

OS No. : RLMS - 501240423014471

Application Name : PAWAN JAIN

Co-Applicant Name : MAMTA JAIN

PF No.: 1) 87311549485 2) 87311549509

Contact Number (R) 981901236 (O)

Loan Amount 1.20 Cr.

Tenure : 318 M

Interest Rate : 8.85 %

EMI :

Loan Type : OD

SBI LIFE : YES / NO

IPB's :

Name of RMPB's :

No. of RMPB's :

No of PMPB's :

: AGREEMENT FOR SALE:

THIS AGREEMENT FOR SALE made and entered into at Mumbai on this 21 day of April in the year 2024, BETWEEN **MR. Parimal Bhattacharya**, an adult, aged about 58 years, Pan No. ABDPB5796Q & **MRS. Suparna Bhattacharya**, also adult, aged about 53 years, Pan No. AOVPB2525C, Indian inhabitant of Mumbai, residing at Flat No.1102, in A Wing, Panchvati Co. operative Housing Society Ltd, Panchshristi Complex, Powai, Mumbai-400072, hereinafter referred to as 'THE VENDORS' (which expression shall unless it repugnant to the meaning and context thereof, mean and include their heirs, executors, administrators and assigns) of the party of the FIRST PART

AND

MR. Pawan Jain, an adult, aged about 43 years, Pan No. AFHPJ5646R, & **MRS. Mamta Jain**, also adult, aged about 41 Years, Pan No. AIHPJ3867B, Indian inhabitants of Mumbai, presently residing at Flat No.1103, in A Wing, Panchvati Co. operative Housing Society Ltd, Panchshristi Complex, Powai, Mumbai-400072, hereinafter referred to as 'THE PURCHASERS' (which expression shall, unless it be repugnant to the meaning and context thereof, mean and include their heirs, executors, administrators and assigns) of the party of the SECOND PART.

WHEREAS:

- a. The Vendors has seized, possessed and /or otherwise well and sufficiently owner of a residential premises known as Flat No.1102, admeasuring about 653 Sq.ft(Carpet area exclusive of the area of lift landings, lobbies and staircases) on the 11th Floor in Wing "A", in the building known as Panchvati Co.operative Housing Society Ltd, Panchsristi Complex, Chandivali, Powai, Mumbai-400072, constructed on the land situate, lying and being at Village Chandivali, in the registration district and sub-district of Mumbai City and Mumbai Suburban and bearing survey no.6(pt), comprising C.T.S. No.11-B/11, 11-B/11/28 to 93, C.T.S No.11-C(pt), 11-H, 11-H/106,122 to 190 of village Chandivali, taluka Kurla, Mumbai suburban district, more particularly described in the schedule hereinafter written, hereinafter referred to as the 'The Said Premises', for the sake of brevity.
- b. The Vendors had acquired and purchased The Said Premises from Mr Rahul Khanna and Mrs. Sangeeta Khanna, by Sale Deed dated 8th September 2008, which is registered on 08 September 2008. with the sub-registrar, Mumbai suburban district, and bearing registration no. 04259-2008
- c. The Vendors is the full fledged member of the **Panchvati A wing Co. operative Housing society Limited**, the society registered under the Maharashtra Co-operative Societies Act 1961 with the Registration no. MUM-2/W-L/HSG/(TC)/9501/2006-2007 (hereinafter referred to as '**THE SAID SOCIETY**').
- d. The Vendors have represented to the Purchasers that the said premises has been mortgaged with State Bank of India for a home Loan.
- e. AND WHEREAS the Vendors has agreed to sell, transfer and assign all his rights, title, interest etc. in respect of the Said Premises in favour of the within named Purchaser who has agreed to purchase the Said Premises at the price and terms and conditions described herein below.

: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

A residential Flat No.1102, admeasuring about 653 Sq.ft(Carpet area) on the 11^h Floor in Wing "A", in the building Punchvati Co. operative Housing Society Ltd, PUNCHRISTI Complex, Chandivali, Powai, Mumbai-400072, constructed on all that the pieces or parcel of land or ground admeasuring about 2259 sq. Mtrs. or thereabouts bearing sub plot no.15 situate, lying and being at Village Chandivali, in the registration district and sub-district of Mumbai City and Mumbai Suburban and bearing survey no.6(pt), comprising C.T.S. No.11-B/11, 11-B/11/28 to 93, C.T.S No.11-C(pt), 11-H, 11-H/106,122 to 190 of village Chandivali, taluka Kurla, Mumbai suburban district. The building is constructed Stilt + 15 upper Floors. Year of construction 2004.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this writing on the day, month and year first herein above mentioned.

