



CHALLAN
MTR Form Number-6



GRN	MH011520452202324M	BARCODE			Date	28/11/2023-12:23:50	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	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	MANOJKUMAR LAXMINARAYAN SHETTY			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.A-5101 TOWER A ENIGMA			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	4067000.00		Road/Street	L B S ROAD MULUND WEST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	SecondPartyName=OBEROI CONSTRUCTIONS LTD-			
Total	40,97,000.00		Amount In Words	Forty Lakh Ninety Seven Thousand Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023112800475	281123M1398335	
Cheque-DD Details				Bank Date	RBI Date	28/11/2023-15:30:36	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
 Mobile No. : 0000000000

Full sheet

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x *Shetty*

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AGREEMENT FOR SALE OF PREMISES

THIS AGREEMENT is made at Mumbai this 1 day of Dec, 2023.

BETWEEN

OBEROI CONSTRUCTIONS LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai- 400 063, hereinafter referred to as 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. Manojkumar Laxminarayan Shetty, Mrs. Utpala Manojkumar Shetty, having his/her/their address at A/504, Bliss CHS, Vasant Oscar, L.B.S Marg, Mulund West, Mumbai- 400080, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.



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WHEREAS:

- A. The Promoter is the owner of and/or is seized and/or possessed of and/or is otherwise well and sufficiently entitled to all those pieces and parcels of land admeasuring approximately 34,241.65 square meters as per the Indenture of Conveyance dated 26th September, 2005 (approximately 34,808 square meters as per the Property Register cards) and 2182.3 square meters as per the Indenture of Conveyance dated 7th April 2016 aggregating to approximately 36423.95 square meters as per the conveyances (approximately 36,990.30 square meters as per the Property Register cards) which is more particularly described in the **First Schedule** hereunder written and is delineated by red colour boundary line on the plan annexed and marked as **Annexure "1"** hereto ("**the Larger Property**"). The details pertaining to the title of the Promoter to the Larger Property, the pertinent approvals and permissions issued in respect of the Larger Property, litigation proceedings in respect of the Larger Property, covenants (if any) affecting the Larger Property, impediments (if any) attached to the Larger Property, encroachments (if any) on the Larger Property, permissions to be obtained which affects the Promoter's title to the Larger Property, and mortgages/charges on the Larger Property (if any), are elucidated in the Title Certificate dated 06th September, 2019 issued by M/s. IC Legal, Advocates & Solicitors, copies whereof are annexed and marked as **Annexure "3"** hereto ("**Title Certificate**").
- B. The details pertaining to the title/rights/entitlement of the Promoter to the Larger Property follows,-
- There are no tenants / occupants on the Larger Property and the Promoter is in exclusive possession thereof;
 - There are no illegal encroachments on the Larger Property;
 - There is no mortgage or lien or charge on the Larger Property; and
 - Subsequent to the litigation proceedings referred to in the Title Certificate and the judgment of the Hon'ble Supreme Court dated 30th January 2014, the remark of Private Encroachment was deleted from the Property Register Card of the Larger Property.
- C. The Promoter is entitled to develop the Larger Property by consuming maximum Floor Space Index ("**FSI**") as more particularly set out in this Agreement and by constructing buildings thereon as mentioned in this Agreement.
- D. The Promoter is undertaking the development of the Larger Property ("**the Whole Project**") in a phase-wise manner as mentioned at Recital E below.
- E. The principal and material aspects of the development of the Whole Project as disclosed by the Promoter are briefly stated below-
- The Whole Project shall be developed in a phase-wise manner.
 - The Promoter proposes to utilize a total FSI of 4 on gross plot area of the Larger Property plus compensatory fungible FSI plus free of FSI areas together aggregating up to approximately 2,39,697 square meters plus the parking area/s and the amenities ("**Full Development Potential**") in the course of the phase wise development of the Whole Project.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(Being description of the Larger Property)

