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AGREEMENT FOR SALE

FLAT NO.301, THIRD FLOOR,
BLDG. KNOWN AS "DIVINE VILLA"
PLOT NOS.97 & 98, SECTOR-17,
ULWE, NAVI MUMBAI.

=====

BUILDING CONSISTS : GROUND + 4 FLOORS
(WITH LIFT)

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CARPET AREA IN SQ.MTRS : 25.239
BUILT UP AREA IN SQ.MTRS : 287
F.B. AREA IN SQ.MTRS : 3
TERRACE AREA IN SQ.MTRS : 3

=====

SALE PRICE : RS.17,10,000/-

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STAMP DUTY : RS.85,500/-
REGISTRATION FEE : RS.17,100/-

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THIS AGREEMENT is made and entered into at
Navi Mumbai, on this 6th day of April 2013

VERIFIED WITH ORIGINAL

STATE BANK OF INDIA
Br. Manager Kohinoor City Br.

BETWEEN

M/S. VILLA INFRA PROJECT, through its Proprietor SHRI. KAMLESH JAIN, having office at Room No.A/2, Sukhmani CHS, Plot No.11, Sector-6, Airoli, Navi Mumbai – 400 708, hereinafter referred to as 'THE DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), of the One Part,

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AND

SANJAY SUMANTBHAI PATEL, an adult, Indian Inhabitant, residing at Room No. 12, Doshi CHL No. 1, Sunder Baug Lane, Indira Nagar Kamani, Kurla (W), Mumbai – 400 070, hereinafter called 'THE PURCHASER' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NOS</u>	<u>SECTOR</u>
301	THIRD	97 & 98	17

BUILDING

NODE

CARPET AREA IN SQ. MTRS. : 5.239

BUILT UP AREA IN SQ. MTRS. : 30.287

F.B. AREA IN SQ. MTRS. : 4.223

TERRACE AREA IN SQ. MTRS. : 2.270

BUILDING CONSISTS : GROUND + 4 FLOORS
(WITH LIFT)

SALE PRICE: Rs.17,10,000/- (Rupees Seventeen Lakhs
Ten Thousand Only)

hereinafter referred to as 'THE SAID FLAT'

VERIFIED WITH ORIGINAL

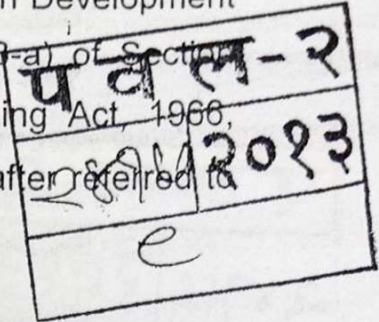
STATE BANK OF INDIA
BR. MUMBAI K...
8000

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WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

**AND WHEREAS:**

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

BRIEF DETAILS OF PLOT NO.98**AND WHEREAS:**

By an Agreement to Lease dated: 18th day of February 2011, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. DHANAJI HIRA TANDEL (therein referred as the LESSEE and hereinafter referred to as 'THE ORIGINAL ALLOTTEE'), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.98, Sector-17, admeasuring 99.92 Sq.Mtrs. at village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')

**AND WHEREAS:**

THE Original Allottee paid to the Corporation the entire lease Premium.

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AND WHEREAS:

The said Agreement to Lease dated: 18th day of February 2011, has been Registered with the Sub Registrar Assurance Panvel-3, Vide Receipt No.1913, Document No.01885-2011, Dated: 18.02.2011.

AND WHEREAS:

The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof of the Building for Residential cum commercial purposes.

The Corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.

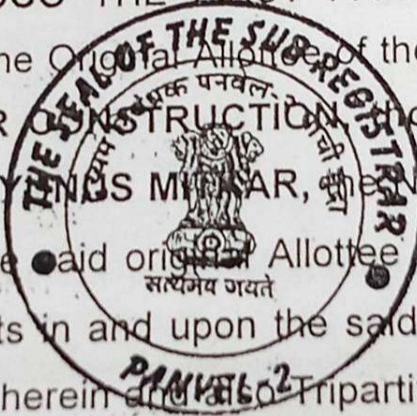
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AND WHEREAS:

The said Original Allottee has assigned all his rights in & upon the said plot in favour of M/S. MITKAR CONSTRUCTION, though its Proprietor SHRI. MUZAKKI YUNUS MITKAR for proper consideration.

