

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this day of February, 2024, BETWEEN MR. BHAWARLAL BABULAL JAIN, aged 60 years, (PAN No.AAHPJ9959N), Indian Inhabitant, residing at 2/1005, 10th Floor, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the One Part.

AND

(1) MR. MARU VINODKUMAR PREMJBHAI, aged 54 years, (PAN NO.ADIPM5760G), (AADHAR NO.493834694677) and (2) MR. MARU MANAN VINODBHAI, aged 28 years, (PAN NO. COFPM0344J), (AADHAR NO.327296123233) Indian Inhabitants, residing at 485/b, Nutan Nagar, Hotel Haven Rod, Mahuva, Bhavnagar, Gujrat 364290, hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean

and include their heirs, executors administrators and assigns) of the
Other Part.

WHEREAS as per the Permanent Alternate Agreement made and executed between MR. ASHOKKUMAR BABULAL JAIN as the Tenant therein, SAI MILAN CHS LTD., as the Society and M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD., as the "Developers" therein, and the Developer had agreed to allot to the said Tenant a flat Premises adm. Area 250 sq.ft. carpet from M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD. in lieu of his old Room premises bearing Room No.1-A, Chawl No.1, Shah Tokershi Chawl, G K Marg, Worli, Mumbai 400018 and the said Agreement has been registered before Joint Sub Registrar Mumbai City 1 vide Registration No.BBE1- 04317-2008 dated 13.05.2008.

AND WHEREAS said MR. ASHOKKUMAR BABULAL JAIN become the original member of Sai Milan Co.Op. Housing Society Ltd. a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM/WGS/HSG/TC/8669/2006-07/2006 and as such a member he was the owner of a Flat Premises viz. Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018, (Hereinafter referred to as the "said Flat premises" more specifically mentioned in

the schedule hereunder written) holding 5 shares of Rs.50/- each, bearing Distinctive Nos.891 to 895, under Share Certificate No.179.

AND WHEREAS as per the revised terms of MHADA the tenants were then provided with a Flat Premises with admeasuring area of 300 sq.ft. instead of 250 sq.ft. in lieu of their old premises vide Supplemental Agreement.

AND WHEREAS as per the Supplementary Agreement executed between SAI MILAN CHS LTD., as the Society and M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD., as the "Developers" therein, and all the Tenants therein were agreed to allot a ownership flat Premises with admeasuring area of 300 sq.ft. instead of 250 sq.ft. in lieu of their and the said Supplementary Agreement has been registered with the joint sub Registrar vide Registration No. BBE3-10417-2011.

AND WHEREAS as per the Gift Deed dated 30/09/2015 executed between MR. ASHOKKUMAR BABULAL JAIN and MR. BHAWARLAL BABULAL JAIN in which MR. ASHOKKUMAR BABULAL JAIN had gifted 250 sq. Ft. Carpet area of Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018 to MR. BHAWARLAL BABULAL

JAIN and the said Gift Deed was registered with the Joint Sub Registrar under Registration No. No.BBE2/9184/2015 dated 30.09.2015.

AND WHEREAS as per the Gift Deed dated 05/02/2024 executed between MR. ASHOKKUMAR BABULAL JAIN and transferor herein i.e MR. BHAWARLAL BABULAL JAIN in which MR. ASHOKKUMAR BABULAL JAIN had gifted remaining 50 sq. Ft. Carpet area of said Flat premises i.e Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018 to the transferor and the said Gift Deed was registered with the Joint Sub Registrar under Registration No. BBE4-2001-2024 dated 05/02/2024.

AND WHEREAS the Transferor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with the said Flat premises in any manner whatsoever.

AND WHEREAS the Transferor have now agreed to sell, transfer and assign the said Flat to the Transferees and the Transferees have now agreed to purchase and acquire the said Flat, free from all encumbrances claims and demands for a total consideration of Rs.1,03,00,000/- (Rupees One Crore Three Lakhs Only).

AND WHEREAS the parties now wish to put on record the terms and conditions of this agreement in writing which appear hereinafter,

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Transferor hereby agree to sell and transfer and the Transferees hereby agree to purchase and acquire the ownership Flat bearing Flat no.1005, Admeasuring area 300 sq. Ft. Carpet area on 10th Floor, Building no. 2, B Wing Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018, for total consideration of Rs.1,03,00,000/- (Rupees One Crore Three Lakhs Only).
2. The Transferees have paid to the Transferor a sum of Rs.11,97,000/- (Rupees Eleven Lakhs Ninety-Seven Thousand Only) as and by way of part payment out of total consideration amount of sale and transfer of the abovesaid Flat premises, the receipt of which the Transferor doth hereby admits and acknowledges and agree to pay balance consideration amount of Rs.90,00,000/- (Rupees Ninety Lakhs Only) to the Transferor by obtaining Loan, within the period of 30 days from the date of the execution and registration of this agreement subject to force majeure and all the Original Title deeds and document will be handed over by the Transferor to the Transferees.

3. The Transferees shall pay a sum of Rs.1,03,000/- (Rupees One Lakh Three Thousand Only), (hereinafter the "TDS Payment"), i. e. 1% of the total consideration under the provisions of Income Tax Act 1961 shall be paid to the Income Tax Department, Government of India, as being the payment towards the Tax Deducted at Source (TDS) by deducting from the Total consideration amount.
4. It is agreed by and between the parties that if Transferees are unable to obtain loan for any reason or for any reason the said deal should be canceled then the Transferor shall be liable to refund all the paid amount paid by the Transferees and both the parties shall register the Cancellation Deed without any claims on each other.
5. The Transferor shall hand over the exclusive occupation and peaceful possession of the said Flat to the Transferees on receipt of the aforesaid full consideration from the Transferees.
6. The Transferor further declare that :-
 - (a) He is the sole and absolute owner and is seized and possessed of the said Flat and nobody else has any interest or is interested therein either as a co-partner, co-owner or otherwise howsoever.

- (b) The said Flat is free from all encumbrances and charges. It is not in any way affected by any attachment, before or after judgment or any prohibitory order.
- (c) He has subsisting, valid and legal right, power and authority to sell the said Flat and all his rights, title and interest in the said Flat and ownership rights in the said Flat to the name of the Transferees and to hand over them the vacant and exclusive possession of the said Flat as per the rules regulations and by-laws of the concerned authorities.
- (d) He has not entered into any agreement with any other person/s in respect of the said Flat premises.
- (e) He has not assigned, transferred his right, title and interest in the said Flat premises to any other person/s.
- (f) He has not done or allowed or permitted to be done any act, deed or thing that resulted or may tantamount or result in encumbering, charging, alienating or creating a lien or charge in any manner, whatsoever in upon the said Flat.
- (g) He has not mortgaged, alienated or created on or upon the said flat to any person or persons or firm or company or bank and same is free from all encumbrances.