ALL THOSE pieces and parcels of land or ground admeasuring approximately 36990.30 square meters as per the Indenture of Conveyance dated 26th September, 2005 and Indenture of Conveyance dated 7th April 2016 bearing C.T.S. Nos. 475,475/1 to 475/11 of Village Mulund and C.T.S. Nos. 545, 546, 546/1 and 546/2 of Village Nahur, Taluka Kurla situated in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

- On or towards East : By L.B.S. Road;
 On or towards West : By Tansa Pipe Line/ D.P. Road;
 On or towards North : By CTS No. 476 of Village Mulund;
 On or towards South : By CTS No. 544 of Village Nahur



THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Real Estate Project being constructed and developed on the Larger Property)

Description of the land forming part of the Larger Property on which the Real Estate Project is being constructed and developed:

ALL THOSE pieces and parcels of land admeasuring approximately 1317 square meters for Tower A and Tower B each aggregating to approximately 2634 square meters and bearing C.T.S. Nos.475(pt), 475/1(pt), 475/2(pt), 475/4, 475/5(pt) and 475/6(pt) of Village Mulund situated in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows

- On or towards the East : By CTS No. 475(pt.) of Village Mulund;
 On or towards the West : By CTS No. 475(pt.) of Village Mulund;
 On or towards the North : By CTS No. 475(pt.) of Village Mulund;
 On or towards the South : By CTS No. 475(pt.) of Village Mulund;

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Real Estate Project Specifications:

Sr. No.	Details	Tower A	Tower B
1.	Basements* (including for PPL)	Up to 3 levels	Up to 2 levels
2.	Podiums (including for PPL)	Up to 8 levels	Up to 9 levels
3.	Upper Floors *(including podium levels)	Up to 68 floors	Up to 68 floors
4.	Stilts	2 nos	2 nos

*Due to natural topography of the Larger Property, the ground level in Tower B is below

Real Estate Project FSI details:

Sr.No	Details	Approximate Area in Square Meters
1.	FSI sanctioned till date for the Real Estate Project	1,29,600
2.	Additional FSI proposed to be consumed (not yet sanctioned) for the Real Estate Project	10,301.21
3.	Total FSI proposed to be consumed for the Real Estate Project	1,40,000



THE THIRD SCHEDULE ABOVE REFERRED TO

(Being description of the common areas, facilities and amenities in the said Tower that may be usable by the Allottee/s on a non-exclusive basis)

Sr.No	Tower Amenities
1.	Entrance Lobby with High Ceiling
2.	Lift, Lobby and Landings
3.	Corridors
4.	Staircase and Staircase Landings
5.	Servant's Toilet on MidLandings
6.	Refuge area
7.	Fire Check Floors
8.	High Speed Elevators



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THE FIFTH SCHEDULE ABOVE REFERRED TO
(Being description of the internal fitting and fixtures in the said Premises)

Sr. No	Details of Internal Fittings and Fixtures
1.	Imported marble flooring for living, dining, kitchen and all bedrooms
2.	Ceramic tiles /Vitrified tiles for Bathroom Flooring and Dado - Kajaria or RAK or Johnson or Niteco or equivalent.
3.	Wash basin counters
4.	Vitrified/Ceramic tiles dado 2 feet high above kitchen platform - Kajaria or RAK or Johnson or Niteco or equivalent.
5.	Kitchen platform with stainless steel sink and drain board, Kitchen sink -Franke or Nirdi or equivalent
6.	Anti-skid tiles in the Deck areas (wherever applicable) - Kajaria or RAK or Johnson or Niteco or equivalent.
7.	Powder coated Alluminium windows
8.	Concealed Plumbing
9.	Branded C.P fittings - Kohler or Grohe or Jaquar or equivalent
10.	Branded Electrical switches - MK or Legrand or Schneider or Roma or equivalent
11.	Video door phone
12.	Laminated flush doors



THE SIXTH SCHEDULE ABOVE REFERRED TO
(Meaning of certain terms and expressions)

