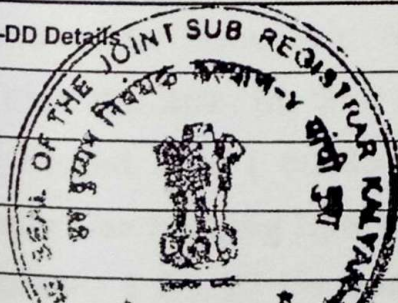


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CHALLAN
MTR Form Number-6



MH000115389202223E	BARCODE	Date	04/04/2022-19:11:12	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	AFGPS2339E		
Name KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	SADASHIV BUDHAJI MESTRY		
THANE		Flat/Block No.	CASA URBANO I TO T CHS LTD, N WING, FLAT		
2022-2023 One Time		Premises/Building	NO 201		
Account Head Details		Amount In Rs.			
401 Stamp Duty	500.00	Road/Street	DOWN TOWN PRJECT, KHONI		
301 Registration Fee	100.00	Area/Locality	DOMBIVALI EAST		
		Town/City/District			
		PIN	4	2	1 2 0 4
		Remarks (If Any)	PAN2=BPMP2339E~SecondPartyName=RADHAKRISHNAN SRINIVASAN~		
		Amount In	Six Hundred Rupees Only		
		Words	600.00		
Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022040419186	2738979838
D No.		Bank Date	RBI Date	04/04/2022-19:11:43	Not Verified with RBI
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 न केवल दृश्य निबंधक कार्यालय नोंदणी कार्यालय दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

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दस्त क्र. ४५८५/२०२२
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SALE - DEED

THIS DEED OF SALE of flat is made at Dombivali on this 05 day of April 2022.

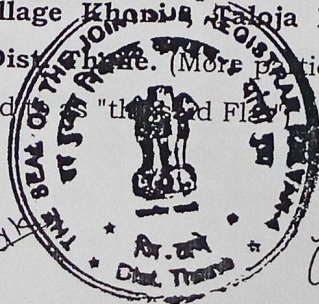
B E T W E E N

MR. RADHAKRISHNAN SRINIVASAN, (Pan No. BPMPS2339E), aged about 61 years, Residing at: **Building No. 7/B, Flat No. 17, Mukund Iron Chs., Gavanpada, Mulund East-400081**. Hereinafter called "**THE TRANSFEROR**" (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors and administrators).

AND

1) MR. SADASHIV BUDHAJI MESTRY, (Pan No. AFGPM5508Q), aged about 57 years, & 2) MR. VINAYAK SADASHIV MESTRY, (Pan No. BVMPM2587A), aged about 27 years, both residing at: **kamal C 16, Barc Colony, Anushakti Nagar, Mumbai-400094**. Hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns);

WHEREAS THE TRANSFEROR have purchased a Flat vide Agreement for sale from M/S. PALAVA DWELLERS PRIVATE LIMITED, dated 18/03/2015 and registered with Sub-registrar Kalyan-4 on 18/03/2015 under document No. 2104/2015 and as such are the owners of Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni, Talaja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane. (More Particular described in the schedule hereinafter referred as "the said Flat")



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AND WHEREAS the TRANSFEROR are the member of "CASA URBANO I TO T" Co-operative Housing Society Ltd." registered under the Maharashtra operative Housing Society Act 1960 vide Registration No. TNA/(KLN)/HSG/(TC)/33814/2021 dated 10/06/2021 (hereinafter referred to as "the said Society")

AND WHEREAS the TRANSFERORS desire to sell, transfer assign and convey the said Flat for the consideration of **Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only)**.

AND WHEREAS the TRANSFEREES have already paid a sum of **Rs.50,000 /- (Rupees Fifty Thousand Only)** as per agreement dated on 20/12/2021 and Registered with Sub-Registrar Kalyan-5 on Dt. 20/12/2021 under No. 14390/2021.

AND WHEREAS therefore they have decided to execute this **Sale Deed**, the same is as under:-

a) **NOW THIS INDENTURE WITNESSETH** The TRANSFEREE has already paid a sum of **Rs.50,000 /- (Rupees Fifty Thousand Only)** out of the Total consideration of **Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only)** balance amount **Rs.56,50,000/- (Rupees Fifty Six Lakhs Fifty Thousand Only)** paid before execution of this **Sale Deed** to the TRANSFERORS being the full consideration money agreed to be paid as aforesaid (the receipts whereof the TRANSFERORS both do and each of them both hereby admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the TRANSFERORS) of **Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building** known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni , Talda Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane. With the measure hereditaments and premises and more particularly described in the First Schedule hereunder written.



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6. THE TRANSFERORS agrees that he will sign all the applications for transfer of the flat and for the transfer of the electricity meter, and recording the said flat in the name of the TRANSFEREE.