AND WHEREAS:

By First Tripartite Agreement dated 14th day of March 2011, between the CIDCO THE FIRST PART, SHRI. DHANAJI HIRA TANDEL, the Original Allottee of the SECOND PART & the M/S. MITKAR CONSTRUCTION, though its Proprietor SHRI. MUZAKKI YUNUS MITKAR, the New Licensees of the THIRD PART. The said original Allottee has assigned all his rights and interests in and upon the said Plot to the Party of the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS:

The said Tripartite Agreement dated 14th day of March 2011, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.2806, Document No.2765-2011, Dated :14.03.2011.

AND WHEREAS:

The CIDCO has transferred the said Plot in favour of M/S. MITKAR CONSTRUCTION, though its Proprietor SHRI. MUZAKKI YUNUS MITKAR vide its CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/ULWE/527/17.03.2011.

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Dated 28/9/10	2013
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AND WHEREAS:

By Second Tripartite Agreement dated 16th day of June 2011, between the CIDCO THE FIRST PART, M/S. MITKAR CONSTRUCTION, though its Proprietor SHRI. MUZAKKI YUNUS MITKAR, the New Licensees of the SECOND PART & the M/S. V.M. DEVELOPERS, through its Partners 1) SHRI. AJAZ LATIF KHAN, 2) SHRI. FAYAZ LATIF KHAN, 3) SHRI. PARKASH CHANDRA KISHANLAL HINGER (JAIN), 4) SHRI. VIJAY KUMAR KISHANLAL HINGER (JAIN), the Subsequent New Licensees of the THIRD PART. The said New Licensees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS:

The said Tripartite Agreement dated 16th day of June 2011, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.6228, Document No.06114-2011, Dated :16.06.2011.

**AND WHEREAS:**

The CIDCO has transferred the said Plot in favour of M/S. V. M. DEVELOPERS, through its Partners 1) SHRI. AJAZ LATIF KHAN, 2) SHRI. FAYAZ LATIF KHAN, 3) SHRI. PARKASH CHANDRA KISHANLAL HINGER (JAIN), 4) SHRI. VIJAY KUMAR KISHANLAL HINGER (JAIN), vide its CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/ULWE/527/ Dated : 21.06.2011.

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AND WHEREAS:

By Third Tripartite Agreement dated 30th day of April 2012, between the CIDCO THE FIRST PART, M/S. V.M. DEVELOPERS, through its Partners 1) SHRI. AJAZ LATIF KHAN, 2) SHRI. FAYAZ LATIF KHAN, 3) SHRI. PARKASH CHANDRA KISHANLAL HINGER (JAIN), 4) SHRI. VIJAY KUMAR KISHANLAL HINGER (JAIN), the Subsequent New Licensees of the SECOND PART & the M/S. VILLA INFRA PROJECT, through its Proprietor SHRI. KAMLESH JAIN, (herein referred to as "The New Subsequent New Licensee & hereinafter referred to as "The Developers") of the THIRD PART. The said Subsequent New Licensees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

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AND WHEREAS:

The said Tripartite Agreement dated 30th day of April 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-2, vide Receipt No.3907, Document No.03857-2012, Dated :30.04.2012.

AND WHEREAS:

The CIDCO has transferred the said Plot in favour of M/S. VILLA INFRA PROJECT through its Proprietor SHRI. KAMLESH JAIN, vide its CIDCO Letter NO.CIDCO NASAHAT/12.5%SCHEME/ULWE/5271 Dated : 11.05.2012.



BRIEF DETAILS OF PLOT NO.97

AND WHEREAS:

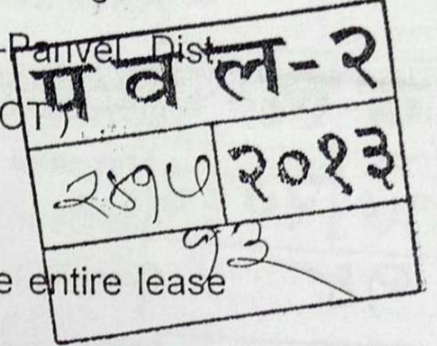
By an Agreement to Lease dated: 20th day of April 2011, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO),

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therein and herein referred to as 'THE LESSOR' and SHRI. MANGLYA BALYA GHARAT (therein referred as the LESSEE and hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.97, Sector-17, admeasuring 99.92 Sq.Mtrs. at village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')



AND WHEREAS:

THE Original Allottee paid to the Corporation the entire lease Premium.