Sr.No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 5101 on the 51st floor of the said Tower
2.	Said Tower	A
3.	Carpet area of the said Premises as per RERA	Admeasuring approximately 197.96 Sq.mtrs. equivalent to approximately 2130 Sq.ft.
4.	Sale Price	Rs.6,77,76,287/- (Rupees Six Crore Seventy Seven Lakh Seventy Six Thousand Two Hundred Eighty Seven Only)
	(i) Sale price towards the carpet area of the said Premises	Rs.6,65,26,954/- (Rupees Six Crore Sixty Five Lakh Twenty Six Thousand Nine Hundred Fifty Four Only)
	(ii) Propotionate Sale price towards	Rs.12,49,333/- (Rupees Twelve Lakh Forty Nine



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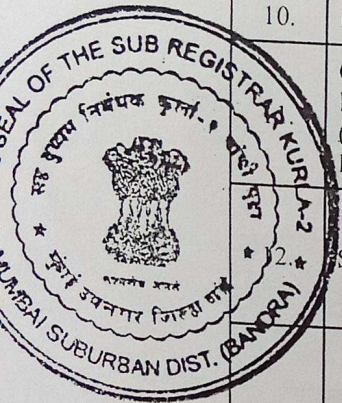
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	the Limited Areas and Facilities	Thousand Three Hundred Thirty Three Only)
5.	Part Payment towards the Sale Price paid prior here to	Rs.67,77,629/- (Rupees Sixty Seven Lakh Seventy Seven Thousand Six Hundred Twenty Nine Only)
6.	Bank Account of the Promoter	Oberoi Constructions Limited - Enigma
7.	Car Parking Space/s	Permission to park in 1 (One) car parking space/s (Configuration - Single) & 1 (One) car parking space/s (Configuration - Tandem)
8.	Booking Date	10 November 2023
9.	Date of commencement of maintenance including property taxes	From the date of handing over possession of the said premises or 30th December 2023 whichever is earlier.
10.	Limited Area and Facilities	Balcony
	Optional Fittings/Furniture/Fixtures/Equipment (at such price to be determined by the Promoter)	(1) Split ACs 2) Wardrobe 3) Modular Kitchen
12.	Said Nominee	Name : Mr. Tanmay M Sheety Relationship with Allottee/s : Son Address of Nominee : 504/ A, Bliss, Vasant Oscar, L.B.S - Marg, Mulund-West, Mumbai - 400080
13.	Contact Details	Promoter's email address: customer.service@oberoirealty.com Promoter's phone number: +91 22 66773333 Promoter's fax number: +91 22 66773334 Allottee's email address: manoj.shetty9@gmail.com / utpala.sh@gmail.com Allottee's phone number: +97455236228 / 9820367245 Allottee's fax number: NA
14.	PAN	Promoter's PAN: AAACO1805E Allottee/s PAN: AELPS8955F / APFPS2918P



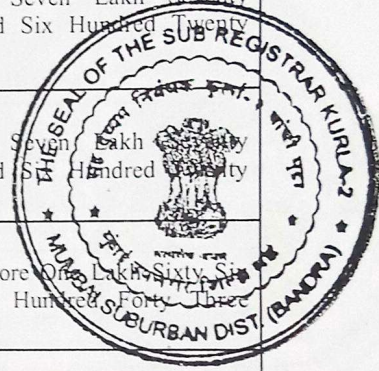
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THE SEVENTH SCHEDULE ABOVE REFERRED TO
(Schedule of Payment of the Sale Price as payable by Allottee/s)

