellite Developers Pvt Ltd-		
			Amount In	One Lakh Sixty Two Thousand One Hundred Rupees Onl		
			Words	y		
Total		1,62,100.00				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332021032612495	694852529
Cheque/DD No.			Bank Date	RBI Date	26/03/2021-12:31:51	30/03/2021
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		106 , 30/03/2021	

Department ID : Mobile No. : 8268051320
 NOTE:- This challan validity unknown to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयर्धन नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

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 Reason: Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-389-7251	0000768847202122	28/05/2021-14:40:27	IGR195	30000.00



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai on this 31st day of March, 2021 BETWEEN:

SATELLITE DEVELOPERS PRIVATE LIMITED, a company, registered under the Companies Act, 2013 under Corporate Identity Number (CIN) U24291MH1953PLC139290, and having its registered office at S-14, 7th floor, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai 400 093, hereinafter called "**the Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part

AND

MR. PRANIL RAJARAM PANGALE AND
MRS. NEHAL NINAD PANGALE

having address at B-8, Near ICICI Bank, Shukla Chawl, Rainbow Street, M.I.D.C, Seepz, Andheri (East), Mumbai - 400093.

hereinafter called "**the Allottee**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, his/her/their heirs, executors, administrators and permitted assigns) of the Other Part:

बदल - ६/		
७२५९	१६	१३६
WHEREAS		

F. Portions of the said Property have been declared as 'Slum' under the provisions of the Slum And Redevelopment Act, 1955.

G. The occupiers/encroachers have formed an operative society/association/Sanatha (Proprietors) and appointed the following as the representatives of the said Portions:

H. The Promoter has obtained the necessary permissions/authorizations for the said Portions.

I. The Promoter has provided the necessary facilities for the said Portions.

A. The Promoter as owner, is absolutely seized and possessed of and well and sufficiently entitled to all that pieces and parcels of land bearing Survey No. 237 (part) (corresponding to City Survey No. 16A (part), 16A/1 & 2) admeasuring 7,732 sq. meters and Survey No. 238 (corresponding to City Survey No. 17) admeasuring 2,327 sq. meters, after amalgamation and sub-division bears new C.T.S. No. 16/A/2 of Village Malad East, Taluka Borivali, Mumbai Suburban District, situated at Appa Pada, Malad (East), Mumbai - 400 097 (hereinafter referred to as "the said Property") more particularly described in the **FIRST SCHEDULE** hereunder written and shown by red coloured boundary line on the plan thereof annexed hereto and marked as **Annexure - 1**. Copies of the Register Cards of the said Property are annexed hereto and collectively as **Annexure - 2**;



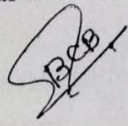
and under the Deed of Mortgage dated 22nd November, 2017, registered with the Sub-Registrar at Andheri - 7, Mumbai, under Sr. No. BDR-18/8386/2017, the Promoter has mortgaged the said Property along with certain other properties in favour of L & T Finance Limited and L & T Housing Finance Limited ("the Mortgagees") as security for availing from the Mortgagees finance, inter alia, for construction of building/s on the said Property. The Mortgagees have agreed that the Promoter shall be entitled to allot and/or sell flats in the building/s to be constructed on the said Property and they shall issue 'No Objection Certificate/s' in respect of such allotment/sale subject to the Promoter complying with the stipulated terms and conditions in this regard. The Promoter has reserved the right to create mortgages/ encumbrances as required from time to time without affecting the flat agreed to be purchased by the Allottee. The details of such mortgages shall be disclosed in accordance with the provisions of law;

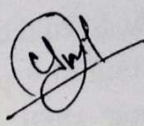
- C. The Promoter has granted right of way from a small portion of the said Property shown in brown shade on plan annexed hereto as Annexure - 1;
- D. Save and except the aforesaid, the title of the Promoter to the said Property is clear and marketable and a copy of the Certificate of Title dated 13th January, 2018 issued by Mr. Sandeep Manubarwala, Advocate, in respect of the said Property is annexed hereto and marked as **Annexure - 3**;
- E. The said Property falls within the 'residential' zone as shown in the Development Plan for P/North Ward sanctioned by the State Government under Section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 ("MRTP Act");

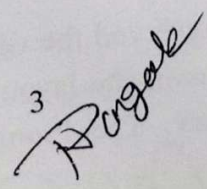
(Handwritten signatures)

