



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No.: RLMS - 501240503021702

Application Name: NEETA GHEWARE

Co-Applicant Name: PRANEET GHEWARE

CIF No.: 1) 85666157097 2) 9147630821

Contact Number (R) (O)

Loan Amount 2 CR	Tenure: 30 YRS
Interest Rate:	EMI:
Loan Type: TL	SBI LIFE: YES / NO

RMPB's: ATUL KUMAR

Name of RMPB's:

Mob. No. of RMPB's:

Fax No of PMPB's:

HLC :-

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR	CRWY + TIR	
VALUATION	Raisinghani	LG Naik
SITE		
LOAN AC		
T.D.		
D.F.		

Customer Yes No

CIF No/ Account No.

First Name: NEETA Middle Name: DILIP Last Name: GHEWARE

Mrs Ms Dr. Other Gender: M F Transgender

Status: Single Married Other

Date of Birth: DD MM YYYY

Spouse: DILIP PRABHARAO GHEWARE

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

Father: BABURAO GANPATRAO PANGAL

UID No.

PAN No. AGXP66719A

No. Driving License No.

No. MGNREGA Job Card No.

Residential Status: Resident NRI / CIO

Citizenship

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General



Signature: Neeta
Please sign here

Residential Address

Present Address: Years at current address Months at current address Residence Type: Owned Rented Company Leased

ROW HOUSE NO 2
VASANT VIHAR ROW HOUSES
THANE WEST
400601 Village City
THANE State MAHARASHTRA Country INDIA
9136081299 Email ID

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

ROW HOUSE NO 2
VASANT VIHAR ROW HOUSES
THANE WEST
400601 Village City MUMBAI
State MAHARASHTRA Country INDIA
7021041256 Email ID

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

Director: 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

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

Customer: Yes No

CIF No/ Account No.

First Name

Middle Name

Last Name

PRANEET DILIP GHEWARE

Birth: 15012001

PAN:

9136081299

ghewarepraneet@gmail.com

Spouse:

Father: DILIP PRABHAKAR GHEWARE

Gender: Male Female Third Gender

Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Passport No. / UID No.

Ration Card ID No.

Bank Account No.

Driving License No.

MREGA Job card No.

Address issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OUR SERVICE UNDER:

Old Pension Scheme New Pension Scheme

Residential Address:

Permanent Address:

1: ROW HOUSE NO 2

2: YASANT VIHAR ROW HOUSES

3: THANE WEST

City:

State: MAHARASHTRA

INDIA

Pin Code: 400601

Address same as the permanent address Yes No

Address:

1: ROW HOUSE NO 2

2: YASANT VIHAR ROW HOUSES



25/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 16831/2022

नोंदणी :

Regn:63m

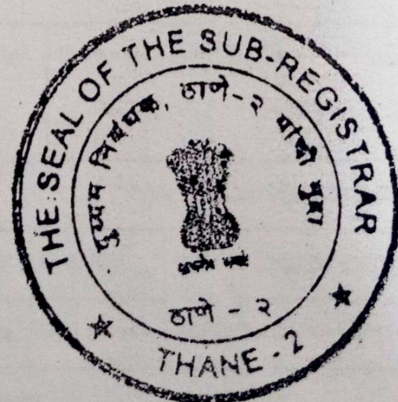
गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	54000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48025188.12
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 2002, माळा नं: 20 वा मजला, इमारतीचे नाव: विराज टॉवर, ब्लॉक नं: माजिवडे, रोड नं: पोखरण रोड नं.2,ठाणे, इतर माहिती: क्षेत्र 3390.00 चौ.फुट कार्पेट + 310.00 चौ.फुट बाल्कनी चार कारपाकिंग सह(विभाग क्र. 6/24/3ई/4)((Survey Number : 192/1P ;))
(5) क्षेत्रफळ	1) 3700 चौ.फूट
(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:-मे. श्री विराज इंटरप्राईजेस तर्फे भागीदार श्री राजन एन बांदेलकर यांचे तर्फे कु.मु. म्हणून श्री सुरज सुरेश मोरे वय:-29; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: रौनक ग्रुप ,मोहन मिल कंपाउंड, ब्लॉक नं: नेक्स्ट टू ऑडी ठाणे, रोड नं: जी बी रोड,ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ABJFS0787Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्य यालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निता दिलीप घेवारे वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रो हाऊज नं.2, ब्लॉक नं: वसंत विहार स्कुल जवळ , रोड नं: पोखरण रोड नं.2 ,वसंत विहार, ठाणे वेस्ट , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AGXPG6719R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	25/07/2022
(11) अनुक्रमांक,खंड व पृष्ठ	16831/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Dehmu
25/07
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6