Sr.No.	Milestone	Percentage	Amount
1.	At the time of Booking i.e. on Executing the Acceptance Form (being part of the Earnest Money)	10.00%	Rs.67,77,629/- (Rupees Sixty Seven Lakh Seventy Seven Thousand Six Hundred Twenty Nine Only)
2.	To be paid on or before 9 December 2023 upon Execution and Registration of the Agreement (Including balance part of the Earnest Money)	10.00%	Rs.67,77,629/- (Rupees Sixty Seven Lakh Seventy Seven Thousand Six Hundred Twenty Nine Only)
3.	To be paid on or before 7 February 2024	10.00%	Rs.67,77,629/- (Rupees Sixty Seven Lakh Seventy Seven Thousand Six Hundred Twenty Nine Only)
4.	To be paid on or before 8 March 2024	15.00%	Rs.1,01,66,443/- (Rupees One Crore One Lakh Sixty Six Thousand Four Hundred Forty Three Only)
5.	To be paid on or before 8 March 2024 along with any further milestones raised till then	50.00%	Rs.3,38,88,144/- (Rupees Three Crore Thirty Eight Lakh Eighty Eight Thousand One Hundred Forty Four Only)
6.	At the time of handing over of the possession of the said Premises to the Allottee/s on/after receipt of the Occupation Certificate with respect to the said Premises and after completion/installation of the door to the said Premises and installation of sanitary fittings in the said Premises	Balance Amount	Rs.33,88,813/- (Rupees Thirty Three Lakh Eighty Eight Thousand Eight Hundred Thirteen Only)



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THE EIGHTH SCHEDULE ABOVE REFERRED TO
(being the amounts to be paid by Allottee/s in accordance with this Agreement)

Sr No.	Particulars	Amount
1.	Charges towards formation and registration of the Society and Apex Body, along with applicable taxes	Rs.25,000/-
2.	Deposit towards water, electricity, and other utility and services connection charges	This amount shall be charged at actuals and to be paid by the customer to the utility supplier
3.	One-time non-refundable membership fee with respect to the club house forming part of the Whole Project (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.5,00,000/-
	All legal costs, charges and expenses (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.25,000/-
	Development charges (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.2,89,380/-



THE NINTH SCHEDULE ABOVE REFERRED TO
(being the amounts to be paid by Allottee/s in accordance with this Agreement)

Sr No.	Particulars	Amount
1.	Share application money of the Society	Rs.600/-
2.	Corpus fund contribution	Rs.2,06,700/-
3.	Proportionate share of taxes and other charges/levies in respect of the Society and Apex Body (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.4,96,080/-
4.	Deposit towards provisional monthly contribution towards outgoings of the Society and Apex Body (taxes to be paid separately by Allottee/s at applicable rates)	

/s/





BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**
[CE/4856/BPES/AT/QCC/1/New of 17 January 2023]

To,
M/S OBEROI CONSTRUCTIONS LTD
COMMERZ 3RD FLOOR INTERNATIONAL BUSINESS PARK OBEROI GARDEN CITY GOREGAON (E) MUMBAI 400063.

Dear Applicant,

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The **Part 1** development work of **Residential** building comprising of **Part OCC** for **Resi. bldg no 1** consists of **Tower 'A'** comprising of basements B1 (pt.), B2, & B3 + Gr.flr. (pt.)+1stflr. for parking+2nd to 5th upper Res. flrs. and **Tower 'B'** comprising of basements B1(pt.), B2, & B3+ Gr. flr. (pt.) + 1st& 2ndflr. for parking + 3rd to 51st upper Res. flrs. along with club house, swimming pool including fire check flr. in tower 'A'at 22nd and in Tower 'B'at 23rdflr. on plot bearing CTS No. 475,475/1 TO 11 AND NO 545,546,546/1 TO 2 of village **MULUND-W** at **L.B.S.Marag** is completed under the supervision of Shri. **SHASHANK RAJARAM KOKIL** , Architect , Lic. No. **CA/85/9400** , Shri. **NAYAN B. TRIVEDI** , Structural Engineer, Lic. No. **STR/T/49** and Shri. **Ashok Dadu Bamne** , Site supervisor, Lic.No. **SUP/Grade-1: 400068/8** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer/no. **CE/4856/BPES/AT/CFO** dated **23 December 2022** .The same may be occupied and completion certificate submitted as signed above are hereby accepted.

