- 1	391/1432	पावती		Origin	al/Duplicate
1	Friday,February 02 ,2018			नों	दणी क्रं. :39म
-1	7:06 PM				Regn.:39M
1		पावती क्रं.:	1617	दिनांक:	02/02/2018
1	गावाचे नाव: मुलुंड				
-1	दस्तर्एवजाचा अनुक्रमांक: करल4-	1432-2018			
	दस्तऐवजाचा प्रकार : सेल डीड				
1	सादर करणाऱ्याचे नावः डॉ. संजय	सत्यवान जा	धव		
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1.2	भरलेले मुद्रांक शुल्क : रु. 500/-		& E. N		
	_1	INF			
	1) देयकाचा प्रकार: eChallan र	 क्कम: रु.100	/_ u		
	डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0			टेनांक: ०२/०	12/2018
	बँकेचे नाव व पता:	1014004720	717102	91147. 0270	2/2010
*	2) देयकाचा प्रकार: By Cash रक्क	ਸ∙ ਨ 380/-			
	2) Gaanai sant. by Casii (44)	-1. V 000/-			

SALE DEED

STAMP DUTY OF Rs.7,70,000/- PAID ON SALE AGREEMENT EXECUTED ON 20th DECEMBER, 2017 REGISTERED VIDE UNDER REGISTRATION SR. No. KRL4-13013-2017. DATED 20/12/2017.

THIS DEED FOR SALE is made & entered into at MUMBAI on this 02nd day of FEBRUARY, 2018.

BETWEEN:

1) DR. PRAVIN PITAMBER AMRU, Age 55 Years, PAN : ABMPA2158C, and 2) DR. DARSHANA PRAVIN AMRU, Age 52 Years, PAN: AAIPA3639B, both Indian Inhabitants, having address at Flat No. 8, SUSHRUT, M B P T Hospital Compound, Nadkarni Park, Antop Hill, Wadala, Mumbai-400037; hereinafter referred to as the "TRANSEFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, करल-४ representatives and assigns} of the One Part.

AND

2096 1) DR. SANJAY SATYAWAN JADHAV Age 49 Years, PAN : ACXPJ1453F AND 2) MRS. ANJALI SANJAY JADHAV, Age 47 Years, PAN: ADKPR5490G, both Indian Inhabitants, having address at Flat No.12/105, SHREEJEE RATNA Co-op Housing Society Ltd., MILLENNIUM PARK, Behind Mulund Octroi Naka, Hari Om Nagar, Mulund (East), Mumbai-400081; hereinafter referred to as the "TRANSEFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, legal representatives and assigns) of the Other Part.

WHEREAS The BRIGHTON TOWER CO-OP. HOUSING SOCIETY LTD. registered under the Maharashtra Co-Operative Societies Act 1960 bearing registration No. MUM/WT/HSG/TC/10026/2010-Meremafter refer to as THE SAID 08/98/2 2011 DT.

SOCIETY).

AND WHEREAS the said society had allotted to 1) DR. PRAVIN AND WHEREAS the said society has a Flat bearing No. 301 the PITAMBER AMRU and 2) DR. DARSHANA PRAVIN AMRU of the PITAMBER AMRU and 2) DK. Difference of the members of society on Ownership basis a Flat bearing No. 301, on members of society on Ownership basis a Flat bearing No. 301, on members of society on Ownership St. 1, admeasuring 757 Sq. 3rd Floor, being constructed on Plot No. 1, admeasuring 757 Sq. 3rd Floor, being constructed on The Fig. (Carpet) area and for the purpose of stamp duty net built-up. Ft. (Carpet) area and for the PRICHTON TOWER Co-on House Ft. (Carpet) area and for the purpose of the purpos area in building known as Dia Nagar, Mulund (East), Mumbai. Society Ltd., situated at Hari Om Nagar, referred to 62 th Society Ltd., situated at Hall sake referred to as the said 400081; (hereinafter for brevity sake referred to as the said "FLAT").

AND WHEREAS by Sale Agreement 20th DECEMBER, 2017 Transferors/Vendors the between executed Transferees/Purchasers herein the Transferors/Vendors agreed to sell transfer in favour of to the Transferees/purchasers the said Flat & Ten (10) shares for Rs. 1,54,00,000/-(Rupees One Crore Fifty Four Lakh Only) on the terms & conditions contained therein, which is already registered with the concerned Sub Registrar of Assurances Kurla vide under Registration Sr. No. KRL4-13013-2017. Dated 20/12/2017 and copy of the same

ith enclosed as Annexure-I.

