

B.S.T.

Please Tick

Redone

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No. 90101733445 80420766612	Tie up (If applicable)	<input checked="" type="checkbox"/>
LOS Reference No.:	Take Over	

Applicant Name : MR. MRUNAL GHADIKAR

Co-Applicant Name : MR. RAJHIVEER GHADIKAR

Contract (Resi.) Mobile :

Loan Amount : <u>51,50,000/-</u>	Tenure : <u>120</u>
Interest Rate :	EMI :
Loan Type : <u>TERM LOAN - PRIVILEGE</u>	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- <u>ANUSHAKTI NAGAR</u>	Code No. <u>10124</u>
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<u>Subhedor 3/6</u>	RESIDENCE VERIFICATION	<u>CRU 3/6</u>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukala 3/6</u>	SITE INSPECTION	<u>5/17 3/6</u>
VALUATION - 2			

Gross Amount:

3/6/2024



STATE BANK OF INDIA
RACPC SOUTH MUMBAI

Reference Staff PF ID :

Reference Staff Name :

Customer Yes No

APPLICANT CO-APPLICANT

First Name: MRUNAL RAGHUVEER
Middle Name: GHADIGAONKAR
Last Name: GHADIGAONKAR
CIF No/ Account No. 90101777845

Gender: M F Transgender
Date of Birth: 27031987

Primary Applicant (Applicable for Co-applicant/ Guarantor)
First Name: RAGHUVEER
Middle Name: DHONDU
Last Name: GHADIGAONKAR

First Name: PANDURANG
Middle Name: ZILU
Last Name: GHADIGAONKAR

First Name: SUNANDA
Middle Name: PANDURANG
Last Name: GHADIGAONKAR

Address: 275324396088
PAN No. ALTPG9515E
Driving License No.
MGNREGA Job Card No.

Status: Resident NRI / CIO
 Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General
Citizenship: INDIAN



Present Address

Address: Years at current address 0 1 Months at current address Residence Type Owned Rented

D-22 INDRAPRASTA
DAB QUARTERS
ANUSHAKTI NAGAR

400094 Village City MUMBAI
MUMBAI SUBUR State MAHARASHTRA Country INDIA
9969689251 Email ID myunalxg@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

[Empty address grid]

Village City
State Country
Email ID

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

First Name Middle Name

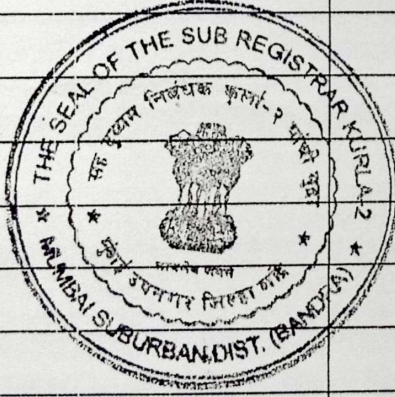


CHALLAN
MTR Form Number-6

करल - २
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GRN	MH002209959202425E	BARCODE			Date	17/05/2024-18:40:26	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	MRUNAL RAGHUVVEER GHADIGAONKAR AND OTHER					
Location	MUMBAI			Flat/Block No.	Flat No. 303, 3 Floor, F Wing, Shivaram Park Chsl					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.	Premises/Building							
0030045501	Stamp Duty	510000.00	Road/Street		Lalasheth Compound, Ashok Kedare Chowk, T. P. Road					
0030063301	Registration Fee	30000.00	Area/Locality		Bhandup West, Mumbai					
			Town/City/District							
			PIN		4	0	0	0	7	8
				Remarks (If Any)	SecondPartyName=РАНJANA DAMODAR REDKAR AND OTHER~					
Total		5,40,000.00	Amount In	Five Lakh Forty Thousand Rupees Only						
			Words							
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572024051738922	IK0CTKYWY6				
Cheque/DD No.			Bank Date	RBI Date	17/05/2024-18:24:43	Not Verified with RBI				
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					



Mobile No. : 9869753641

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 मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 19th day of May, 2024;

BETWEEN

MRS. RANJANA DAMODAR REDKAR, (PAN NO. ABRPR1360C) aged about 67 years, and MR. DAMODAR YESHWANT REDKAR, (PAN NO. AEYPR8186A) aged about 72 years, both adults, Indian Inhabitants, residing at Flat No. 303, 3rd Floor, F Wing, Shivram Park Chs. Ltd., Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai-400 078; hereinafter called and referred to as the "TRANSFERORS" (which expression shall unless repugnant to the meaning and the context thereof be deemed to include their respective heirs, administrators, successors and assigns) on the ONE PART;