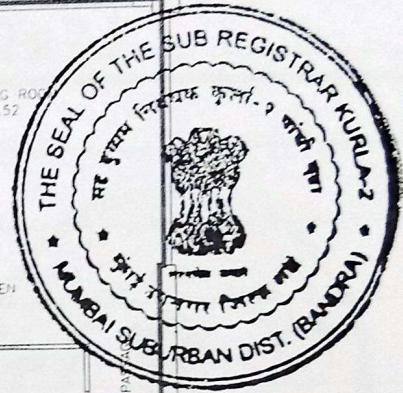
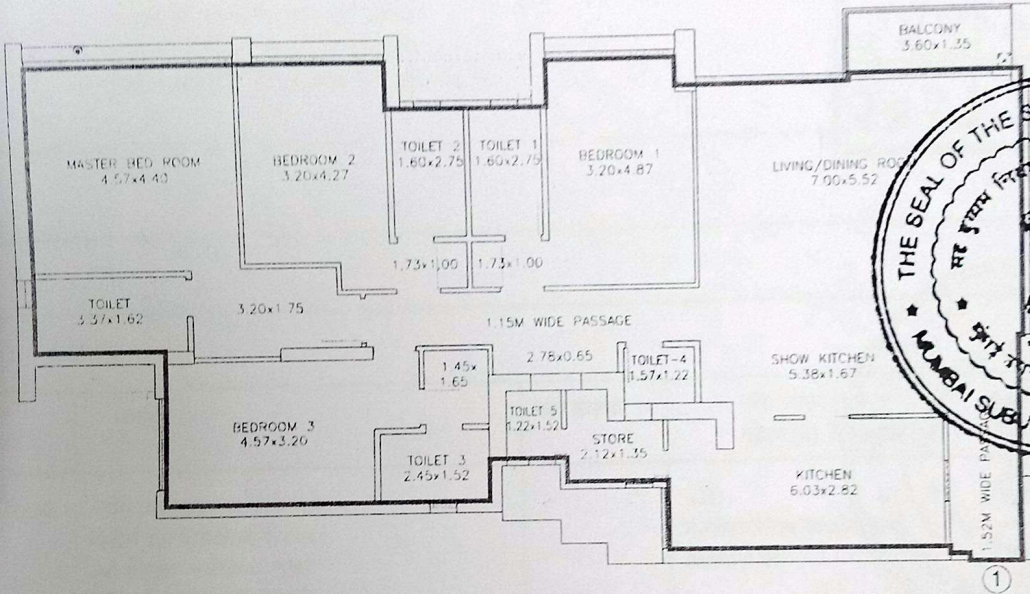
The PART OC is approved subject to following conditions:

1. That all balance conditions as per IOD dated 09.01.2015 and last approved plan on dated 3.10.2022 shall be complied with before asking Full OCC.
2. That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with certified Structural Consultant/ Architect during progress of the balance work.
3. That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
4. That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
5. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
- 6) That all conditions of approved layout .
- 7) That the owner / developer shall abide by the Undertakings submitted to BMC.

Copy To :

1. Asstt. Commissioner, T Ward
 2. A. A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M. I. , T Ward
 5. A. E. W. W. , T Ward
 6. Architect, SHASHANK RAJARAM KOKIL, International Business Park, Commerz, 3rd Floor, Oberoi Garden City, off W.E. Highway, Goregaon (East)
- For information please