7. That this Sale Deed is in continuation to the agreement for sale dated 20/12/2021 and Registered with Sub Registrar Kalyan-5 on dt 20/12/2021 under document No. 14390/2021 and the necessary Rs. 3,42,000/- have been paid by the TRANSFEREES on the said agreement and Registration fee of Rs. 30,000/- have also been paid

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 53/2B, 144/2, 53/5, 144/3, 144/4, 52, 144/9A+B, 40/1, 143/1, 143/2, 39/4, 39/5A, 40/2, 144/5, 40/2, 47/-, and others of Mouje Khoni, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan. In its Dombivli Division.

SECOND SCHEDULE OF PROPERTY

Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni , Taloja Road, Dombivli (E) 421204, Taluka Kalyan, Dist. Thane.

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Vinayak

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IN WITNESS
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SIGNED AND
Within name

MR. RADHA

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SIGNED AND
Within name

1) MR. SADA

2) MR. VINA


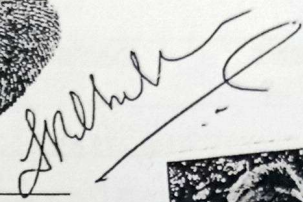
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

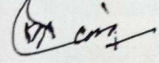
SIGNED AND DELIVERED by the
Within named "TRANSFEROR"

MR. RADHAKRISHNAN SRINIVASAN



the presence of the witnesses:

1. 


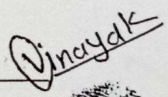
SIGNED AND DELIVERED by the
Within named "TRANSFEREES"

1) MR. SADASHIV BUDHAJI MESTRY



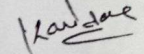



2) MR. VINAYAK SADASHIV MESTRY,



in the presence of the witnesses:

1. 



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मुख्य निबंधक : सह.दु.नि. कल्याण 5

दस्त क्रमांक : 14390/2021

नोंदणी :

Regn:63m

गावाचे नाव : खोणी

कल्याण - ४
दस्त क्र. १५८५/२०२१
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शहरकाम

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1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: मांजे खोणी येथील स नं 53/2व, 144/2, 53/5, 144/3, 144/4, 52;144/9ए +बी,40/1, 143/1, 143/2, 39/4, 39/5ए, 40/2, 144/5,40/2, 47/-,या वरील द डाउनटाउन प्रोजेक्ट मधील सदनिका नं 201 दुमरा मजला एन विंग कासा अरवानो आय ते ओ को ऑप हौसिंग सोसायटी लिमिटेड क्षेत्र 725 चौ फूट कार्पेट(80.85. चौ मी विल्टअप)सोबत एक फोर व्हिलर कार पार्किंग स्पेस नं सी 3-बी 2007((Survey Number : 53/2B ;))

1) 80.85 चौ.मीटर

1): नाव:-राधाकृष्ण श्रीनिवासन -- वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बिल्डिंग नं, 7/बी, फ्लॉट नं. 17, मुकुंद आयर्न सीएचएस., गावणपाडा, मुलुंड ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BPMPS2339E

1): नाव:-सदाशिव बुधाजी मेह्ता -- वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- कमल सी 16, विएआरसी कॉलनी, अणुशक्ती नगर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AFGPM5508Q

2): नाव:-विनायक सदाशिव मेह्ता -- वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कमल सी 16, विएआरसी कॉलनी, अणुशक्ती नगर, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-BVMPM2587A

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(i) within the limits of any Municipal Corporation or any Cantonment area-annexed to it.

गावाचे नाव : खोणी

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1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मौजे खोणी येथील म नं 53/2व,144/2,53/5,144/3,144/4,52,144/9ग +वी,40/1,143/1,143/2,39/4,39/5ग,40/2,144/5,40/2,47/-,या वरील द डाउनटाउन प्रोजेक्ट मधील मदनिका नं 201 दुमरा मजला एन विंग कामा अखानो आय ते ओ को ऑप हौसिंग सोसायटी लिमिटेड क्षेत्र 725 चौ फूट कार्पेट(80.85. चौ मी विल्टअप)सोबत एक फोर व्हिलर कार पार्किंग स्पेस नं मी 3-वी 2007((Block Number : 201 ;))

1) 80.85 चौ.मीटर

1): नाव:-राधाकृष्णन श्रीनिवासन यांचे तराफे कु मु म्हनुन सपना गुमा -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: विल्डिंग नं. 7/वी, फ्लॅट नं. 17, मुकुंद आयर्न मीणचणम, गावणपाडा, मुंबई ईस्ट मुंबई,, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BPMPS2339E

1): नाव:-सदाशिव बुधाजी मेन्त्री -- वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कमल मी 16, विणआरमी कॉलनी, अणुशक्ती नगर, मुंबई, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-AFGPM5508Q

2): नाव:-विनायक सदाशिव मेन्त्री -- वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कमल मी 16, विणआरमी कॉलनी, अणुशक्ती नगर, मुंबई, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-BVMMP2587A

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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 20th day of December 2021.

