

ICICI BANK LTD FRANKING DEPOSIT SLIP

Deposit Br. 42091 Pay to: ASSET STAMP DUTY MUMBAI Franking No. 42091 Service charge - Total 42091		Name of Staff (post-paying bank) Praveen Shantaram Sardar
Received With Thanks R. 074000		Payment of Stamps Unit 19
DD / Cheque No. 055490 Drawn on Bank UJOM BANK of Mumbai		2009

Office: **Praveen**
 ICICI Bank Ltd. (use only)
 Mumbai-400030

AGREEMENT FOR SALE made at Mumbai this 09th day of MAY 2004:5

BETWEEN

MR. DHARMESH JAIN (2) MRS. ANJU JAIN and (3) NIRMAL LIFESTYLE LIMITED, a company registered under the Companies Act, 1956 having its registered office at Jawahar Talkies Compound, N. S. Road, Mulund (West), Mumbai - 400 080 and all carrying on business in partnership in the name and style of MESSRS. NIRMAL LIFESTYLES, a partnership firm registered under the Indian Partnership Act, 1932 and having its principal place of business at L.B.S Marg, Opposite Nirmal Nagar, Mulund (West), Mumbai - 400 080, (hereinafter referred to as the "Developers" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner, their or his permitted assigns) of the ONE PART

AND

MR. / MRS. / M/S. MR. Praveen Shantaram Sardar (45) of ARWPS 9989 F Mumbai Indian Inhabitant, having his / her / their residence / office at

RS. ONE LAKH SEVEN THOUSAND FOUR HUNDRED ONLY
 42091
 176996
 R. 01074001-PB5149
 MAY 05 2009
 INDIA
 STAMP DUTY MAHARASHTRA
 D:\STP\NYC\R:101\1042004\254417
 Padmali Agnihotri
 U/I: cer
 ICICI Bank Ltd.

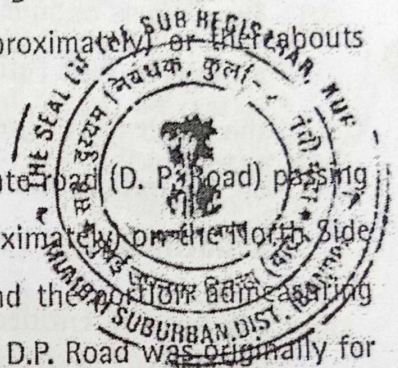
Cl/o N.A. Pawar, A-Wing, Harmony, 103, Near
Mulund (W), Mumbai - 80.

395E 2
Lambic, Nagpur
2009

hereinafter referred to as "the Purchaser/s" (which expression shall unless it is repugnant to the context or meaning thereof shall be deemed to mean and include his / her / their heirs, executors, administrators and permitted assigns) of the OTHER PART.

W H E R E A S :-

- (a) EVEREST INDUSTRIES LIMITED (formerly known as Eternit Everest Limited), hereinafter called as "the Owners" were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of free hold land or ground situate lying and being at Village Mulund, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District and bearing Survey Nos. 274,275 and 295 and corresponding CTS Nos. 661/(1) to 661 (4) and 661 (6) to 661 (17) admeasuring 1,94,074.60 sq. mtrs (approximately) or thereabouts (hereinafter referred to as "the said Larger Property");
- (b) The said Larger Property is divided by 13.44 metres wide direct private road (D. P. Road) passing through it. The portion admeasuring 69,615.60 square metres (approximately) on the North Side of the D.P. Road is for residential use ("the Residential Land") and the portion admeasuring 102,864.40 square metres (approximately) on the South Side of the D.P. Road was originally for Industrial use ("the Industrial Land");
- (c) The Owners had entered into Development Agreement dated 31st July, 1990 read with Supplemental Agreement dated 22nd June, 1993 with Lok Housing & Constructions Ltd. ("Lok") in respect of the Residential Land and Development Agreement dated 27th July, 1995 with Lok in respect of the Industrial Land, (hereinafter referred to as "the Agreements with Lok") and pursuant thereto, the Owners gave a licence to develop and released portions of the Residential Land to Lok in a phase-wise manner. However, the Owners have not given any licence to Lok to develop the Industrial Land;
- (d) Disputes and differences arose between the Owners and Lok under the Agreements with Lok. The Owners terminated the Development Agreement dated 27th July, 1995 with Lok in respect of the Industrial Land with effect from 16th March, 1998. The Owners and Lok thereafter invoked arbitration clauses contained in the Agreements with Lok and pending arbitration (hereinafter