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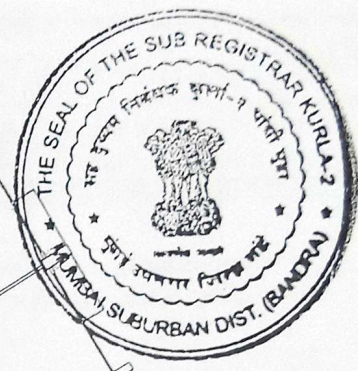
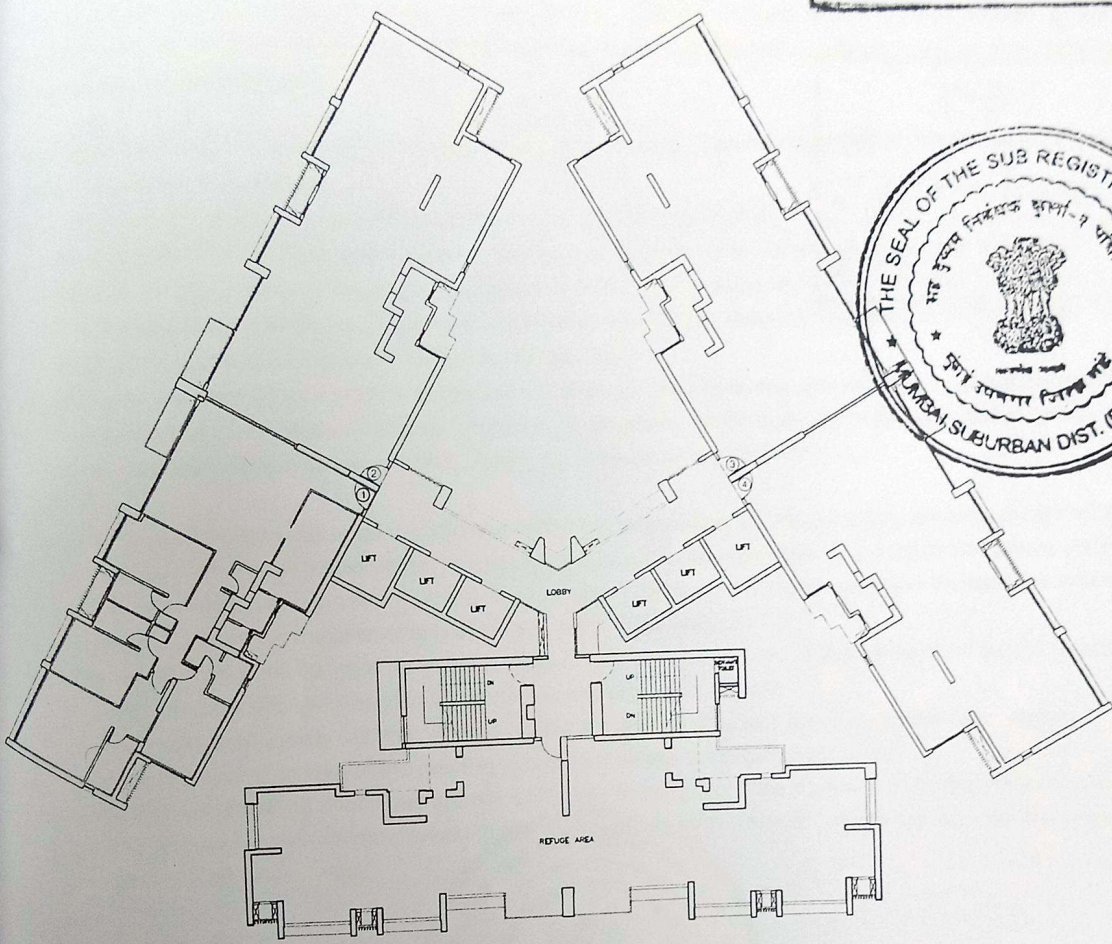


ENIGMA TOWER A FLAT NO: 5101
PLAN OF THE SAID PREMISES

Disclaimer - 1) Subject to design and construction exigencies and the provisions of this Agreement
2) Dimensions given in this plan are as per the plans approved by the MCGM

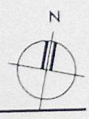
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ENIGMA TOWER A *51st floor*
TYPICAL FLOOR PLAN (ZONE 2 - REFUGE LEVEL)