SIGNED, SEALED AND DELIVERED

by the within named party of the

FIRST PART, the "VENDORS":-

MR. PARIMAL CHANDRA BHATTACHARYA

MRS. SUPARNA BHATTACHARYA

In the presence of

1. Mr. Prashant K. Banerjee
2. Mr. Vikrant Shelatkar

SIGNED, SEALED AND DELIVERED

By the within named party of the

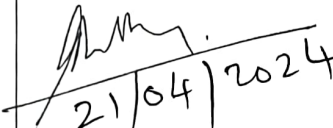
SECOND PART, the "PURCHASER":-

MR. PAWAN JAIN

MRS. MAMTA JAIN

In the presence of

1. Mr. Prashant K. Banerjee
2. Mr. Vikrant Shelatkar


21/04/2024

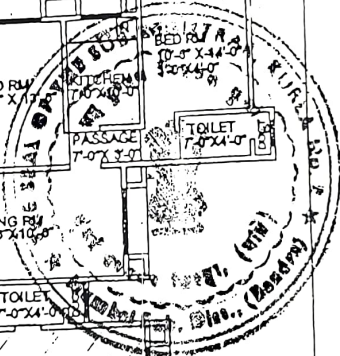
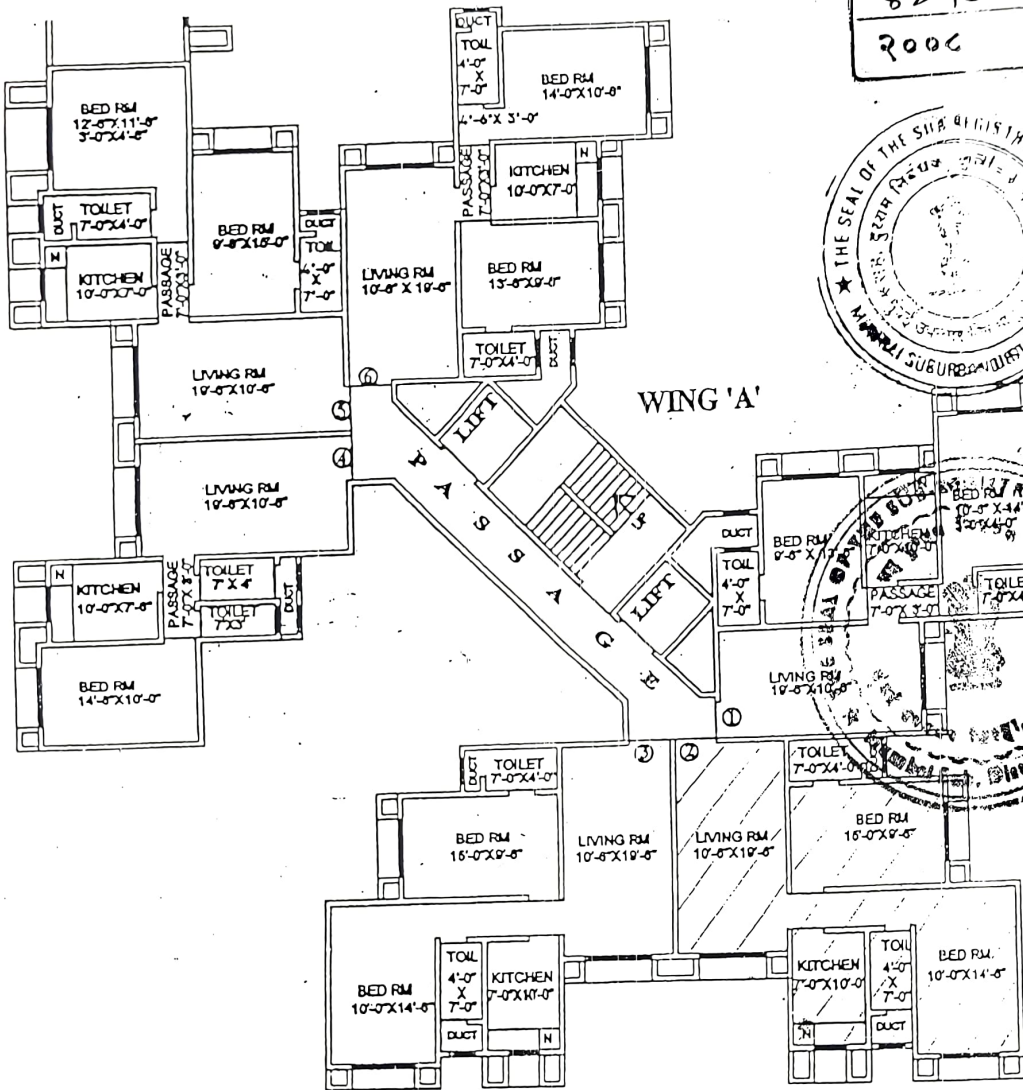

