

Please Tick

Saving A/C No : 10111126016	Branch FILE No. :
CIF NO. : 10111126016	Tie up no (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : SATISH MADHUKAR MOHITE

Co-Applicant Name :

Contract (Resi.) : Mobile : 9326170757

Loan Amount : 22,00,000 Tenure : 25 YEAR

Interest Rate : 8.60 EMI :

Loan Type : RESALE SBI LIFE :

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : MANKHURD.

Property Cost : 30,00,000

Name of Developer / Vendor : MHADA

RBO - ZONE - Branch : TAKKA (Code No) 70807

Contact Person : ANIL BAVISKAR Mobile No. 7738116223

Name of RACPC Co-ordinator along with Mob No:

	DATE	Seller Data	DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

# SSL

CODE  
NO.

MUM99999

FILE  
REF NO.

HLSE	Ami Bawiskar		
HLSM	Saham Shah	5364	ami.bawiskar@gmail.com
HLQM	POOJA CHAUHAN		Saham.Shah@sbapsec.in

LOS NUMBER	
LOS BRANCH NAME	
BRANCH CODE	TARJA
SOURCE TYPE	70807
EXPECTED DISBURSEMENT DATE	Current

REFERENCE ID	
APPLICANT NAME	
CO-APPLICANT NAME	SATISH MOHITE
DATE OF BIRTH	11/05/1983
PAN CARD NUMBER	ANVPM1117C
BANK ACCOUNT NUMBER	200303180047264
EMAIL ID	Mohitsahshya@gmail.com
MOBILE NO.	9326170757
LOAN AMOUNT & INTREST RATE	22,00,000
TENURE	30 year
CONNECTOR NAME & CODE	
PROPOSAL TYPE	HL Resale
Builder's Name	- MHADA
Project Name	- MHADA
Email ID of Builder / Particular Project	-
Contact Number (Project in Charge/ Builder)	-
PROPERTY FINAL : YES / NO	YES
RACPC	PANVEL
RBO	PEN
AMT NO.	NA

Union Type:  Central Govt  Quasi Govt  Public Sector Units  Defence  Corporate  
 Employment Status:  Permanent  Contractual  Retainership  
 Total work experience (Months): \_\_\_\_\_  
 Under Defined Benefit Pension: Yes  No

Name: **B E S I SERVICE**  
 Monthly income: Rs **57000**  
 Monthly Income: Rs **47423**  
 Off available: Yes  No   
 A break in service beyond the period of 3 months in last 2 years: Yes  No

**SALARIED:**

Experience In Business /Profession:  Years  Months  
 Profit Earned In Last Two Years: Yes  No   
 Monthly Income: Rs  Net Monthly Income: Rs   
 Business Name:   
 City Name:

**Business Address**

Address 1: **BEST DEPO**  
 Address 2: **SHIVAJI NAGAR AAGAR**  
 Address 3: **GOVANDI**  
 City:   
 State:   
 Pin Code: **400043**  
 Phone (Landline)   
 Mobile: **8108454982**

**PRIMARY BUSINESS ACCOUNTS DETAILS**

ACCOUNT TYPE	IFSC CODE	BANK NAME	BRANCH

OUTSTANDING LOANS (IF ANY)

NET NAME

SANCTIONED AMOUNT

Receipt (pavti)

520/19386

पावती

Original/Duplicate

Tuesday, July 16, 2024

नोंदणी क्र.: 39म

11:18 AM

Regn.: 39M

पावती क्र.: 20442 दिनांक: 16/07/2024

गावाचे नाव: मंडाळे

दस्तऐवजाचा अनुक्रमांक: करल5-19386-2024

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: सतीश मधुकर मोहिते

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

**DELIVERED**

एकूण:

रु. 22560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:38 AM ह्या वेळेस मिळेल.

Joint S.R. Kurle 5

बाजार मुल्य: रु.993264.3/-

मोबदला रु.2200000/-

भरलेले मुद्रांक शुल्क: रु. 132000/-

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724159420058 दिनांक: 16/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.22000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005217854202425M दिनांक: 16/07/2024

बँकेचे नाव व पत्ता:

*S. Mohite*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव )		करल ६ मा. ५ २४ १७ ५७ ५४ १००
Valuation ID	20240716626	दस्त क्र. १९३८६ / २०२४
मूल्यांकनाचे वर्ष	2024	१ १०८
जिल्हा	मुंबई (उपनगर)	
मूल्य विभाग	९३-मंडाले - कुर्ला	
उप मूल्य विभाग	भुभाग: सायन-पनवेल मार्ग व घाटकोपर - मानखुर्द रस्ता व गाव हद्द यांनी वेढलेला भाग.	
सर्व्हे नंबर /न भू क्रमांक	सि टी एस. नंबर#६	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
19240	49490	56910	79700	49490	चौरस मीटर
बाधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	20 07 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	० TO २ वर्षे	बांधकामाचा दर -	Rs 30250/
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 27/02/2019			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला निहाय घट/वाढ = 100% apply to rate= Rs 49490/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
 = ( ( (49490-19240) \* (100 / 100) ) + 19240 )  
 = Rs. 49490/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 49490 \* 20 07  
 = Rs. 993264.3/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 993264.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 993264.3/-



Handwritten signature and date.