AND

MRS. MRUNAL RAGHUVVEER GHADIGAONKAR, (PAN NO. ALTPG9515E) aged about 57 years, and MR. RAGHUVVEER DHONDU GHADIGAONKAR, (PAN NO. ACJPG2884P) aged about 57 years, both adults, Indian Inhabitants, residing at Flat No. D-22, Indraprasta, DAE Quarters, Anushakti Nagar, Mumbai-400 094; hereinafter referred to as the "TRANSFEREES" (which expression shall unless repugnant to the meaning and the context thereof be deemed to include his respective heirs, administrators, successors and assigns) on the OTHER PART:

PP Redkar

[Signature]

PDA

[Signature]

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WHEREAS BY virtue of Agreement dated 6th July, 2006 executed between M/S. SHIVSHANKAR SHIVRAM SINGH AND OTHERS, "the PROMOTERS/ BUILDERS" therein of the ONE PART had sold AND the TRANSFERORS herein (therein referred to as the PURCHASER/S of the OTHER PART) had purchased, acquired, possessed and well sufficiently entitled to a residential premises bearing Flat No. 303 admeasuring about 40.05 Sq. Mtrs. (Carpet) area on 3rd Floor in F Wing of the Building known as "**Shivaram Park**" and the Society known as "**SHIVRAM PARK CO-OP. HOUSING SOCIETY LTD.**" situated at Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai-400 078, lying and being on plot of land bearing Survey No. 121, Hissa No. 3, CTS No. 187 & 187/1 of village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly described in the schedule hereunder written upon such terms and conditions as agreed upon and entered by them in the said Agreement dated 6th July, 2006 (For brevity's sake the said Flat is hereinafter referred to as the **SAID FLAT.**)

AND WHEREAS said Agreement dated 6th July, 2006 was lodged and registered on 5th August, 2006 under Serial No. BDR-14/4673/2006 at the Office of Sub Registrar Kurla - IV, Taluka Kurla, Nahur, Mumbai. And Stamp Duty had been paid on said instrument a sum of Rs.38,250/- on 06/07/2006 by Franking from ICICI Bank Ltd., Mulund under Code No. 16074-163998 on Agreement Value of Rs.10,89,000/- under the Provision of Article 25 (d) of Bombay Stamp Act, 1958.

AND WHEREAS the TRANSFERORS are absolutely owned, possessed the said Flat No. F-303 and said Building namely "**Shivram Park**" registered under Co-op. Society's Act, 1960. **AND WHEREAS** the TRANSFERORS are the bonafide members of the said Registered Society known as "**SHIVRAM PARK CO-OP. HSG. SOCIETY LIMITED**" registered under Registration No. MUM/WS/HSG/(TC)/10578/2013-14/YEAR-2013 dated 28/10/2013, registered Office at Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai-400 078., (For brevity's sake the said Society is hereinafter referred to as the "**SAID SOCIETY**")

AND WHEREAS the TRANSFERORS are the members of the said Society and holding Ten share of Rs. 50/- each aggregating to Rs. 500/- of the said Society bearing distinctive share No. 1701 to 1710 (both inclusive) under share Certificate No. 171 and Members Registration No. 171 issued by the Society in respect of said Flat No. F-303 (For brevity's sake the said "Ten share" hereinafter referred to as 'the said share')

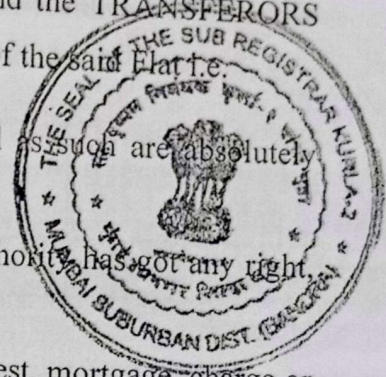
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AND WHEREAS on coming to know the intention of the TRANSFERORS regarding sale of the said Flat, the TRANSFEREES approached the TRANSFERORS and negotiated for sale and transfer of the said Flat in their favor and the TRANSFERORS made following representations to the TRANSFEREES in respect of the said Flat i.e.

- The TRANSFERORS are the owners of the said Flat and are absolutely entitled to occupy, use and enjoy the said Flat.
- Except the TRANSFERORS, no other person, entity or authority has got any right title or interest of whatsoever nature against the said Flat.
- The TRANSFERORS have not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Flat whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority.
- The TRANSFERORS have full right, full power and authority to enter into this Agreement subject to clearance of above referred Loan and to sell and transfer the said Flat to the TRANSFEREES.
- There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFERORS in respect of the said Flat.
- There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any lispendance or easements or attachments either before or after judgements.
- The TRANSFERORS have not received any notice either from Income Tax Authorities or Municipal Corporation of Greater Mumbai or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- There are no other encumbrances created against the said Flat and the title of the TRANSFERORS to the said Flat is clear, marketable and free from all encumbrances.