[Handwritten signature]

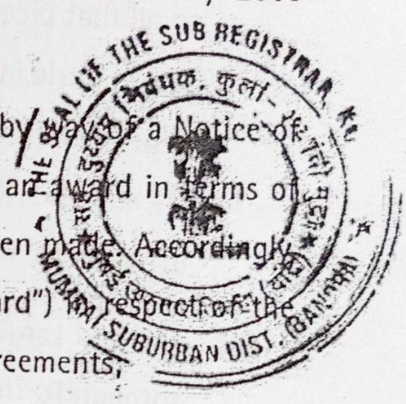


referred to as "the Arbitration"), on 27th January, 1999, Lok was declared a "Benefit Undertaking" under the Bombay Relief Undertakings (Special Provisions) Act, 1958 by a notification issued by the Government of Maharashtra. Hence the Arbitration proceedings initiated against Lok earlier were stayed. The Owners subsequently filed Writ Petition No.1668 of 1999 in the Hon'ble High Court at Bombay for quashing and setting aside the said notification;

बदर-७
Benefit Undertaking
2004

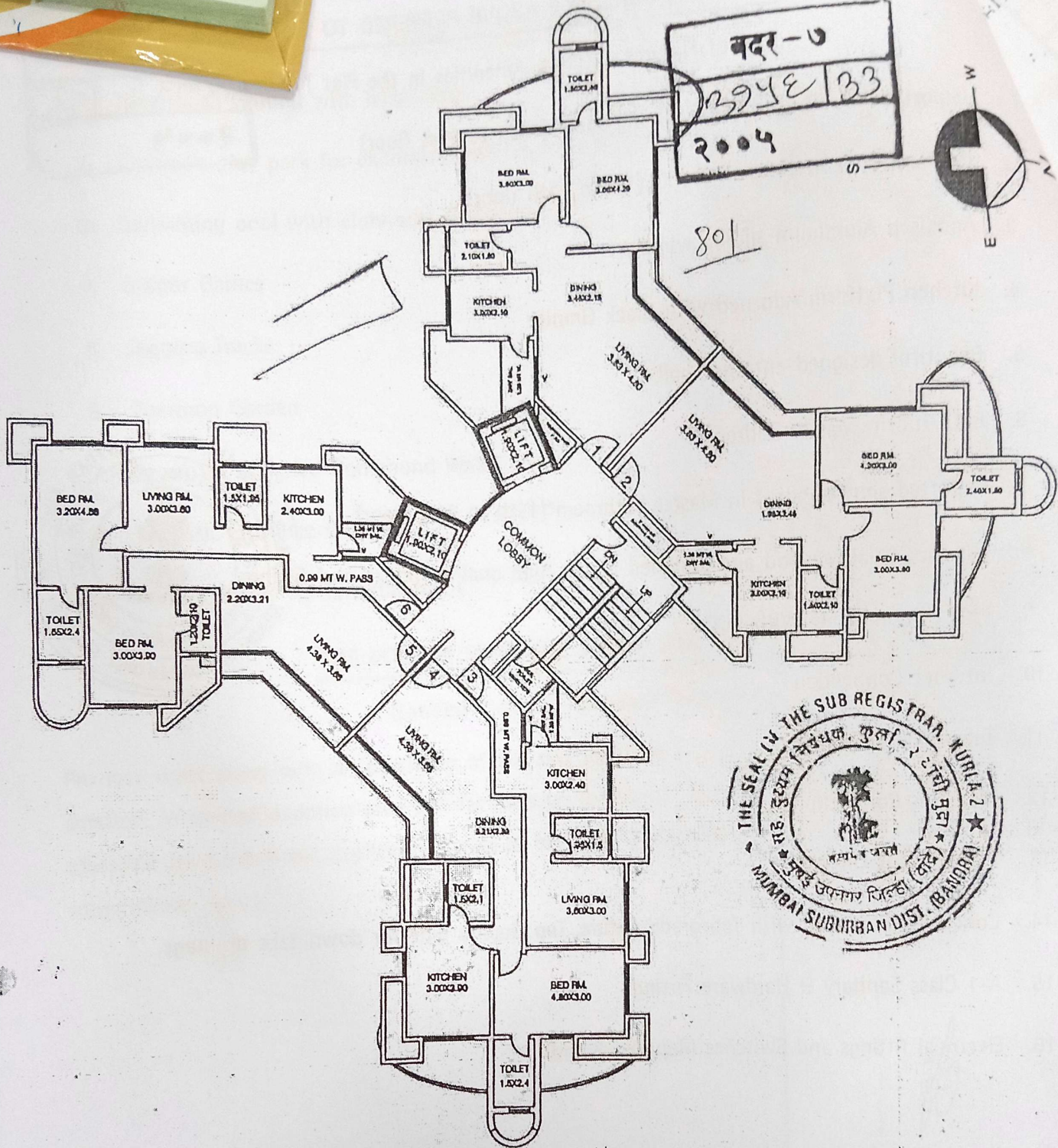
to restrain the O
the Owners
on 20

- (e) On 3rd September 1999, the Hon'ble High Court at Bombay allowed the continuation of Arbitration proceedings, with the direction that the final award of the Arbitration should not be implemented without the leave of the Court. The Owners and Lok entered into a Settlement Agreement on 24th December, 1999 & Supplementary Settlement Agreement dated 23rd February 2000 (hereinafter referred to as "the Settlement Agreements");
- (f) The Owners obtained the consent of the Hon'ble High Court at Bombay by way of a Notice of Motion in Writ Petition No. 1668 of 1999 to enable the Parties to seek an award in terms of the Settlement Agreements and to implement and enforce the award when made. Accordingly an arbitration award was passed on 29th March, 2000 ("Arbitration Award") in respect of the Residential Land and the Industrial Land in terms of the Settlement Agreements;
- (g) Lok became entitled, subject to the terms of the Settlement Agreements forming part of the Arbitration Award, for development of 8,97,112 square feet (approximately) floor space index (FSI) [which includes Residential Land and D.P. Road FSI of 7,50,418 square feet (approximately) & Lok's share of transferable development rights (TDR) FSI of 1,46,694 square feet (approximately) (to be obtained by Lok after surrender of reservations located at the Industrial Land)] on the Residential Land admeasuring 69,615.60 square metres (approximately);