AND WHEREAS:

The said Agreement to Lease dated: 20th day of April 2011, has been Registered with the Sub Registrar Assurance Panvel-3, Vide Receipt No.4204, Document No.04126-2011, Dated: 20.04.2011.

AND WHEREAS:

The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential and commercial purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.



AND WHEREAS:

The said Original Allottee has assigned all his rights in & upon the said plot in favour of 1) SHRI. HITEN KISHANLAL LEHARU, 2) SHRI. JIGNESH KISHANLAL LEHARU for proper consideration.

AND WHEREAS:

By First Tripartite Agreement dated 2nd day of May 2011, between the CIDCO THE FIRST PART, SHRI. MANGLYA BALYA GHARAT, the Original Allottee of the SECOND PART

the 'Investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchaser with a right of claim remission exemption of Stamp Duty at the time of sale of the said Flat within a period of One Year or within such period as may be prescribed from the time in this regard.

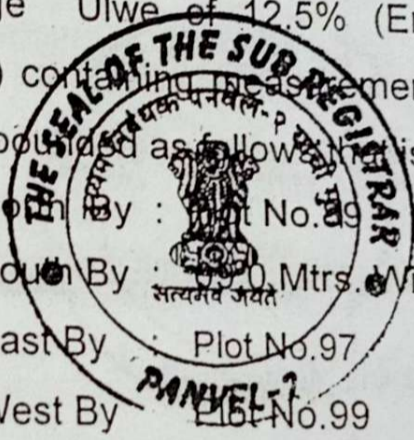
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46. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Purchaser. It is for the Purchaser to lodge this agreement for registration before the Sub Registrar of Assurance at Panvel within appropriate period by giving prior intimation thereof to the Developers so that the Developers or any authorised person can remain present and sign the same before the Sub Registrar.

SCHEDULE OF PLOT NO.98

All that piece or parcel of land known as GES Plot No.98 Sector-17, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 99.92 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.89
On or towards the South By : 09.0 Mtrs. Wide Road
On or towards the East By : Plot No.97
On or towards the West By : Plot No.99



SCHEDULE OF PLOT NO.97

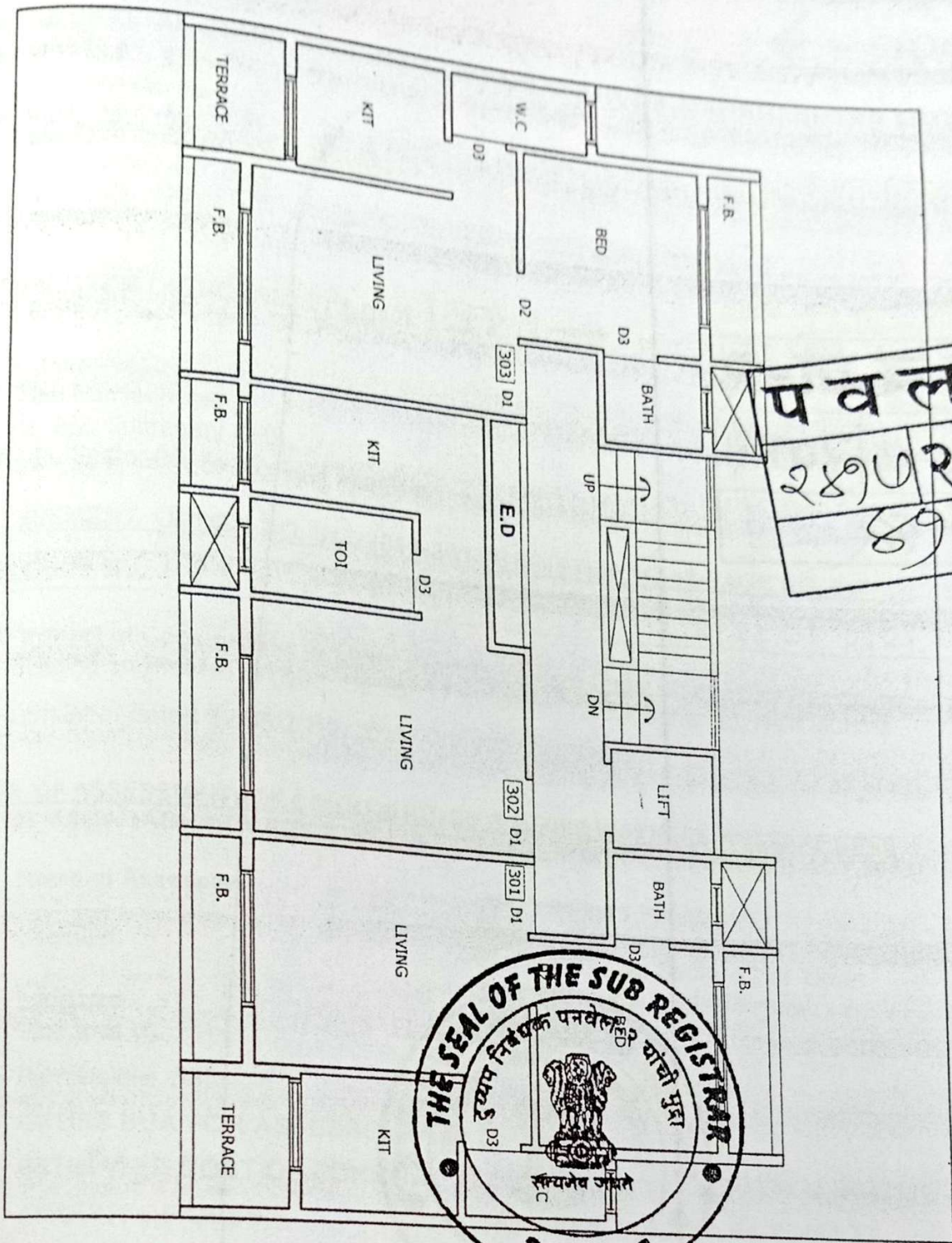
All that piece or parcel of land known as GES Plot No.97 Sector-17, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 99.92 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.89, Plot No.90
On or towards the South By : 09.0 Mtrs. Wide Road
On or towards the East By : Plot No.96
On or towards the West By : Plot No.98