7. The Transferor have duly observed and performed the rules, regulation and bye-laws of the concerned authorities and have paid up-to-date the contribution of the water, electricity, maintenance and other outgoings payable by the Transferor in respect of the said Flat premises till date.
8. The Transferor shall obtain necessary permission from the concerned authorities for transfer of the said Flat premises to the name of the Transferees.
9. The Transferor do hereby further covenant with the Transferees that the Transferees shall henceforth quietly and peacefully possess, occupy and enjoy the said Flat premises without any hindrance, demand, interruption or objection by the his or any other person or persons claiming through or under or in trust for the Transferor.
10. The Transferees shall be entitled to HAVE AND HOLD the possession of the said Flat and the Transferees shall hold the same unto and to the use and benefit of the Transferees, their heirs, successors and assigns forever, without any claim, charges, right,

interest or lie
claiming

interest or lien of the Transferor or any person or persons lawfully claiming through or under them.

11. The Transferees do hereby covenant with the Transferor that they shall abide by the rules and regulations and bye-laws of the society as and when formed and registered on admission as members thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which the said society may hereinafter make in respect of the said Flat.

12. The Transferees hereby agree to regularly pay all the Municipal Taxes, Maintenance charges and all other dues payable to the Society and/or concerned authorities, service charges, water charges and other dues due and payable to the society from the date they will be put in possession of the said Flat. However Transferor shall be liable and responsible for payment of all the taxes, dues and outgoing till handing over the possession of the Flat to the Transferees.

13. The Transferor hereby further agree with the Transferees that he shall from time to time and at all times hereafter whenever called upon by the Transferees shall execute and sign all necessary documents

affidavits, deed, things, papers and transfer forms in favour of the Transferees for the effectual transfer of the said Flat to the name of the Transferees as and when required in future.

14. The Transferor agrees and undertakes to keep Transferees and indemnified from all action, charges, claims, demand and suit by person claiming any interest in respect of the said Flat. The Transferor shall be liable for only B.M.C. Assessment Tax if payable prior to execution of this agreement.

15. That the Transferor have no objection for transfer of the Electricity Meter together with deposit if any and documents of the said Flat premises to the name of Transferees and also no objection for transfer of share certificate to the name of the Transferees.

16. The Transferor has no objection to the said the Sai Milan Co-operative Housing Society Ltd., admitting the Purchaser as its member and issuance/transfer of share certificate to the name of the Purchaser for which the Transferor gives his free consent.

17. That the Transferees hereby agrees to become members of the Sai Milan Co-operative Housing Society Ltd. and declare that they shall

abide by the rules and regulations as framed by the said Society and bye-laws of the said Society.

18. The stamp duty and registration charges on this agreement shall be payable by the Transferees alone and Transferor has paid all transfer charges of the builder.

19. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 (No. XLV of 1963) and Rules framed there under or any other provisions of law applicable hereto.

THE SCHEDULE OF THE PROPERTY

Flat no.1005, Admeasuring area 300 sq. Ft. Carpet area on 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018 bearing Cadastral Survey No.295 of Lower Parel Division within the Registration District and Sub-District at Mumbai City and Mumbai Suburban. Building construction year is 2012.

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

Handwritten notes in red ink, possibly a list or a set of instructions, located in the upper left quadrant of the page.

Small handwritten numbers or characters, possibly a page number or a reference code, located in the upper center of the page.

A small, dense handwritten scribble or signature in red ink, located in the middle left area of the page.

Another set of handwritten notes in red ink, located in the middle left area, below the first scribble.

A large, complex handwritten scribble or signature in red ink, spanning across the middle right area of the page.

A block of handwritten notes in red ink, located in the lower left area of the page, appearing to be a more detailed list or set of instructions.



06/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 2001/2024

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1548298.47
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र.1005,10 वा मजला, साई मिलन को-ऑप हौसिंग सोसायटी लिमिटेड, इमारत क्र.2, बी विंग, गणपतराव कदम मार्ग, वरळी, मुंबई - 400018. सदर मिळकतीचे एकूण क्षेत्रफळ 300 चौरस फूट कार्पेट आहे, त्यामधील 250 चौरस फूट बक्षीस दिले होते त्यादस्ताचा क्र. बबई-9184-2015 आहे, उर्वरित 50 चौरस फूट क्षेत्रफळ या बक्षीस पत्राद्वारे भाऊ भावास बक्षीस देत आहे. (C.T.S. Number : 295 ;)
(5) क्षेत्रफळ	1) 5.57 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:-अशोककुमार बाबूलाल जैन - वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र.१००५, माळा नं: १० वा मजला, इमारतीचे नाव: साई मिलन को-ऑप हौसिंग सोसायटी लिमिटेड, इमारत क्र.२, बी विंग, ब्लॉक नं: वरळी, मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AEGPJ7230K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भवरलाल बाबूलाल जैन - वय:-60; पत्ता:-प्लॉट नं: सदनिका क्र.१००५, माळा नं: १० वा मजला, इमारतीचे नाव: साई मिलन को-ऑप हौसिंग सोसायटी लिमिटेड, इमारत क्र.२, बी विंग, ब्लॉक नं: वरळी, मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AAHPJ9959N
(9) दस्तऐवज करून दिल्याचा दिनांक	05/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2001/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	62000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	15500
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- within family

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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 05/02/2024) to Municipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक वर्ग- २
मुंबई शहर क्र. ४.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHAWARLAL BABULAL JAIN	eChallan	02300042024020165663	MH014859583202324E	62000.00	SD	0007929352202324	05/02/2024
2		DHC		0224056002672	680	RF	0224056002672D	05/02/2024
3	BHAWARLAL BABULAL JAIN	eChallan		MH014859583202324E	15500	RF	0007929352202324	05/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

ion ID

20240205459

05 February 2024, 10:25:01 AM

कनाचे वर्ष 2023
 म मुंबई(मेन)
 विभाग 12-लोअर परेल डिव्हिजन
 मूल्य विभाग भुगाम : उत्तरेस गणपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोत्रस रोड यावरील त्रिकोणाकृती भुगाम
 नंबर/न. भू. क्रमांक : सि.टी.एस. नंबर#295

रू मूल्य दर तक्त्यानुसार मूल्यदर रू.