GRN	MH015833779202122E	BARCODE			Date	30/03/2022-16:53:38	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	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AGXPG6719R					
Location	THANE			Full Name	NEETA DILEEP GHEWARE					
Year	2021-2022 One Time			Flat/Block No.	2002 20 TH FLOOR VIRAJ TOWER					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401 Stamp Duty		3240000.00		Road/Street	MAJIWADE POKHARAN ROAD NO 2					
0030063301 Registration Fee		30000.00		Area/Locality	THANE					
				Town/City/District						
				PIN	4	0	0	6	1	0
				Remarks (If Any)	PAN2=ABJFS0787Q~SecndPartyName=SHREE VIRAJ ENTERPRISES~CA=54000000					
				Amount In	Thirty Two Lakh Seventy Thousand Rupees Only					
Total			32,70,000.00	Words						
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332022033017593	709381685					
Cheque/DD No.		Bank Date	RBI Date	30/03/2022-16:55:01	Not Verified with RBI					
Name of Bank		Bank-Branch	ICBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

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

Mobile No. : 9769963389

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mee



टन न - २
दस्त क्रमांक ९६३३ / २०२२
९ / ३३४

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 31st day of March in the Christian Year Two Thousand Twenty Two BETWEEN M/S. SHREE VIRAJ ENTERPRISES, PAN: ABJFS0787Q, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having registered office at 26 Kilachand Building, 298 Princess Street, Marine Lines, Mumbai - 400 002 and administrative office at Raunak Group, Plot No.1, Mohan Mill Compound, Next to Audi Thane, Ghodbunder Road, Thane (West) - 400607, hereinafter referred to as 'the PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Shree Viraj Enterprises, survivor or survivors of them and their respective heirs, executors, administrators & assigns of such last survivor) of the One Part

AND NEETA DILEEP GHEWARE PAN AGXPG 6719R having her address at Row House No. 2, Pokharan Road No. 2, Near Vasant Vihar School, Vasant Vihar, Thane (W) 400 610 hereinafter referred to as 'the ALLOTTEE' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the Other Part :

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neuter gender wherever applicable.

WHEREAS one M/s. Devidayal Industries Ltd. (formerly known as Devidayal Electronics and Wires Ltd. and hereinafter referred to as 'the said DIL') was seized and possessed of and/or otherwise well & sufficiently entitled to all those pieces or parcels of land situate, lying & being at village Majiwade, Taluka & Dist. Thane together with structures standing thereon & more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the said Larger property');

AND WHEREAS the said DIL availed various credit facilities from the Bank of Baroda, Canara Bank, Indian bank & Vijaya Bank in Consortium, mortgaging the said Larger property as well as hypothecating the plant & machinery;

AND WHEREAS the said DIL was under lock-out since 02/12/1997. The said DIL was declared sick by the Competent Authority in accordance with the provisions of Sick Industrial Companies (Special Provisions) 1985. The said DIL could not be re-habilitated & therefore, the Competent Authority i.e. Board of



ट न न - २
दस्त क्रमांक १६८३१ / २०२२
३/१३२

[Handwritten signature]

[Handwritten signature]

Apartment 310.00 square feet equivalent to 28.80 square meters aggregating to **Total Area** of 3700.00 square feet equivalent to 343.74 square meters as shown on the floor plan hereto annexed and marked as **Annexure 'N'** and more particularly described in Schedule A hereunder written (hereinafter referred to as 'the said Apartment') for the consideration of **Rs. 5,40,00,000/- (Rupees Five Crore Forty Lakh Only)** including Rs. 0/- (Rupees NIL only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities annexed hereto and marked as **Annexure 'P'**. The Carpet Area, Exclusive Areas, External Walls & Internal Partition Walls shall have the meaning ascribed to it in Recital mentioned hereinabove.