- (h) Lok has surrendered all rights on Industrial Land;
- (i) Pursuant to the Arbitration Award, the Owners became entitled to a minimum of 9,00,000 square feet (approximately) FSI/ TDR on Industrial Land comprising 7,08,894 square feet (approximately) FSI of land and D.P Road and 1,91,106 square feet (approximately) being the Owners share of TDR on various reservations;
- (j) Subsequently the Industrial Land was converted to residential user;
- (k) Since Lok continued to delay the procurement of TDR, the Owners sought to restrain Lok from obtaining the TDR and, Lok moved a Chamber Summons in the Hon'ble High Court of Bombay



Signature





FLAT NO. 801 ON FLOOR 8th AREA IN Sqft. 720 (Carpet)

HAPPINESS
TYPICAL [1ST TO 12TH] FLOOR PLAN



Architect
Hafeez
Contractor
29 Bank Street, Bombay 23. Tel 2081920

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3749	3Y	
२००५		P. 3

Rota :5000 (Gen-520.15.9.99) DyChE c2 **VALID UPTO 20 MAY 2005**

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CEI 4479 IBPESIA T. 121 MAY 2004

COMMENCEMENT CERTIFICATE

To:
 Mr. Dharmesh Jadhav
 at to owner M/s.
Everest Industries Ltd



Sir,

With reference to your application No. 3185 dated

for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1938 to erect a building in Building No. 3 on plot No. _____

C.T.S. No. 661/14, 14, 14/14 Divn/Village/Town Planning Scheme No. Mulund (W)

situated at Road/Street _____ Ward - 7

the Commencement Certificate/Building permit is granted on the following conditions -

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission 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 lapse 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 Bombay 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 sanctioned 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 Bombay is contravened or not complied with.

