

FILE NO.

Previous File No.

Address

Year
From
TO

Name of Subject

ence No.

SUPRIYA ZENDE
EDUCATION LOAN
RS. 35.00 lacs
Sanjay D Zende.
Education loan 35 lacs

~~SBALC-38709155799~~

TIR - Sar - 06/06/24

SD

M/S. SAI & CO.
ADVOCATES & LEGAL CONSULTANTS

D - 09, 2nd Floor, Shantiniketan CHSL, Near Anand Cinema, Opp. Railway Station, Thane (East) - 400 603
Mobile Nos. 98 21 65 65 5 / 86 93 00 09 41 E - mail - advsachinsalve@gmail.com

INVOICE OF BILL (LEGAL / PROFESSIONAL SERVICES)

Date	June 13, 2024
To	State Bank of India, Home Loan Center - Belapur, 5 th Floor, Tower No. 4, Belapur Railway Station Complex, CBD - Belapur, Navi - Mumbai - 400 614 / E - mail - sbi.14677@sbi.co.in
Subject	Title Report
Account	Sanjay Damodar Zende
Property Details	Flat No. 604 (Built - up - 540 Sq. Ft.), 6 th Floor, Building No. B - 7, Swastik Park - B CHSL, Project / Complex - Swastik Park, Next to Bramhand Complex, Azad Nagar, Opposite Ghodbunder Road, Thane (West), Pin - 400 607
Professional Fees Total Fees	Rs. 4,000/- Rs. 4,000/- (Rupees Four Thousand Only)
All requisite Taxes, shall be paid, by Recipient, under RCM	
E - Payment Details (Ensure to mention Mortgagor's Name as Reference, in E - Payment)	M/S. SAI & CO. SBI, Naupada Branch, Thane (W) Current A / c. No. - 333 77 60 70 57 IFSC Code - SBIN 00 05 354
M/S. SAI & CO. (Proprietor - Adv. Sachin Salve)	Pan No. BKHPS 79 00 P Tan No. MUMS 88 473 A

RECEIVER'S SIGNATURE

SWASTIK PARK 'B' CO-OPERATIVE HSG. SOCIETY LTD.

(Regd No. T.N.A./T.N.A.) H.S.G./T.C. 14863 dt. 20-6-2003

Next to Bramhand Hsg. Complex, Azad Nagar, Off Ghodbunder Road, THANE (W) - 400607

Serial No. 115

Member's Registration No. AS PER 'I' & 'J' REGISTER

SANJAY D. ZENDE

THIS IS TO CERTIFY that Shri/Smt./Kum./Ms

is the Registered Holder of Five Shares Distinctive Nos from 0571 to 0575

of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY) in THE SWASTIK PARK 'B'

CO-OPERATIVE HSG. SOCIETY LTD., Off Ghodbunder Road, THANE (W) - 400601

Subject to the Bye-laws of the said Society and that upon each of Shares the sum of Rupees Fifty has been paid

Given Under the Common Seal of the Said Society at THANE (WEST)

This _____ day of **21 MAY 2004** 2004



CFOR SWASTIK PARK 'B' CO-OPERATIVE HOUSING SOCIETY LIMITED

CHAIRMAN HON. SECRETARY CO-MEMBER OF THE COMMITTEE



Real Estate Developers

Date: 16 DEC 2002

To

The Manager
State Bank Of Bikaner & Jaipur
P.M. Road,
Fort, Mumbai - 1

Sub : Permission to mortgage etc.

Dear Sirs,

This is to confirm in that we have agreed to sell flat No. 604 on Sixth floor in the building called B-7 situated at Swastik Park, Near Brahamand Housing Complex, Ghodbunder Road, Thane (W) 400 607, to Mr. Sanjay Damodar Zende for a total consideration of Rs. 4,84,500.00 (Rupees Four Lacs Eighty Four Thousand Five Hundred Only) under an agreement dated 11.12.2002

We confirm that we have obtained necessary permissions/approvals/sanctioned the construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance charge or liability of any kind whatsoever and that the entire property is free and marketable. We have clear, legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said flat with you by way of security for repayment notwithstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

Yours faithfully,
For Swastik Enterprises

Partner*

Swastik
Enterprises

Real Estate Developers


Date : _____

POSSESSION LETTER

We M/s Swastik Enterprises have handed over the vacant and peaceful Possession of Flat No. **B-7/604**, on **Sixth Floor** in Swastik Park, Azadnagar Ghodbunder Road Thane (W) to **Mr. Sanjay Damodar Zende**, the purchasers today i.e. 12.01.2003 at Thane and have handed over the keys of the said Flat.

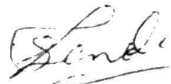
We have received full and final consideration of Rs. **4,84,500.00** (Rupees Four Lac Eighty Four Thousand Five Hundred Only) from **Mr. Sanjay Damodar Zende**, here is nothing due and payable by them to us for the sale of Flat and for transfer of shares of the said society. I have received account from you of all the deposits paid by me to you in pursuance of the above Agreement and there is no amount of whatsoever nature has now remained to be rendered by you to me.

For Swastik Enterprises


Authorized Signatory

We, **Mr. Sanjay Damodar Zende**, purchaser have taken the possession of Flat No. **B-7/604** on **Sixth floor** in "Swastik Park", and put my lock to the said flat today i.e. 12.01.2003.

x



(**Mr. Sanjay Damodar Zende.**)



SBI - Be'elvar -
Unit 812



Friday, December 13, 2002

11:56:29 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5997

दिनांक 13/12/2002

गावाचे नाव कोन्वर्शन

दस्ताऐवजाचा अनुक्रमांक 5 - 06554 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सत्य दामोदर अड

नोंदणी फी

:- 6490.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (94)

:- 1880.00

एकूण रु.

8370.00

आपणास हा दस्त अदाजे 12:11PM ह्या वेळेस मिळेल

दुय्यम निबंधक

ठाणे 5

बाजार मुल्य: 648075 रु.

मोबदला: 484000 रु.

भरलेले मुद्रांक शुल्क: 17660 रु.

दुय्यम निबंधक ठाणे क्रं. ९

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शुद्ध दस्त दिले



Rs (17660) Seven Thousand Six hundred
 → Stamp on S. D. Sanjay Zende



[Signature]
 DEPUTY OFFICER
 COLLECTOR OF STAMP



THIS AGREEMENT is made and entered into at Thane this 11th day of Dec 2002 BETWEEN M/S. SWASTIK ENTERPRISES, a partnership firm registered under the provisions of Partnership Act, 1932 and having their office at "SWASTIK PARK" Next to Brahmand Housing Complex, Azad Nagar, Off. Ghodbunder Road, Kolshet Thane - 400 607. hereinafter called the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner/s of M/S. Swastik Enterprises, their respective heirs, executors, administrators and assigns) of the First Part AND SHRI / SMT / M/s. SANJAY DAMODAR ZENDE Indian inhabitant, hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the Other Part.

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२/१४

[Signature]

एच.एच. ६५५०/१९८९
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Swastik
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W H E R E A S Amrutlal Chemaux Limited, a Company registered and incorporated under the provisions of Companies Act, 1956 and having its registered office at Rang Udyan, Mahim, Mumbai-400 016 was the absolute owner in respect of the large immovable properties situated at Village Kolshet District Thane and more particularly described in the First Schedule hereunder written.

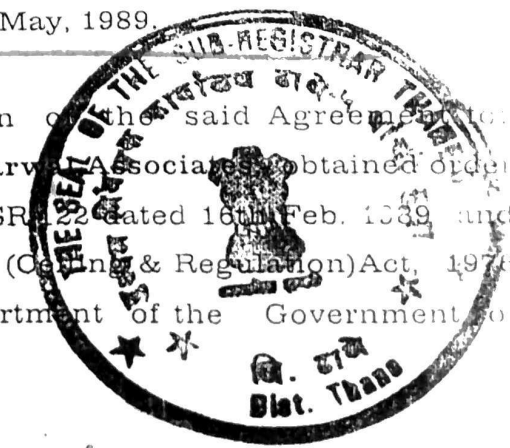
AND WHEREAS the said property described in the First Schedule hereunder written is partly vacant and partly built upon and that a portion of the said property described in the First Schedule hereunder written, is substantially built upon and falls in Industrial Zone and an area of 7 Acres 15 gunthas 12 Ares i.e. 29,932.32 sq. mtrs. or thereabout falls in Residential Zone and that the said property described in the First Schedule hereunder written, while the said area of 29,932.32 sq.mts. fall in Residential zone and that the said area falling in Residential zone is more particularly described in the Second Schedule hereunder written.

AND WHEREAS by Agreement for Development dated 28th April, 1989 made between the said Amrutlal Chemaux Limited being the Owners therein referred to of the First Part and M/s. Gandhi Patel & Agarwal Associates being the Developers therein referred to of the Other Part, the said Amrutlal Chemaux Limited, agreed to entrust the development rights and ultimately to sell, transfer and convey and the said M/s Gandhi Patel & Agarwal Associates, agreed to accept the development rights and ultimately to purchase the said property falling in the residential zone admeasuring about 29,932.32 sq.mtrs and more particularly described in the Second Schedule hereunder and thereunder written for the consideration and upon the terms and conditions and in the manner mentioned in the said Agreement for Development dated 28th April, 1989.

AND WHEREAS the said Agreement for Development dated 28th April, 1989 was duly registered with the Sub-registrar of Assurances at Bombay under serial No.6366 of 1989 dated 28th May, 1989.

AND WHEREAS upon the execution of the said Agreement for Development the said M/s Gandhi Patel & Agarwal Associates obtained order under section 8(4) bearing No. ULC/TA/Kolshet/SR/22 dated 16th Feb. 1989 and order under section 20(i) (a) of the Urban Land (Ceiling & Regulation) Act, 1976 from the Housing and special Assistance Department of the Government of

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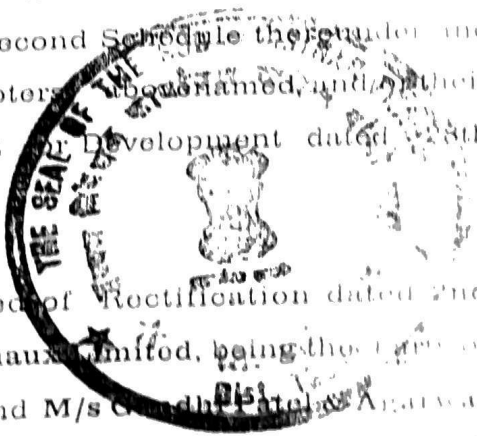
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Maharashtra bearing No. SSS/THA/1090/71/xv dated 4th July, 1991 whereby the exemption is sought under the provisions of section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 in favour of M/s Amrutlal Chemaux Limited on the terms and conditions mentioned in the said order. Hereto annexed and marked Annexure-I is the copy of the said order dated 4th July, 1991 and will order bearing No. ULC/TA/ATP/Sec-20/SR/112 dated 13th Aug. 99 and conversion order dated 27th Dec. 99 are hereto annexed as Annexure I collectively.