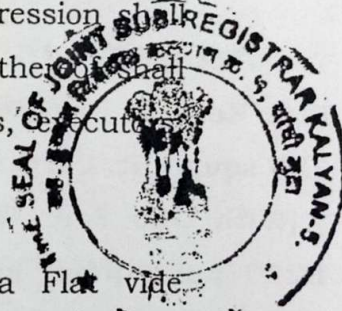
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B E T W E E N

MR. RADHAKRISHNAN SRINIVASAN, (Pan No. BPMPS2339E), aged about 61 years, Residing at: Building No. 7/B, Flat No. 17, Mukund Iron Chs., Gavanpada, Mulund East-400081. Hereinafter called "THE TRANSFEROR" (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors and administrators).

AND

1) MR. SADASHIV BUDHAJI MESTRY, (Pan No. AFGPM5508Q), aged about 57 years, & 2) MR. VINAYAK SADASHIV MESTRY, (Pan No. BVMPM2587A), aged about 27 years, both residing at: kamal C 16, Barc Colony, Anushakti Nagar, Mumbai-400094. Hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors and administrators and assigns);



WHEREAS THE TRANSFEROR have purchased a Flat vide Agreement for sale from M/S. PALAVA DWELLERS PRIVATE LIMITED, dated 18/03/2015 and registered with Sub-registrar Kalyan-4 on 18/03/2015 under document No. 2104/2015 and as such are the owners of Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni , Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane. (More particular described in the schedule hereinafter referred to as "the said Flat")

[Handwritten signatures and names: Sadashiv Budhaji Mestry, Vinayak Mestry]

AND WHEREAS the TRANSFEROR are the member of "CASA URBANO I TO T" Co-operative Housing Society Ltd." registered under the Maharashtra operative Housing Society Act 1960 vide Registration No. TNA/(KLN)/HSG/(TC)/33814/2021 dated 10/06/2021 (hereinafter referred to as "the said Society")

AND WHEREAS the TRANSFEROR desire to sell, transfer assign and convey the said Flat for the consideration of Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only).

AND WHEREAS the TRANSFEREES have expressed their desire to purchase possess and acquire the said Flat of the TRANSFEROR.

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AND WHEREAS both the parties hereto have arrived at certain terms and conditions which they desire to record in writing.

NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The TRANSFEROR hereby declares record and confirm as under:

- a) The TRANSFEROR is the sole and absolute owners of the Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni , Taloja Road, Dombivali (E) 204, Taluka Kalyan, Dist. Thane.

b) The TRANSFEROR has not entered into any agreement for sale, transfer or letting out the said Flat with any other person and that he is in exclusive and absolute possession and occupation of the said Flat.

c) The TRANSFEROR has paid their share of Municipal Taxes, water charges, society maintenance and all other outgoings



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in respect of the said Flat up to date and that no part thereof has remained unpaid.

2. The **TRANSFEROR** further declares that they have obtained the necessary permission from the Society for sale and transfer of the said Flat unto the **TRANSFEREES** herein.

3. The **TRANSFEREES** already inspected the said Flat No. 201, on 2nd Floor, N-Wing, in building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd., in "THE DOWNTOWN" Project, & agreed to purchase as per basis.

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4. In consideration of the aforesaid representations of the **TRANSFEROR**, the **TRANSFEREES** herein agree to purchase, possess and acquire the said Flat / shares of the **TRANSFEROR** and all their rights, title and interest therein for the total consideration of **Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only)**.

5. The said consideration of **Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only)** to be paid by the **TRANSFEREES** to the **TRANSFEROR** in the manner hereinafter mentioned:

a. **Rs.50,000/- (Rupees Fifty Thousand Only)** already paid is for Refundable Deposit and not towards consideration of Rs. 57,00,000. (the receipt whereof the **TRANSFEROR** hereby admit and acknowledge in the presence of witnesses) This Rs. 50,000/- will be refunded by **TRANSFEROR** on the execution of Sale Deed

b. The **TRANSFEREES** will pay TDS to Government as per Section 195 and other relevant section of the Income Tax Act as **TRANSFEROR** is NRI. **TRANSFEREES** will provide copy of Challan(s) to prove payment of TDS to Government.

c. Balance Amount (Rs. 57,00,000 - TDS Amount paid to Government) will be payable by **TRANSFEREES** through own



Signature

Qinayak

contribution and/or by raising Home loan within 45 Working days from the date of receiving mortgage NOC from Society and after receiving all related original documents

6. The TRANSFEROR will hand over the vacant & peaceful possession of the said flat to the TRANSFEREES against receipt of full and final payment / and also give possession letter at the same time to the TRANSFEREES.

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The TRANSFEROR shall deliver to the TRANSFEREES all receipts documents, papers, vouchers and certificates relating to the said Flat and last paid up bill in respect of the outgoing and service charges and electricity charges.

8. The TRANSFEROR shall put the TRANSFEREES in vacant and peaceful possession of the said Flat. And the TRANSFEROR shall at all-time hereafter at the request of the TRANSFEREES agree to do and execute or cause to be done or executed all such acts deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said Flat unto the TRANSFEREES.