WHEREAS pursuance to execution of the said Sale Agreement, the Transferees/Purchasers have paid to the Transferors/Vendors a sum of Rs. 25,00,000/- (Rs. Twenty Five

Lakh Only) on or before execution of Sale Agreement being towards the part payment and for the balance amount of Rs. 1,27,46,000/- (Rupees One Crore Twenty Seven Lakh Forty Six Thousand Only) it was agreed by the Transferees/purchasers that the same will be paid on or before 20/02/2018. The Transferors/

lendos has agreed, undertook that they will obtain & furnish transfer the aforesaid Flat & Ten (10) shares from

WHEREAS the parties herewith confirm that all the ts and paper works are completed up to the of Transferees/Purchasers and the Transferees/ asers herewith agreed to pay the balance full and final amount of Rs. 1,27,46,000/- (Rupees One Crore Twenty Seven Lakh Forty Six Thousand Only) by Bank Loan on or before

1

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:

- The Transferors hereby transfers unto the Transferees and the Transferees hereby purchase and acquire all the right, title and interest of the Transferors in the said Flat No. 301, on 3rd Floor, being constructed on Plot No. 1, admeasuring 757 Sq. Ft. (Carpet) area of building known as BRIGHTON TOWER Co-op Housing Society Ltd., standing on the plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 83, 84, 85A, 86 to 99, Village – Mulund, lying, being and situated at Hari Om Nagar, Mulund (East), Mumbai-400081 and all the rights of the Transferors as to the use, occupation, enjoyment and ownership of the said Flat together with all rights, title and interest of the Transferors for a total consideration of Rs. 1,54,00,000/-(Rupees One Crore Fifty Four Lakh Only) which has been paid by the Transferces Transferors. બરબ-8
- The Transferees have paid to the Transferors full and final sale consideration agreed between the parties before the execution of this Deed of Sale (the payment and receipt whereof the Transferors doth hereby admit and acknowledge, acquit, release and discharge the Transferees from the payment and receipt thereof and every part thereof).
- The Transferors doth hereby declare and covenant with the Transferees that the said Flat is free from all encumbrances of any nature whatsoever and that the Transferors has full right, title and interest in the said Flat and has authority to assign and transfer their entire interest in the said Flat to the Transferes.
- The Transferors has represented to the Transferees: 4.
- That all the dues and outgoings in respect of a. e said Flat till the date of the execution of this have been paid by the Transferors.
- That the said Flat belongs to the Transferors absolutely b. and that no other person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said Flat.

2-6

c. That notwithstanding anything herein contained, any the act, deed, matter or thing of whatsoever nature done by the Transferors or any person or persons lawfully or equitably claiming by from through or in trust for them, the claiming by from through or in trust for them, the Transferors has themselves full right, power and absolute authority to sell or transfer to the Transferees the said Flat and that the Transferors has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Transferors may be rendered illegal and/or unauthorized for any reason or on any account.

d. That on realization of the full purchase price herein the served, the Transferees shall be entitled to the vacant and peaceful possession of the said Flat.

2096 5. The Transferors hereby agree to sign and execute himself or through their legally constituted attorney, any deed or writing as well as all other papers and documents as may be required by the Transferees for transferring the said Flat to the name of the Transferees in pursuance of this Deed of Sale.

6. The Transferees doth hereby covenant with the Transferor that after taking over the possession of the said Flat from the Transferors, they shall pay the electricity charges, society maintenance charges & other rate & taxes municipal taxes and maintenance charges etc., to the society and all concerned authorities, in respect of the said Flat and the Transferors shall in no way be its ponsible for any part of it.

7. is agreed between the Transferors and the Transferees that he expens for stamp duty on these presents and registration respect of this transfer shall be borne and paid by the same or any part thereof.

8. The Transferors hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, transferring the said Flat to and in favour of the Transferees.