1(b) The Promoters hereby agrees to allot Four Car Parking in basement/podium to the Allottee, being constructed in the layout

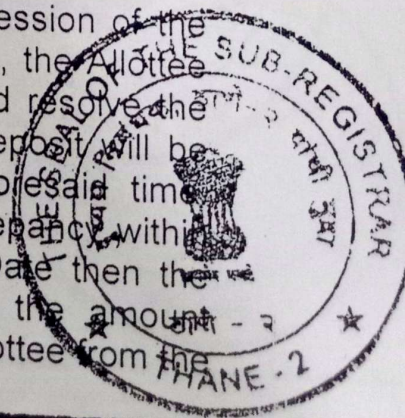
1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 50,00,000/- (Rupees Fifty Lakh Only)** as advance payment or application fee and hereby agrees to pay to the Promoters, the balance amount of purchase consideration of **Rs 4,90,00,000/- (Rupees Four Crore Ninety Lakh Only)** in the following manner :-

i)	Rs. 50,00,000/-	On or before execution of agreement
ii)	Rs. 5,40,000/-	Being TDS u/s 194 IA of the Income Tax Act.1961 to pay to Tax Authority of India and furnish TDS Certificate with copy of challan evidencing the proof of payment to the Promoters
ii)	Rs. 4,84,60,000/-	Within 365 days from execution of these agreement.

1(d) a) The Allottee is aware that the Allottee has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoters, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Further, the Allottee shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

b) The Allottee further agrees and undertakes that if the Allottee fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Allottee alone shall be deemed to be an assessee in default in respect of such tax and the Promoters shall not be liable for any statutory obligations / liability for non-payment of such TDS.

c) It is further agreed by the Allottee that at the time of Possession of the Apartment, if any discrepancy is found in actual form 16B & 26AS, the Allottee has to pay equivalent amount as interest free security deposit and resolve the same within 4(four) months from the date of possession. This deposit will be refunded to Allottee once the discrepancy is rectified within aforesaid time. Provided further that in case the Allottee fails to resolve the discrepancy within the stipulated period of 4 (four) months from such Possession Date then the Promoters shall be entitled to forfeit the said deposit against the amount receivable from the Allottee, which amount was deducted by the Allottee from the



टनन - २

SCHEDULE 'A' -

THE SAID APARTMENT

ALL THAT PREMISES being Apartment bearing No. 2002 on floor 20th of Building Viraj Tower (as per Municipal Sanction Bldg No.S) having carpet area of 3390.00 square feet equivalent to 314.94 sq. mtrs. and the balcony area of the Apartment 310.00 square feet equivalent to 28.80 square meters aggregating to **Total Area** of 3700.00 square feet equivalent to 343.74 square meters being constructed on the property more particularly described in the Schedule hereinabove written.

Mys



टनन-५२
दस्त क्रमांक १६८३१/२०२२
३६/१३०



Certificate No.:- 1601

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate
Building No. S - Basement + Podium + Gr.Pt. + St. Pt. + 1st to 26th floor Only

V.P. No. 2003/27 TMC/TDD /OCC/0745/19 Date 30/9/2019

To, **Jitendra Mukadam (Architect)**

Plot No.45, Gr. Floor, Pooja Apt.,

Brahmin Soc., Naupada, Thane (w)

M/s Shri Viraj Enterprises

Sub - **Occupancy Certificate for Building As above**

Ref. V. P. No. **Old V.P.No. 2003/27 New VP No. S04/0089/16**

Your Letter No.: **3868 dated 29/07/2019**

Sir,

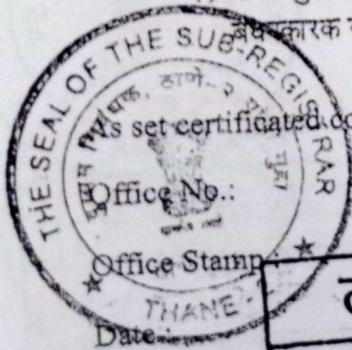
The ~~part~~/full development work/erection/re-erection alteration in / of building / ~~part~~ building no. As Above situated at Majiwade Road / Street Pokharan rd 1 & 2 Ward No. Sector No. IV S.No./C.T.S.No./F.P.No. As Below Village Majiwade under the supervision of Jitendra K. Muka Jam Licensed Survey or/Engineer/Structural Engineer / Supervisor / Architect / Licence No. CA/92/14751 may be occupied on the following conditions.

S.no. 189/1/1(pt), 190 (pt), 191, 192/1 pt, 193/1, 194/2, 4, 202/1, 5, 6 at Village Majiwade

- १) ठाणे महानगरपालिकेकडुन पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल
- २) पाणी पुरवठा व ड्रेनेज विभागाकडुन प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी अपणावर कारक राहतील.

As set certificated completion plan is returned herewith

Yours faithfully



ट न न - २

दस्त क्रमांक ९६३९ / २०२२

- Copy to
- 1) Collector of Thane ६८/१३४
 - 2) Dy. Muh. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

Municipal Corporation of
the city of Thane.