जमीन	निवासी रादनिका	कार्यालय	दुकाने	औद्योगिक	मोत्रमाफाचे प्रकळ
50	283440	325950	354290	283440	चौरस मीटर

व क्षेत्राची माहिती

क्षेत्र (Built Up)-	5.57 चौरस मीटर	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचा प्रकार-	बांधीव
छात्राचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ग-	11 वर्ष	बांधकामाचा दर -	Rs.30250/-
हान सुविधा-	आहे	मजला -	5th floor To 10th floor		

सन्मुख -

Type - First Sale

Resale of built up Property constructed after circular dt.02/01/2018

ला निहाय घट/वाढ

= 105% apply to rate = Rs.297612/-

यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर)
 = ((297612-119060) * (89 / 100)) + 119060)
 = Rs.277971/-

मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 277971 * 5.57
 = Rs.1548298.47/-

licable Rules

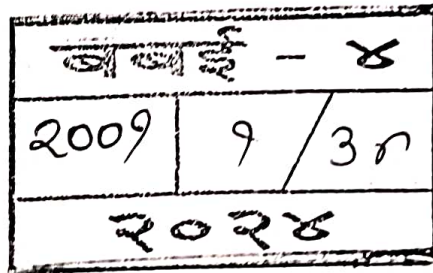
= ,10,4

त्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेव्हेंनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बालकनी + मॅकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 1548298.47 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.1548298.47/-

Home

Print



CHALLAN
MTR Form Number-6

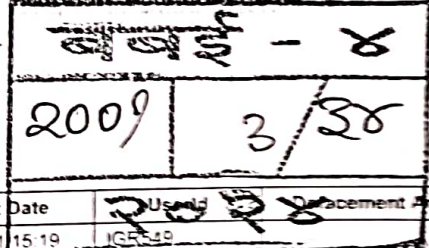


CHALLAN 0059583202324E	BARCODE	Date 01/02/2024-08/02/14	Form ID 34
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Inspector General Of Registration		Payer Details	
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AAHPJ9959N	
Name ROMM_JT SUB REGISTRAR MUMBAI 4	Full Name	BHAWARLAL BABULAL JAIN	
MUMBAI	Flat/Block No.	FLAT NO 1005, 10TH FLOOR, SAJ MILAN CHS	
2023-2024 One Time	Premises/Building	LTD. BUILDING NO.2 B WING	
Account Head Details	Amount In Rs.	Road/Street	GANPATRAO KADAM MARG
5601 Stamp Duty	62000.00	Area/Locality	WORLI MUMBAI
0301 Registration Fee	15500.00	Town/City/District	
		PIN	4 0 0 0 1 8
		Remarks (If Any)	PAN2=AEGPJ7230K-SecondPartyName=ASHOKKUMAR BABULAL JAIN-
		Amount In	Seventy Seven Thousand Five Hundred Rupees Only
	77,500.00	Words	

BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No. 02300042024020165663 240329805306
DD No.		Bank Date	RBI Date 01/02/2024-08/03/29 Not Verified with RBI
Bank		Bank-Branch	BANK OF MAHARASHTRA
Branch		Scroll No. Date	40202, 02/02/2024

Mobile No. 7304206909



Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
0051 508-2001	0007929352202324	05/02/2024-11 15 19	IGR549	15500.00
0051 508-2001	0007929352202324	05/02/2024-11 15 19	IGR549	62000.00
Total Defacement Amount				77,500.00



CHALLAN
MTR Form Number-6



GRN	MH014859583202324E	BARCODE	[Barcode]		Date	01/02/2024-08:02:14	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			PAN No.(If Applicable)	AAHPJ9959N			
Location	MUMBAI			Full Name	BHAWARLAL BABULAL JAIN			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.1005, 10TH FLOOR, SAI MILAN CHS			
Account Head Details	Amount In Rs.		Premises/Building	LTD, BUILDING NO.2, B WING				
0030045501 Stamp Duty	62000.00		Road/Street	GANPATRAO KADAM MARG				
0030063301 Registration Fee	15500.00		Area/Locality	WORLI, MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 1 8				
			Remarks (If Any)	PAN2=AEGPJ7230K-Second Party Name BABULAL JAIN-				
			Amount In	Seventy Seven Thousand Five Hundred Rupees Only				
Total	77,500.00		Words	MUMBAI				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02300042024020165663	240329805306				
Cheque/DD No.	Bank Date	RBI Date	01/02/2024-08:03:29	Not Verified with RBI				
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

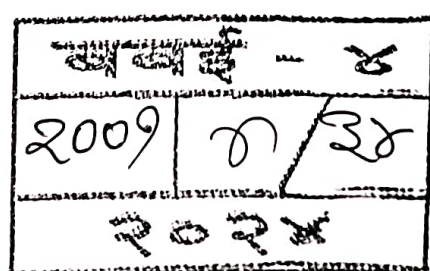


Department ID :

Mobile No. : 7304206909

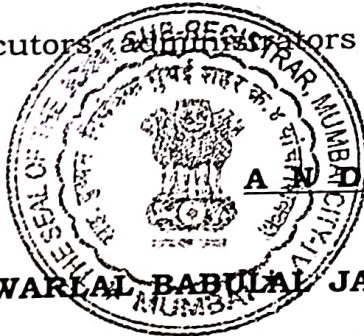
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.



GIFT DEED

THIS DEED OF GIFT made and entered into at Mumbai on this ^{5th} day of February, 2024, BETWEEN **MR. ASHOKKUMAR BABULAL JAIN**, aged 62 years, (PAN NO.AEGPJ7230K), Indian Inhabitant of Mumbai, residing at Flat no. 2/1005, 10th Floor, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018, hereinafter referred to as the **"DONOR"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **One Part.**



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MR. BHAWARLAL BABULAL JAIN, aged 60 years, (PAN No.AAHPJ9959N), Indian Inhabitant, residing at 2/1005, 10th Floor, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018, hereinafter referred to as the **"DONEE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **Other Part.**

(Signature)

(Signature)

WHEREAS as per the Permanent Alternate Agreement made and executed between MR. ASHOKKUMAR BABULAL JAIN as the Tenant therein, SAI MILAN CHS LTD., as the Society and M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD., as the "Developers" therein, and the Developer had agreed to allot to the said Tenant a flat Premises adm. Area 250 sq.ft. carpet from M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD. in lieu of his old Room premises bearing Room No.1-A, Chawl No.1, Shah Tokershi Chawl, G K Marg, Worli, Mumbai 400018 and the said Agreement has been registered before Joint Sub Registrar Mumbai City 1 vide Registration No.BBE1-04313-2008 dated 13.05.2008.