Relying upon the aforesaid representations made by the TRANSFERORS, the TRANSFEREES agreed to purchase the said Flat No. 303 admeasuring about 40.05 Sq. Mtrs. (Carpet) area on 3rd Floor in F Wing of the Building known as "Shivaram Park" and the Society known as "SHIVRAM PARK CO-OP. HOUSING SOCIETY LTD." situated at Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai-400 078 for the consideration of Rs.85,00,000/- (Rupees Eighty-Five Lakhs Only) together with the benefit of the Previous Agreement and on the terms and conditions appearing hereinafter.

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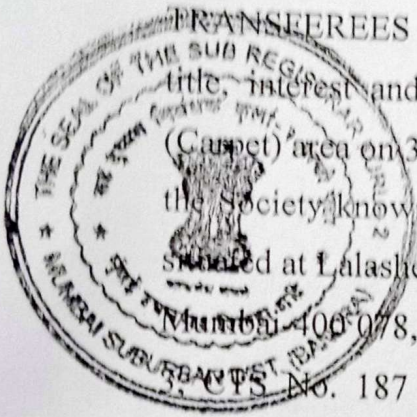
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AND WHEREAS the TRANSFERORS and the TRANSFEREES shall execute necessary instrument for issue and transfer of the said Flat with Ten share of the said Society to the name of the TRANSFEREES.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The parties agree that the recital mentioned hereinabove form an integral part of this Agreement for Sale.
2. The TRANSFERORS shall sell and transfer to the TRANSFEREES and the TRANSFEREES shall purchase and acquire from the TRANSFERORS all his right, title, interest and share in the Flat No. 303 admeasuring about 40.05 Sq. Mtrs. (Carpet) area on 3rd Floor in F Wing of the Building known as "Shivaram Park" and the Society known as "SHIVRAM PARK CO-OP. HOUSING SOCIETY LTD." situated at Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai - 400 078, lying and being on plot of land bearing Survey No. 121, Hissa No. 187 & 187/1 of village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla, together with all right, title and interest in the said Ten share of Rs. 50/- each aggregating to Rs. 500/- of the said Society bearing distinctive share No. 1701 to 1710 (both inclusive) under share Certificate No. 171 and Members Registration No. 171 and inclusive of all amenities and together with all the rights to use and enjoy the common area and all the rights incidental thereto.
3. The TRANSFEREES agree to acquire from the TRANSFERORS right, title and interest in the said premises along with all the fittings etc. for a total consideration of the sum of **Rs.85,00,000/- (Rupees Eighty-Five Lakhs Only)** amount payable by the TRANSFEREES to the TRANSFERORS in the following manner :-
 - a) On or before execution of this Agreement for Sale the TRANSFEREES have paid the sum of **Rs.33,50,000/- (Rupees Thirty-Three Lakhs Fifty Thousand Only)** as being Part Payment or earnest money out of entire consideration or full and final settlement (the payment and receipt whereof the TRANSFERORS doth hereby admit and acknowledge of and from the same and every part thereof acquit release and discharge the TRANSFEREES)
 - b) The TRANSFEREES herein have paid to the VENDOR herein the amount of **Rs.85,00,000/- (Rupees Eighty-Five Lakhs Only)** inclusive of 1% Income Tax TDS amount of **Rs.85,000/- (Rupees Eighty-Five Thousand Only)** (TDS 1%).