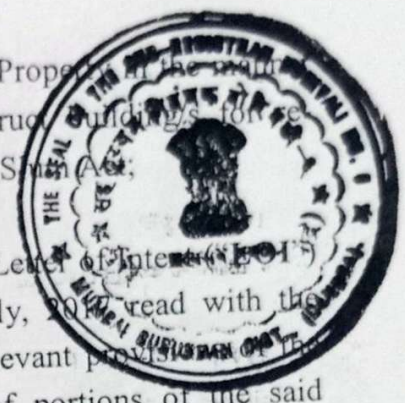
Portions of the said Property are occupied by occupiers/encroachers and have been declared as 'Slum Areas' (hereinafter referred to as "the Slum Portions") under the provisions of the Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971 (hereinafter referred to as "the Slum Act");

- G. The occupiers/encroachers on the Slum Portions have agreed to form a co-operative society under the name and style of 'Saikrupa Sahakari Gruhanirman Sanstha (Proposed)' (hereinafter referred to as "the Slum Society") and have appointed the Promoter as the 'Developer' for redevelopment of the Slum Portions;
- H. The Promoter, as owner, is entitled to develop the said Property, in a manner permissible under law, subject to obligation to construct buildings for the habilitation of occupiers/encroachers protected under the Slum Act;
- I. The Slum Rehabilitation Authority ("SRA") has issued Letter of Intimation (LOI) bearing no. SRA/ENG/2931/PN/PL/LOI dated 27th July, 2019, read with the Revised LOI dated 28th November, 2019 under the relevant provisions of the Development Control Regulations for development of portions of the said Property;
- J. In pursuance of the LOI, SRA has issued Amended Intimation of Approval ('the said IOA') bearing No. PN/PVT/0183/20170602/AP/S-2 dated 28th January, 2021 for construction of a residential tower (designated on the approved plans as 'Sale Building No. 2') on a portion of the said Property. SRA has also issued commencement certificate in respect of the said Sale Building No. 2 on 23rd February, 2021 ('the said CC'). Copies of the said IOA and the said CC are annexed hereto and collectively marked as Annexure - 4;
- K. Sale Building No. 2, inter alia, also comprises of two wings to be known as 'Aarambh Wing A-B';
- L. This Agreement relates only to 'Aarambh Wing A-B' ("the said Building"), which is registered as a 'Real Estate Project' by the Promoter ("the Project") with the Maharashtra Real Estate Regulatory Authority ("MahaRERA"), under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). MahaRERA has issued the Certificate of Registration No. P51800028424 dated 2nd March, 2021 for the said Building ("RERA Certificate") and a copy of the RERA Certificate is annexed hereto and marked as Annexure - 5;
- M. The principal and material aspects of the Project are briefly stated below:





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- (xi) The Promoter reserves the right to sell the additional FSI/balance and/or unutilized FSI/TDR in whatsoever form and by whatever name, in the open market and appropriate sale proceeds arising therefrom to its account. Such sale shall not be objected to or disputed by the Allottee;
- (xii) The Promoter intends to construct various buildings, other than the Project/the said Building, on the said Property. The Promoter shall at its discretion register such building/s or combination thereof as separate/multiple projects in such manner as it may expedient. Common amenities of the Project may be in common/combination with amenities of some other building/s to be constructed and/or different project.



Above details and aspects of development of the said Property shall hereinafter be referred to as "Proposed Development of the said Property"

- O. The Promoter has appointed an Architect (registered with the Council of Architects) and a Structural Engineer for the preparation of the designs and drawings of the said Building and for supervision of construction of the said Building. Construction of the said Building shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project;
- P. The Promoter has availed some of the approvals from the concerned local authority(s) to the plans, specifications, elevation and sections of the said Building and the Promoter shall obtain the balance approvals from time to time, so as to complete construction of the said Building and obtain Building Completion Certificate or Occupancy Certificate;
- Q. While sanctioning plans for construction of the said Building, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while constructing the said Building and developing the Project Land and upon due observance and performance of which the completion or occupancy certificate in respect of the said Building shall be granted by the concerned local authority;
- R. The Promoter has the sole and exclusive right to sell flats/units in the Project and to enter into this Agreement with the Allottee and receive the Sale Consideration (defined hereinbelow) in respect thereof;
- S. The Allottee submitted an Application for allotment of a residential flat in the said Building. In response thereto, the Promoter offered to allot and sell to the Allottee a residential Flat, being Flat No. 1103 in A Wing on