AND WHEREAS said MR. ASHOKKUMAR BABULAL JAIN become the original member of Sai Milan Co.Op.

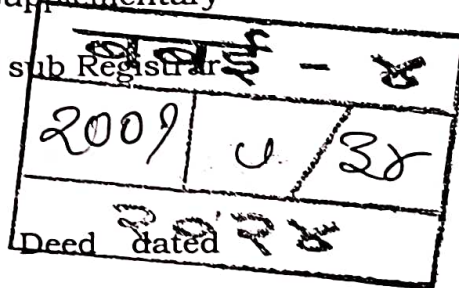
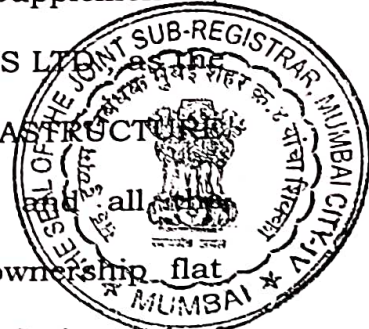
2009	१/३४	Housing Society Ltd. a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM/WGS/HSG/TC/8669/2006-07/2006 and as such a member he was the owner of a
२०३४		

Flat Premises viz. Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018,

(Hereinafter referred to as the "said Flat premises" more specifically mentioned in the schedule hereunder written) holding 5 shares of Rs.50/- each, bearing Distinctive Nos.891 to 895, under Share Certificate No.179.

AND WHEREAS as per the revised terms of MHADA the tenants were then provided with a Flat Premises with admeasuring area of 300 sq.ft. instead of 250 sq.ft. in lieu of his their old premises vide Supplemental Agreement.

AND WHEREAS as per the Supplementary Agreement executed between SAI MILAN CHS LTD. Society and M/S. LOKHANDWALA INFRASTRUCTURE PVT. LTD., as the "Developers" therein, and all the Tenants therein were agreed to allot a ownership flat Premises with admeasuring area of 300 sq.ft. instead of 250 sq.ft. in lieu of their and the said Supplementary Agreement has been registered with the joint sub Registrar vide Registration No.BBE3-10417-2011.



AND WHEREAS as per the Gift Deed dated 30/09/2015 executed between Donor and Donee in which Donor had gifted 250 sq. Ft. Carpet area of Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018 to Donee and the said Gift Deed was

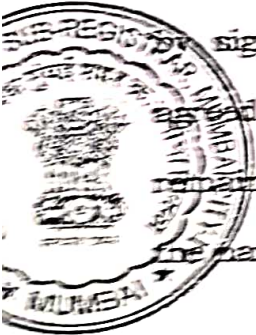
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registered with the Joint Sub Registrar under Registration No. No.BBE2/9184/2015 dated 30.09.2015.

AND WHEREAS the Donor is the Brother of the Donee. AND WHEREAS the out of natural love and affection which the Donor bears towards the Donee, who is his Brother and out of his own free will and desire the Donor desirous of making gift of the remaining 50 sq. Ft. Carpet area of the said Flat premises to the Donee without any consideration.

AND WHEREAS the Donee has accepted the said gift signing this document. AND WHEREAS Donor has applied to apply to the society for consent for transfer of remaining 50 sq. Ft. Carpet area of said Flat premises to the name of the Donee.



I NOW THIS INDENTURE WITNESSETH THAT in consideration of natural love and affection which the

Donor bears towards the Donee being his Brother, the

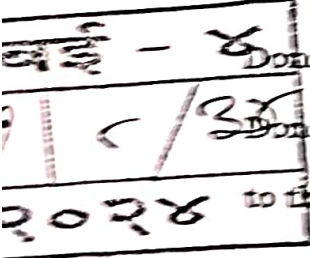
Donor hereby grants, conveys, transfers and assigns

to the Donee by way of gift remaining 50 sq. Ft. Carpet

area Flat no.1005, 10th Floor, Building no. 2, B Wing,

Sai Milan Co-Operative Housing Society Limited,

Ganpatrao Kadam Marg, Worli, Mumbai 400018 along



[Handwritten signature]

[Handwritten signature]

with its right, title and interest in the said and the said shares incidental to the membership of the said society. TO HOLD the same unto and to the use of the Donee forever together with all the estate rights, title, interest, property claim whatsoever of the Donor.

2. The Donor hereby covenants with the Donee that notwithstanding any act, deed of thing done or executed or knowingly suffered by Donor, the Donee now has full right, absolute power and authority to convey and transfer the said Flat premises, along with necessary documents unto and to the use of the Donee in the aforesaid manner free from encumbrances and claims whatsoever made or suffered by the Donor or any person or person claiming or reputedly claiming under.



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3. The Donee shall and will hereafter hold, possess, use, occupy and enjoy the said Flat without any hindrance, interruption, claim or demand whatsoever by the Donor or any person claiming through or on behalf of the Donor. AND WHEREAS the Donee hereafter shall have full right and absolute authority to sell, convey, transfer or to create encumbrances of the said Flat

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premises and shares in favour of whomsoever and in whatever manner at his own free will and desire.

4. The Donor hereby covenants with the Donee that the Donor has not at any time, here before, done or executed or knowingly suffered or been party or privy to any act, deed or thing whereby the said Flat premises hereby transferred are encumbered or affected in any manner whatsoever or whereby the Donor is in any way prevented from transferring the remaining 50 sq. Ft. Carpet area of said Flat premises in favour of the Donee in the manner aforesaid.



5. The Donor shall and will from time to time and at all times hereafter at the request and cost of the Donee execute and do or cause to be done or executed all such assurances, acts, deeds, matters and things whatsoever for the further or more effectually transferring the said shares and the remaining 50 sq.

50 sq. Ft. Carpet area of said Flat premises in the name of the Donee in the manner aforesaid as shall or may be reasonably required.

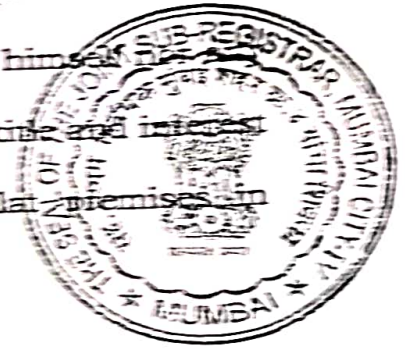
6. The Donee hereby covenants with the Donor that the Donee shall at all times hereafter pay the outgoings

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and other charges, taxes and expenses of the said society and the Municipal Corporation or other body in respect of the said Flat premises and observe and perform the Rules, Regulations and Bye-laws of the said society as may be from time to time.