9. On and after completion of the final payment the TRANSFEROR shall have no right, possession, title and/or interest of any nature whatsoever in the said Flat and the TRANSFEREES shall be solely and exclusively entitled to own, use, occupy, possess and enjoy the same without any hindrance and/or interference of whatsoever nature by the TRANSFEROR or any person claiming through or under his behalf in anyway whatsoever and the TRANSFEREES shall be entitled to clear the same in such a manner as they may desire and think fit and proper.

10. The Electric Meter of the said Flat and the TRANSFEROR have agreed to transfer the said Flat along with the said Electric Meter & Connection to the TRANSFEREES and further agree to sign all the necessary paper for transfer of such electric meter.

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The TRANSFER
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The TRANSFER
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interest to the tra

The agreement is
Act 1963.

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[Handwritten signature]

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 53/2B, 144/2, 53/5, 144/3, 144/4, 52, 144/9A+B, 40/1, 143/1, 143/2, 39/4, 39/5A, 40/2, 144/5, 40/2, 47/-, and others of Mouje Khoni, Taluka Kalyan, Dist. Thane and within the limits of Kalyan-Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan. In its Dombivli Division.

क. ल. नं. - ५	
दस्त क्र. १४३०	२०२१
११	५०

SECOND SCHEDULE OF PROPERTY

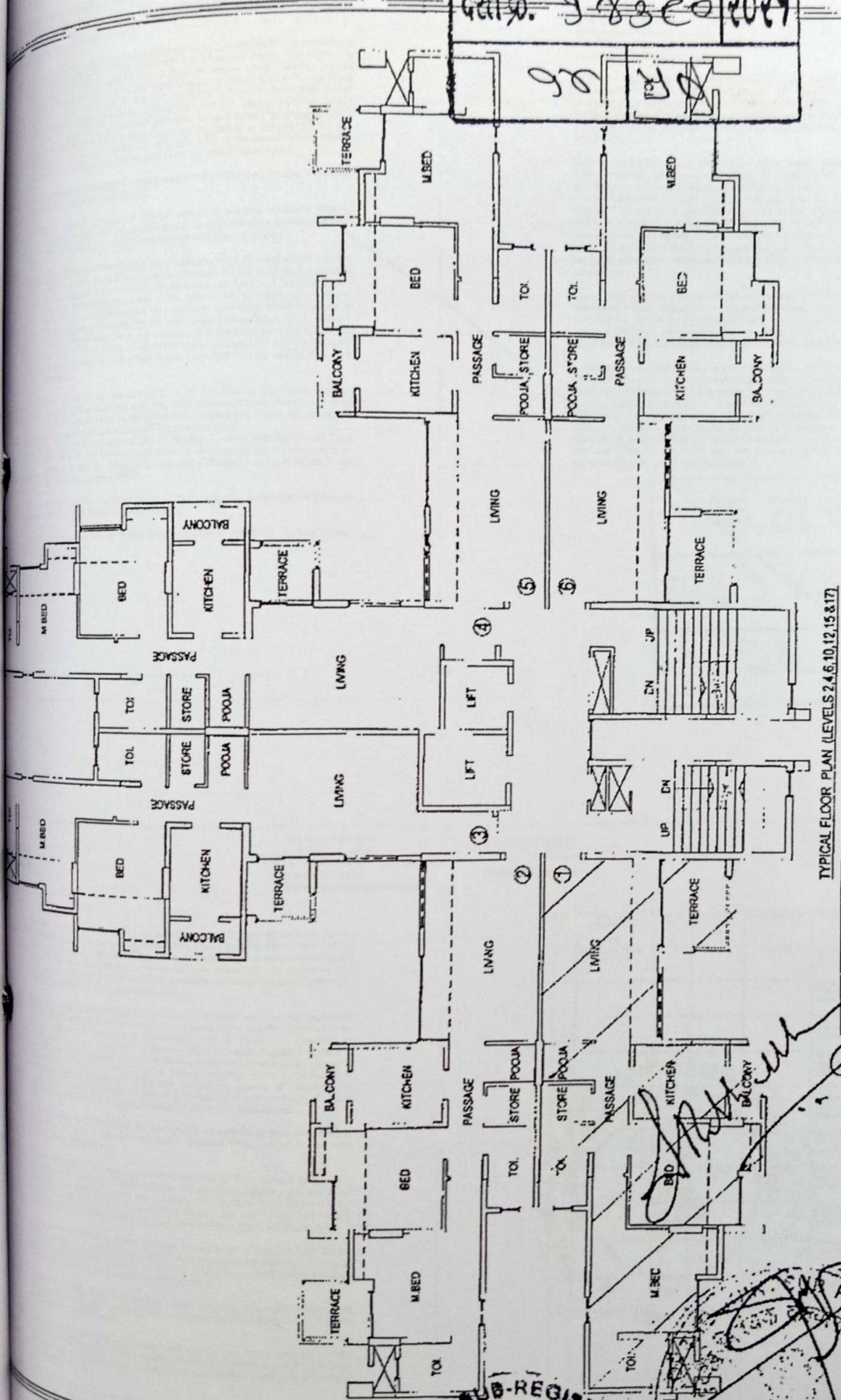
Flat No. 201, on 2nd Floor, N-Wing, and admeasuring 725 square ft. Carpet area (80.85 sq. mtrs Built Up Area) (With One Four Wheeler Car Parking Space No. C3-B2007) of building known as "CASA URBANO I TO T" Co-Operative Housing Society Ltd in "THE DOWNTOWN" Project, Village Khoni , Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.