Disclaimer - Subject to design and construction exigencies and the provisions of this Agreement

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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Enigma Towers A and B, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 475 pt, 475/1pt, 475/2pt, 475/4, 475/5pt, 475/6pt of Village Mulund at Kurla, Kurla, Mumbai Suburban, 400080* registered with the regulatory authority vide project registration certificate bearing No P51800002656 of

1. Oberoi Constructions Limited having its registered office / principal place of business at *Tehsil: Borivli, District: Mumbai Suburban, Pin: 400063.*

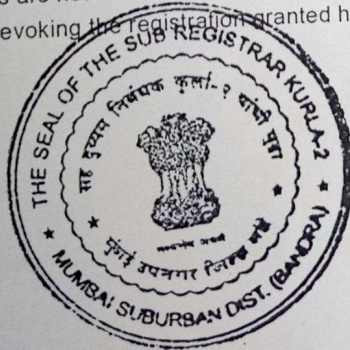
2. This renewal of registration is granted subject to the following conditions, namely:-

- 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(2) 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 me/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 scheduled 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 up to **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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: 21-11-2022 16:23:38

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

Dated: 21/11/2022

Place: Mumbai

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ली 2

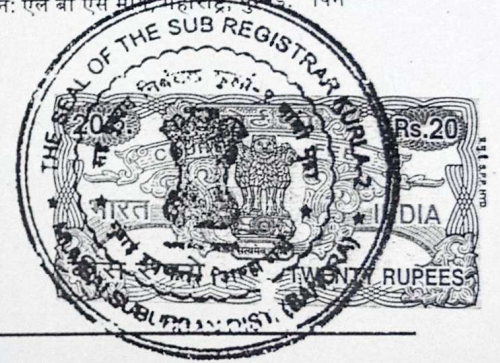
दस्त क्रमांक : 22510/2023

नोंदणी :

Regn.63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	67776287
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	49421364.3
(4) मू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं.5101, माळा नं: 51 वा मजला,टॉवर ए, इमारतीचे नाव: एनिग्मा, ब्लॉक नं: मुलुंड पश्चिम,मुंबई - 400080, रोड : एल बी एस रोड, इतर माहिती: सोबत 1 सिंगल व 1 टेन्डम कारपार्किंग(सदनिकाचे क्षेत्र 2130 चौ.फुट कारपेट)((C.T.S. Number : 475 ;))
(5) क्षेत्रफळ	1) 217.75 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:-ओबेराय कन्स्ट्रक्शन्स लिमिटेड चे ऑथो सिग्रेटरी रिशी श्रीवास्तव व प्रदिप परमार तर्फे मुखत्यार माधुरी सिंग वय:-33; पत्ता:-प्लॉट नं: कॉमर्स, माळा नं: 3 रा मजला, इमारतीचे नाव: इंटरनॅशनल बिझनेस पार्क, ओबेराय गार्डन सिटी, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे; महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAACO1805E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोजकुमार लक्ष्मीनारायण शेटी वय:-54; पत्ता:-प्लॉट नं: सदनिका नं.ए/504, माळा नं: -, इमारतीचे नाव: ब्लिस को ऑफ हौ सोसायटी, वसंत ऑस्कर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एल बी एस मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AELPS8955F 2): नाव:-उत्पला मनोजकुमार शेटी वय:-51; पत्ता:-प्लॉट नं: सदनिका नं.ए/504, माळा नं: -, इमारतीचे नाव: ब्लिस को ऑफ हौ सोसायटी, वसंत ऑस्कर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एल बी एस मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-APFPS2918P
(9) दस्तऐवज करून दिल्याचा दिनांक	01/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22510/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4067000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुलम 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 01/12/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ली-२
मुंबई उपनगर जिल्हा

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check
Make

Smt. UtaPala Shetty.
Shri. Manojkumar Shetty.