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- c) Balance of **Rs.51,50,000/- (Rupees Fifty-One Lakhs Fifty Thousand Only)** shall be paid as Full and Final Payment through Bank Loan after registration of this Agreement and within 60 days from handing over Mortgage ^{NOC} from Society, all Documents required for loan processing of the TRANSFEREES and other related paper from TRANSFERORS to TRANSFEREES.
4. It is hereby further agreed by and between the parties hereto that on payment of the aforesaid entire consideration of **Rs.85,00,000/- (Rupees Eighty-Five Lakhs Only)** nothing shall be due and payable by the TRANSFEREES to the TRANSFERORS in respect of the acquisition of the rights in the said Flat No. F-303.
5. Forthwith upon receipt of full and final consideration as mentioned herein above, the TRANSFERORS shall hand over quiet, vacant and peaceful possession of the said Flat No. F-303, to the TRANSFEREES and execute necessary transfer form and sign other requisite letters and give undertakings etc. as may be required for transfer herein contemplated and the **ORIGINAL TITLE DEED i.e.** Agreement for Sale dated 6th July, 2006 and Original Share Certificate to the TRANSFEREES, without any claim or demand of whatsoever nature against the TRANSFEREES in that behalf immediately on same day of receipt of aforesaid entire consideration.
6. Forthwith upon receipt of aforesaid entire consideration the TRANSFERORS shall relinquish all their rights, title, interest etc. in respect of the said Flat No. F-303, in favour of the TRANSFEREES and the TRANSFEREES shall ipso-facto become entitled to hold the said Flat No. F-303, along with all rights, title, interest, benefits etc. in respect of the said Flat No. F-303, and its enjoyment free from all encumbrances and the same is not subject to any charge, lien, mortgage, gift, trust, lease or any encumbrances of whatsoever nature.
7. The TRANSFERORS hereby assures the TRANSFEREES that he is not on or before execution of this Agreement entered into any agreement or mortgaged or transferred assigned or in any other way encumbered or alienated their rights, title, interest in the said Flat No. F-303, nor the same is subject matter of litigation of whatsoever nature attachment before or after judgment and that they (the TRANSFERORS) have performed all obligations in their part and observed and discharged all liabilities and on the aforesaid representation the TRANSFEREES have agreed to purchase the said Flat No. F-303.
8. The TRANSFERORS declares that he is absolute owner of the said Flat premises as well as entitled for membership rights of the said Registered Society and he is holding Ten shares in respect of the said Flat quietly without any claim or obstruction from any other person, entity or authority. The TRANSFERORS further declares that



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SCHEDULE OF THE PROPERTY

Flat No. 303 admeasuring about 40.05 Sq. Mtrs. (Carpet) area on 3rd Floor in F Wing of the Building known as "Shivaram Park" and the Society known as "SHIVRAM PARK CO-OP. HOUSING SOCIETY LTD." situated at Lalasheth Compound, Ashok Kedare Chowk, T. P. Road, Bhandup (West), Mumbai-400 078, lying and being on plot of land bearing Survey No. 121, Hissa No. 3, CTS No. 187 & 187/1 of village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai and the building was constructed in the year of 2007 having Ground plus Seven Floor with lift facilities.



WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT FOR SALE ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the
Within named "TRANSFERORS"
MRS. RANJANA DAMODAR REDKAR


)
) RD Redkar
) 



MR. DAMODAR YESHWANT REDKAR


In the presence of

- 1) Pradip
- 2) केशी सचिव

) Pradip
) 



SIGNED AND DELIVERED by the
within named "TRANSFEREES"
MRS. MRUNAL RAGHUVeer GHADIGAONKAR


)
)
) MRUNAL
) 



MR. RAGHUVeer DHONDU GHADIGAONKAR

In the presence of

- 1) Pradip
- 2) केशी सचिव

)
) RD Ghadigaonkar
) 





SHIVRAM PARK CO-OP. HSG. SOC. LTD.

शिवराम पार्क को-ऑप. ही. सी. लि.

(Regd. No. MUM/WS/HSG(T.C.)/10578/2013-14/Year 2013)

: C.T.S. No. 187, Lalasheth Compd., Ashok Kedare Chowk, T. P. Road, Bhandup (W.), Mumbai-78.

f. No. :

Date : 20

: SPCHSL/ 222 /2024

Date : 04.05.2024

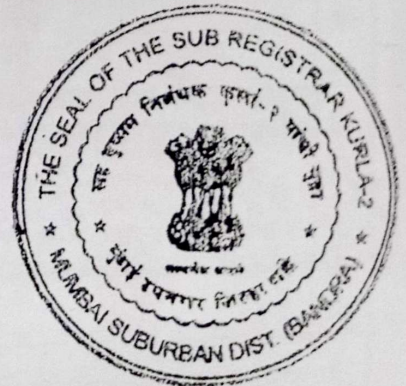
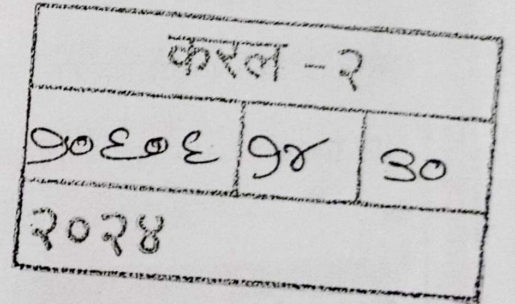
TO WHOME SO EVER IT MAY CONCERN

This is to certify that, **MRS. RANJANA REDKAR & MR. DAMODAR .Y. REDKAR** are bonafied member of our Socieity, and owner of Flat No. **F-303** , situated at **Shivram Park CHS Ltd.**, 3rd floor, Lalasheth Compound, Ashok Kedare Chowk, T.P. Road, Bhandup (W), Mumbai-78. We here by declare that, there are no any dues to be receivable by society toward maintenance or any other charges from him as on date & we have **NO OBJECTION** to **MRS. RANJANA REDKAR & MR. DAMODAR .Y. REDKAR** to **sell/transfer** his said flat.