[Handwritten signatures]
M. Kulkarni
A. Shrivastava
Vinayak



प्लान नं. - 8
 दाता नं. 908 / 94
 52/1989

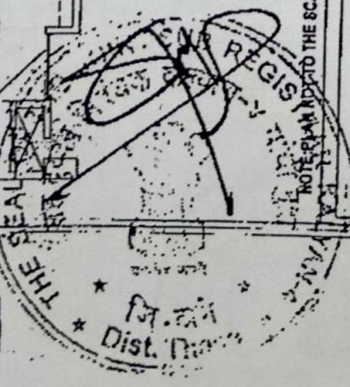
क.ल.न.-५
 दाता क्र. 988002029



PALAVA, DOMBIVALI
 CASA URBANO WING: N
 FLOOR 2nd FLAT NO. 201

TYPICAL FLOOR PLAN (LEVELS 2,4,6,10,12,15 & 17)

	ARCHITECT	KAPADIA ASSOCIATES PVT. LTD ARCHITECTURE, URBAN DESIGN OFF. AMBEDKAR ROAD, PAREL EAST, MUMBAI - 400 012. TEL. 91-22-66003628 FAX. 91-22-6602844 e-mail. kap@kapadkia.com
	DEVELOPERS	Palava Dwellers Private Ltd 216, Shah & Nahar Industrial Estate, Dr. E Moses Road, Worli Naka, Mumbai-18.



LODHA
 BUILDING A BETTER LIFE

NOTE: PLAN IS NOT TO THE SCALE

क.ल.न.-५

दस्त क्र. १०३००

२०२१

नगर रचना आणि मूल्यनिर्धारण विभाग
ठाणे शाखा

०९

५०

जा.क्र./ भोंदा/ए.न.व.प्र./मौ. अंतर्ली, खोणी वइतर/ससंठाणे/ ३१

सहायकसंचालक, नगररचना,
ठाणे, जिल्हाधिकारी इमारत,
३रामजला, कोर्टनाका, ठाणे (प)
दूरध्वनीक्र.: ०२२/२५३४२७४४
ई-मेल adtp_thane@rediffmail.com
दिनांक- ४/०९/२०१९

प्रति,

मं. पलावा ड्वेलर्स प्रा. लि.
ठाणे.

विषय:- वापर दाखला/ भोगवटा प्रमाणपत्र मिळणेबाबत.

मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता. कल्याण आणि मौजे उंब्रोली,
ता. अंबरनाथ, जि. ठाणे. स. न. १९/२अ, १९/२ब, १९/३ व इतर भूखंडाचे
एकूण क्षेत्र २६५६१८३.२९ चौ. मी. या जमिनीवरील

सेक्टर B मधील

Receiving Station,

Multisport Club House

सेक्टर C मधील

Cluster No-१.१४ (Cielo) Wing- A & F

Cluster No-१.०६. (Primia) Wing F & G

Cluster No. १.०८ (Regalia) Wing F

Recreation Centre १ & २

सेक्टर D मधील

Cluster No-२.०२ (Eviva) Wing- N & Q

Cluster No-२.०३ (Urbano १) Wing- A,B,C & F

Cluster No-२.०४ (Urbano २) Wing- K,L,M,N,O,R

सेक्टर I मधील

EWS - १ Wing M

EWS - २ Wing O

EWS - ३ Wing N



या एकूण २८ इमारतीसाठी वापर दाखला/भोगवटा प्रमाणपत्र मिळणेबाबत.

१. जमीन मालकाचे नाव : मं. पलावा ड्वेलर्स प्रा. लि.

२. वास्तुविशारद / इंजिनियर यांचे नाव - श्री. अनिल नारखेडे.

१) शासनाची एकात्मिक नगर वसाहतीसाठीची अधिसूचना क्र.टिपीएस

१८१६/प्र.क्र.३६८/१५/२०(४)/नवि-१३, दि.२६/१२/२०१६,

२) शासनाचे निर्देश क्र. टिपीएस-१२१७/४३०/ प्र. क्र. ६९/१७/नवि-१२,

दि. २०/०४/२०१७.