AND WHEREAS the said M/s Gandhi Patel & Agarwal Associates from time to time paid to the said Amrutlal Chemaux Limited, in sum consideration of Rs. 14,00,000/- (Rupees fourteen lacs only) from out of the total consideration of Rs. 15,00,000/- (Rupees fifteen lacs only) and a sum of Rs. 1,00,000/- (Rupees one lac only) had remained to be paid by the said M/s Gandhi Patel & Agarwal Associates to the said Amrutlal Chemaux Limited.

AND WHEREAS by an Agreement for Development dated 28th August, 1999 made between the said M/s Gandhi Patel & Agarwal Associates, being the Developers therein referred to of the First Part and Builders/Promoters abovenamed being the Sub-Developers therein referred to of the Other Part M/s Gandhi Patel & Agarwal Associates, in their turn agreed to entrust the development rights and all the right, title and interest and benefits accrued to them in pursuance of the said Agreement for Development dated 28th August, 1999 in favour of the Builders/Promoters abovenamed and the Builders/Promoters abovenamed agreed to accept the development rights and all the right, title and interest and/or benefit accrued to the said M/s Gandhi Patel & Agarwal Associates in pursuance of the said Agreement for Development dated 28th April, 1989 together with all the right to have the final Deed/s of Conveyance in respect of the said property described in the Second Schedule hereunder and hereunder written in favour of the Builders/Promoters abovenamed, and/or their nominee/s as mentioned in the said Agreement for Development dated 28th August, 1999.

AND WHEREAS by Agreement for Deed of Rectification dated 2nd February, 2000 made between the Amrutlal Chemaux Limited, being the Party of the First Part therein referred to of the First Part and M/s Gandhi Patel & Agarwal Associates being the Party of the Second Part therein referred to of the Other Part and subsequent Agreement for Deed of Rectification dated



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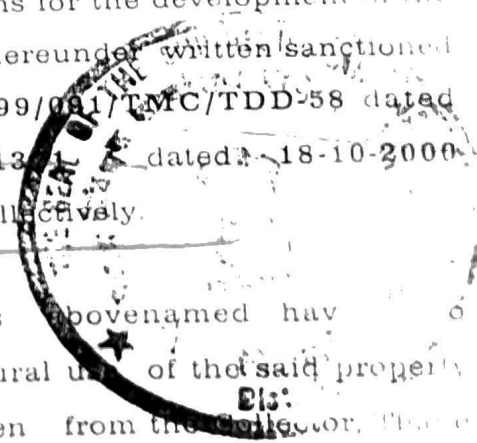
Swastik
Park

11th February 2000 made between **M/s Gandhi Patel & Agarwal Associates**, being the Party of the First Part therein referred to of the First Part and Builders/ Promoters abovenamed being the Party of the Second Part therein referred to of the Other Part certain area of survey number in respect of the said property described in the Second Schedule hereunder written were duly corrected and/or rectified as provided in the said Agreements for Deed of Rectification dated 2nd Feb., 2000 and 11th Feb., 2000.

AND WHEREAS upon execution of the said Agreement for Development dated 28th August, 1999 and after receiving necessary fund from the Builders/ Promoters abovenamed **M/s Gandhi Patel & Agarwal Associates** paid to the said **M/s Amrutlal Chemaux Limited**, the balance consideration of Rs. 1,00,000/- and obtained necessary documents from them stating therein that the said **Amrutlal Chemaux Limited** has received full and final consideration in respect of the said property described in the Second schedule hereunder written and no amount of whatsoever nature has remained to be paid either by **M/s Gandhi Patel & Agarwal Associates**, or by the Builders/ Promoters abovenamed and that as and when required the said **Amrutlal Chemaux Limited** will execute Deed/s of Conveyance as provided in the hereinbefore recited Agreements.

AND WHEREAS in view of the herein above recited documents as also in view of the Power of attorney executed by the said **Amrutlal Chemaux Ltd.** in favour of the partners of **M/s Gandhi Patel & Agarwal Associates**, as also the Power of Attorney and other documents executed by **Gandhi Patel & Agarwal Associates** in favour of the partners of Builders/ Promoters abovenamed, the Builders/ Promoters abovenamed have got the plans for the development of the said property described in the Second Schedule hereunder written sanctioned and have obtained IOD bearing No. V.P.No. 99/091/TMC/TDD-58 dated 10th April 2000 and CC bearing No. 13 dated 18-10-2000 respectively, are hereto annexed as Annexure -II collectively.

AND WHEREAS the Builders/ promoters abovenamed have obtained the permission for the non-agricultural use of the said property described in the Second Schedule hereunder written from the Collector, Bareilly under order bearing No. REV./DIVN.-I/TAB-1/NAP/13/2000 dated 9th October 2000 is hereto annexed as Annexure - III



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SWASTIK
Park

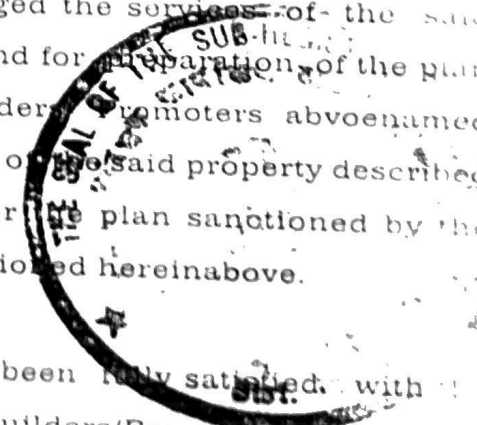
AND WHEREAS on 4th March 2000 the Builders/ Promoters performed Bhoomi Pooja in respect of the said property described in the Second Schedule hereunder written and have commenced the development of the said property of the name and style of "SWASTIK PARK".

AND WHEREAS The Builders/ Promoters abovenamed do hereby declare that all the hereinbefore recited Agreements for Development and the documents including the Power of Attorney executed by the hereinbefore recited parties in favour of Builders/ Promoters are still, valid and subsisting and the Builders/ Promoters abovenamed have not committed breach of any of the terms and conditions of the said Agreements/ documents executed in pursuance thereof.

AND WHEREAS M/s Kirit N. Damania & Co., the Advocates & Solicitors by their certificate dated 19th May, 2000 have certified the title in respect of the said property described in the schedule hereunder written as clear, marketable and free from all encumbrances and reasonable doubts. A copy of the said Certificate alongwith the relevant 7/12 extract, the mutation entries, are hereto annexed as Annexure - IV collectively.

AND WHEREAS The Builders/ Promoters abovenamed have entered into a Standard Agreement with Architect M/s Archetype Consultants registered with the Council of Architects, and with R.C.C Consultants, Mr. Ajay Mahale Structural Engineer, for the purpose of preparation of structural designs and drawings of the building to be constructed by Builders / Promoters on the said property described in the Second schedule hereunder written. The Builders/ Promoters abovenamed have accordingly engaged the services of the said Architect, Structural Engineer for supervision and for preparation of the plan etc. as provided in the said Agreements. The Builders/ Promoters abovenamed have accordingly commenced the development work of the said property described in the second schedule hereunder written as per the plan sanctioned by the authorities of Thane Municipal Corporation as mentioned hereinabove.

AND WHEREAS The Purchaser/s has/have been fully satisfied with the title of the original owners and the authority of Builders/Promoters to develop the said property described in the Second Schedule hereunder written and sell, transfer and dispose of the residential units, commercial premises and other



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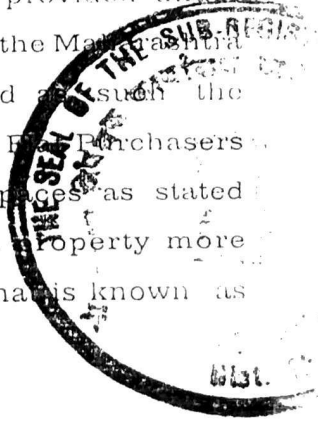
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Swastik
Park

in the development of the said property on ownership basis and the
Purchaser/s has/have agreed not to make any requisition and not to call for
documents on the title of the said Builders/Promoters abovenamed and
agreed to accept the said certificate issued by M/s Kirit N. Damania
as final.

AND WHEREAS The Purchaser/s prior to the execution of the Agreement
have demanded the Builders/ Promoters inspection of the documents
including the certificate on title dated 19th May, 2000 issued by
Kirit N. Damania & Co., as above, various orders issued by the authorities
including the copy of the sanctioned plan, IOD and CC, the
consent with the Architect and the Structural Engineer and all such other
documents as specified under section 3 of the Maharashtra Ownership Flats
Act 1963 and the rules framed thereunder from time to time (hereinafter called
"the said Act and the said Rule") as demanded by the Purchaser/s and as
required under the law and that the Purchaser/s do hereby record and confirm
that the Purchaser/s has /have now no grievance against the Builders/ Promoters
in respect thereof.

AND WHEREAS The said Purchaser/s herein applied to the Builders/
Promoters for allotment of the said premises to the purchaser flat / shop / office /
car parking space / premises bearing No. 604 admeasuring about
10 sq.ft. on SIXTH floor, in the building No. BT in the complex
as "SWASTIK PARK " situate at the property more particularly described
in the second Schedule hereunder written, and as the Builders/ Promoters and the
Purchaser/s are desirous of entering into separate agreement as provided under
the Maharashtra Ownership Flats Act, No. XLV of 1963 and as framed by the Maharashtra
Co-operative Societies Act, Maharashtra Act No. XXXV 1960 and as such the
Builders/Promoters intend to enter into the Agreement with the Purchaser/s
in respect of the sale of flat/shops/garages/car parking spaces as stated
above in the building to be constructed on the said property more
particularly described in the Schedule hereunder written on what is known as
Ownership basis.