[Handwritten signatures]
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1/06/2021

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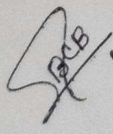
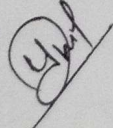
_____ floor of the said Building (hereinafter referred to as "the said Flat") at or for the lump sum consideration and on the terms and conditions recorded in this Agreement;

T. The said Flat shall have carpet area of 23.35 square meters as computed under the provisions of RERA. The said Flat shall also have a loft of 6.49 sq. mtrs. approved for storage purpose. Floor plan of the said Flat is annexed hereto and marked as Annexure - 6 and the said Flat is more particularly described in the FOURTH SCHEDULE hereunder written;

U. Prior to the execution of this Agreement, the Promoter explained to the Allottee scheme of Proposed Development of the Project and Proposed Development of Property and the rights reserved by the Promoter. The Allottee examined a copy of the RERA Certificate. The Allottee demanded from the Promoter the Promoter has given to the Allottee inspection of all documents including document of title relating to the said Property as also the approved plan, Register specifications and such other documents in respect of the said Building specified under RERA and the RERA Rules. The Allottee has sought professional guidance of his/her advocate and architect in examining and inspecting the RERA Certificate and the documents offered for inspection. The Allottee has examined the documents and information uploaded by the Promoter on the website of MahaRERA. Only after such inspection, examination and explanations and after understanding and accepting the scheme of Proposed Development of the Project and Proposed Development of the said Property and the rights reserved by the Promoter, the Allottee accepted offer of the Promoter and agreed to purchase the said Flat from the Promoter and enter into this Agreement;

V. This Agreement supersedes all prior discussions, negotiations, correspondences and drafts exchanged between the parties. The Allottee has agreed that all representations, discussions and marketing material if any given to the Allottee are superseded by this Agreement. This Agreement alone shall provide for the rights and liabilities of either party. The Allottee has agreed and understood that the consideration for the said Flat has been determined on the basis of the scheme of Proposed Development of the Project and the Proposed Development of the said Property and the rights reserved by the Promoter;

W. If the Allottee is required to procure any prior permission under any applicable statute for acquiring the said Flat then Allottee alone shall be responsible to procure such permission at his/her cost. The Promoter shall not be held liable or responsible for the same;



 N. Rangoli

X. Under Section 13 of the RERA written Agreement for sale presents, and to register 1908;

NOW THIS AGREEMENT DECLARED AND RECORDED AS UNDER:-

1. RECITALS &
- 1.1 The afore
- operative
- 1.2 The
- the
- T

THE FIRST SCHEDULE ABOVE REFERRED TO: २०२१

[Description of the said Property]

All that piece and parcel of land bearing Survey No. 237 (part) corresponding to City Survey Nos. 16A (part), 16A/1 & 2 admeasuring 7,732 sq. mtrs. and the land bearing Survey No. 238 corresponding to City Survey No. 17 admeasuring 2,327 sq. mtrs., aggregating to 10,059 sq. mtrs., now after amalgamation and sub-division bears new C.T.S. No. 16/A/2, of Village Malad, Taluka Borivali, Mumbai Suburban District situate at Appa Pada, Gandhi Nagar, Malad (East), Mumbai - 400097.

THE SECOND SCHEDULE ABOVE REFERRED TO:

[Description of the said Project Land]



All that portion admeasuring 626.74 sq. mtrs. or thereabouts being a portion of the said Property more particularly described in the First Schedule hereinabove written and marked in blue colour shade on the plan annexed hereto as Annexure - 1.

THE THIRD SCHEDULE ABOVE REFERRED TO:

[Description of the common areas and facilities]

Common Areas and facilities:

1. Compound and recreation ground
2. Staircases and landings
3. Elevators
4. Entrance lobby
5. Service area on roof terrace and elsewhere (common to the building)
6. Security Cabin
7. Utility and sewer pipes, drains and ducts, pumps, motors and other equipments and apparatus
8. Electricity meters and other necessary appliances
9. Fire fighting equipments
10. Underground and overhead water storage tanks
11. Communication cables and equipments
12. Service Area
13. Pump Room

Limited Common Areas:

1. Common passage on each floor restricted to flats on such floor
2. Roof terrace (excluding service area) (as may be restricted by the Promoter)
3. Parking space (exclusive use to such flat as per allotment by the Promoter)

Amenities in the said Flat:

1. Solid RCC Frame - Earthquake resistant structure
2. Powder coated aluminum windows

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3. Branded tiles flooring in the apartment
4. Glazed tiles dado in toilets upto door level
5. Granite finish kitchen platform with SS sink
6. Jaquar or equivalent make CP fitting
7. Sanitary ware of Hindware or equivalent make
8. UPVC or CPVC plumbing pipes & fitting
9. Plastic paint on wall & ceiling
10. Solid core flush doors with laminate finish & heavy duty finishes
11. Concealed PVC electrical with ELCB/MCCB & Anchor Roma or equivalent make

THE FOURTH SCHEDULE ABOVE REFERRED TO:
[Description of the said Flat]

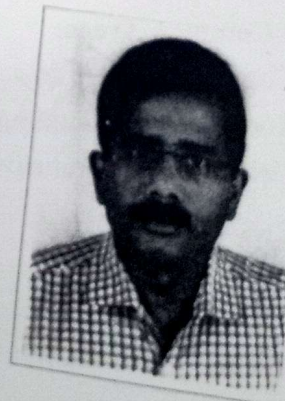
ALL THAT residential flat being Flat No. 1103 admeasuring 23.35 sq. mtrs. carpet area as shown by red outline on the Floor Plan annexed hereto and marked as Annexure - 6 in A Wing on 11th floor of the said Building to be known as 'AARAMBH WING A-B' being constructed on the Project Land more particularly described in the Second Schedule. The said Flat shall have loft admeasuring 6.49 sq. mtrs. approved for storage purpose.

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

Signed and delivered by the)
withinnamed "PROMOTER")
Satellite Developers Pvt. Ltd.)
through its Authorised Signatory)
Mr. BINU C. 13)
in the presence of ...)
1) Ramkrishna Yadav)

For SATELLITE DEVELOPERS PVT. LTD.
BINU C. 13
AUTHORISED SIGNATORY

2) FARIDA ZL FEL



Signed and delivered by the
withinnamed "ALLOTTEE"
Mr. Pranil Rajaram Pangal
Mrs. Nehal Ninad Pangal

in the presence of
1) Ramkrishna
2) FARIDA

बरेल - ए//
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SLUM REHABILITATION AUTHORITY

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

No. PN/PVT/0183/20170602/AP
 COMMENCEMENT CERTIFICATE

23 JAN 2018
 (Sale Building No. 2)

TO,
 M/s. Satellite Developers Pvt Ltd
 7th floor, S-14, Solitaire Corporate Park,
 Andheri Ghatkopar Link Road, Andheri (E),
 Mumbai 400 093.

Sir,
 With reference to your application No. 0592 dated 08/12/2017 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 16 A(pt), 16A/1 & 2, 17 of village Malad Malad (E) Mumbai

of village Malad T.P.S. No. _____
 ward P/N _____ Situated at Malad, Mumbai

Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI No. 2931/PN/PL/LOI dt. 27/07/2017 and following conditions. No. PN/PVT/0183/20170602/AP dt. 12/07/2018



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

The C.E.O. (SRA) appointed Shri. P.B.Pawar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to Part Plinth C.C for portion marked as ABCDEFG on plan at Pg. 289.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Pawar
 Executive Engineer (SRA)
 FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

No. PN/PVT/0183/20170602/AP = 1 AUG 2018

This C.C. is re-endorsed for part portion of plinth level as per amended approved plans dated - 01/08/2018.

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12/08/18		

Executive Engineer
Slum Rehabilitation Authority

No. PN/PVT/0183/20170602/AP 22 NOV 2018

This C.C. is further granted for plinth of wing 'E' and 'F' and further C.C. of wing 'C' and 'D' for Gr.(pt) + SHIE (pt) + 1st to 12th upper floors including LMR and OHWT of Sale building NO. 2 as per last approved amended plans dated 01/08/2018.

seah
22-11-18
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183/20170602/AP 27 JAN 2020

This C.C. is re-endorsed as per amended approved plans dated 24/01/2020.



seah
27-01-20
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183/20170602/AP 19 MAR 2020

This C.C. is further extended for 13th to 18th upper floors including LMR and OHWT of wing 'C' & 'D'. C.C. granted for Gr(pt) + stilt (pt) + 1st to 18th upper floor including LMR & OHWT of wing 'E' & 'F' of sale building no.2 as per approved amended plans dated 24/01/2020.