क.ल.न.-५

दस्त क्र. १०३०० २०२१

४२ ५०

- ३) मा. जिल्हाधिकारी, ठाणे यांचे पत्र क्र.महसूल/कक्ष-१/टि-७/अंतर्ली-खोणी-हेदूटणे-कोळे ता.कल्याण / उंद्रोली, ता. अंवरनाथ / एकात्मिक विशेष नगर वसाहत प्रकल्प / रेखांकन / एसआर-२२/२०१७, दि. २१/०६/१७,
- ४) या कार्यालयाचे सुधारित बांधकाम परवानगी पत्र (सेक्टर B) क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी व इतर/ससंठाणे/१७५७, दि. १२.०९.२०१७,
- ५) या कार्यालयाचे सुधारित बांधकाम परवानगी पत्र (सेक्टर C & I) क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी व इतर/ससंठाणे/२१३७, दि. ०९/११/२०१७,
- ६) या कार्यालयाचे सुधारित बांधकाम परवानगी पत्र (सेक्टर C,D,E व F) क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी व इतर/ससंठाणे/४७१, दि. १४.०३.२०१८,
- ७) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. मौजे खोणीअंतर्ली / जोते तपासणी प्रमाणपत्र / ८८५, दि. १०/०५/२०१८,
- ८) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. मौजे खोणीअंतर्ली / जोते तपासणी प्रमाणपत्र / १५०२, दि. २७/०७/२०१८,
- ९) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. मौजे खोणीअंतर्ली / जोते तपासणी प्रमाणपत्र / १९८६, दि. १६/१०/२०१७,
- १०) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. एकात्मिक नगर वसाहत/ मौजे खोणी अंतर्ली व इतर /ससंठाणे/२३८७, दि. २२/१२/२०१७,
- ११) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. एकात्मिक नगर वसाहत/ मौजे खोणी अंतर्ली व इतर /ससंठाणे/२३२३, दि. २१/१२/२०१६,
- १२) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. एकात्मिक नगर वसाहत/ मौजे खोणी अंतर्ली व इतर /ससंठाणे/१८७२, दि. ०७/१०/२०१९,
- १३) या कार्यालयाचे जोते तपासणी प्रमाणपत्र क्र. एकात्मिक नगर वसाहत/ मौजे खोणी अंतर्ली व इतर /ससंठाणे/२९३, दि. २०/०२/२०१६,
- १४) अर्जदार मे. पलावा डेवेलर्स प्रा.लि. यांचे या कार्यालयास पत्र दि. ०४.१२.२०१८.



संदर्भित पत्र क्र. १४ अन्वये आपण विषयांकित इमारतीच्या भोगवटा प्रमाणपत्राबाबत या कार्यालयात अर्ज केलेला आहे. सदर प्रकरणी या कार्यालयातील प्रतिनिधीने जागेचे स्थळ निरीक्षण केले आहे. सादर केलेल्या कागद पत्रांची पडताळणी केली असून या खालील प्रमाणे भोगवटा प्रमाणपत्र देण्यात येत आहे.

या कार्यालयाने संदर्भित पत्र क्र. ४, ५ व ६ अन्वये वरील नमूद इमारतीच्या बांधकाम परवानगी दिली आहे. तसेच सदर प्रस्तावित इमारतीसाठी संदर्भ क्र. ७ ते १३ अन्वये अर्जदार कंपनीने जोते तपासणी प्रमाणपत्र या कार्यालयाकडून प्राप्त करून घेतलेले आहे. सदर

क.ल.न.-५

दस्त क्र. १०३८०

२०२१

७३ ५०

D. C. PALAVA ITP

प्रकरणात या कार्यालयाचे प्रतिनिधी यांनी प्रत्यक्ष स्थळ पाहणी केली असता भोगवटा दाखल्यासाठी अर्जदार कंपनीने सादर केलेल्या इमारती या कार्यालयाने मंजूर केलेल्या नकाशाप्रमाणे प्रत्यक्षात सामासिक अंतरे व मोजमापानुसार आढळतात. सदर सर्व इमारतींचे बांधकाम जागेवर पूर्ण झालेले असून टेरसेवर Solar Water Heater लावण्यात आलेले आहेत. अर्जदार मे. पलावा डेव्हलर्स प्रा. लि. यांनी भोगवटा/वापर दाखल्याच्या अनुषंगाने असलेल्या अटी व शर्तीची पूर्तता केली आहे. भोगवटा/वापर दाखल्या बाबतचा इमारत निहाय तपशील खालील प्रमाणे आहे.

सेक्टर B						
अ. क्र.	इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला दयावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला दयावयाचे एकूण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
१	Multisports Club house	-	GROUND	१२.४७	१५४७.४४ (चटई क्षेत्र १०% मर्यादित)	-
२	Receiving Staion (UT-१)		G+१	९.५०	४६७.१०	-
	एकूण	-			४६७.१०	