7. The Donor hereby states and declares that he has full right and authority to gift said Flat premises in the name of Donee and henceforth neither himself nor other legal heirs, relatives, have right, title and interest or shall not claim over the said Flat premises in future.



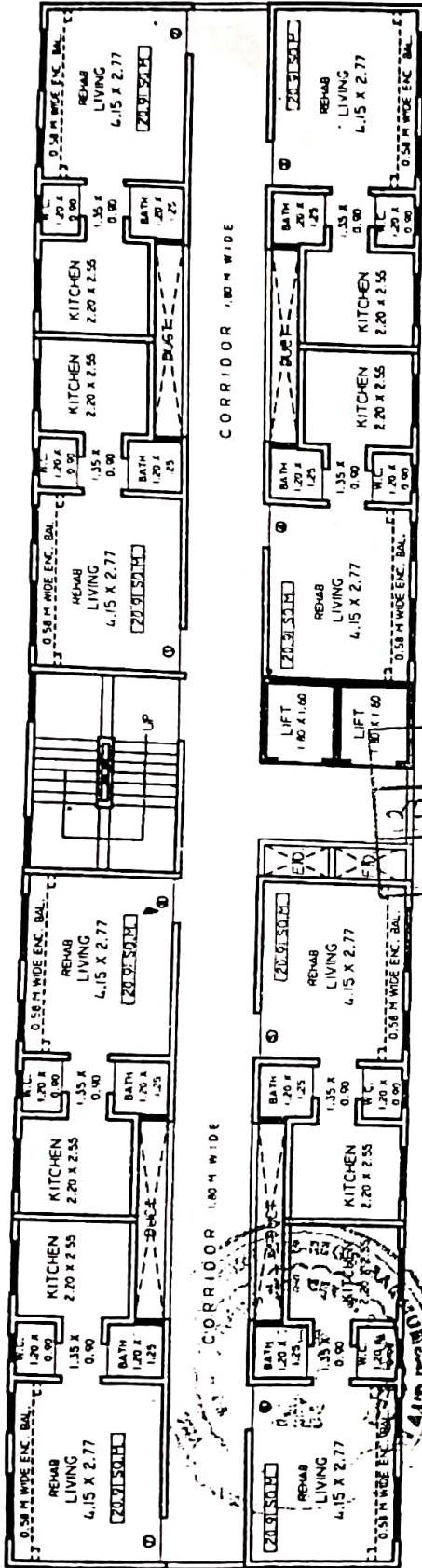
8. The Donor and Donee shall apply to the said society for transfer of said Flat premises and shares in the name of the Donee.

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THE SCHEDULE REFERRED TO HEREIN ABOVE

Remaining 50 sq. Ft. Carpet area of Flat no.1005, 10th Floor, Building no. 2, B Wing, Sai Milan Co-Operative Housing Society Limited, Ganpatrao Kadam Marg, Worli, Mumbai 400018 bearing Cadastral Survey No.295 of Lower Parel Division within the Registration District and Sub-District at Mumbai City and Mumbai Suburban. Building construction year is 2012.

FOR BLDG. NO.-1



TYPICAL FLOOR PLAN (2ND TO 7TH FLOOR & 9TH TO 16TH FLOOR)

PLAN FOR PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS THOKERSEY CHAWL ON PLOT BEARING G.S. NO. 295 OF LOWER PAREL DIVISION, 8/SOUTH WARD, AT WORLI, MUMBAI.



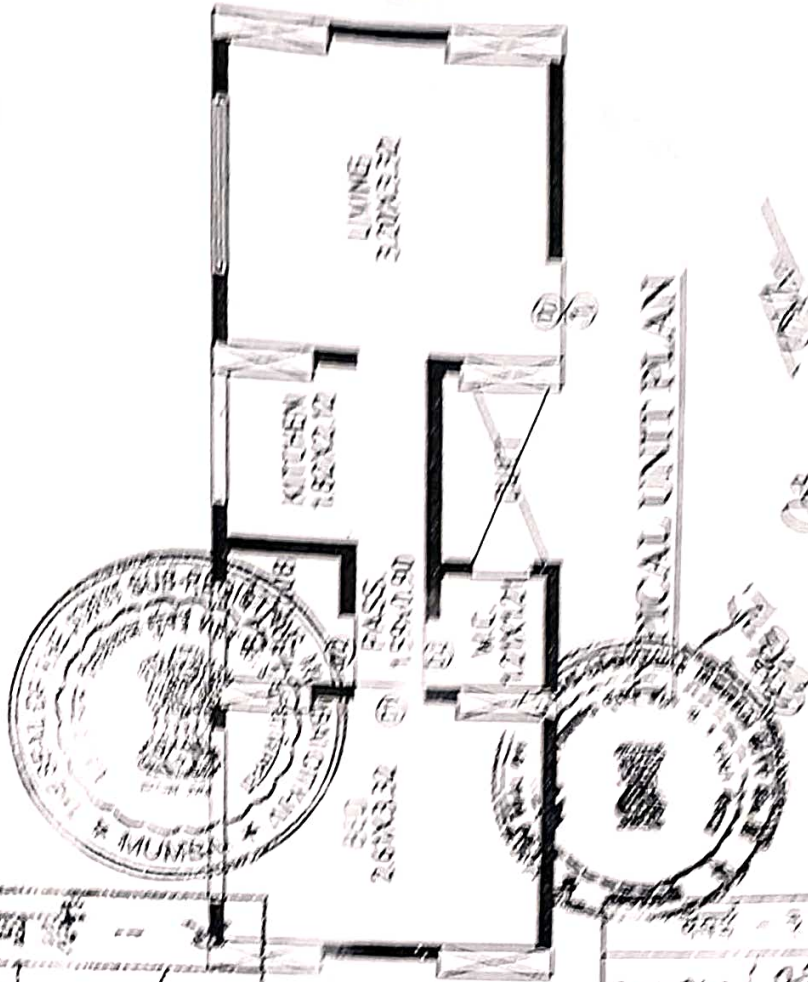
NORTH

SAMCOON AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS STUDIOS
UNIT No.11/112, 1st Fl., PAREL ROAD, DISTRICT
ROAD SHAKTI NAGAR, B.L. BANGALORE ROAD,
SANTACRUZ (West), MUMBAI-400004.



