

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Name ROLAND SAVIN THEODOR PEREIRA Gender M F

Salutation Mr Mrs Ms Dr Other _____ Date of Birth 29 08 1978

Marital Status Married Unmarried Other _____ Name of Spouse VANESSA PEREIRA

No. of Dependents _____ No. of Children 01 Name of Father THEODORE PEREIRA

Mother's Maiden Name KITTY PEREIRA Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI/PIO Religion ROMAN CATHOLIC

Place of Birth MUMBAI Photo Identification (ID) Type AADHAR CARD

Photo Identification (ID) Number 7385 7050 2945 Photo ID Valid Upto dd/mm/yyyy

Driving Licence No. MH03 20100100204 Driving Licence Valid Upto 28-08-2023

PAN No./GIR No. BNYP5030N Passport No. W7224689 Passport Valid Upto _____

Highest Qualification Attained BSC Qualifying Year 1997

Present Address: Staying at the present address for the past _____ Years and _____ Months. Residential Address

House /Flat / Apartment No. or Name 901-2D NG ROYAL PARK

Street Name & No. and Area/Location KANJURMARG EAST

Landmark NITCO TILES

City MUMBAI District MUMBAI Pin Code 400042

State MAHARASHTRA Country INDIA

Telephone (Landline) 25772108 Mobile (Primary) 9920424810 Mobile (Secondary) _____

Email (Personal) rolandpereira@yahoo.co.in

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 901-2D NG ROYAL PARK

Street Name & No. and Area/Location KANJURMARG EAST

Landmark NITCO TILES

City MUMBAI District MUMBAI Pin Code 400042

State MAHARASHTRA Country INDIA

Telephone (Landline 1) 25772108 Telephone (Landline 2) _____

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept. & Floor SEA CHEFS HOUSE

Street Name & No. and Area/Location 12 KOSTA KATSELLI STREET

Landmark AGIOS ATHANASIOS Pin Code CTA4102

City LIMASSOL District _____ Country CYPRUS

State _____ Telephone (Landline) +35729204666 Fax +35725751160 Mobile (Secondary) _____

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

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

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

Name: _____ Address: _____ Email: _____ Tel: _____ Mob: _____



(Signature)

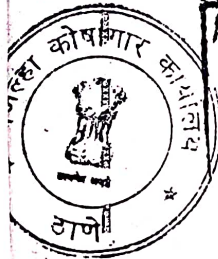
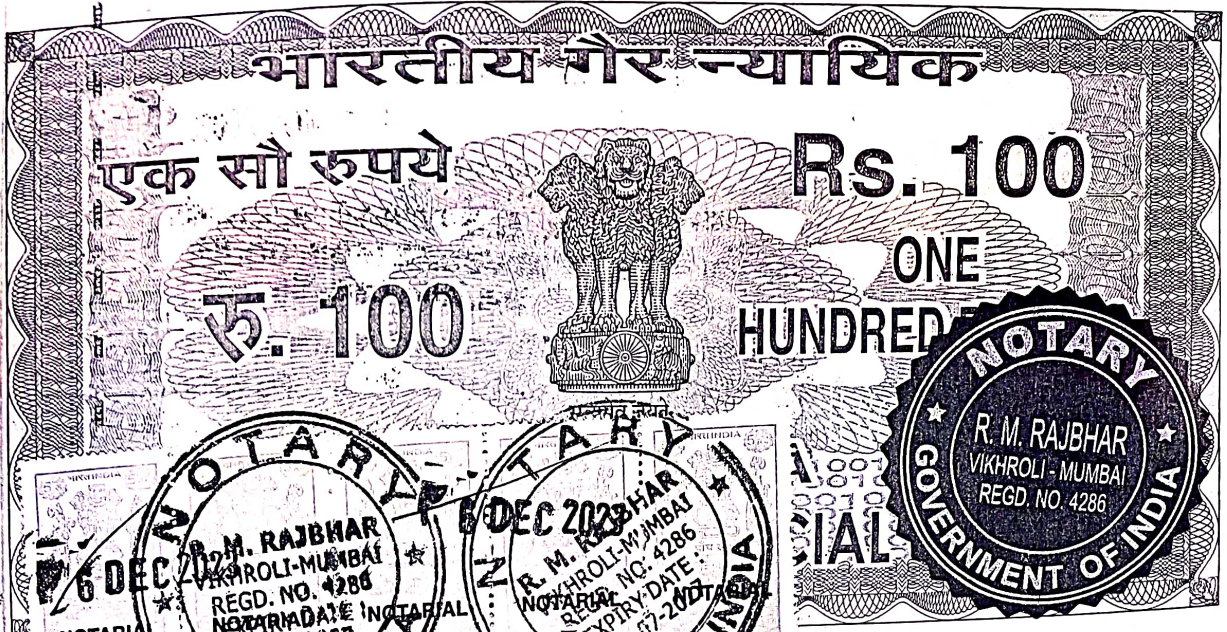
Home loan