AND WHEREAS the Builders/Promoters are selling and the Purchaser/s is/
purchasing from the Builders the said flats/shops/garages /car parking space/
what is known as Ownership basis in the above referred building

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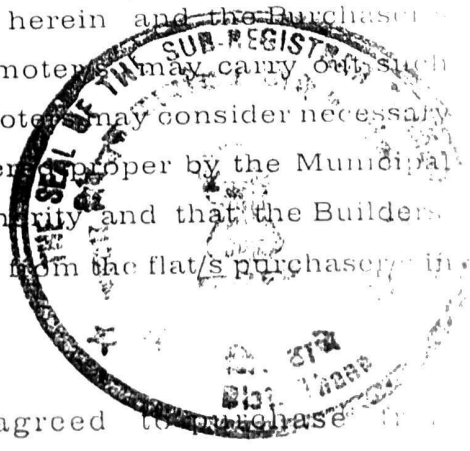
Swastik
Park

with a view ultimately to enroll themselves as members in the above referred building with a view ultimately to enroll themselves as members of co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act as hereinabove referred and as contemplated under section 4 of the Maharashtra Ownership Act. The Builders/Promoters have executed this Agreement with the purchaser/s and also confirm agree and undertake to register this Agreement under the Registration at the cost and expenses of the purchaser/s and thereafter enroll the flat purchaser/s as members of a co-operative society as hereinabove referred and strictly comply with all the terms and conditions of their Agreement dated 28TH APRIL 1954 with the original owners.

AND WHEREAS the Purchaser/s has/have agreed to acquire flat/shop/garage/ear parking spaces/office bearing No. 604 admeasuring about 540 sq.ft. ^{Builder} on the 8TH floor in the building No. B7 in the complex known as " **SWASTIK PARK** " proposed to be constructed by the Builders/ Promoters on the said property (hereinafter for brevity's sake to be referred to as the said premises) for the consideration and upon the terms and conditions hereinafter appearing.

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

1. The Builders/Promoters shall under normal conditions construct a building on the said property more particularly described in the Second schedule hereunder written in accordance with the plans, designs and specifications sanctioned and/or approved by the Municipal Corporation of Thane and submitted inspected and/or approved by the Purchasers herein and the Purchaser/s has/have also agreed that the Builder/Promoter may carry out such variations and modification therein as Builders/Promoter may consider necessary or as may be required to be done and/or considered proper by the Municipal Corporation of Thane or any other local body or authority and that the Builders/Promoters will not be required to obtain any consent from the flat/s purchaser/s in respect of such variation or modification.



2. The Purchaser/s flat holder/s hereby agreed to purchase from the Builder/s Promoters AND the Builders/Promoters hereby agreed to sell to the Purchaser/s flat/shop/garage/ear parking space/office

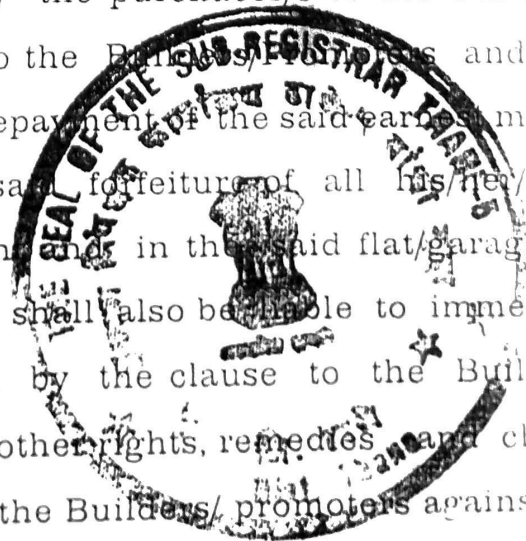
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of the promoter.

57. All notices to be served on the purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the flat Purchaser/s by Registered Post A.D./Under Certificate of posting at his/her/their address specified below:-

MR. SANJAY DAMODAR TENDE
PANCHSHIL NAGAR, BEHIND
MULUND COURT, SARAJIJI NAIDU ROAD,
MULUND (W) MUMBAI 400 080

58. If the Purchaser/s neglects, omits or fails for any reason whatsoever to pay the Builders/Promoters any of the amount due any payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery or possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and conditions on his/her/their part therein contained or referred to the Builders/Promoters shall be entitled to terminate this Agreement and to reenter upon and resume possession of the said flat/garage/shop/office/car parking space and everything whatsoever therein is this Agreement shall cease and stand terminated and the earnest money paid by the purchaser/s to the Builders/Promoters shall stand absolutely forfeited to the Builders/Promoters and the Purchaser/s shall have no claim for refund or repayment of the said earnest money and the Purchaser/s hereby agree/s to the said forfeiture of all his/her/their right, title and interest under this Agreement and in the said flat/garage/car parking space in such event the Purchaser/s shall also be liable to immediate ejectment as trespasser but the right given by the clause to the Builders/promoters shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Builders/promoters against the Purchaser/s.

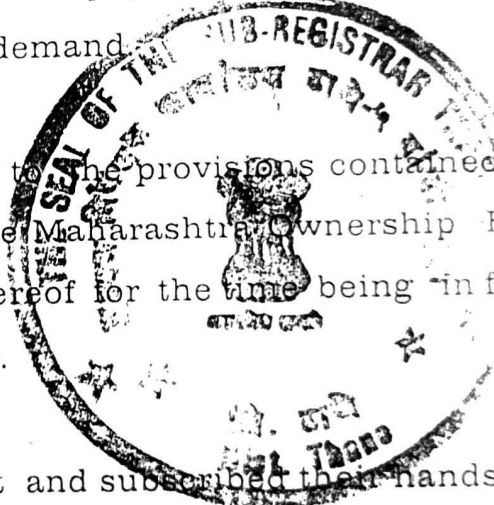


time being
Purchaser/s of such deposit.

60. The flat Purchaser/s and/or the Builders/Promoters shall present this Agreement as well as the Conveyance/ Assignment of Lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Builders/Promoters will attend such office and admit execution thereof.

61. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or limited company as well as the cost of preparing engrossing, stamping, registering all the agreements, conveyances, transfer deeds or any other documents or document required to be executed by the Builders/Promoters or the Purchaser/s of the Society as well as entire professional costs of the Attorneys of the Builders or preparing and approving all such documents shall be borne and paid by the Society or limited company or proportionately by all the Purchaser/s of flat/shop/garage /carparking space in the building. The Builders/Promoters shall not be liable to contribute anything towards such costs, charges and expenses payable by the Purchaser/s shall be paid by him/ her/ them immediately on demand.

62. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable thereto.



In witness whereof the parties hereto set and subscribed their hands and seal the day and year first hereinabove written.

FIRST SCHEDULE OF THE PROEPRTY ABOVE REFERRED TO;

टनन-५
रस रमात ६५५४
१०/१२

ALL THAT piece or parcel of land or ground situate, lying and being at village Kolshet, Thane, bearing Survey No.73/1-2-3, 70/3-4, 74/1-2-3-4-5, 75/10A part, 75/10B

:- 28 :-

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aggregate 12716245 sq.yds.

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground situate lying and being at Village Kolshet, Thane in the registration District of Thane bearing Survey Nos. 75/3, 75/5, 75/9, 76/1, 76/2, 283/2 forming part of the larger property described in the First Schedule herein written and which property admeasuring 29932.32 sq. mtrs. and bearing the following particulars and is bounded as follows :-

<u>S.NO.</u>	<u>Area.</u>		
	A.	G.	A.
75/3	4	30	0
75/5	0	16	0
75/9	0	22	0
76/1	1	03	0
76/2	0	02	0
283/2	0	22	12
	7	15	12

East : S.No. 74/1, 78/4 of Chemaux Ltd.

South : S.No.80/17 etc of Chemaux Ltd.

East : S.No. 75/1, 75/6, 76/4 etc.

West : Akbar Camp.



SH E

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the withinnamed)
S SWASTIK ENTERPRISES.)
THE HAND OF THEIR PARTNER)
SUDHAMA M. KHEZWANI)
BUILDERS / PROMOTERS)
THE PRESENCE OF)

For SWASTIK ENTERPRISES

[Signature]
PARTNER

[Signature]
[Signature]

IGNED SEALED AND DELIVERED)
THE WITHINNAMED)
RI/SMT/M/s. SANJAY)
DAMODAR LONDGE)
PURCHASER)
THE PRESENCE OF)

[Signature]

[Signature]
[Signature]

CEIVED the day and year first)
inabove written of and from the)
innamed, Mr/Mrs./M/s.)
RCHASER, the sum of Rs. 5000/-)
pees FIVE THOUSAND ONLY.)
(y) being the amount of the deposit or)
best money to be paid by his/her to)
ide cheque No./Demand Draft 769509

STATE BANK OF BIKANER &) Rs. 5000/-

JAIPUR

[Signature]
[Signature]

True copy

[Signature]

रुनन
6
39/02



We say received,

For M/s SWASTIK ENTERPRISES



The details zoning, built up area etc., of the lands situated at Bombay City and Gujarat are not available in this office record, the declarant has also not produced the evidence about these lands. In absence of this details these lands are treated as vacant land.

A notice under section 8(3) of the Act was issued to the declarant company first on 16/9/1981 and secondly on 4/4/1988 calling upon the declarant to file objections if any within the statutory period of 30 days. In reply to the notice the company has raised an objections that the company owns the total land of 1,29,093-95 consisting of following zones.

Industrial	..	83,164-51
Residential	..	29,904-09
Buffer zone	..	<u>16,025-35</u>
		<u>1,29,093-95</u>

Further they have stated that the land admeasuring 56,67 sq.mtrs. may be excluded from Urban Land Ceiling Act as the Industrial exemption is granted.

In reply to the notice dated 04/4/1988 the Company has stated that the Director of Industries has granted industrial exemption by their order No.ULC/C/IS/GAD/685 dated 20/2/1980. In this order total area of the Industrial Plot is shown as 99,189-00 which consist of Industrial zone 83,164-00 sq.mtrs. and Buffer zone of 16,025-00 sq.mtrs. As regards Residential area of 29,904-09, they have submitted a housing scheme for Weaker Section. The Director of Industries has granted exemption of 48,099-95 from the exemption which consists as follows:-

From Industrial zone	:	32,074-00
Buffer zone	:	16,025-00

Further, they have stated that the company owns following lands at Mandvi Bombay and Badeshwar District Jamnagar in Gujarat State.