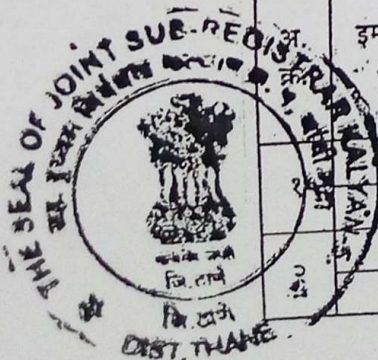
सेक्टर C						
अ. क्र.	इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला दयावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला दयावयाचे एकूण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
१	१.०६	F	G+१७	५२.६५	४२७९.३२	७२
		G	G+१७	५२.६५	५१८६.८५	१०५
	एकूण	२				१७७
२	१.०८	F	G+१७	५२.६५		१०६
	एकूण	१				१०६
३	१.१४	A	G+१७	५२.६५		१०६
		F	G+१७	५२.६५		१०६
	एकूण	२				२१२
४	Recreation Centre १ (चटई क्षेत्र मुक्त)	-	GROUND	१०.५५	६३७.३२ (चटई क्षेत्र १०% मर्यादित)	
५	Recreation Centre २ (चटई क्षेत्र मुक्त)	-	GROUND	४.९९	२५७.५७ (चटई क्षेत्र १०% मर्यादित)	
	एकूण (रहिवास)	५			२८६९६.९९	४९५

सेक्टर D

अ. क्र.	इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला द्यावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला द्यावयाचे एकूण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका		
२	२.०२	N	G+१७	५२.६५	४२७७.५३	७०		
		Q	G+१७	५२.६५	४२७७.५३	७०		
		२				८५५५.०६	१४०	
		A	G+१७	५२.६५	७२०९.३९	१०५		
		B	G+१७	५२.६५	७२८६.१२	१०६		
		C	G+१७	५२.६५	७२८२.०२	१०६		
		F	G+१७	५२.६५	५७४९.४३	७१		
		एकूण	४			२७५२६.९६	३८८	
		३	२.०४	K	G+१७	५२.६५	७२८६.१२	१०६
				L	G+१७	५२.६५	७२८२.०२	१०६
M	G+१७			५२.६५	७२८२.०२	१०६		
N	G+१७			५२.६५	७२८६.१२	१०६		
O	G+१७			५२.६५	५७५५.३२	७१		
P	G+१७			५२.६५	५७४३.९३	७१		
Q	G+१७			५२.६५	६८६४.१६	१०६		
R	G+१७			५२.६५	६१८४.११	७०		
S	G+१७			५२.६५	६१७२.६९	७०		
T	G+१७			५२.६५	६८०९.४५	१०५		
३	एकूण	१०			६६६५७.९४	९१७		
	एकूण (रहिवास)	१६			१०२७३९.९६	१४४५		
	एकूण (रहिवास सेक्टर C+ D)	२१			१३१४३६.१५	१९४०		

सेक्टर I

अ. क्र.	इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला द्यावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला द्यावयाचे एकूण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
१	EWS १	M	G+१२	३७.५०	८८६७.६५	१८७
	एकूण	१			८८६७.६५	१८७
२	EWS २	O	G+१२	३७.५०	७९७२.३८	१६५
	एकूण	१			७९७२.३८	१६५



12/20/2021

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्ता क्रमांक : 14390/2021

नोंदणी :

Regn:63m

गावाचे नाव : खोणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2593723.92
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: मौजे खोणी येथील स नं 53/2व, 144/2, 53/5, 144/3, 144/4, 52,144/9ए +बी,40/1, 143/1, 143/2, 39/4, 39/5ए, 40/2, 144/5,40/2, 47/-, या वरील द डाउनटाउन प्रोजेक्ट मधील सदनिका नं 201 दुमरा मजला एन विंग कासा अरवानो आय ते ओ को ऑप हौसिंग सोसायटी लिमिटेड क्षेत्र 725 चौ फूट कार्पेट(80.85. चौ मी विल्टअप)मोबत एक फोर व्हिलर कार पार्किंग स्पेस नं सी 3-बी 2007((Survey Number : 53/2B ;))
(5) क्षेत्रफळ	1) 80.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-राधाकृष्णन श्रीनिवासन -- वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विल्डिंग नं . 7/बी , फ्लॅट नं . 17, मुकुंद आयर्न सीएचएस ., गावणगाडा, मुलुंड ईस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BPMP2339E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सदाशिव बुधाजी मेह्नी -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कमल सी 16, विएआरसी कॉलनी , अणुशक्ती नगर , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AFGPM5508Q 2): नाव:-विनायक सदाशिव मेह्नी -- वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कमल सी 16, विएआरसी कॉलनी , अणुशक्ती नगर , मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-BVMPM2587A
(9) दस्तावेज करून दिल्याचा दिनांक	20/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	14390/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	342000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	

प्र.सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

मुल्याननासाठी विचारात घेतलेला तपशील:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Please Tick

PMAY Yes/No	Annual Gross Income
CIF No.	PAL
Existing SBI A/C No.	Tie up (if applicable)
LOS Reference No.:	Take Over

Applicant Name : Sadashiv B. Mestry - 80420755719

Co-Applicant Name : Venayak S. Mestry - 86774559491

Contract (Resi.) Mobile :