Please Tick

CIF No.	PAL	<input type="checkbox"/>	
Existing SBI A/C No.	Tie up	<input type="checkbox"/>	
LOS Reference No.:	Take Over	<input type="checkbox"/>	
Applicant Name: <u>Roland Gavin Pereira</u>			
Co - Applicant Name: <u>///</u>			
RUMS - <u>50123120806991</u>			
Contact (Resi.) Mobile:			
Loan Amount: <u>₹5.00 lacs</u>	Tenure:		
Intrest Rate:	EMI:		
Loan Type: <u>Resale</u>	SBI LIFE : YES / No		
Hsg. Loan	Maxgain		
Realty	Home Equity		
Property Location: <u>YLAPHL2023.110051.77054</u>			
Property Cost:			
Name of Developer / Vendor:			
Branch :- S.B.I. Kanjurmarg Branch (06249)			
Name of Branch Manager / <u>HLST Amit K Saha - 9971186410</u>			
Name of Dealing Officer at: <u>J.P. Gupta - 9977984685</u>			
Phone No.of Dealing officer:			
	DATE		DATE
SEARCH - 1 ²⁴	<u>P. N. Nik</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>///</u>	OFFICE VERIFICATION	
VALUATION - 1 ²⁴	<u>Vastukala</u>	SITE VERIFICATION	
VALUATION - 2			



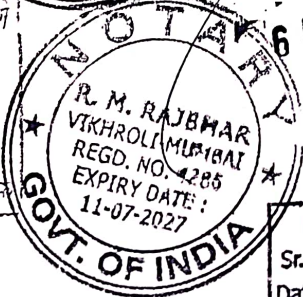
STATE BANK OF INDIA
KANJURMARG BRANCH



जिल्हा कोषगार कार्यालय, ठाणे

20 NOV 2023

प्रमुख लिपीक / लिपीक



6 DEC 2023

NOTED & REGISTERED
 Sr. No. 1685 Page No. 191
 Dated 16-12-2023

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai on this 06 day of December 2023.

BY AND BETWEEN

1) MR. BIPIN ARUN SHIRKE (Aadhaar No. 4884 5498 6623) & PAN: ABFPS0538R) age about 54 years AND 2) MRS. MANISHA BIPIN SHIRKE (Aadhaar No. 3659 8159 6663) & PAN: ASHPS1657A) age about 56 years, Indian Inhabitant, residing at Flat No. 2E/102, N.G. Royal Park, Station Road, Kanjurmarg (East), Mumbai 400042 ;hereinafter referred to as the TRANSFERORS (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the ONE PART.