Shelatkar


21/04/2024


Shelatkar

ANNEXURE - E

2002-19
824E 198
2000



Handwritten signature

4720 (2008)
28

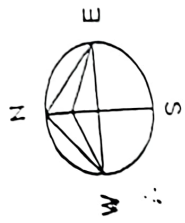
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PLAN OF PROPOSED FLAT BEARING NO. 1102 ON 1ST FLOOR IN HATCHED RED LINES TO BE ACQUIRED BY THE PURCHASER IN BUILDING "PANCH VATI" WING - A



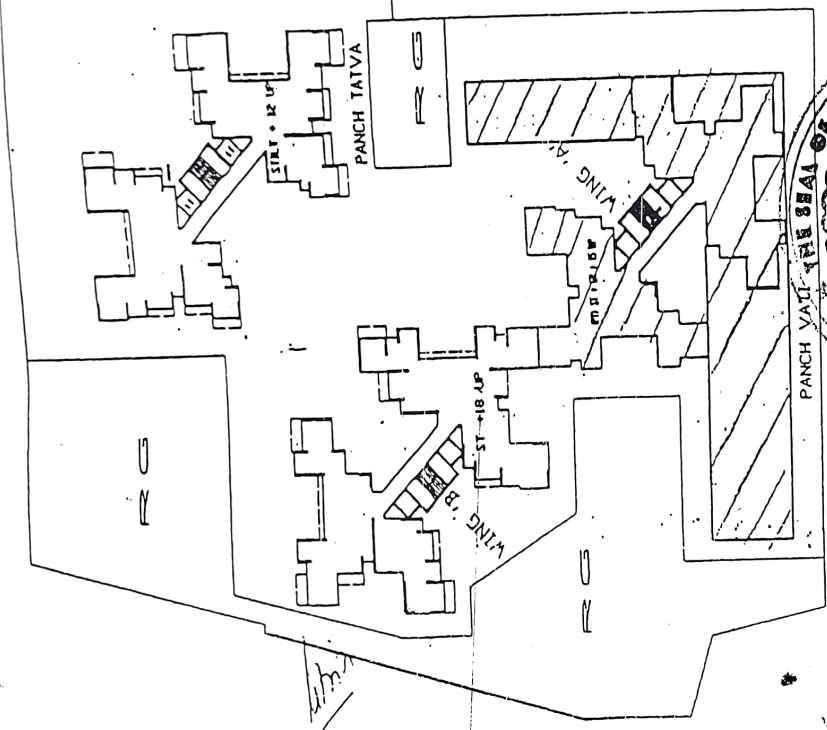
ANNEXURE - B



दस्तावेज - ७
वस्तू नामांक (4920/12004)
24

40'-0" WIDE INTERNAL ACCESS

40'-0" WIDE INTERNAL ACCESS



INTERNAL ACCESS

Asst. Secy (Revenue)
S. Khanna

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दस्तावेज - ७
वस्तू नामांक (4920/12004)
24

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-OC

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CL/3683/MPES/AL

57 JUN 2005

To,
Shri T.N.Shaldar, Architect,
6, Dhanashri, Nanda Patkar Road,
Vile Parle(E), Mumbai : 400 057.

Sub: Part occupation to Bldg. No.1 comprising of Wing A & B (i.e. full O.C.C. to Wing 'A' Gr.(pt) shopping + Stilt (pt) + 15 upper floors) on plot bearing CTS No.11 B/11, 11 B/11 to 28 to 93, 11/C (pt), 11/H, 11-H/ 106, 122 to 190 of Village Chandivali, Kurla(W).