Loan Amount : <u>10,00,000/-</u>	Tenure :
Interest Rate :	EMI :
Loan Type : <u>Top Up</u>	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- <u>V.S Bhavan</u>	Code No. <u>10717</u>
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	<u>28/08/2023</u>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>30/08/23</u> <u>Vastukela</u>	SITE INSPECTION	<u>29/08/2023</u>
VALUATION - 2			

Gross Amount:

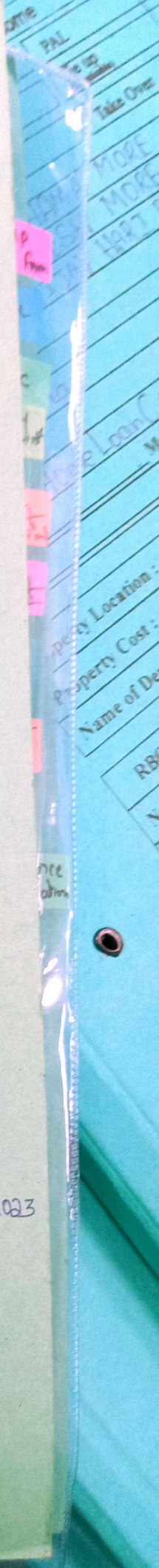


STATE BANK OF INDIA
RACPC SOUTH MUMBAI

Reference Staff PF ID :

Reference Staff Name :

28/08/2023



SBI Home Top Up Loan- Application Form

		Current photograph of 3 rd applicant
Name: <u>Sadashiv B. Mestry</u>	Name: <u>Vinayak S. Mestry</u>	Name:

To,

State Bank of India
V.S. Bhawan Br

Dear Sir/Madam,

→ We have availed Home Loan of Rs.(Rs.only) from State Bank of India as per the details furnished below. → We need funds for the purpose of Home Loan I/We, therefore, request you to sanction loan of Rs-10,00,000/- (Rupees Ten Lakh Only) under SBI Home Top-Up Loan Scheme. → We hereby undertake that the funds raised through this loan will not be used by ~~me~~/us for speculative purposes or in trading and business.

i	(a) Existing Home Loan account number	40823460715		
	(b) Home Loan availed in (Year)	04/03/2022		
ii	Existing Home Top-Up or Home plus or Home Equity account number, if any	Nil		
iii	Savings Bank Number	10536157039		
iv	Personal details of 1 st applicant: <u>Mr. Sadashiv Budhaji Mestry</u>			
	Age(years)	<u>59 (yrs)</u>	Marital Status	<u>Married</u>
	No. of Dependents	<u>04 nos</u>	Educational Qualifications	<u>S.Y.BCom.</u>
	Current Employment/Occupation	<u>Service in NPCIL, Nuclear Power Corpoation of India Limited, Anushaktinagar, Mumbai - 94.</u>		
	Current Residential Address & contact no.	<u>VASANT - 29, BARC Colony, New Mandala, Anushaktinagar, Mumbai-400 094. Mobile : 9757153975 / 25515787</u>		

Personal details of 2 nd Applicant:			
Age(years)	29 Yrs.	Marital Status	Unmarried
No. of Dependents		Educational Qualifications	B.Com. MBA (Finance)
Current Employment/Occupation	Service in State Street Corporate Services Mumbai Pvt. Ltd., BKC , Mumbai - 400 070		
Current Residential Address & contact no.	VASANT - 29, BARC Colony, New Mandala, Anushaktinagar, Mumbai-400 094. Mobile no. 9869900827 / 25515787		

Office Ad
←

Personal details of 3 rd Applicant: (N/A.)			
Age(years)		Marital Status	
No. of Dependents		Educational Qualifications	
Current Employment/Occupation			
Current Residential Address & contact no.			

v	Salary account is maintained with SBI	Yes / No
vi	Loan required by me/us under SBI Home Top-Up (Minimum Rs. 2 lacs, Maximum Rs. 5 crores)	Rs-10,00,000/- (Rupees Ten Lakhs Only)
vii	Type of facility for SBI Home Top-Up Loan (Maximum permitted overdraft facility is Rs.2 crores)	Term Loan/ Overdraft
viii	Mode of Repayment	Check off/EGS/S.I./PDC
ix	Loan repayment period in months (Maximum upto the residual tenure of underlying Home Loan)	

x			
Details of income			
	Annual Income during the previous Financial Year (Rs.)	Present Gross monthly income (Rs.)	Present Net monthly income (NMI) (Rs.)
1 st Applicant	Rs.18,37,148/-	Rs.1,25,300/-	Rs. 90,540/-
2 nd Applicant	Rs.3,56,688/-	Rs.28,327/-	Rs.26,327/-
3 rd Applicant	N/A.	N/A.	N/A.
Guarantor	N/A.	N/A.	N/A.
Total	Rs.21,93,836/-	Rs.1,53,627/-	Rs.1,16,867/-

xi	EMI obligations towards existing loans other than Home Loan/Home Plus/Home Equity/Home Top-Up	
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