(Gen-520)

बदा-७
3742/39
२००५

(c) The Municipal Commissioner for Greater Bombay shall not issue a certificate of occupancy to a person deriving title through or under him in such a case as shall be deemed to have been carried out the development work in contravention of the provisions of sections 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

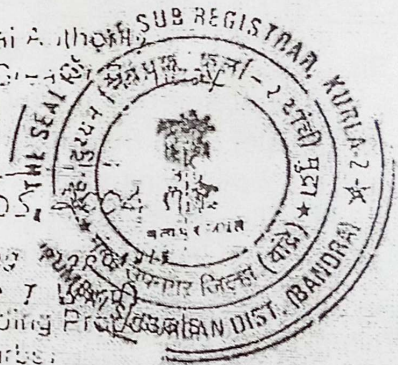
7 The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri D. R. Kamble ~~Asst~~ ~~Executive~~ Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 20 MAY 2005

C.C up to plinth as per approved plans dt 19.5.04

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay



[Signature]
21.05.04
Assistant Engineer, Building Proposals
Eastern Suburbs (S. & T. Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)

BE/4479/BPES/A

27 OCT 2004

FOR
Full C.C. as per amended plans approved on 31/10/2004.

[Signature]
Assistant Engineer, Building Proposals
Eastern Suburbs (S. & T. Ward)

BE/4479/BPES/AT

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY
4 JAN 2005

Full C.C. up to 18th Floor for wing A & B as per amended plans approved on 12/1/05.

[Signature]
14.01.2005
Assistant Engineer, Building Proposals
Eastern Suburbs (S. & T. Ward)

बदर-७
2004
13E
2004

Rota :5000 (Gen-520:15.9 99) DyChE c2 VALID UPTO '20 MAY 2005

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No.CE/ 4480 IBPESIA T 12.1 MAY 2004

COMMENCEMENT CERTIFICATE

To Dharmesh Jain
to owner n/c Everest
Industries Ltd.

Sir,

With reference to your application No. 2047 dated [unclear] for Development Permission and grant of Commencement Certificate under section 43 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 4 on plot No. [unclear] C.T.S.No. 661/14/5C(1) situated at Road/Street [unclear] Ward [unclear] the Commencement Certificate/Building permit is granted on the following conditions:



- The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :
 - 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 sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



सूची क्र. दोन INDEX NO. II

गावाचे नाव : मुलुंड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,452,500.00
बा.भा. रू. 2,467,561.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभागाचे नाव - मुलुंड (प) - कुर्ला , उपविभागाचे नाव - 123/567 - भुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.. सदर मिळकत सि.टी.एस. नंबर - 661 मध्ये आहे. -----फ्लॉट नं 801, 8 वा मजला, हॅपीनेसा, जटा शंकर डोसा मार्ग, मुलुंड प मुं 80. स्टील्ट अधिक 21 मजल्यांची इमारत. सिटीएस नं 661/14, 661/15 पैकी.
(1)बांधीव मिळकतीचे क्षेत्रफळ 80.97 चौ.मी. आहे.
- (3) क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स निर्मल लाईफ स्टाईल्स तर्फे भागीदार म्हणून व स्वतः करीता श्री. धर्मेश एस. जैन व त्यांच्यावतीने कु मु म्हणून श्री. वैभव साहेबराव पाटील - -; घर/फ्लॉट नं: जवाहर टॉकिज कम्पा. मुलुंड प मुं 80, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रविण शांताराम सरदार - -; घर/फ्लॉट नं: द्वारा - एन ए पवार , 103 , ए विंग . हार्मनी , तांबे नगर जवळ , मुलुंड (प) मुं 80; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABWPS9989F.
- (7) दिनांक करून दिल्याचा 09/05/2005
- (8) नोंदणीचा 11/05/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 3156 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 107150.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 24800.00
- (12) शोरा

Certificate No. 028 Member's Registration No. _____ No of Shares. 10

SHARE CERTIFICATE

HAPPINESS CO-OP. HOUSING SOCIETY LIMITED

City of Joy Complex, Jatashankar Dosa Marg, Mulund (W), Mumbai - 400 080.