July

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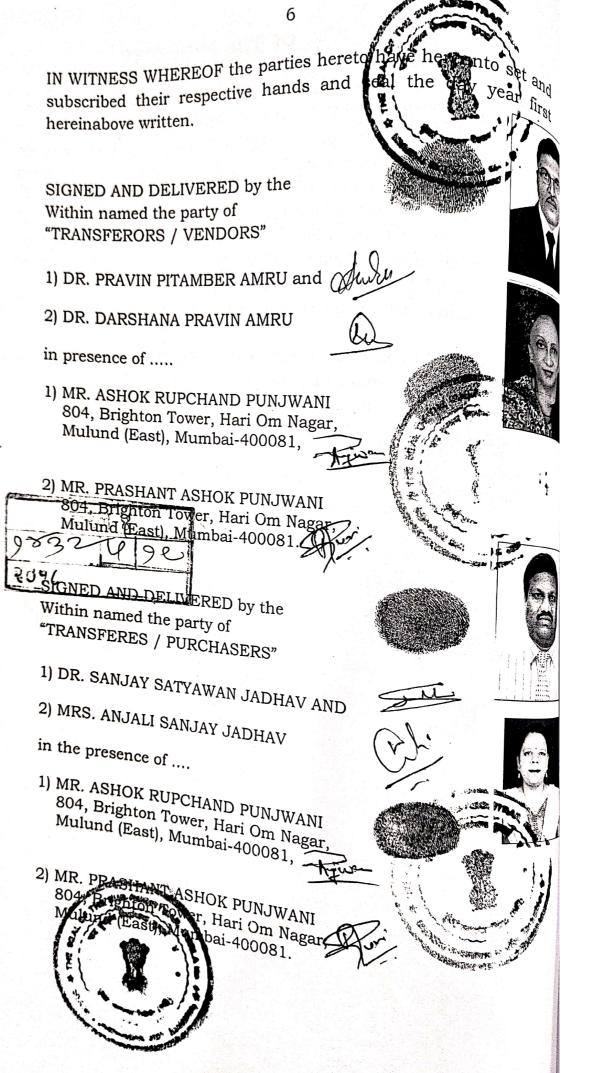
SCHEDULE OF THE PROPERTY

Right, title, interest in the and membership under Ten(10) shares of BRIGHTON TOWER CO-OP. HOUSING SOCIETY LTD., and ownership of Flat bearing No. 301, on 3rd Floor, being constructed on Plot No. 1, admeasuring 757 Sq. Ft. (Carpet) area of building known as BRIGHTON TOWER Co-op Housing Society Ltd., standing on the plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 83, 84, 85A, 86 to 99, Village - Mulund, lying, being and situated at Hari Om Nagar, Mulund (East), Mumbai 400081, within the limits of Mumbai Municipal Corporation and within the Registration District and Sub-District of Mumbai. り するこ

2096 The aforesaid society is a registered society registered under the provisions of Maharashtra Co-operative Housing Societies Act No. MUM/WT/HSG/TC/ 1960. having its Registration 10026/2010-2011 DT. 08/06/2010.

The construction of the building of the aforesaid year 2010 and it

is Stilt plus 17 storey building having lift facility.



RECEIPT

RECEIVED OF AND FROM "TRANSFEREES/PURCHASERS" 1) DR. SANJAY SATYAWAN JADHAV AND 2) MRS. ANJALI SANJAY JADHAV the sum of Rs. 1,54,00,000/-(Rupees One Crore Fifty Four Lakh Only) being the Full & Final Payment towards sale, transfer, assignment of right, title, interest & ownership in and upon the Flat No. 301, on 3rd Floor, being constructed on Plot No. 1, admeasuring 757 Sq. Ft. (Carpet) area of building known as BRIGHTON TOWER Co-op Housing Society Ltd., standing on the plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 83, 84, 85A, 86 to 99, Village - Mulund, lying, being and situated at Hari Om Nagar, Mulund (East), Mumbai-400081; in the manner annexed in page no 8:-

> WE SAY RECEIVED RS. 1,54,00,000/-

1) DR. PRAVIN PITAMBER AMRU and 2) DR. DARSHANA PRAVIN AMRU "TRANSFERORS"

WITNESS

करल-४ 2096

1) MR. ASHOK RUPCHAND PUNJWANI 804, Brighton Tower, Hari Om Nagar, Mulund (East), Mumbai-400081,

2) MR. PRASHANT ASHOK PUNJWANI 804, Brighton Tower, Hari Om Nagar, Mulund (East), Mumbai-400081.

CHALLAN MTR Form Number-6

MH010140547201718E BARCODE		IIII DIDOLLA		_				
GRN 101		1111111	Date	02/02/2018-12:53:26	Form ID 25.2			
Inspector General Of Registration Stamp Duty			Payer Details					
Registration Fee		TAX ID (I	f Any)					
			PAN No.(If Applicable)		ACXPJ1453F			
office Name KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name					
location MUMBAI			-		DR SANJAY SATYAWA	N JADHAV		
2017-2018 One Time		Flat/Block	k No.	-	FLAT NO. 301, 3RD FL	OOR		
Account Head Details	Amount In Rs.	Premises/Building						
100045501 Stamp Duty	500,00	Road/Stre	et	E	BRIGHTON TOWER CH	S LTD, HARI OM NAGAR		
180063301 Registration Fee	100.00	Area/Loca	allty	1	MULUND (EAST), MUM	BAI		
		Town/City	//District					
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			PAN2=ABMPA2158C~SecondPartyName=DR PRAVIN PITAMBER					
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Cheque-DD Details			Ref. No.	¹ ;	6910333201802021220	7 152558579		
que/DD No.		Bank Date	RBI Date	• (02/02/2018-12:53:54	Not Verified with RBI		
e of Bank			Bank-Branch IDBI BANK					
e of Branch			Scroll No. , Date Not Verified with Scroll					