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2028			

ANNEXURE - C



CARPET AREA CALCULATION

1) LIVING ROOM - 3.20 x 3.32	= 10.62
2) KITCHEN - 1.82 x 2.52	= 4.58
3) BATH - 1.20 x 1.25	= 1.50
4) PASSAGE - 1.20 x 0.90	= 1.08
5) W.C. - 1.20 x 1.20	= 1.44
6) BED ROOM - 2.80 x 3.32	= 9.28
7) DOORS/WINDOWS	
D - 1.00 x 0.50	= 0.50
DN - 0.80 x 0.40	= 0.32
DR - 0.75 x 0.40 x 2	= 0.60

TOTAL CARPET AREA = 26.94 SQ.MT.
= 290.42 SQ.FT.

Signature

TYPICAL UNIT PLAN

TYPICAL UNIT PLAN OF CARPET AREA 300.00 SQ.FT.

FOR SAI MILAN CHS.LTD. OF BUILDING No.1 & 2,

AT GANPATRAO KADAM MARG, WORLI MUMBAI-15

SCALE: 1/4" = 1'-0"

NOT TO SCALE

009 20/36

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/2849/ GS/ A 29/5/12

To,

M/s. Lokhandwala Infrastructures P.V. Ltd,
72, Gandhi Nagar,
Dairik Shivner Road,
Worli, Mumbai- 400 018.

Ex. Eng. Bho. Poo. (City)-1
E. Ward, Mumbai - 3rd Floor,
10, S. K. Hazurwan Marg, E. Ward,
Mumbai - 400 018.

Subj: Proposed redevelopment of the property on plot bearing C S No.295 of Lower Parel Division, G/S Ward situated at Gandhinagar, Yashwantrao Chavan Marg, Worli, Mumbai 400 018 (Full occupation to Rehab Building No. 2)

Ref: Your Architect's letter dated 18.5.2012

Sir,

WITHOUT PREJUDICE

With reference to above letter, this is to inform you that there is no objection to occupy the Rehab Building No. 2 under reference comprising of still + 20 upper floors, which is constructed under supervision of Licensed Surveyor Shri Saroon F. Passiwala (Regn. No.P/45/LS) and Regd. Structural Engineer Shri Achyut Watve (Regn.No.STP/W/10) subject to following conditions:

- 1) That the completion certificate from S.W.D. & Road Dept. shall be submitted before asking occupation to sale building.
- 2) That final B.C.C. from Tree / MHADA shall be submitted before asking occupation to sale building.
- 3) That Vermicompost bins shall be submitted before asking occupation to sale building.
- 4) That Rain Water Harvesting shall be submitted before asking occupation to sale building.
- 5) That the demarcation of plot boundary from C.S.L. and demarcation certificate shall be submitted before further C.C. for sale building.
- 6) That certificate u/Sec.270A of M.M.C. Act from H.E. Department regarding adequacy of water shall be submitted before B.C.C.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 153-A of B.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

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2009	94/38
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[Signature]
29/5/12

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/2249/16/1A of 11/09/09

COMMENCEMENT CERTIFICATE

To,

M/s Laxmanada Infrastructure Pvt Ltd
72 Gandhi Nagar
Dinkar Shikhar Road
Ward Mumbai 400 017

Ex Eng Bldg Proposal (Div) - 1
E Ward Municipal Offices 3rd Floor
10, S. K. Hafizuddin Marg, E/W
Mumbai-400 008

Sir,

With reference to your application No. 2235 dated 31 May 2007 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed Bldg No. 2 on plot bearing G.D. No. 215 Ward

and building permission under section 348 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 2 on Plot No. 10/2/10 I.C.S. No. 295 Division/
Village/Town Planning Scheme No. Low Gandhinagar Ward 61 Situated at Road/Street the proposed

Certificate/Building permit is granted on the following conditions:



Stamp with handwritten date: 2009/9/30 and 2009. The stamp also contains the number 8.

- 1) The land vacated in consequence of the endorsement of the base line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or used to be occupied or used as permitted to be used by any person until occupancy permit 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 laps shall not bar 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 sanction 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.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development under the provisions of Sec 44(3A) of the Maharashtra Regional and Town Planning Act., 1966.



**LOKHANDWALA
INFRASTRUCTURE** *Trust above*

LOKHANDWALA INFRASTRUCTURE (P) LTD
ISO 9001 - 2008 Certified

Corporate Office:
72, Gandhi Nagar, Dainik Shivner Marg,
Worli, Mumbai-400 018, India.

Tel: (+91-22) 4080 5555 / 2492 6317
Fax: (+91-22) 2405 0453 / 2491 3651

adrin@lokhandwalainfrastructure.com
www.lokhandwalainfrastructure.com



To,
Shri/ Smt ASHOK B JAIN
(Occupant), legal heirs of
Shop / Room No 1A
Chawl No 1
Ganpatrao Kadam Marg,
Worli, Mumbai -- 400 018.

Sub : Redevelopment of property at C.S.No.295 of Lower Parel Division situated at 77D Ferguson Road (Ganpatrao Kadam Marg), Lower Parel, Mumbai.

Ref : 1) Irrevocable written consent dated 14.01.05
2) Lottery draw on 20/11/2011.

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Sir,


With reference to above referred consents/agreements dated 14.01.05 to provide Alternative accommodation to you on property bearing C.S.No.295 of Lower Parel Division, situated at 77D Ferguson Road (Ganpatrao Kadam Marg), Lower Parel, Mumbai, in lieu of old Premises Chawl No. 1 / Room No.1A in old building (which is demolished for redevelopment).

We have to inform you that the new premises viz. 211005 on 1st floor, admeasuring 300 Sq. ft. carpet area approximately in the newly constructed building on the above mentioned property is hereby allotted to you as a permanent alternative accommodation on ownership basis. The premises allotted to you are completed in all respect & it is ready for occupation as per the lottery draw held on 20/11/2011.

You are therefore kindly requested to take over the vacant & peaceful physical possession of aforesaid premises allotted to you at the earliest.

We therefore record that we have provided to you on ownership basis premises no 211005 on 1st floor in the newly constructed building on above subject mentioned property as a permanent alternative accommodation in lieu of your old premises.

Yours faithfully,


For Lokhandwala Infrastructure Pvt. Ltd.
(Formerly known as Lokhandwala Builders)
DIRECTOR

SAI MILAN CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Address : GANPATRAO KADAM MARG, WORLI, MUMBAI - 400 018.