(Registered under the Maharashtra Co-operative Societies Act, 1960)
(Maharashtra Act XXIV of 1961)

REGN. No. MUM/WT/HSG/TC/10413/2011-2012 Dt. 3/9/2011

AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- Divided into 1000 Shares of Rs. 100/-each)

This is to certify that Shri/Smt./Ms. Praveen Shantaram Sardar

Flat. No. 801

is the Registered Holder of TEN fully paid up shares of Rupees One Hundred each, numbered from 271 to 280 both inclusive, in the Happiness

Co-op. Housing Society Ltd., Subject to the Bye Laws of the said Society.

Given under the common seal of the society at Mumbai this 24 day of DEC 2012.

For and on behalf of Happiness Co-op. Housing Society Ltd



[Signature]
MG. C. MEMBER

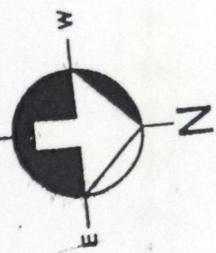
[Signature]
SECRETARY

[Signature]
CHAIRMAN

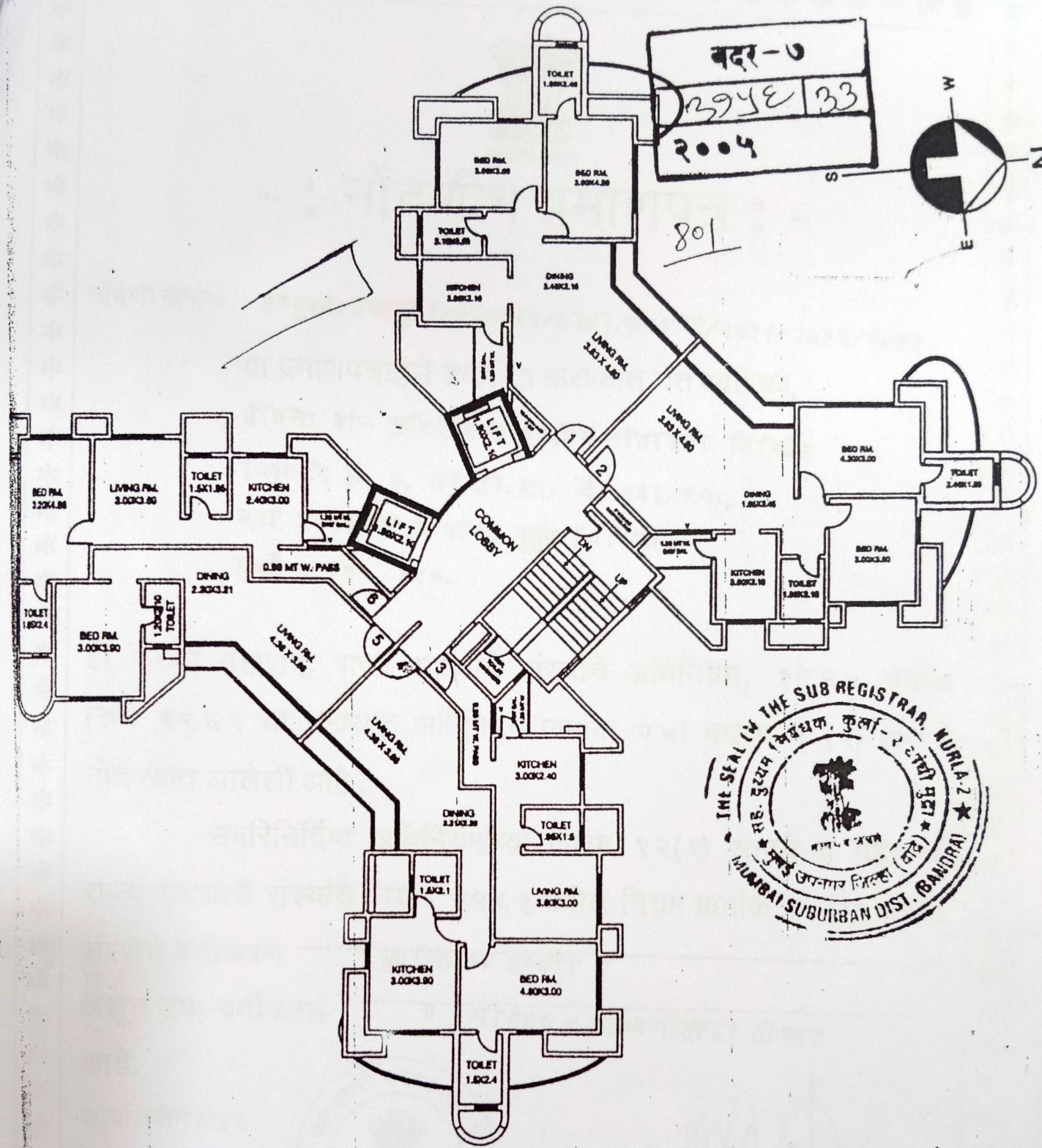
[Signature]