E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. चलन केवळ दुय्यम निवंधक कार्यालयात नोदंगी करावयाच्या दस्तांसाठी लागु आहे . नोदंगी न करावयाच्या दस्तांसाठी सदर चलन लागु Not Available

allan Defaced Details

0. Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(iS)-391-1432	0005618462201718	02/02/2018-18:50:35	IGR200	100.00
(iS)-391-1432	0005618462201718	02/02/2018-18:50:35	IGR200	500.00
		Total Defacement Amount		600.00

Page 1/1

Print Date 02-02-2018 06:50:40





सुची क्र.2

दुप्यम निवंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक: 13013/2017

नोदंणी: Regn:63m

गावाचे नाव: 1) मुलुंड

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

15400000

(3) वाजारभाव(भाडेपटटयाच्या वावतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

10797318

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं: 301, माळा नं: 3 रा भजला, प्लॉट नं. 1, इमारतीचे नाव: ब्राईटन टॉवर को-ऑप हीसिंग सोसायटी लि, ब्लॉक नं: हरी ओम नगर, मुलुंड (पूर्व), मुंबई-400081, इतर माहिती: ज्ञोन नं. 124/571, सी.टी. एस नंबर्स. 62 ते 68,71,72,83,84,857,86 के 996 (O.T.S. Number : 62 to 68,71,72,83,64, 83

86 to 99;))

(5) क्षेत्रफळ

1) 84.42 चौ.मीटर

एगी किंवा जुडी देण्यात असेल

1): नाव:-डॉ. प्रवीण पीतांबर अमु ब्रग:-55; पत्ता:-प्लॉट नं: 8, पाळा नं: -सुश्रुत, एम बी पी टी हॉस्पिटल कंपाउँड, ब्लॉक नं: नाडकर्णी पार्क, बटीप हिल, वडाळा, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई: पिन कोड: 40,0037 पेन नं:-ABMPA2158C

2): नाव:-डॉ. दर्शना प्रवीण अमृ वय:-ठ्य: पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: सुसुत, एम वी पी टी हॉस्पिटल कंपाउंड, ब्लॉक न: नाडकर्णी पार्क, अँटॉप हिल, वडाळा, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड: 400037 पेन नं: AAIPA3639B

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यावालयाचा हुकुमनामा किंवा आदेश जसल्यास,प्रतिवादिचे नाव व पत्ता

ऐवज करुन देणा-या/तिहुन ग पक्षकाराचे नाव किंवा दिवाशी

लयाचा हुकुमनामा किंवा आदेश

त्यास,प्रतिवादिचे नाव व मत्ता.

1): नाव:-डॉ. संजय सत्यवान जाधव वय:-49; पत्ता:-12/105, -, श्रीजी रत्ना को-ऑप हौिसंग सोसायटी लि, मिलेनियम पार्क, हरी ओम नगर, मुलुंड (पूर्व), मुंबई, मुलुंड ओक्ट्रॉय नाका मागे, म्हाडा कॉलनी , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं:-ACXPJ1453F

2): नाव:-अंजनी संजय जाधव वय:-46; पत्ता:-प्लॉट नं: 12/105, माळा नं: -, इमार्तीचे अवः श्रीजी रता को-ऑप होसिंग सोसायटी लि, गिलेनियम पार्क, ब्लॉक नं: हरी ओम अपेरी मुंबई, रोड नं: मुलुंड ओक्ट्रॉय नाका मागे, महाराष्ट्र, मुम्बई. पिन कोड: ADKPR5490G

(11)अनुक्रमांक,खंड व पृष्ठ

न दिल्याचा दिनांक चा दिनांक

20/12/2017

(12)याजारभावाप्रमाणे मुद्रांक शुल्क

13013/2017

(13)बाजारभावाप्रमाणे नींदणी शुल्क

(14)शेरा

20/12/2017

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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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Possession Letter

Date: 27-Apr-24

To,

1001905 Ms. Savali Datta Adsul Mr. Sandip Arjun Virnarayan, Room no 6, Ashirwad Building, Bacabanglow, Kopri East Thane, 400603 Maharashtra, India Dear Sir/Madam,

Sub: Apartment No. 706 admeasuring 56.18 square meters (carpet area) approximately equivalent to 604.72 square feet (carpet area as per RERA) ("the Said Apartment") on the 07 Floor in Tower "D" ("the said Building") in the Project known as "TEN X HABITAT Raymond Realty" ("the said Project") situated at Village-Panchpakhadi, Thane -400606

Project RERA Registration No. P51700020881 and Occupation Certificate no. OCC/N/7003/0027/2024" dated 05-03-2024 in respect of the said Building.