Bombay	:	494-81
Badeshwar	:	<u>1,787-00</u>

2,281-87

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-33-

Review

As regards Bombay lands they have stated that this part belongs to Bombay Port Trust and it has been given to Seth Kalidas Virji - General Charitable Trust of which the Chemaux Ltd., is the

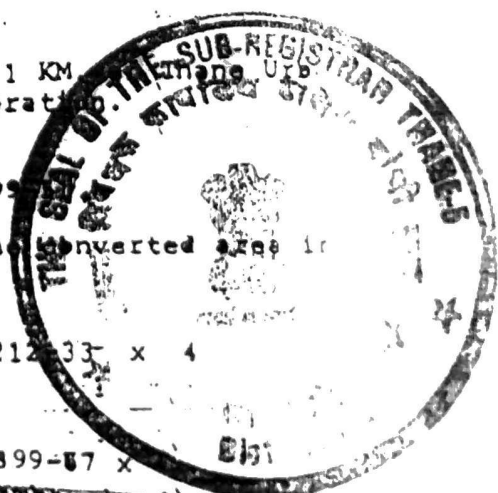
As regards the lands at Dadeshwar, they have stated that the area is under construction and the permission are being used residential and commercial purpose. However, there is no record now that the area is built up. The declarant has also not produced any documentary evidence in this regard, they have given consent now these lands is vacant and hence, I treat the above are to be vacant land.

The declarant has given his consent to retain the land bearing 283/2 of village Kolshet from the Residential zone. The land village Kolshet partly falls in 1 KM. Thane Urban Agglomeration partly in 8KMs. Peripheral Area of Greater Bombay where the ceiling limit is 2000-00 sq.mtrs. and 500-00 sq.mtrs. respectively.

The declarant company is entitled to retain land upto one ceiling limit i.e. 2000-00 sq.mtrs. which should be retained from 283/2 of village Kolshet, as such the computation of the area is under:-

	<u>Area in sq.mtrs.</u>
total holding of Kolshet	.. 1,27,162,45
built up area	.. 8,128-00
Land appurtenant	3) Add. land appurtenant
4,222-61	
1,500-00	
<u>1,13,311-64</u>	

1,13,311-84	Within 1 KM Agglomeration
Peripheral of Gr. Bombay Agglomeration	- 1,02,099-51
212-33	Thus the converted area is
Agglomeration will be	as under:-
.. 1,02,099-51	<u>Add : 11,212-33 x 4</u>
.. <u>44,849-32</u>	
1,46,948-83 (Converted land)	Add : 899-87 x
.. 3,598-68	(Bombay Island)



- 34 -

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34/8

Handwritten signature

No. ULC/TA/ATP/Sec-20/SP-112.
Addl. Collector & Competent Authority,
Thane Urban Agglomeration, Thane.

Date:- 13.8.1999

READ :

- 1) The scheme approved by the Govt. of Maharashtra, Special Assistance Department's order No. SSS/THA/1090/71/D-XV dated 4-7-1991.
- 2) Application of Shri Deubhai K. Patel, Power of Attorney holder of Blended Cole & Co. dated 19-7-1999.

C O R R I G E N D U M

Whereas, The Housing & Special Assistance Department, Mantralaya, Mumbai has approved the order under Section 20(1)(a) of Urban Land (Ceiling & Regulation) Act, 1976 in the name of M/s. Amritlal Chamaux Ltd. Thane vide No.- SSS/THA/1090/71/D-XV dated 4-7-1991. (hereinafter called the "SAID ORDER").

And Whereas, applicant has applied for revised order on dated 19-7-1999 requested to modify the order dated 4-7-1991.

Now therefore, a request application is scrutinized and found reasonable in view and decided to revise the schedule attached to order dated 4-7-1991.

Remaining terms and conditions of original order dated 4-7-1991 remains unchanged. This corrigendum is issued U/s. 45 of Urban Land (Ceiling & Regulation) Act, 1976.



✓ To, M/s. Amritlal Chamaux Ltd.
C/o Shri. Deubhai K. Patel. (power of attorney)
At post. Thane.

777-4

कु. पुश्तसो/टिए/स्टोपो/कलम-२०/एसआर-११२/१९
अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणो नागरो संकुलन, ठाणो
दिनांक :- २५/१२/१९९९

प्रति,
श्री. डी. के. पटेल
मे. अमृतलाल केमॉक्स लि.
देवदया पार्क, रेमंडस
पोखरण रोड समोर, ठाणो[प]

विषय :- ना. ज. क. धा. अधिनियम १९७६.

प्रभाग "अ" व खालील क्षेत्राचे स्वांतर
प्रभाग "ब" मध्ये करणो बाबत.
जमिनधारक मे. अमृतलाल केमॉक्स लि.
स. नं. ७५/३, ५, ९, ७६/१, २, २८६/२
मौजे कोलशेत ता. जि. ठाणो.

संदर्भ :- आपला विनंतोअर्ज दिनांक निरंक

महोदय,

उपरोक्त विषया संदर्भात आपणास कळविणेत येते की, योजनेतील
प्रभाग "अ" खालील क्षेत्रावर सव्हॉस हाऊस, कोअर हाऊस व एक खोली
सदनिका रेवजी खालील प्रमाणे सदनिका बांधाणोस तत्त्वतः मान्यता देण्यांत
येत आहे. प्रभाग "अ" खालील क्षेत्राचे मोबदला रक्कम भरल्यानंतर अंतिम
आदेश पारोत करण्यांत येतील.

- १) प्रभाग "अ" खालील क्षेत्राच्या
३०४ क्षेत्रावर
- २) प्रभाग "अ" खालील क्षेत्राच्या
५०४ क्षेत्रावर
- ३) प्रभाग "अ" खालील क्षेत्राच्या
२०४ क्षेत्रावर

२५ चौ. मि. पर्यंतच्या
सदनिका

५० चौ. मि. पर्यंतच्या
सदनिका

८० चौ. मि. पर्यंतच्या
सदनिका



अपर जिल्हाधिकारी
ठाणो नागरो संकुलन



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ANNEXURE - II

THANE MUNICIPAL CORPORATION, THANE.

390

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION ~~XXXXXXXXXXXXXXXXXXXX~~ ONLY FOR RESIDENTIAL BUILDINGS NOS.

A2, A4, A5, A7 & A8 (Gr. + 2), A3 & A6 (Gr. (P) + 2) and B1, B3 & B5 (Gr. + 7), B2 & B4 (Stilt + 7), B6 (Stilt + 6), B7 (Gr. + 6)

M.P. No. 99/091 TMC/TDD 58 Date 10/24/2000

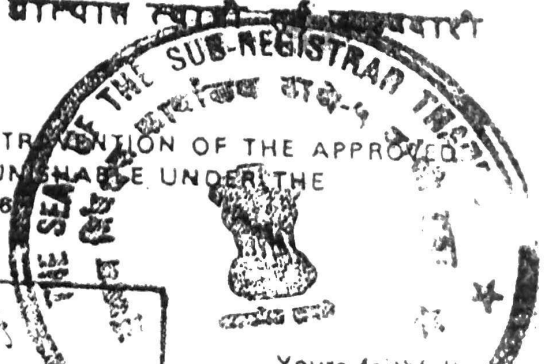
To, M/s. ARCHETYPE CONSULTANTS. (Architect)
M/s. BLENDAN COLE DIVISION OF CHEMAUX PVT. LTD. (Owner)
M/s. SWASTIK ENTERPRISES (DEVELOPERS)

With reference to your application No. 5273 date 27/9/99 for development permission/XXXXXXXXXXXXXXXXXXXX under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. 14 Village P. Shot, Thane. Section No. - Ward No. - situated at Road No. 40 MT. W S. No. /XXXXXXXXXXXX No. 75, H. No. 3, 5 & 9 AND S. No. 76, H. No. 1 & 2, S. No. 283, H. No. 2 XXXXX/XXXXX.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

सुद्धा आमुबापुच्या संवर्धनादीत य त्वास्वती तव ता. मि.डु. ३ यांचे खडीम अध्यायत मोपनी कडाजा ती. ती. पुर्वी बाबत वरचे आचकक.
काय वुठ वरकेपुर्वी मोपनी कडाजानुसार वरही कायम वलन वा. ०० मी पुं, ही. ती. तीचे निर्मादन वलन हया कायमियातीम सुभाषकापुन तवासवे आचकक.
पुंडाचे मात्की व वरहीबाबत काही बाब निर्माच घात्पात त्वादी वरही बाबती विजाकर्ते हयांची राहीत.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



त न न ९

Yours faithfully

सी. पुर्वी एअर कोर्ट विमानाखडीम नाहरकत बाळता तावर करये आवयक

उ. नं. ३, नं. ७७/२ व नं. १२/२ के कोर्टम कोम दिव्यीकन
कोर्टम कोम दि. इयाथि नावाने ७/१२ उतारे सी. सी. पुर्वी तावर करये
आवयक.

सी. सी. पुर्वी विद्याखिखारी कायामियाचा अखीक बाळता तावर करये
आवयक.

नावर बाबाप्यापुर्वी कुड, बायी व हुनेय विद्याभाषे ना हरकत बाळते तावर
करये आवयक.

सी. सी. पुर्वी पु. स. सी. आयेन २० च्या प्रथम "अ" मधीम भाषे
प्रथम "ब" मध्ये स्वातार करयेबावतये अतीम . आयेन बाळत करये आवयक.

कोर्टम कोम दि. नं. पा. बायी पुरवठा करवार नाडी व पिण्यासाठी
अखीकपुतार बायी पुरवठा केता पाईक.

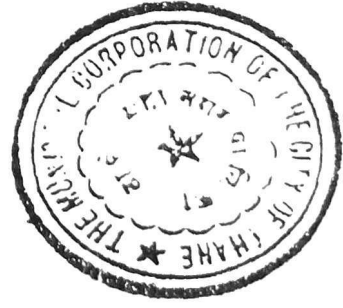
नावर बाबाप्यापुर्वी आर. पी. विकसीत करये आवयक राहीम.