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PROPOSED RESIDENTIAL SUB-COMMERCIAL BUILDING
AT PLOT NO.97 & 98 , SECTOR-17, ULWE, NAVI MUMBAI.

DEVELOPERS M/S. VILLA INFRA PROJECT	FLAT NO.	
	FLOOR	THIRD
	CARPET AREA	
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER

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RECEIPT

Received of and From the withinnamed PURCHASER
SANJAY SUMANTBHAI PATEL, a sum of Rs.1,00,000/-
 (Rupees One Lakh Only) being the EMD Booking amount of
 Sale Price of FLAT being

=====

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NOS</u>	<u>SECTOR</u>
301	THIRD	97 & 98	17

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BUILDING

"DIVINE VILLA"

NODE

: ULWE, NAVI MUMBAI

=====

CARPET AREA IN SQ.MTRS.	: 25.239
BUILT UP AREA IN SQ. MTRS.	: 30.287
F.B. AREA IN SQ.MTRS.	: 4.223
TERRACE AREA IN SQ. MTRS.	: 2.270

=====

BUILDING CONSISTS : GROUND + 4 FLOORS
 (WITH LIFT)

=====



WE SAY RECEIVED
 Rs.1,00,000/-



M/S. VILLA INFRA PROJECT
 through its Proprietor
SHRI. KAMLESH JAIN

Witnesses:

1)

2)

BJR/ 340/ YOGITA

R. R. JINDAL

B.A., LL. B.

ADVOCATE HIGH COURT & NOTARY
 B-3/6/0:2, Sector-2, Vashi,
 Navi Mumbai-400 703, INDIA
 PH · 09867680789 / 27825356

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/S Villa Infra Project

Proprieter Shri. Kamlesh Jain, on Plot No. 97 & 98, Sector- 17, Node:- Ulwe(12.5%

Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions

for the development work of the proposed

Residential Building (Ground + 04 Structure)

Residential BUA =269.988Sq. Mt. ; Commercial BUA =28.84 Sq. Mt.,
Total BUA =298.828 Sq. Mt.

(Nos. of Residential Units - 12, Nos. of Commercial units - 02)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1 This Certificate is liable to be revoked by the Corporation if:-

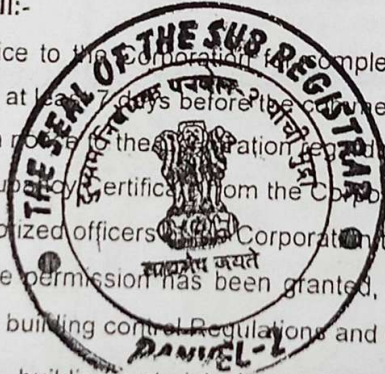
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