ANNEXURE-J



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number:
P51700005880

Project: **Viraj Tower, Plot Bearing / CTS / Survey / Final Plot No.: 192/1 P at Thane (M Corp.), Thane, Thane, 400606;**
Mumbai Suburban, Pin: 400002.

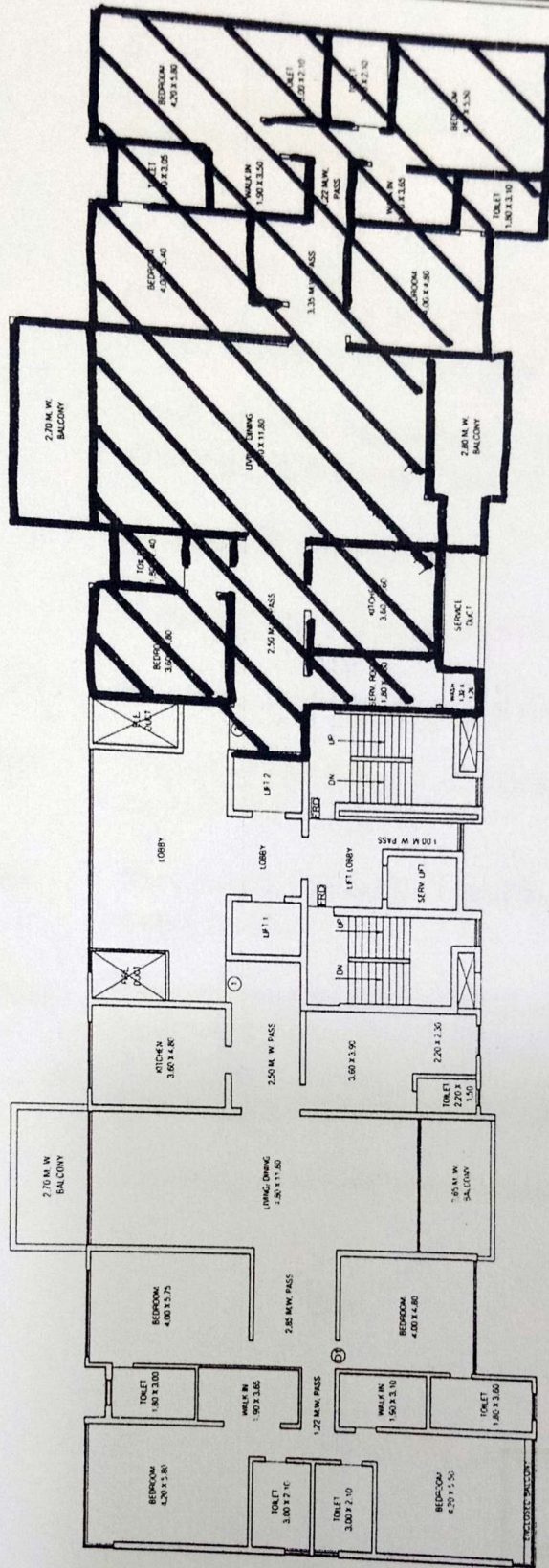
1. **Shree Viraj Enterprises** having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400002.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by 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 for a period commencing from 14/08/2017 and ending with 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - 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
3. 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, MahaREDA)
Date: 8/14/2017 2:55:27 PM THANE - 2

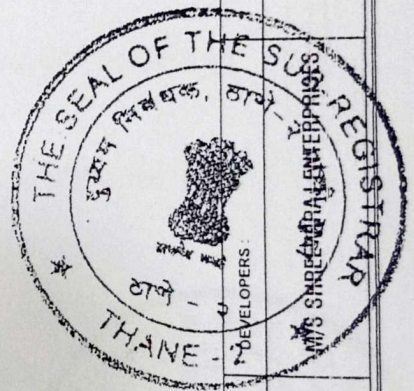
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 14/08/2017
Place: Mumbai



TYPICAL FLOOR PLAN
(20TH TO 22ND, 24TH & 25TH)

Handwritten signature



Handwritten signature

DESCRIPTION OF PROPOSAL:	BUILDING 'S'		
	BASEMENT + PODIUM + PT. GR. + PT. ST. + 1ST TO 25TH FLRS.		
	PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S.M.C. 189/1(1/PT) 150 (PT) 191 192/1(PT) 193/1 194/2 194/4 202/1 202/5 202/6 AT VILLAGE HASAJIVVADE, TAL. & DIST. THANE		
FLAT NO.	2002	FLOOR NO.	20 th
BLDG. NO.	S		

एन व न र
दस्तावेज क्रमांक २८२३६/१०००