सी. सी. पुर्वी रानपुढाखडीम केनाबाळतया करारनामा करये आवयक व पुढे
नावर बाबाप्यापुर्वी रता तवार करये आवयक आहे.

[Handwritten signature]

[Handwritten signature]
Asst. Director of Town Planning
Thane Municipal Corporation
Thane.

सावधान
नावर बाबाप्यापुर्वी न करये तसेच
नावर बाबाप्यापुर्वी आवयक त्या
बांधणे वापर करणे, महापुष्ट
नावर बाबाप्यापुर्वी करणे पर
नावर बाबाप्यापुर्वी आवयक
नं. ३ व ५०००/- रस होऊ पडतो."



- Copy To,
- 1) Dy. Municipal Commissioner— Zone
 - 2) E. E. (Enorchment)
 - 3) Competent Authority (U. L. C.)
for sec. 20, 21 & 22 if required
 - 4) TILR for necessary correction in record of
Land is affected by Road
widering/reservatio.



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

579

SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE
For Bldgs. A2 to A8 & B1 to B7

99/091

TMC/TDD 1371

Date 18/10/2000

Shri/Smtx M/s. Archetype Consultants (Architect)

Shri/Smtx. M/s. Blenden Cole, Division of Chemaux Pvt. Ltd., (Owner)

M/s. Swastik Enterprises (P.O. Attorney Holder)

With reference to your application No. 2917 dated 9/10/2000 for development permission commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. A2 to A8 & B1 to B7

Kolshet Section No. 5 Ward No. - situated
40 M.W.
Street D.P. Road S. No. 75 H. no. 3, 5 & S. no. 76 H. no. 1, 2
H. No./T. No.

Development permission / the commencement certificate is granted subject to the following conditions. And vacated in consequence of the enforcement of the set back line shall form Part of the public new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.

Development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.

Development permission does not entitle you to develop the land which does not vest in you.

पुढे करवेपूर्वी मोवणी नकाशानुसार इद्दी कायम करून ५०.०० मी. रुंद डी.पी. रोडचे बांधणे गरजेचे आहे. या कार्यासाठी भूमापकाकडून तपासणे आवश्यक.

म्हणजेच इद्दीकरून बांधत काही वाढ निर्माण झाल्यास त्याची सर्व जबाबदारी आपली राहिल.

पुढे करवेपूर्वी कुल, पाणी व ड्रेनेज विभागाचे ना-हरकत दाखले सादर करणे आवश्यक आहे. ठा.म.पा. पाणी पुरवठा करणार नाही व पिण्यासाठी उपलब्धतेनुसार पाणी उपलब्ध करणार नाही.

पुढे करवेपूर्वी आर. जी. विकसित करणे आवश्यक राहिले.

PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE REGIONAL AND TOWN PLANNING ACT, 1966.

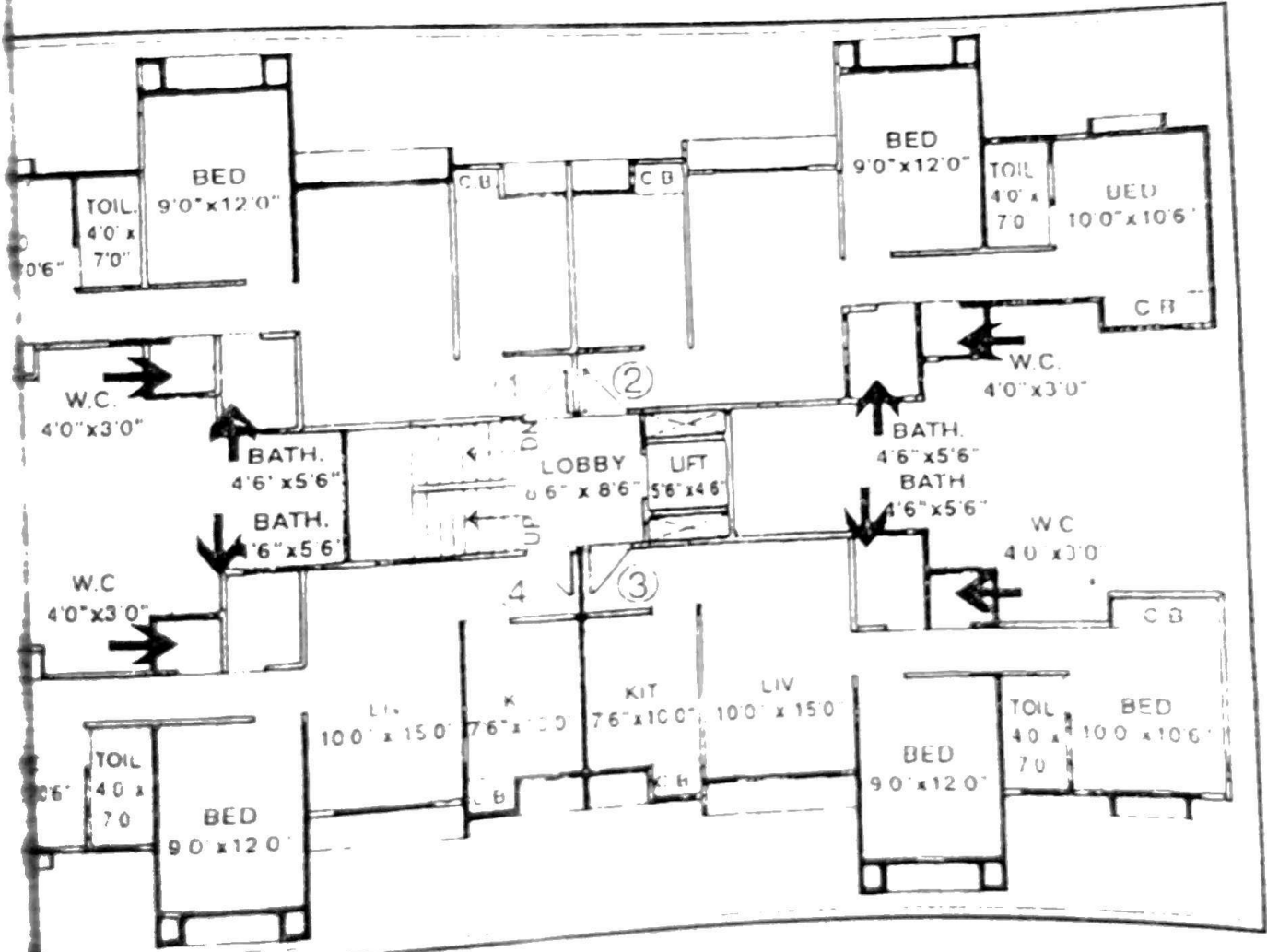
पुढे करवेपूर्वी व.श.सी. विभागाचे ना-हरकत दाखले सादर करणे आवश्यक आहे.



Yours faithfully,

Swastik
Park

TYPICAL FLOOR PLAN TYPE (GR. TO 6th FLOOR)