Sir,

The part development work of building No. one on plot situated at Chandivali, Off. Adi Shankaracharya Marg, City Survey No. 11 B/11, 11 B/11 to 28 to 93, 11/C (pt), 11/H, 11-H/106, 122 to 190 of Village Chandivali, Kurla(W), completed under the supervision of Structural Engineer Shri K.I.LShah bearing Licence No.STR/S/33 & Licence Surveyor bearing License No. 28/485/L.S., may be occupied on the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the balance L.O.D. & amended plan approval condition shall be complied with.
3. That the amended layout shall be submitted.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

M. S. 28/50
Executive Engineer
[Bldg. Proposals] Eastern Suburbs.



TAX INVOICE

MAHANAGAR GAS LIMITED

An ISO 9001, 14001 and 45001 Certified Company
www.mahanagargas.com

CA Number : 2100 0059 2313

BILL DATE : 15/02/2024

PERIOD : 03/12/2023 TO 15/02/2024

Emergency
(Gas Leak, Gas Stop, Fire)
18002669944 (Tollfree)
(022)-68759400,
(022)-24012400,
9899 20 3843
(Available 24x7)

Mr. PARIMAL CHANDRA BHATTACHARYA
Flat :- 1102 Floor :- 11 Wing :- A
PANCHVATI A CHANDIVALI PANCHVATI A CHSL PANCH SHRISTRI
COMPLEX CHANDIVALI
NR M S SHETTY SCHOOL ANDHERI (E) MUMBAI - 400072
Mobile No.: 98XXXXXX18; Email id: PA*****YA@YAHOO.COM
BP No.: 1100589802

952
Amount (Rs)
06/03/2024

1082
Amount (Rs)
06/03/2024

MVAT Invoice No.

DOM/02/23-24/17845707

SALE OF NATURAL GAS

Gas Consumption SCM (Standard cubic meter.)	20.00
Gas Consumption Charges Rate Per SCM	45.63
MVAT @3%	27.38
Arrears	0.00
Credit Balance/Discount/Rebate	0.00
TOTAL CHARGES A	938.98
GST Invoice No. 201015829807	
Other Charges	10.00
Minimum Charges	0.00
SGST @9%	0.90
CGST @9%	0.90
TOTAL CHARGES B	11.80
TOTAL PAYABLE (A+B)	952.00

Important Information

We thank you for making full payment of ₹806.00/- against the PNG bill dated 15/12/2023
Opt for paperless Invoice by sending SMS to 9223555557 'No Hard Copy'
We value your Privacy. If you wish to avoid visit of Meter reader made your promises, please provide us your meter reading or generate your bill by 30/03/2024, for this purpose you will receive an SMS from MGL with a link between 28/03/2024 to 30/03/2024
We have raised the current bill based on the Reading obtained by us through visit by provided by you via SMS /Meter Reader/MGL connect / Mailed to customer support ID of MGL.

Gas Consumption Security Deposit ₹ 1250

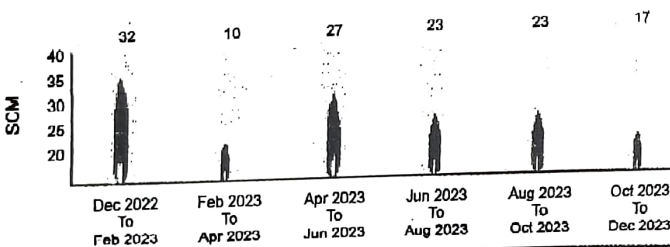
Your Interest free, refundable Security Deposit towards Last Mile Connectivity with us as on date is Rs. 5000

Meter Image

Tentative next meter reading date
05/04/2024



Meter No.	Previous Reading 952 Actual Date	Closing Reading 972 Actual Date
12228647	03/12/2023	15/02/2024



Declaration

It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction of sale covered under this Tax Invoice shall be accounted for in the Turnover of Sales while filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.

For Mahanagar Gas Ltd.

Chief Manager - Revenue & Taxation

Stamp, Sign & Date
E & O E

We are excited to present our PNG bill in a new format. We at MGL, constantly endeavour to provide unmatched convenience while maintaining simplicity. This changed format will provide you with a cleaner presentation of your account & past consumption along with multiple and easy payment options. One more important detail about the new format. A young student and budding artist Akash Sthool from Sir J. J. Institute of Applied Arts has designed the format. So do tell us about the change as well as our services at support@mahanagargas.com or 9899 20 3843. Thanking you once again for the opportunity to serve you. Team MGL

PAYMENT SLIP/CHEQUE

Cheque No:	Cheque Dt:
Bank Name/branch:	
CA No. : 2100 0059 2313	Due date: 06/03/2024
Amount Paid: 952	
Please pay by cheque in favour of Mahanagar Gas LTD CA NO. 2100 0059 2313	

Pay through QR (Quick Response) Code



Customer Care - 24x7

(022) 6867 4500 & 6156 4500

9899 20 3843

CIN # L40200MH1995PLC088133 | VAT # 27390000364V | C.S.T # 27390000364C