gn. No
transfer

बंदर-७
२३९५६ ३३
२००५



801



FLAT NO. 801 ON FLOOR 8th AREA IN Sqft. 720 (Carpet)

Hafeez

HAPPINESS TYPICAL [1ST TO 12TH] FLOOR PLAN



**Architect
Hafeez
Contractor**
22 Sark Street, Bombay 28. Tel: 2661190



सत्यमेव जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एममुश्म/डब्ल्यूटी/एचएलजे/टीसी/१०४१३/२०११-२०१२/२०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

हॅविंग्स को- ऑपरेटिव्ह हायिंग सोसायटी लिमिटेड

बिल्डिंग नं. ४, सो.टी.स्त. नं. ६६१/१/७,

जवा शंकर डोसा मार्ग, मुलुंड [पश्चिम],

मुंबई - ४०० ०८०.

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

असून उप-वर्गीकरण "भाडेकठ - सहभागीदारो संस्था"

आहे.

कार्यालयीन मोहर



सही

[राजकुमार बाहोत]

हुद्दा

उपनिबंधक
सहकारी संस्था 'टी' विभाग
मुंबई - ४०० ०८०.

मुंबई : मुलुंड

दिनांक : ०३ / ०९ / २०११

Opinda

Memorandum Of Possession

This Memorandum entered into at Mumbai on the _____ October 2006.

BETWEEN

M/s. **Nirmal Lifestyles**, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at **L.B.S, Marg, Opposite Nirmal Nagar,, Mulund (W), Mumbai – 400 080** hereinafter referred to as “**The Developer**” (which term and expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors or assigns) of the **FIRST PART**.

AND

Mr./Mrs. **Mr./Mrs. Praveen Shantaram Sardar** of Indian inhabitant, having his / her / their residence / office at **A/103, HARMONY, ASTIK RD, OPP DUMPING RD, MULUND WEST, MUMBAI** hereinafter referred to as “**The Purchaser**” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his / her / their heirs, executors, administrators and permitted assigns and in case of a Limited Company, its successors or assigns) of the **SECOND PART**.

WHEREAS: -

1. The Developers of the **FIRST PART** are entitled to piece and parcels of land hereditaments and premises being and situated at Nirmal Lifestyle, ACC Cement Co., Station Rd, Mulund West, Mumbai-80 being at village Nahur, Taluka and Registration Sub- District Kurla and District and Registration Sub-District Kurla and Registration District Mumbai Suburban District and bearing Survey Nos. 274, 275 and 295 and corresponding CTS Nos. 661/(1) to 661(4) and 661(6) to 661(17) admeasuring 1,94,074.60 sqmtrs (approximately) or thereabouts, vide Development Agreement dated 24th February 2004
2. In pursuance of the aforesaid Development Agreement, the Developers have constructed a residential complex thereon known as “Citi Of Joy “ consisting of Four residential buildings in Phase I “Celebration and Happiness” consisting of two level podium plus stilt and 21 upper floors and “Sparkle and Hurrah” consisting of two level podium plus stilt and 13 upper floors.
3. The Developers have entered into separate agreements with several persons and parties for sale and disposal of residential premises in the abovesaid buildings.
4. The abovesaid Purchaser has purchased Flat No. **801** on the **8th Floor** in ‘**Happiness**’ building, admeasuring **726 sq. ft.** (carpet area) for a consideration of **Rs. 27,36,990/- (Rupees Twenty Seven Lakhs Thirty Six Thousand Nine Hundred and Ninety Only)** vide agreement dated **09/05/2005**
5. The building is complete in all aspects and the Developer intends to handover possession of the said flat to the Purchaser.