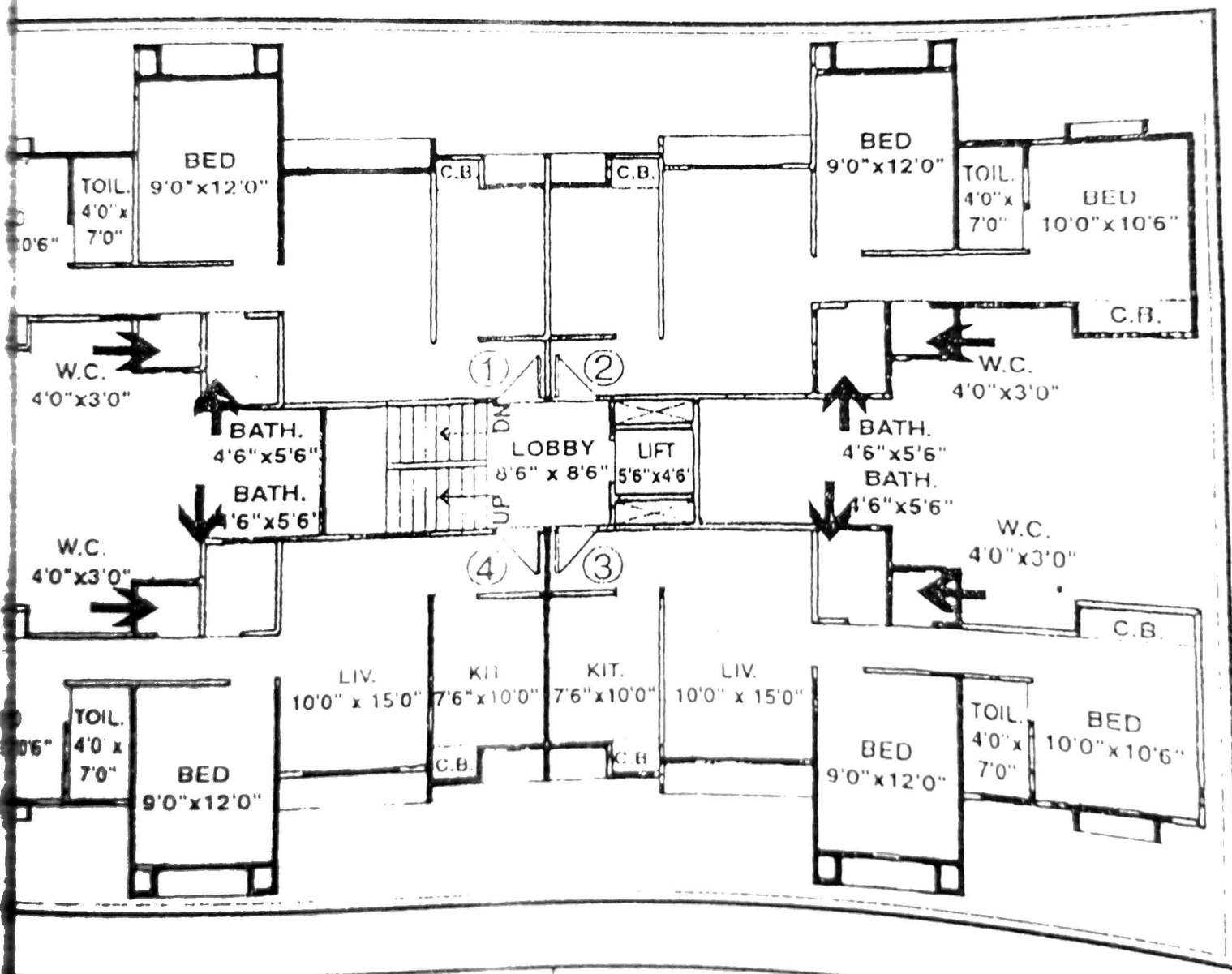


AREA	
FLAT NO.	780.00 sq.ft.
1 2 3 4	

Swastik
Park

TYPICAL FLOOR PLAN

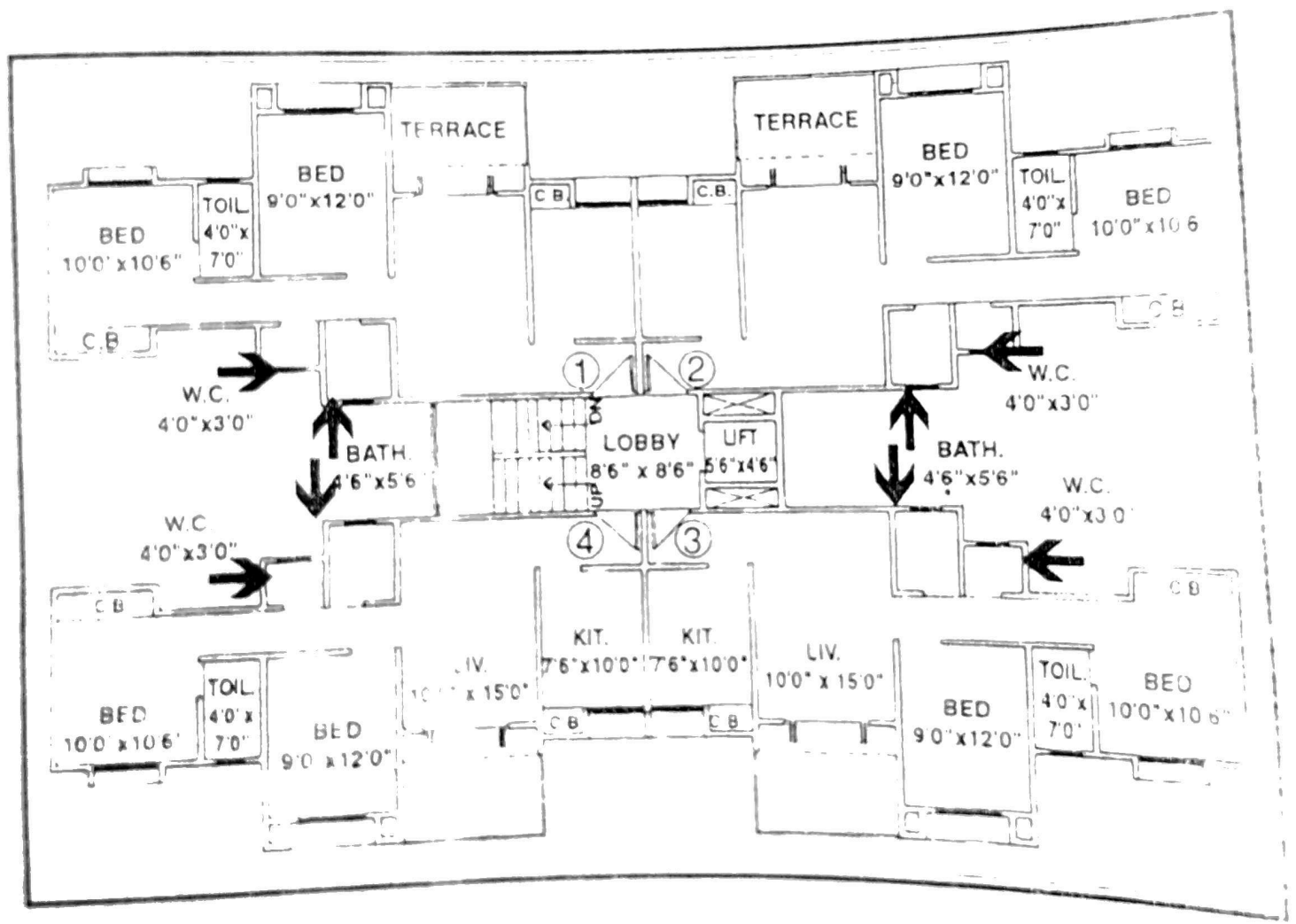
TYPE (GR. TO 6th FLOOR)



FLAT NO.	AREA
1, 2, 3, 4	780.00 sq.ft.

Swastik
Prakash

7th FLOOR PLAN - B4 TYPE

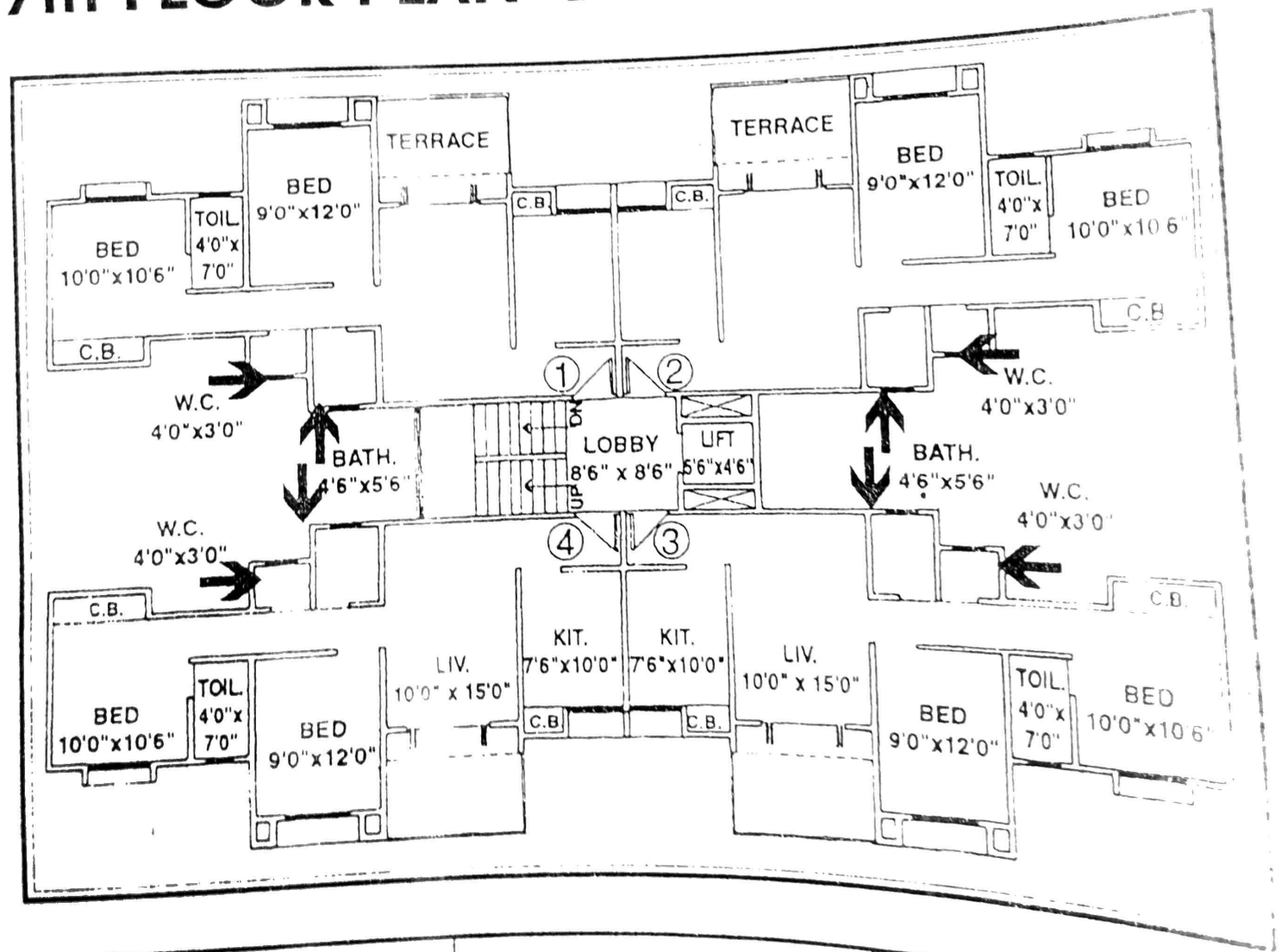


FLAT NO	AREA	TERRACE
1, 2, 3, 4	780.00 sq.ft.	40.00 sq.ft.