Pawar
19.03.2020
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183/20170602/AP 23 FEB 2021

This C.C. is granted for work upto part plinth level for wing 'A' & 'B' for sale building no.2 u/r for the excluding portion marked as A-B-C-D on plan (C.C. to be granted to portion coloured red as at page 947) as per approved amended plans dated 28/01/2021.

Pawar
23/02/2021
Executive Engineer
Slum Rehabilitation Authority

400 051
"A"
23 JAN 2018
Building No. 2

Development
Regional
Parashra

Invoice No
Invoice Date
Customer Det
Mr. Pranil Rajar
Mrs. Nehal Ninad
B-B, Near ICICI Bank,
Treet M.I.D.C, Seepz,
7093
pangalepranil@gmail.com
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

Annexure - 5		
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२०२१		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028424

Project: AARAMBH WING A-B, Plot Bearing / CTS / Survey / Final Plot No.: CTS 16A pt, 16A/1 and 2, 17at Borivali, Borivali, Mumbai Suburban, 400097;

1. **Satellite Developers Private Limited** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400093**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 02/03/2021 and ending with 31/03/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

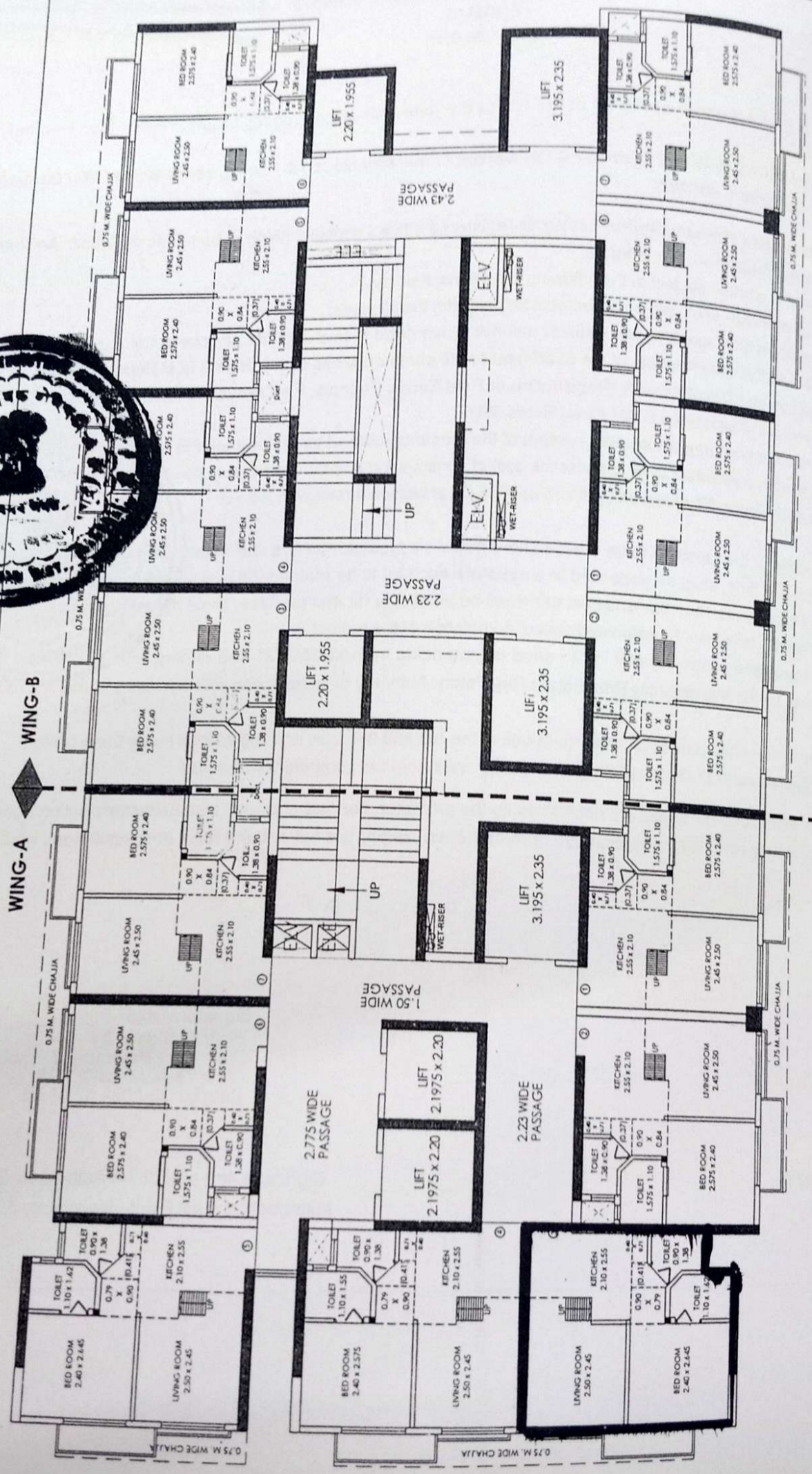
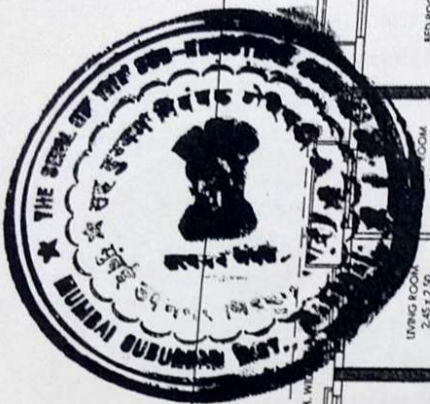
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-03-2021 07:48:58