This certificate has been issued on their request letter.

Thanking You,
For Shivram Park CHS Ltd.

N.P. Rane
Secretary/ Chairman



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भाग प्रमाणपत्र क्रमांक १७१ सभासद क्रमांक १७१ एकुण भाग संख्या १०

भाग प्रमाण पत्र

(अधिकृत भागभांडवल रक्कम रु. १,००,०००/- प्रत्येक भागाची किंमत रक्कम रु. ५०/- प्रत्येकी)

शिवरामपार्क सहकारी गृहनिर्माण संस्था मर्यादित

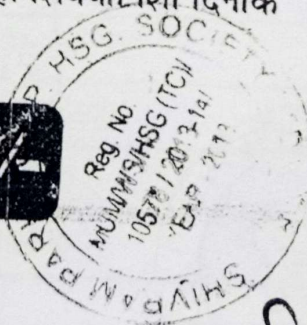
रजि. नं. : एमयुएम/डब्ल्युएसएचएसजी/(टि. सी.) / १०५७८/२०१३-१४/वर्ष-२०१३

अशोक केदारें चौक, टेंभी पाडा रोड, भांडुप (प), मुंबई - ४०००७८.

या द्वारे प्रमाणित करण्यात येते की श्री. / श्रीमती. सौ रंजना दामोदर रेडकर.
श्री दामोदर अशोक रेडकर. सदनिका नं. F-303

हे संस्थेचे नोंदणीकृत भागधारक सभासद असून त्यांनी प्रत्येकी भाग रक्कम रुपये ५०/- प्रमाणे १० भागांची एकुण रक्कम ५००/- फक्त अनुक्रमांक १७०१ पासून १७१० पर्यंत धारण केलेले असून, शिवरामपार्क सहकारी गृहनिर्माण संस्था मर्यादित या संस्थेच्या उपविधीस अधिन राहून हे भाग प्रमाणपत्र आमच्या सही शिक्क्याजिरी दिनांक

रक्कम ₹ ५००/-



अधिकृत एच की वें नरें

खजिनदार

मानद सचिव

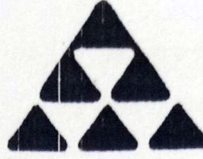
A.D. Revue
अध्यक्ष

करिता, शिवरामपार्क सहकारी गृहनिर्माण संस्था मर्यादित

हे प्रमाणपत्र दुमडू अथवा लॅमीनेशन करू नये

मागे पहा.....

bc



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

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२००६	२०	३०
२०३३		

No. SRA/Eng/1401/S/PL/AP

Date: 17 AUG 2007

To,

✓ Shri Ramchandra Krishnaji Deole
M/s Deole Brothers (Architect & Engg.)
Jay Building, Uday Cinema Road.
Ghatkopar (w), Mumbai :- 400 086

करल ४		
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Sub: Full Occupation Certificate from Ground floor to seventh floor for Wing "E" & Wing "F" of Sale Bldg. No.1 Comprising of (Gr+7) floors only under Slum Rehabilitation Scheme of Plot bearing C.T.S.No.187,187/1,42(B)(pt) of village Kanjur situated at Bhandup (west) for "Randhir Vihar Co-Op Hsg. Society".

Sir,

The Full development work from Ground floor to Seventh floor of Wing "E" & Wing "F" of Sale Bldg. No.1 Comprising of (Gr+7) floors under S.R. scheme on plot bearing C.T.S.No.187,187/1,42(B)(pt) of village Kanjur situated at Bhandup (west) for "Randhir Vihar Co-Op Hsg. Society" which is completed under the Supervision of Shri Ramchandra Krishnaji Deole, Architect, License No. CA/75/2178, Structural Engineer Shri. Tawase Lic. No. Str./T/22 & Site Supervisor Shri. Subhash Shah Lic. No. S/ 86/SS-I may be occupied on the following conditions:

1. The certificate under Section 270(A) of BMC Act shall be submitted within 1 month.
2. All the balance IOA conditions and balance letter of Intent conditions shall be complied with before asking full Sale Occupation.

A set of certified completion plan is returned herewith please.

Yours faithfully

Executive Engineer-I
Slum Rehabilitation Authority