B. A. Shirke / Manisha Shirke

[Signature]

AND

MR. ROLAND GAVIN THEODORE PEREIRA (Aadhaar No. 7385 7050 2945& PAN: BNVP5080N) age about 45 years a Mumbai Indian Inhabitants, residing at Room no 901, 2D, N.G. Royal Park, Kanjurmarg (East), Mumbai 400042 ;hereinafter referred to as the TRANSFEREE which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heir, executor, administrator and assignee) of the OTHER PART:

WHEREAS, the TRANSFERORS herein represented to the TRANSFEREE herein that he absolutely seized and possessed off and well and sufficiently entitled to and is the owner residential 2E/102, N.G. Royal Park, Station Road, Kanjurmarg (East), Mumbai 400042. Area Measuring about 378 Sq. ft. carpet, standing on plot bearing Survey No. 47, CTS No. 1016, 1016/1 to 4, in the Village- Kanjur, Bhandup (West), Mumbai 400042, in the Revenue Village Kanjur, Taluka-Kurla, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, Electricity Meter, Water Connection, MGL Connection and right to use and enjoy all common amenities, facilities and all other appurtenances thereto "the Said Flat" and the Club Membership, hereinafter collectively referred to as "THE SAID FLAT" for the sake of brevity.

WHEREAS, the Transferors is well, absolute and exclusive owners of a residential Flat No.102, in the building known as N.G. Royal Park Bldg. No.2E and society known as Royal Park Bldg. No.2E Co Operative Housing Society Ltd, Station Road, Opp. Nitco Marbles, Kanjurmarg (East), Mumbai 400042. Area admeasuring about 378 Sq. ft. carpet, (equivalent to 12,433.25 Sq.Mts. Built-up), in the Village Kanjur, Kanjurmarg (East), Mumbai 400042, standing on plot Survey No. 47, CTS No. 1016, 1016/1 to 4, , in the Village- Kanjur, Taluka-Kurla and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, Electricity Meter, Water & MGL Connection and right to use and enjoy all common amenities, facilities and all other appurtenances thereto hereinafter referred to as the SAID FLAT for the sake of brevity.

WHEREAS, The Society is a registered Society under the name of Royal Park Bldg. No.2E CHS LTD, under the name of Royal Park LTD, under The Maharashtra Co-operative Societies Act, duly entered under Registration No. MUM/WS/HSG/TC/9779/2008- 26.09.2008 (Hereinafter for the sake of brevity referred to as the "SAID SOCITY" and the Transferor is the legal member & shareholder of the said building Society.

17. This agreement shall be deemed to be Sale Deed or Deed of Transfer upon payment of the full consideration by the Transferee and handing over vacant and peaceful, actual and physical possession of the said flat to the Transferors. The Transferee shall not be called upon by the Transferors to make additional payment of any other sum of money other than that what have been expressly agreed upon between the parties by virtue of these presents.

18. Any disputes and/or differences arising out of this Agreement or from the interpretation of the terms and conditions or non-compliance or non-payment thereunder, the same shall be resolved mutually and amicably by both the parties.

19. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

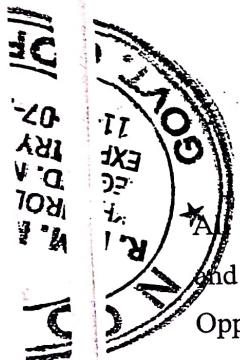
SCHEDULE OF FLAT REFERRED HEREIN ABOVE

That piece or parcel of Flat No.102, in the building known as N.G. Royal Park Bldg. No.2E and society known as Royal Park Bldg. No.2E Co Operative Housing Society Ltd, Station Road, Opp. Nitco Marbles, Kanjurmarg (East), Mumbai 400042 Area admeasuring about 378 Sq. ft. carpet, (equivalent to 12,433.25 Sq.Mts. Built-up), in the Village KanjurKanjurmarg (East), Mumbai 400042, standing on plot Survey No. 47, CTS No. 1016, 1016/1 to 4,, in the Revenue Village at Kanjur, Taluka-Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, Electricity Meter, Water Connection and right. Within the limits of MCGM 'S' ward.

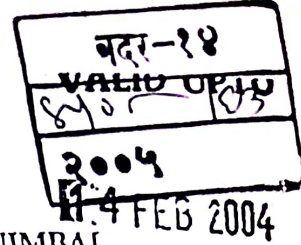
B. A. Shinde

Manisha Shinde.