...2/-

Praveen Sardar

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

6. The Developers hereby agree and acknowledge that the Purchaser has paid all the monies in respect of the said flat and no dues are pending, and thus the possession of the above said flat can be handed over to the Purchaser.
7. The Purchaser hereby confirms and declares that he / she / they / it has received vacant and peaceful possession of the said flat.
8. The Purchaser hereby confirm that he / she / they have purchased two flats and further requested to the developer for the combined both the flats at no extra cost. As cost is already compensated by giving amenities (like Kitchen) of single flat.
9. The Purchaser also requested to provide single electricity meter and developer confirm to take the cost of the single electricity meter due to combination of two adjoining flats.
10. The Purchaser's confirms that they / he / she / it has / have verified and checked that the Developer has provided all the fittings, fixtures and amenities and the Purchaser further confirms that he / she / they has no complaint whatsoever either in regards to construction workmanship, specifications measurements, design etc.
11. If any repairs, additions and alterations required to be carried in the said flat, the Purchaser/s shall carry the same at his / her / their / own cost and the Developer shall not be liable to do the same except for these items which fall under the defect liability period. The purchaser hereby agrees that , the purchaser shall be responsible for the damages and leakages caused to their flat or to the neighboring flats due to the works carried out by the purchaser. The Purchaser further confirms that they will do good to rectify all the damage and leakages caused by them at their own cost.
12. The purchaser confirms that the aforesaid flat is in good and perfect in all respects and nothing remains to be done by the Developer in the said flat.
13. For any design additions and alterations, the Purchaser/s is not allowed to construct any walls on slabs, extension of chajjas, cills; not to chip/cut/drill any structural members like columns, beams, slabs, installation of M. S.Grill to windows from external side; doing so may have structural stability implications.
14. Incase of any changes the Purchaser/s has/have to obtain prior approval from the Structural Consultant and no objection from the Engineering Dept. of Nirmal Lifestyles.

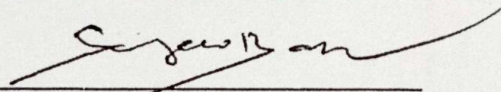
15. The Purchaser/s is fully satisfied with the internal work of the flat including woodwork, sanitary fittings, plumbing works, electrical connections, painting work etc., in the aforesaid flat and nothing more has to be done by the purchaser.
16. The Purchaser has agreed not to make any changes in paint or other external features like M.S.Grills, doors, windows and other aesthetics of the building. If any damage is caused to the premises or any fittings or fixtures due to the Purchasers misuse, the Purchaser shall be responsible and liable to make good the loss.
17. The Developer will be providing electricity line to the Purchaser/s flat from temporary supply in case individual meter is not fixed by the MSEB/BSES for any reason whatsoever. In such eventuality the Purchaser/s agree to pay the expenses towards electricity charges as fixed by the Developers to provide electricity to the Purchaser/s flat from temporary power supply.
18. It is the Purchaser/s responsibility to pay property tax in respect of the said flat as and when demanded by the Builder/Society from the date from which the Local Authorities levy such taxes as per municipal regulations. The Purchaser shall also deposit a suitable sum as demanded by the Developer to meet this payment.
19. The Purchaser shall pay provisional outgoings in respect of the said flat towards maintenance charges which include water charges, electricity charges for common staircase lights, lifts, pump house etc. but excluding property tax @ Rs 35,316/- w.e.f 13.11.06.
20. If for any reason whatsoever, the society in respect of the building in which flat is located is not formed/registered within one year from the date of occupation certificate. The Purchaser shall continue to pay the monthly maintenance charges in advance as fixed in the Agreement for sale and on the date mentioned therein.
21. All the terms and conditions recorded in the Agreement which was entered into with the Purchaser shall be valid and binding forever and that the Purchaser and all his / her / their / family members would do everything to be good residents of the complex.
22. The Purchaser will not be allowed to transfer in any manner whatsoever the said flat to any person and the Purchaser shall not be entitled to put any person other than the family members (i.e., spouse, parent and children) in possession or occupation of the said flat without prior written permission from the Developer, till the Purchaser is made a member of co-operative society of the building.