Swastik
Park

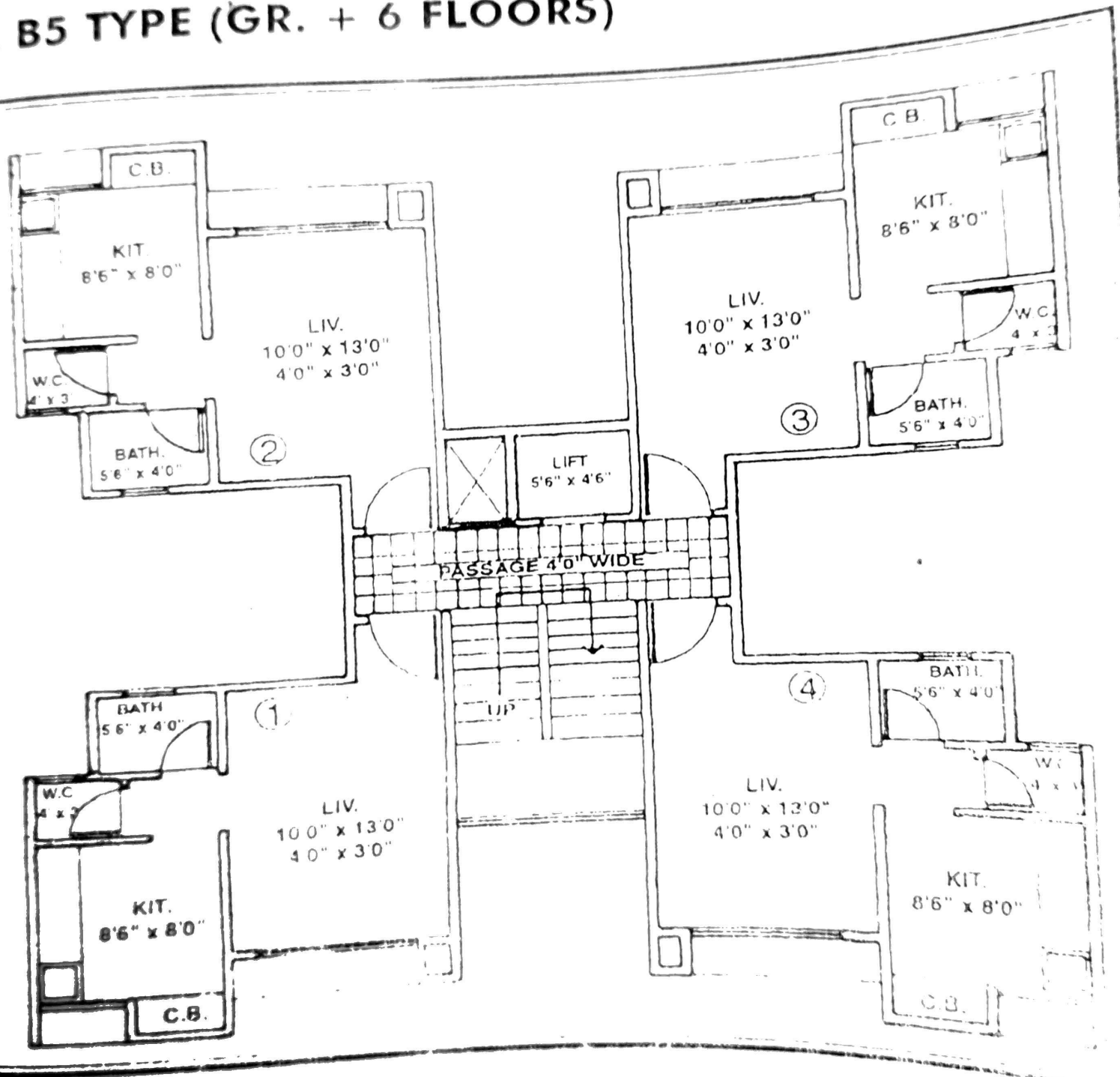
7th FLOOR PLAN - B4 TYPE



FLAT NO.	AREA	TERRACE
1, 2, 3, 4	780.00 sq.ft.	40.00 sq.ft

TYPICAL FLOOR PLAN

B5 TYPE (GR. + 6 FLOORS)



FLAT NO

1, 2, 3, 4

AREA

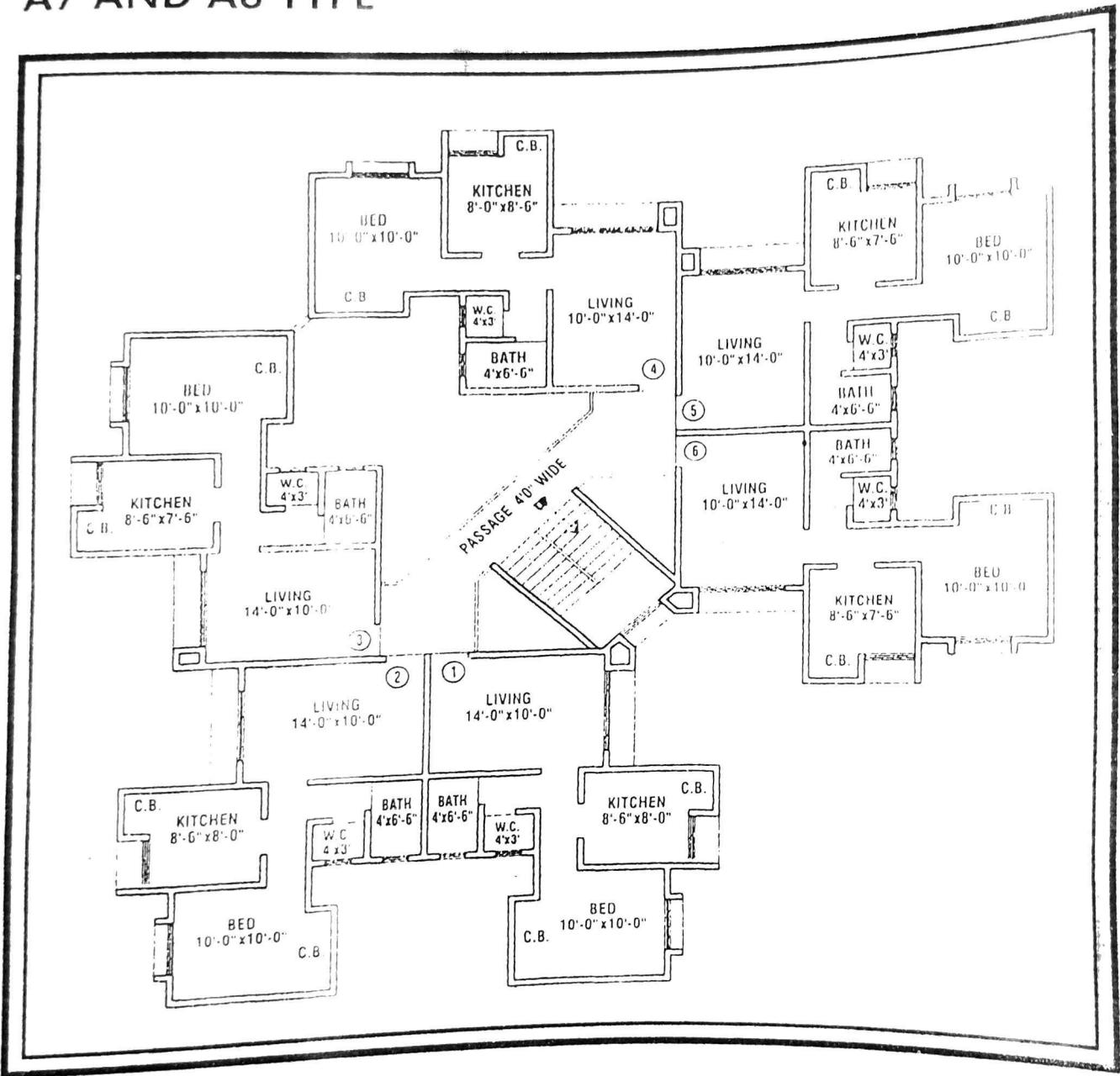
355.00 sq.ft.



Swastik
Park

TYPICAL FLOOR PLAN

A7 AND A8 TYPE



FALT NO	AREA
1, 2, 3, 4, 5, 6	520.00 sq.ft.

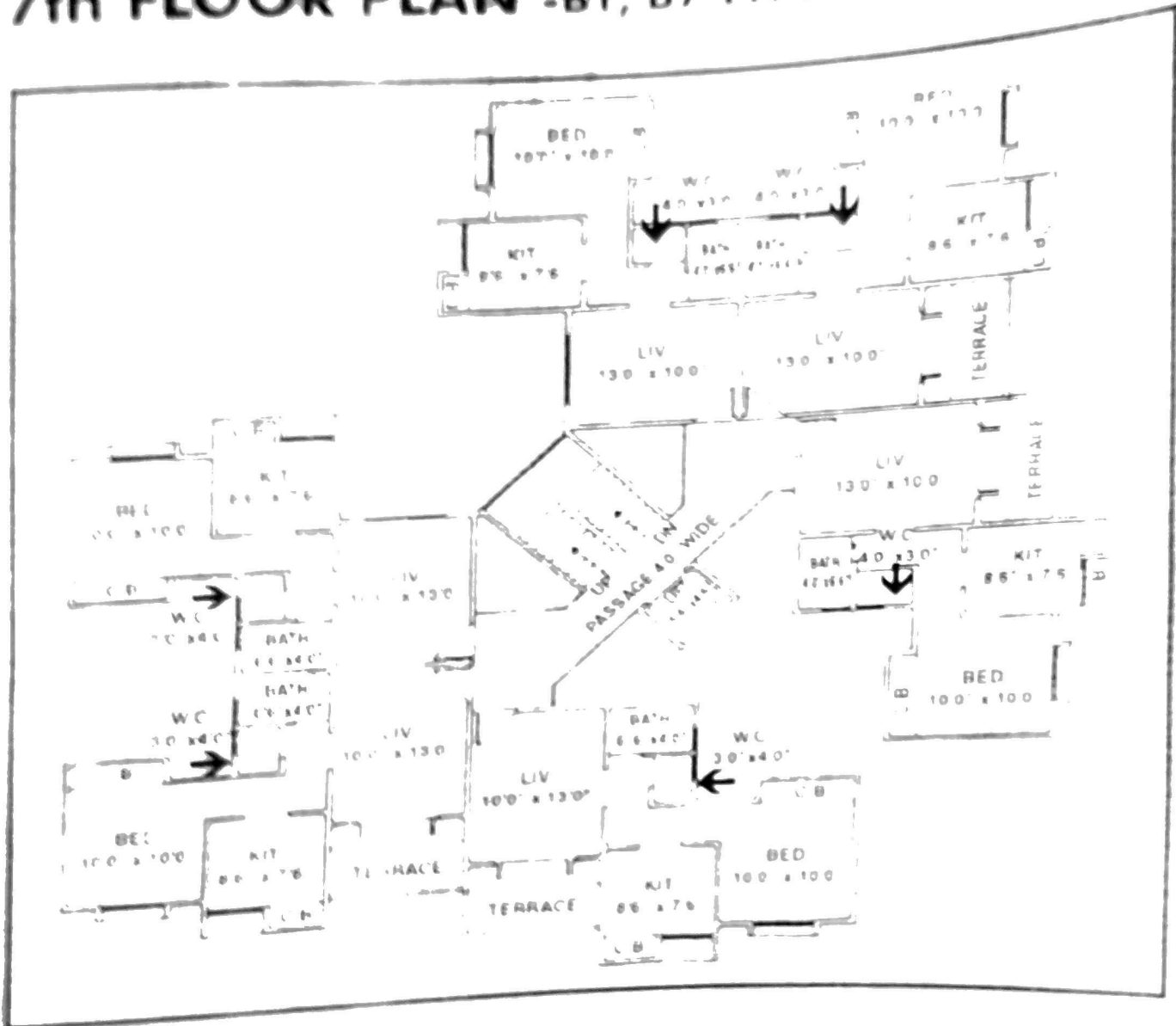
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Page