A. Moreira



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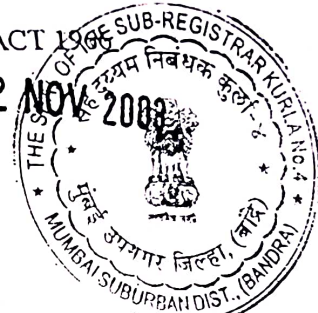


MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 SUB-REGISTRAR KURLA No. 4
 No. CE/ 104 /BPES/AS 12 NOV 2003

COMMENCEMENT CERTIFICATE



To: Shri Narendra Gupta
of Rockline Const. Co. C.A to
Shree Porgings

Sir, With reference to your application No. 936 dated 9/8/1989

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act. 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 2 on plot No. --- C.T.S.No. 1016, 1016/1 to 4 Divn/Village/Town Planning Scheme No. Karjur situated at Road/Street Karjur (w) Ward S. Ward

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you
5. 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(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.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

Gen-115

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(c) The Municipal Commissioner for Greater Mumbai 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 even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. 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 Municipal Commissioner has appointed Shri----- D. R. Kamble -----, ~~Asst.~~ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto----- 14 FEB 2004 -----

C.C. upto still slab as per approved plan dated 15/2/01



For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

TRUE COPY

M/S. S. V. THAKKER & ASSOCIATES
CORPORATE ARCHITECT, SURVEYOR & VALUER
135, KAILAS PLAZA, VALLABH BAUG LANE
GHATKOPAR (E), MUMBAI-400 076

12.11.2003
Assistant Engineer: Building Proposal
(Eastern Suburbs (S & T Wards))
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

... amount Rs 9,77,955/14. Nine lakh seventy seven
Thousand Nine Hundred fifty five only)
Will be charged with interest @21% from 28/07/05 to the day of receipt.

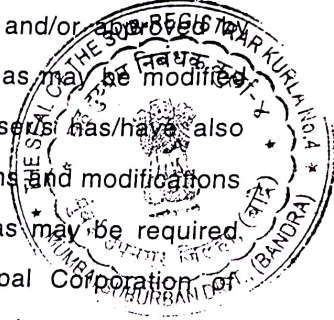
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B.A. Shirke.
Manisha Shirke
Customer Signature

further that any such reference of Deed of Lease, or any other final document, mentioned under this Agreement, shall always subject to the aforesaid rights of the Developers, to be read and construed, accordingly.

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समोटे

2. The Developers shall construct the Building "N.G.ROYAL PARK" consisting of various Buildings and Wings on the said property in accordance with the plans, designs and specifications sanctioned and/or approved by the Municipal Corporation of Greater Mumbai and as may be modified and/or amended from time to time. The Purchaser/s has/have also agreed that the Developers may make such variations and modifications therein as promoters may consider necessary or as may be required to be done and/or considered proper by Municipal Corporation of Greater Mumbai or any other local body or authority.



B.A. Shirke.
Manisha Shirke

3. The developers have commenced construction of the said Building known as "N.G.ROYAL PARK" having Building No.1 and 2 Wings A,B,C,D,E. The Purchaser/s hereby agree to purchase from the Developers, and the Developers hereby agree to sell to the Purchaser/s unit/premises/car parking space/shop/terrace/Flat No. 102 admeasuring about 378 Sq. Ft. Carpet Area

0 Including Nitches and walk over if any, on the 1st Floor, in Building No. 1 AND 2 Wing No. A B C D

(E) shown in red colour, on the Floorwise plan, marked Annexure "B" (hereinafter referred to as the said unit) together with the Amenities and Specifications as per the list hereto annexed and marked Annexure

"C" at or for the price of Rs. 13,74,975/- (Rupees

Thirteen lakh seventy four thousand nine
Hundred seventy five only)

only) including, proportionate price of Common Areas and services pertaining to the said unit. The nature extent and description of Common and/or Limited Common areas and Exclusive Areas, are mentioned in Schedule No. 2 and upon further terms and conditions, mentioned herein.

B.A. Shirke.
Manisha Shirke