We refer to the Agreement for Sale of the said apartment dated 08-Oct-21 executed by and between us (hereinafter referred to as "the said Agreement") and subsequent exchange of communication, from time to time, in respect of the said Apartment and on the terms and conditions more particularly mentioned therein. In pursuance thereof and subsequent to our possession notice/communication on occupation certificate vide our email dated 03-Apr-24, we hereby handover to you the possession of the said Apartment, duly constructed and completed by us in all respects in accordance with all the terms of the said Agreement and the sanctioned plans.

Prior to taking possession, you agree and confirm that you have duly inspected the said Apartment, the said Building and the amenities and facilities (in terms of the said Agreement) and have accorded your complete satisfaction with respect to the same and you have no grievances or claims of any nature whatsoever.

Please confirm the above by signing at the foot of this letter.

Yours Sincerely,

I/We confirm the above and take the possession of the said

Apartment -

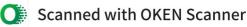
Ms.Sayali Datta Adsul

Dunall ? Mr.Sandip Arjun Virnarayan

Office Address:

The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane- 400 606.

Tel: 022-68373700



Source: Imperial platfrom



Marie Control of the					
PARTICULARS	(I) PERSONAL INFORMATI STUDENT	ON OF THE APPLICANTS FATHER / HUSBAND	CO-APPLICANT		
T NAME			AHJALI		
DLE NAME	SAMIKSHA	SANJAY			
	SANJAY	SATYAWAN	SANJAY		
NAME	JADHAV	JADHAV	JADHAV		
THER'S FULL NAME	ANJALI SANJAY JADHA	V x-x-x-x-x	x-x-x-x-x		
HER'S / HUSBAND'S FIRST	SANJAY	SATTALIAN	PANDURANG		
HER'S / HUSBAND'S E NAME	SATYAWAN	BALAJI	SATUAJI		
HER'S / HUSBAND'S LAST	JADHAV	JADHAY	RIPOTE		
ATIONSHIP WITH NT	x-x-x-x-x				
E OF BIRTH M/YYYY)	24/05/2002	18/11/2968	31/01/1971		
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STE CATEGORY	SC / ST / OBC -/ GENERAL / - OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENER/ -/ OTHERS		
NDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / FHIRD GEND ER	-MALE- / FEMALE / THIRD GENDER		
RITAL STATUS	SINGLE / MARRIED	x-x-x-x-x-x-x	SINGLE / MARRIED		
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RKS %AGE OBTAINED IN 5T QUALIFICATION		x-x-x-x-x	X-X-X-X-X		
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N NO.	CGGPJ8656M	ACXPJ1453F	ADKPR5490G		
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PASSPORT NO. INDATORY FOR STUDIES OAD)	Z7394802	Z3881355	58275211		
OTHER OVD, IF ANY er to annexure-I)					
PRESENT ADDRESS	301, Brighton Tower	301, Brighton Town	301, Brighton Toward		
USE NO., ROAD NAME, ALITY, CITY, PIN CODE,	301, Brighton Tower CHSL, Hari Om Nagar,	Chs L, Maxi om Nagar	hasi om Nager,		
RICT, STATE)	Muland (E), Mymbai -81	Muland (E), Mandaj-81	Muland (E), Munbai-		

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Source: Imperial plat from prot Utd. HL/CAR/ED/20 - 20 LOSID: Applicant Name: SANTALE Co - Applicant Name: (0) Contact Number (R) Applicant 1015: 427240604015580 Co - Applicant CIF: (1) Somits has Shinde Loan Account No.: (2) Anjali Shinde Collateral: EDUCATION COAN Loan Amount: 79.68,100/- Tenure: EMI: Interest Rate: SBI LIFE : YES / NO Loan Type: Flexi Individual Housing Loan _____ Maxgain___ Realty___ Optima_ Others: Property Location: **Property Cost.** Name of Developer / Vendor: Offer: Person: Vijay Dhamdhee PROCESSING OFFICER 8104909884 RESI/OFF 16.67 Sonor DAY! **VALUATION** DSBI LOAN A/C T.D. AGAR BRANCH (16878) D.E.

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