## SALE - AGREEMENT

THIS INDENTURE OF SALE is made and entered into at Mumbai on this 18<sup>th</sup> day of July 2024, BETWEEN MR. ROHIDAS MADHUKAR LOKHANDE age 58 years, Pan No ABTPL6054F, Indian inhabitant, residing at 3/87, Sagar Building, 3<sup>rd</sup> Floor, Sunder Lane, B.J. Marg, Bhyculla West, Jacob Circle, Bhyculla, Mumbai - 400011, hereinafter called and referred to as the **SELLER** (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the One Part

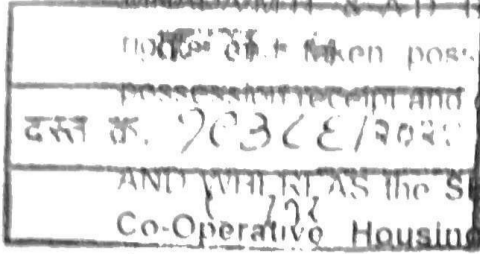
AND

MR. SATISH MADHUKAR MOHITE age 41 years Pan No. ANVPM1117C, Indian inhabitant residing at Near Ghatia B.M.C. School Mahadev Sheth Patil Wadi, Ghatia Village, Chembur, Mumbai - 400071, hereinafter called and referred to as the **PURCHASER** (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the Other Part,

WHEREAS the SELLER is the original owner / allottee in respect of the Flat No. 111, First Floor, Bldg. No. 2A, Krushnakunj Co-Operative Housing Society Limited, Panchratna Mhada Sankul, Maharashtra Nagar, Turbhe Mandale, Mankhurd (E), Mumbai - 400 088, admeasuring 180 sq ft carpet (hereinafter called and referred to the said Flat) which was allotted to him by the MHADA / Mumbai Housing and Area Development Board, Mumbai under Code No.239, vide allotment letter No. 1133 dated 20/05/2019, Possession Letter No. 1133 dated 20/05/2019. All the rights in respect of the above said Flat are stands in the name of **SELLER** herein.

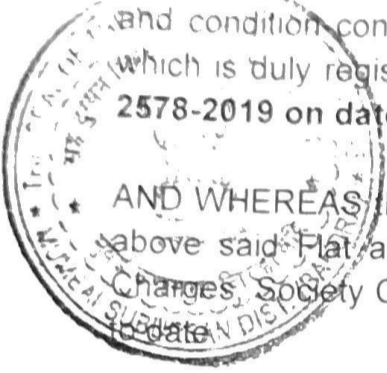
*Satish Mohite*

AND WHEREAS the SELLER had paid full cost price of the said Flat to the  
MHADAMBH & AD Board and thereby acquired its full and absolute ownership  
rights & taken possession of the said Flat vide valid possession letter  
possession receipt and occupied the same



AND WHEREAS the SELLER is also a bonafide member of the said Krushnakunj  
Co-Operative Housing Society Limited, Registration No. MUM/MHADB/HSG  
(TC)/13316/Year - 2014-2015 and holding its shares.

AND WHEREAS the VENDOR/SELLER has purchased and acquired the possession  
of above said flat premises from MR. AMIT MAHADEV POKALE, as per the terms  
and condition contained in the Sale Deed executed on 27<sup>th</sup> day of February 2019  
which is duly registered in sub registrar office Kurla-1 under Registration No.KRL1.  
2578-2019 on dated 27/02/2019



AND WHEREAS the SELLER is in exclusive use, occupation and possession of the  
above said Flat and also paid and cleared all the dues, Taxes, outgoing, elect  
Charges, Society Charges etc. of the above said Flat to the concerned authorities up  
to date

AND WHEREAS now due to personal reason the SELLER is unable to occupy the  
above said Flat and therefore agreed to assign and transfer all the rights title and  
interest in the above said Flat in favor of the PURCHASER for the total cost price  
consideration amount Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)

AND WHEREAS the Purchaser has made a payment of Rs.3,00,000/- (Rupees Three  
Lakhs Only) by Cheque as per details provided in the receipt and the balance  
amount of Rs.19,00,000/- (Rupees Nineteen Lakhs Only) will be paid within 60 days  
of the registration of this Sale Agreement.