[Regn. No. MUM/WGS/HSG/TC/8669/2006-07/20061]
C.S. No. 295, Lower Panel Division

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>179</u>	Plat No. <u>2/1005</u>	Certificate No. <u>179</u>
Name(s) of Holder(s) <u>Ashok B Jain</u>		
No. of Shares held <u>Five Only</u>	(In words)	<u>(5/-)</u>
Distinctive No.(s) From <u>891</u>	To <u>895</u>	(In bold figures)
		(Both inclusive)

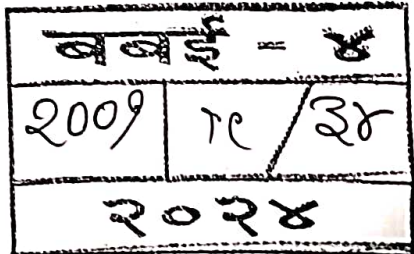
Given under the Common Seal of the Society this 20th day of December 20 11

T. N. Jadhav

R. D. Gladge

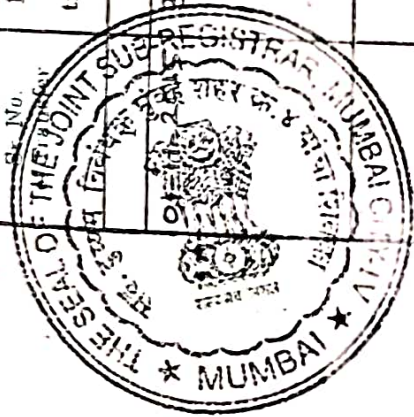
S. S. Khambhe

(Signature)
Chairman
(Signature)
Hon. Secretary
(Signature)
Treasurer



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

Date & Sr. No.	Date of General Body / Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor is Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
2	30-10-2015 <i>[Signature]</i> Chairman	3 Mr. Bhawarlal Babulal Jain <i>[Signature]</i> Hon. Secretary	4 179	5 307 Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



Sales Voucher

Bill No : 2125 Bill Date : 1-Dec-2023 Due Date : 25 Days
 Bill for the period of : Dec - 2023
 Name : B-1005-Bhawarlal Babulal Jain
 Flat/Shop No : 1005 Floor No : 10

Sr.No	Particulars	Amount (Rs.)
1	Service Charges	1,100.00
2	Sinking Fund	100.00
3	Water Charges	150.00
4	Repair Fund	450.00
5	Non Occupancy Charges	200.00
6	Interest on Late Payment	38.00
Total		2,038.00
Arrears		2,183.00
Due from you		4,221.00

In Words : Rupees Four Thousand Two Hundred Twenty One Only

for SAI MILAN CO-OP H.S LTD
Sd /

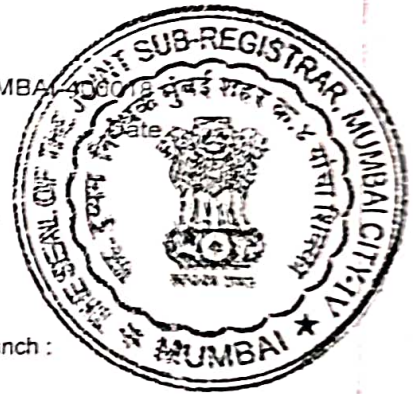
(This is a Computer Generated Bill / Receipt, No Signature is required)

- E.&O.E**
 Note
1. Amount deposit to IDBI Bank saving A/c no. 0175104000038225
 2. Bank IFS code No. IBKL0000175 MICR no. 400259021
 3. if payment not made before the date 25th of every month interest will charge @21% on entire amount.
 4. please issue crossed chequed in the name of society.
 5. society contact no.9137752626
 6. Send the bill alongwith payment.

RECEIPT

SAI MILAN CO-OP H.S LTD
 (Reg. No : MUM/WGS/HSG/TC/8669/2006-07/2006)
 GALA NO.5 GR. FLOOR,, GANPATRAO KADAM MARG,, WORLI, MUMBAI-400018

Receipt No. :
 Received from : B-1005-Bhawarlal Babulal Jain
 Office No. / Shop No. : 1005
 Amount In Words : --- NO RECEIPT ---
 Cheque No. : Dated: Bank : Branch :
 Against Bill No. : --- NO RECEIPT ---
 Against Bill Date : --- NO RECEIPT ---
 For the period of :



For SAI MILAN CO-OP H.S LTD

Sd /
 Hon. Secretary / Treasurer



(This is a Computer Generated Bill / Receipt, No Signature is required)

Rs.
 This Receipt is Valid Subject to realization of cheque(s)

वकत - ४
 2009 / 22 / 35



महंतलाल बाबुलाल जैन
Bhawant Lal Babulal Jain
जन्म तारीख/ DOB: 23/08/1964
लिंग / GENDER: MALE

3673 9139 5733



माझे आधार. माझी ओळख

For Registration Purposes



सर्वोच्च न्यायालय
भारत सरकार
भारत

पत्ता:
SIC Babulal Jain, VIII, 2 फ्लोर फ्लॉट
न 3 प्लॉट नं. 3, डॉ. ए. बी. तार, मंदिर
हॉस्पिटल जवळ, उरुळी नका, मुंबई, महाराष्ट्र
महाराष्ट्र - 400018

Address:
SIC Babulal Jain, VIII, 2nd Floor
Plot No. 3, Dr. A. B. Tar, Mandir
Road, Near Hospital, Worli
Naka, Mumbai, Maharashtra
Maharashtra - 400018



3673 9139 5733

1947
1800 300 1947

mailto:aaar@uidai.gov.in

www.aaar.gov.in

PIC: Sanjay1447
Sanjay1447@aaar.gov.in

बवई - ४
२००९/२६/३०
२०२४

PERMANENT ACCOUNT NUMBER

AAHPJGGGNN



नाम NAME

BRAMARLAL BABULAL JAIN

पिता का नाम FATHER'S NAME

BABULAL SESHINATH JAIN

जन्म तिथि DATE OF BIRTH

23-01-1954

हस्ताक्षर SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

अधीनस्थ (पदा)

DIRECTOR OF INCOME TAX (SYSTEMS)

[Handwritten notes]
For Registration



जन्म का पता / पंजीकृत पता का पता
पंजीकृत पता का पता
व्यक्तिगत पता (पदा)
व्यक्तिगत पता का पता
व्यक्तिगत पता का पता

बवई - ४
२००९/२५/२४

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEGPJ7230K

नाम / NAME
ASHOKKUMAR BABULAL JAIN

पिता का नाम / FATHER'S NAME
BABULAL SHISHMAL JAIN

जन्म तिथि / DATE OF BIRTH
30-09-1962

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)
 Commissioner of Income-tax (Computer Operations)

For AIT

[Handwritten Signature]

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कम्प्यूटर केंद्र),
 सी-13, प्रत्यक्षकर भवन,
 बान्द्रा-कुर्ता कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
 the issuing authority:
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurta Complex,
 Mumbai - 400 051.