23. The Purchaser is liable to pay extra charges incurred by the Developer in providing either tanker water / borewell water in cases where supply of Municipal water is delayed due to policy decisions of the Local Authority.
24. The purchaser is aware that development work is going on in the immediate vicinity of the building and in the complex. The Purchaser hereby agrees and undertakes that he / she / it will not in any manner object to any of the proposed development on completion of nuisance for noise pollution or otherwise howsoever.
25. The Purchaser hereby confirm to have received vacant and peaceful possession of the abovesaid flat and the Purchaser further confirms that they have received the keys for the said flat (Key No. 520560)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year hereinabove written.

SIGNED AND DELIVERED BY
the withinnamed

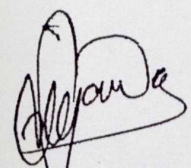
Developer
NIRMAL LIFESTYLES.



in the presence of

1.

SIGNED AND DELIVERED BY THE
Withinnamed Purchaser/s


Mr./Mrs. Praveen Shantaram Sardar

23. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)			
24. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	SAME		
25. CONTACT NUMBER	8879560101	9819031097.	
26. MOBILE NUMBER	8879560101	9819031097	
27. E-MAIL ID		Shivom49@gmail.com	
28. ADDRESS FOR CORRESPONDENCE [TICK (✓) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. NAME OF THE BANK	SBI GAVANPADA	SBI, GAVANPADA	
2. BANK BRANCH WITH IFSC	SBIN6013034	SBIN0013034	
3. SB / OD ACCOUNT NO.	43050102044	11037785304.	
4. DIRECT / INDIRECT LIABILITY DETAILS	-	-	
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (✓) OPTIONS WHEREVER APPLICABLE]

1. ADMISSION TYPE	MERIT / MANAGEMENT QUOTA
2. COURSE CATEGORY	GRADUATION / POST-GRADUATION/ PHD DEGREE / DIPLOMA/ CERTIFICATE
3. NAME OF THE COURSE	HUMAN COMPUTER INTERACTION.
4. NAME OF THE INSTITUTION & UNIVERSITY	Indiana University
5. WHETHER COURSE IS FOR STUDIES ABROAD	YES / NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	International Affairs, 902 W New York ES 2126, Indianapolis, IN 46202
7. RANKING OF THE INSTITUTION / COURSE	
8. DURATION OF COURSE	27 YEARS
9. DATE OF COMMENCEMENT OF COURSE	26 AUGUST 2024
10. DATE OF COMPLETION OF COURSE	10 AUGUST 2026

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	18,09,700	18,09,700				
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL/ BOARDING/ LODGING EXPENSES	15,00,000	15,00,000				
6. SUNDRIES / TRAVEL						
7. TOTAL	33,09,700	33,09,700				
8. OWN SOURCE / SCHOLARSHIP	8,09,700	8,09,700				
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						

10. LOAN REQUIRED 50,00,000

SCANDINE
13-6-24
NEEL

RUNS - 427240612028550

EDUCATION LOAN (GLOBAL)

LOS ID : /HL / CAR / ED / 20 -20

Applicant Name : TANISHQ PRAVEEN SARDAR

Co-Applicant Name: PRAVEEN SHANTARAM SARDAR

Contact Numbers (R) 8879560101 (M) 9819031097

Applicant CIF : 91506348117

Co-Applicant CIF: 80837883920

Loan Account No.:

Collateral:

Loan Amount : Rs 50 lakhs	Tenure :
Interest Rate :	EMI :
Loan Type : Global Ed-vantage Loan	SBI Life: YES / NO
Individual Housing Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others _____

Property Location: Mulund East

Property Cost :

Name of Developer/Vendor:

Offier:

Name of Sourcing Person: NEELAM AVINASH ADSUL

Mobile / Email: 9702758038 ; sbi.13034@sbi.co.in

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR 13/6/24 subhadar	
VALUATION 13/6/24 Ven Vashtokaly	
SITE	
LOAN A/C	
T.D.	
D.E.	



State Bank of India

AVANPADA (13034)