7th FLOOR PLAN - B1, B7 TYPE



FLAT NO	AREA	TERRACE
1, 2, 3	B1 520.00 sq ft	40.00 sq ft
4, 5, 6	B7 525.00 sq ft	40.00 sq ft

Has no terrace



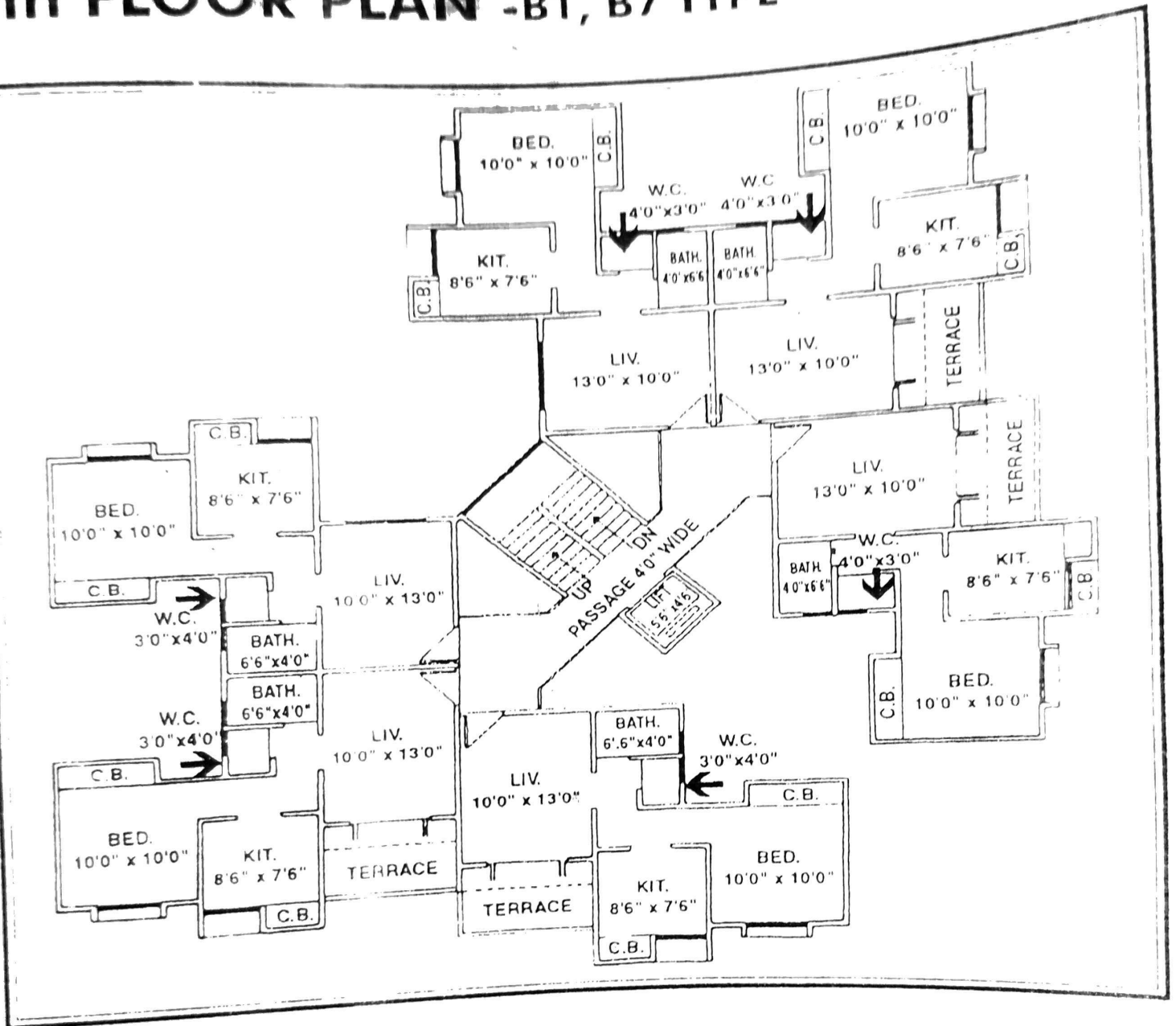
Handwritten notes and stamps:

- 277-9
- 8443
- (8/18)



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7th FLOOR PLAN -B1, B7 TYPE



FLAT NO.	AREA	TERRACE
1*, 2, 3,	B1 520.00 sq.ft.	40.00 sq.ft.
4*, 5, 6	B7 525.00 sq.ft.	40.00 sq.ft.

* Has no terrace



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 १८/१०

THE SCHEDULE ABOVE REFERRED TO

All Building of SWASTIK PARK' constructed by M/S.SWASTIK ENTERPRISES-, constructed on all that piece or parcel of land bearing Survey No. 75/3, 75/5, 75/9, 76/1, 76/2, 283/2 , situated at Village Kolshet, Dist. Thane, Taluka Thane, in the Registration Sub-Registration Sub-District Thane, and within the Jurisdiction of Thane Municipal Corporation, and bounded as under:-

To wards the East : S.No. 75/1, 75/6, 76/4 etc.
To wards the West : Akbar Camp.
To wards the South : S.No. 80/17, etc of Chemaux ltd.
To wards the North : S.No. 74/1,78/4 of Chemaux ltd

Sh-

(A)



UNIVERSITY OF
BIRMINGHAM

INTERNATIONAL TEAM
STUDENT RECRUITMENT & MARKETING
OFFICE
EXTERNAL RELATIONS

Date 04/06/2024

To Whom It May Concern
UK Visas and Immigration
Home Office

RE: Official sponsorship of Supriya Sanjay Zende, University ID: 2670497

Confirmation of University of Birmingham International Scholarship Award

We confirm that **Supriya Sanjay Zende** has been awarded a University of Birmingham Global Masters Scholarship from the University of Birmingham for the degree of **Master of Public Health Full Time September 2024**

The sponsorship covers the first year of study, beginning 30/09/2024.

This sponsorship consists of a **£2,000.00 GBP** one-time payment and will be set against the tuition fees for the first year of the degree programme. The regular overseas tuition fee for the programme is stated on the CAS record for the student and the University will make its best endeavours to ensure that the student's CAS is updated to reflect this tuition fee discount scholarship.

Should you require any further information please do not hesitate to contact me directly using the details provided in this letter.

Yours faithfully,

Michael Bissell
Deputy Head of International Recruitment



UNIVERSITY OF
BIRMINGHAM

INTERNATIONAL RECRUITMENT
(STUDENT RECRUITMENT &
MARKETING OFFICE)

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME	SUPRIYA	SANJAY	SANJAY
FATHER'S NAME	SANJAY	DAMODAR	DAMODAR
MOTHER'S NAME	ZENDE	ZENDE	ZENDE
STUDENT'S FULL NAME	VAISHALI	X-X-X-X-X	X-X-X-X-X
FATHER'S FIRST NAME	SANJAY	DAMODAR	DAMODAR
FATHER'S MIDDLE NAME	DAMODAR	NARAYAN	NARAYAN
FATHER'S LAST NAME	ZENDE	ZENDE	ZENDE
RELATIONSHIP WITH	X-X-X-X-X	FATHER	FATHER
BIRTH YEAR (YYYY)	13-04-2001	05-07-1970	05-07-1970
RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSİ / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSİ / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSİ / BUDDHIST / JAIN / OTHERS
CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
SEX	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER
MARITAL STATUS	SINGLE / MARRIED	XXXXXX	SINGLE / MARRIED
HIGHEST EDUCATIONAL QUALIFICATION	B.TECH BIOTECH	B.COM	B.COM
PERCENTAGE OBTAINED IN QUALIFICATION	64.4	XXXXXX	XXXXXX
EMPLOYMENT STATUS		SERVICE	SERVICE
MONTHLY INCOME FROM ALL SOURCES			
PAN NO.	ACKPZ0540M	AAFPZ7031E	
AADHAAR NO. (MANDATORY IF ELIGIBLE FOR STUDY BENEFIT)	743734818550	893282409215	893282409215
PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	V9796430		
OTHER OVD, IF ANY (Refer to annexure-I)			
PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE)	A-603, BELLE VISTA, BELAPUR SECTOR 15, CBD BELAPUR, NAVI MUMBAI 90389563845	A-603, BELLE VISTA, BELAPUR SECTOR 15, CBD BELAPUR, NAVI MUMBAI 78115565258	A-603, BELLE VISTA, BELAPUR SECTOR 15, CBD BELAPUR, NAVI MUMBAI

S NAME, I CODE,	—	State Bank of India IT-DCR Dept. GITC Belapur Mumbai	State Bank of India IT-DCR Dept. GITC Belapur
ADDRESS NAME, N CODE,	B/7/604 Swastik Park, Azad Nagar Ghod Bunder Road Thane West - 400607	B/7/604 Swastik Park Azad Nagar Ghod Bunder Road Thane West - 400607	B/7/604 Swastik Park Azad Nagar Thane West.
NUMBER	9867296682	9167453650	9167453650
NUMBER	9867296682	9167453650	9167453650
		zendesanjay1970 @gmail.com	Zendesanjay1970 @gmail.com

RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

(II) PRESENT BANKER DETAILS

CULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
BANK	SBI Belapur	SBI Parvati pune	SBI Parvati pune
WITH IFSC	SBI Belapur	pune	Pune
ACCOUNT NO.	SB-38709155799	0.D-51015431238	0.D-51015431238
NET LIABILITY	50000	2300000	2300.000
RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP		No	No

(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS]

TYPE	MERIT / MANAGEMENT QUOTA
LEVEL	GRADUATION / POST-GRADUATION / PHD
COURSE	DEGREE / DIPLOMA / CERTIFICATE
COURSE	Masters in Public Health
INSTITUTION & UNIVERSITY	University of Birmingham U.K
APPLICANT IS FOR STUDIES ABROAD	YES / NO
INSTITUTION (CITY, PIN, COUNTRY)	University of Birmingham, Edgbaston Birmingham B152 TT
INSTITUTION / COURSE	
COURSE	1 Year