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15/04/2013

सूची क्र. 2

दुय्यम निबंधक : सह दु नि पनवेल 2

दस्ता क्रमांक : 2417/2013

नोंदणी :

Regn 63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1710000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1543000
(4) भू-मापन, पोटहिस्सा व धरुक्रमांक (अमल्याम)	1) पानिकेचे नाव रायगडइतर वर्णन : मदनिका नं: 301, माळा नं: निमरा मजला , इमारतीचे नाव डिवाईन व्हिला , ब्लॉक नं: प्लॉट नं 97 98, रोड : सेक्टर- 17 उलवे सा पनवेल जि रायगड इतर माहिती. क्षेत्र 30.287 चौ मी बांधीय, एफ वी 4 223 चौ मी टेरस 2 270 चौ मी (Plot Number : 97 , 98 :)
(5) क्षेत्रफळ	1) 30.28 चौ.मीटर
(6) बाजारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिपून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिबादिचे नाव व पत्ता	1): नाव:-मे व्हिला इन्फ्रा प्रोजेक्ट तर्फे प्रो.प्रा. कमलेश जैन -- वय:-35; पत्ता:-प्लॉट नं: रुम नं १२, , माळा नं: -, इमारतीचे नाव: सुखमणी सी एच एम. ब्लॉक नं: प्लॉट नं ११, , रोड नं: सेक्टर- ६ ऐरोली नवी मुंबई, . . . पिन कोड:-400708 पंन नं:-AFWPJ7B16E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिबादिचे नाव व पत्ता	1): नाव:-मंजय सुमंतभाई पटेल वय:-37; पत्ता:-प्लॉट नं: रुम नं १२, , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दोशी चाल नं १ इंदिरा नगर कमानाी कुर्ना मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पंन नं:-ALFPP4484P
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2013
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2013
(11) अनुक्रमांक, खंड व पृष्ठ	2417/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	85500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17100
(14) शेर	



मुल्याकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सहदुय्यम निबंधक, सह दु नि पनवेल 2

VERIFIED WITH ORIGINAL

STATE BANK OF INDIA
Br. Manager Kohinoor City Br.

3. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	Edelweiss House 5th Floor Kurla, Mumbai
4. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	Santacruz-East Mumbai
25. CONTACT NUMBER	
26. MOBILE NUMBER	7977382181
27. E-MAIL ID	KP296771@gmail.com
28. ADDRESS FOR CORRESPONDENCE (TICK (V) OPTIONS AS APPLICABLE)	Sanjays.Patel@ hotmail.com
	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. NAME OF THE BANK	State Bank of India	SBI/BOB/HDFC	
2. BANK BRANCH WITH IFSC	SBIN0061278	SBI, Kharivada city	
3. C / OD ACCOUNT NO.	42274385199	20449828866	
4. DIRECT / INDIRECT LIABILITY DETAILS	BAT Direct	Direct	
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

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

1. ADMISSION TYPE	MERIT / MANAGEMENT QUOTA
2. COURSE CATEGORY	GRADUATION / POST-GRADUATION/ PHD
3. NAME OF THE COURSE	DEGREE / DIPLOMA/ CERTIFICATE
4. NAME OF THE INSTITUTION & UNIVERSITY	MBBS/MD
5. WHETHER COURSE IS FOR STUDIES ABROAD	Georgian National University SEU
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	YES / NO
7. RANKING OF THE INSTITUTION / COURSE	Georgian National University - SEU
8. DURATION OF COURSE	Tbilisi city Georgia
9. DATE OF COMMENCEMENT OF COURSE	Top 5 European university
10. DATE OF COMPLETION OF COURSE	4 Years 8 Months
	19/10/2023
	23/06/2028

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

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	4,55,000	4,55,000	4,55,000	4,55,000	4,55,000	22,75,000.00
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL/ BOARDING/ LODGING EXPENSES	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	12,50,000
6. SUNDRIES / TRAVEL						
7. TOTAL						
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						
10. LOAN REQUIRED						



भारतीय स्टेट बैंक
STATE BANK OF INDIA

EDUCATION LOAN

BRANCH / DEPARTMENT NAME KOHINOOR CITY

APPLICANT:- KRISH S. PATEL

CO APPLICANT:- SANJAY PATEL

AMOUNT :- 12.50 Lakhs

विषय / Subject : RO

_____ से _____ तक

From : _____

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	19/12/2019 Newstead Kolkata	
SITE		
LOAN A/C		
T.D.		
D.E.		