Dated: 02/03/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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2018

Annexure - 6



AARAMBH (WING A & B) 2ND TO5TH, 7TH TO 12TH & 14TH TO 18TH FLOOR PLAN

For SATELLITE DEVELOPERS PVT. LTD.

Binu. er BCB

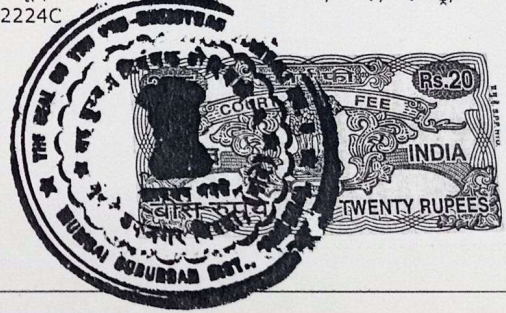
AUTHORISED SIGNATORY

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गावाचे नाव : मालाड

विलेखाचा प्रकार	करारनामा
मोबदला	4403030
1) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकाराकारणी देतो की पट्टेदार ते नमुद करावे)	2949373.68
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1103, माळा नं: 11 वा मजला,ए विंग, इमारतीचे नाव: आरंभ-विंग- ए - बी, ब्लॉक नं: आप्पा पाडा,गांधी नगर,मालाड पूर्व,मुंबई 400097, इतर माहिती: रेरा प्रमाणे क्षेत्र 23.35 चौ. मी. कारपेट व सोबत 6.49 चौ. मी. प्लॉट क्षेत्र सी.टी.एस.नं.16अ(पार्ट),16अ/1 व 2 आणि 17,मौजे मालाड पूर्व,मुंबई..((C.T.S. Number : 16अ(पार्ट),16अ/1 व 2 आणि 17 ;))
(5) क्षेत्रफळ	1) 25.68 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सेंटलाईट डेव्हलपर्स प्रा लि तर्फे ऑथोराईज सिमेंटरी बिनु सी बी तर्फे मुखत्यार प्रशांत नारकर वय:-43; पत्ता:-प्लॉट नं: एस 14, माळा नं: 7 वा मजला , इमारतीचे नाव: सांलीटेअर कॉर्पोरेट पार्क , ब्लॉक नं: अंधेरी पूर्व , रोड नं: अंधेरी घाटकोपर लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AADCS0420Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रनील राजाराम पानगले - वय:-28; पत्ता:-प्लॉट नं: बी 8, माळा नं: -, इमारतीचे नाव: शुक्ला चाळ , ब्लॉक नं: आय सी आय सी आय बँक जवळ, अंधेरी पूर्व , रोड नं: रेन्बो स्ट्रीट, एम आय डी सी, सिध्द , महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-BKXPP0469C 2): नाव:-नेहल निनाद पानगले - वय:-28; पत्ता:-प्लॉट नं: बी 8, माळा नं: -, इमारतीचे नाव: शुक्ला चाळ, ब्लॉक नं: आय सी आय सी आय बँक जवळ, अंधेरी पूर्व , रोड नं: रेन्बो स्ट्रीट, एम आय डी सी, सिध्द, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-BVMPPM2224C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7251/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 28/05/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.-६.
मुंबई उपनगर जिल्हा.