Loan Amt - 2 cr
Product - Home loan.

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	02/02/24	Vastukala
SITE		
LOAN AC		
T.D.		
D.E.		

FORM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT** **GUARANTOR**

Existing Customer Yes No

CIF No/ Account No. **42493076837**

Name: **UTPALA MANOJKUMAR SHETTY**

Salutation: Mrs Ms Dr. Other

Gender: M F Transgender

Marital Status: Single Married Other

Date of Birth: **11041972**

Name of Spouse: **MANOJKUMAR LAXMI HARAYAN SHETTY**

Relation with Primary Applicant: **HUSBAND**

Name of Father: **P RAMAKRISHNA SHETTY**

Aadhaar / UID No. **813875396840**

PAN No. **APFPS2918P**

Passport No. **Z558C794**

Driving License No.

Voter ID No.

MGNREGA Job Card No.

Residential Status: Resident NRI / CIO

Citizenship: **INDIAN**

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General



Signature
Please sign here

राजाराम एस्. रेड
Rajaram S. Red
SS No. अर/R-

Residential Address

Present Address: Years at current address **19** Months at current address **04** Residence Type Owned Rented Company Lease

Address 1: **504/A BLISS CHS VASANT OSCAR LBS MARG**

Address 2: **MULUND WEST**

Address 3:

Pincode: **400080** Village: **MUMBAI** City: **MUMBAI**

District: **MUMBAI** State: **MAHARASHTRA** Country: **INDIA**

Mobile No. **9820367245** Email ID: **utpala.sh@gmail.com**

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1:

Address 2:

Address 3:

Pincode: Village: City:

District: State: Country:

Mobile No. Email ID:

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: _____

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. _____

Relationship with applicant/ co applicant/ guarantor

- Spouse (Dependent)
- Spouse (Independent)
- Daughter (including step daughter) (Independent)
- Daughter (including step daughter) (Dependent)
- Brother (including step brother)
- Mother (including step mother)
- Sister (including step-sister)
- Son (including step-son) (Independent)
- Brother (including step brother) of spouse
- Daughter (including step daughter) (Dependent)
- Sister (including step-sister) of spouse
- Daughter's husband
- Brother's wife
- Sister's husband

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No. 67322027033

Name: First Name MANOJKUMAR Middle Name LAXMINARAYAN Last Name SHETTY

Qualification: Mrs Ms Dr. Other Gender M F Transgender

Marital Status: Single Married Other Date of Birth 13/12/1968

Name of Spouse: First Name UTPALA Middle Name MANOJKUMAR Last Name SHETTY

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor) HUSBAND

Name of Father: First Name YADADI Middle Name LAXMINARAYAN Last Name SHETTY

Passport No. 553199529321

PAN No. AELPS8955F

Driving License No. P7157810

Driving License No. MH03198700

Water ID No.

MGNREGA Job Card No.

Residential Status: Resident NRI / CIO

Citizenship INDIAN

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General



Manoj Shetty
Please sign here

राजाराम एस. रेडकर
Rajaram S. Redkar
SS No. अर/R-9648

Residential Address

Present Address: Years at current address 09 Months at current address 04 Residence Type Owned Rented Company Lease

Address 1: 504/A BLISS CHS VASANT OSCAR LBS MARG

Address 2: MULUND WEST

Address 3:

Pin Code: 400080 Village MULUND City MUMBAI

District: MUMBAI State MAHARASHTRA Country INDIA

Mobile No. 9867508015 Email ID manoj.shetty9@gmail.com

Is Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1:

Address 2:

Address 3:

Pin Code: Village City

District: State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Brother Brother (including step brother) Mother (including step mother) Brother's wife

Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband

Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

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check
Maka

Smt. Utapala Shetty.
Shri. Manojkumar Shetty.

Loan Amt - 2 cr

Product - Home loan.

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR		
VALUATION	02/02/14	Vastukala
SITE		
LOAN AC		
T.D.		
D.E.		