बबई - ४	
2009	2e/38



रोहित संजय काटे
Rohit Sanjay Kate
जन्म तारीख / DOB : 12/09/1993
पुरुष / Male



आधार पहचान का प्रमाण है, जागरूकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

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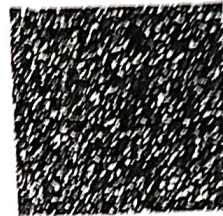
मेरा आधार, मेरी पहचान



भारतीय विधिक प्राधिकरण
Authority of India



पता: मार्फत: संजय काटे, रूम नं 3 चाळ नं
10 नेहरु नगर, गणपतराव कदम मार्ग,
लोअर परेल, मुंबई, मुंबई, महाराष्ट्र, 400013



Address: C/O: Sanjay Kate, Room No 3
Chawl No 10 Nehru Nagar, Ganpatrao
Kadam Marg, Lower Parel, Mumbai,
Mumbai City, Maharashtra, 400013

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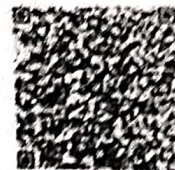
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भारत सरकार



प्रदीप चंद्रप्रकाश जैन
Pradeep Chandraprakash Jain
जन्म तिथि / DOB : 31/08/1973
पुरुष / MALE



3651 5345 1603

आधार - आम आदमी का अधिकार



भारतीय विधिक प्राधिकरण
Authority of India

पता:
S/O चंद्रप्रकाश जैन, 904, बी- विंग
साई मिलन सी एच एस मार्फत,
गणपतराव कदम मार्ग, परीस रॉयल
के सामने, वरळी, मुंबई, मुंबई,
महाराष्ट्र, 400018

Address:
S/O Chandraprakash Jain, 904,
B-wing sai milan CHS Ltd,
ganpatrao kadam marg, opp
patis royale, worli, Mumbai,
Mumbai, Maharashtra, 400018



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P.O. Box No. 1947



29:47 AM
4/2001/2024
दस्तावेज

दस्त गोधवारा भाग-2

बबई-4
दस्ता क्रमांक: 2001/2024

कराचे नाव व पत्ता
श्री. अशोककुमार बाबूलाल जैन -
प्लॉट नं: सदर्निका क. १००५, माळ्या नं: १० वा मजला, इमारतीचे
प्लॉट नं: मिलन को-ऑप होसिंग सोसायटी लिमिटेड, इमारत क्र.२,
मि. ब्लॉक नं: वरळी, मुंबई, रोड नं: गणपतराव कदम मार्ग,
मुंबई.
पिन: AEGPJ7230K

पक्षकाराचा प्रकार
लिहून देणारा
वय :- 62
स्वाक्षरी:-



श्री. अशोककुमार बाबूलाल जैन -
प्लॉट नं: सदर्निका क. १००५, माळ्या नं: १० वा मजला, इमारतीचे
प्लॉट नं: मिलन को-ऑप होसिंग सोसायटी लिमिटेड, इमारत क्र.२,
मि. ब्लॉक नं: वरळी, मुंबई, रोड नं: गणपतराव कदम मार्ग,
मुंबई.
पिन: AAHPJ9959N

लिहून घेणारा
वय :- 60
स्वाक्षरी:-



दस्ता देणार तपासणीत बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
वेळ: 05 / 02 / 2024 11 : 28 : 30 AM

व सिद्धीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

कराचे नाव व पत्ता
श्री. अशोक कुटे -
श्री. अशोक कुटे, मुंबई,
पिन: 400018

स्वाक्षरी
[Signature]



श्री. अशोक कुटे -
श्री. अशोक कुटे, मुंबई,
पिन: 400018

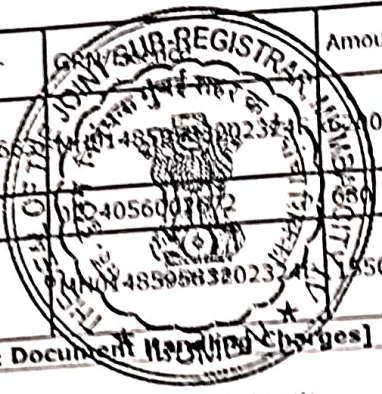
स्वाक्षरी
[Signature]



वेळ: 05 / 02 / 2024 11 : 29 : 23 AM

थक, मुंबई-4

Ser	Type	Verification No./Vendor	Amount	Used At	Deface Number	Deface Date
ARLAL	eChallan	0230004-02402016566	100.00	SD	0007929352202324	05/02/2024
ARLAL	DHC		680	RF	0224056002672D	05/02/2024
ARLAL	eChallan		15500	RF	0007929352202324	05/02/2024



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प्रमाणित करणेत येते चर्चे सादरील
 दस्तामध्ये एकूण.....३३.....पाने आहेत
 पुस्तक क्र. १, बबई-४/.....२००९...../२०२४ चर
 नोंदला.
 दिनांक 5 FEB 2024

224

SBI - RACPC Mumbai South (Chinchpokali) (17889)

HLST / HLC / BST		New / Resale	
Branch Name	Jacob Cinelecthmark	Takeover	
Branch Code	01835	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
BST	Kaustubh D		
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	Mahnan Vinodkhai Naru	Vinodkhai Premjibhai Naru	
Mobile No.		9825615811	
Email Id			
CIF No.	78673076178	78673019937	
Loan Type	Resale	Home Loan / HL Top Up / LAP / Education Loan	
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
NRI		PMAY	Yes / No
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.		RLMS No. / LOS No.	
Loan Amount	Rs. 90,00,000/-	First Disbursement Amount	Rs.
Loan Tenure	_____ Months	Moratorium	_____ Months
Pre Sanction Survey (PSS) Reports			
	Name	Sent on	Received on
TVSR-1	SEP legal	20.02.24	
TVSR-2			
Valuation-1	Vasumala -	20.02.24	
Valuation-2			
RO+ITR	CUX - 07.02.24		AV - 1,03,00,00
Property Inspection		Deep Kumar	7738228626
File Movement			
	COD	Data Entry	Processing Officer
Date	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersal No.	
RinRaksha A/c No.		EM Creation Date	