AND WHEREAS the PURCHASER have accepted the above offer of the SELLER on  
the following terms & conditions mutually agreed by and between the parties hereto  
as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER :-

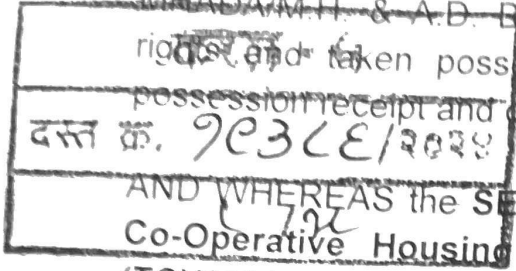
1. That the PURCHASER hereby pays to the SELLER the said agreed sum of  
Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) as and by way of cost  
price/consideration amount of the above said Flat, the receipt whereof the  
SELLER hereby admits and acknowledges at the foot hereof in full and final  
settlement.
2. In consideration of the above amount the SELLER hereby assigns and transfer all  
the rights, title and interest in the above said Flat including its tenancy, occupancy,  
possessory rights and in favor of the PURCHASER herein forever and absolutely  
from the date of execution hereof and also put the PURCHASER in exclusive use  
occupation and possession of the above said Flat on the date of execution hereof.
3. That the SELLER hereby undertakes to co-operate with the PURCHASER for the  
transfer / regularization of the above said Flat and its cost price / deposit etc. to  
the name of the PURCHASER.

*[Handwritten signature]*

*[Handwritten signature]*

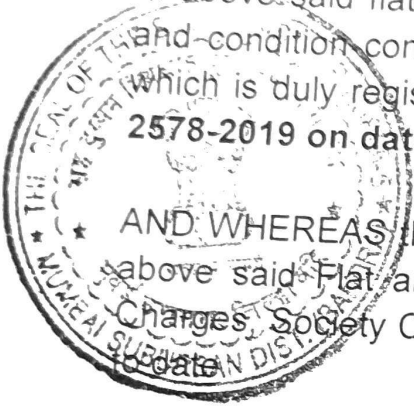


AND WHEREAS the **SELLER** had paid full cost price of the said Flat to the MHADA/M.H. & A.D. Board and thereby acquired its full and absolute ownership rights and taken possession of the said Flat vide valid possession letter cum possession receipt and occupied the same.



AND WHEREAS the **SELLER** is also a bonafide member of the said **Krushnakunj Co-Operative Housing Society Limited**, Registration No. **MUM/MHADB/HSG/(TC)/13316/Year - 2014-2015** and holding its shares.

AND WHEREAS the **VENDOR/SELLER** has purchased and acquired the possession of above said flat premises from **MR. AMIT MAHADEV POKALE**, as per the terms and condition contained in the Sale Deed executed on **27<sup>th</sup> day of February 2019** which is duly registered in sub registrar office **Kurla-1** under Registration No. **KRL1-2578-2019** on dated **27/02/2019**



AND WHEREAS the **SELLER** is in exclusive use, occupation and possession of the above said Flat and also paid and cleared all the dues, Taxes, outgoing, elect. Charges, Society Charges etc. of the above said Flat to the concerned authorities up to date.

AND WHEREAS now due to personal reason the **SELLER** is unable to occupy the above said Flat and therefore agreed to assign and transfer all the rights title and interest in the above said Flat in favor of the **PURCHASER** for the total cost price consideration amount **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)**

AND WHEREAS the Purchaser has made a payment of **Rs.3,00,000/- (Rupees Three Lakhs Only)** by Cheque as per details provided in the receipt and the balance amount of **Rs.19,00,000/- (Rupees Nineteen Lakhs Only)** will be paid within 60 days of the registration of this **Sale Agreement**.

AND WHEREAS the **PURCHASER** have accepted the above offer of the **SELLER** on the following terms & conditions mutually agreed by and between the parties hereto as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER :-

1. That the **PURCHASER** hereby pays to the **SELLER** the said agreed sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)** as and by way of cost price/consideration amount of the above said Flat, the receipt whereof the **SELLER** hereby admits and acknowledges at the foot hereof in full and final settlement.
2. In consideration of the above amount the **SELLER** hereby assigns the rights, title and interest in the

for the transfer of the membership of the Housing Society Limited, to the name of the PURCHASER.

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6 That the SELLER hereby agrees to execute all the requisite documents, papers and writings (including letters and other documents) for the effectual transfer of the above said Flat to the name of the PURCHASER as and when required by M.H. & A.D. Board or by the PURCHASER.

6 That the SELLER hereby declares that from the date of execution hereof the SELLER his family member, nominees, etc. shall not claim any rights, title and interest in the above said Flat and that they have no objection for the transfer/regularization of the above said Flat to the name of the PURCHASER.

7 That SELLER hereby declares that -

- a) He has not entered into any agreement/s with any other person/s in respect of the above said Flat.
- b) The SELLER has not transferred and assigned No rights, title and interest in the respect of the above said Flat with any other person/s
- c) The SELLER has not mortgaged, alienated or charged with the above said Flat or any part thereof with any person/s and the same is free from all encumbrances.
- d) The Board authorities have adopted a policy decision to transfer/regularize the tenancies of its Flats to the name of its occupants on payments of certain penalty amount and in view of the above, the SELLER have got full and absolute right to assign and transfer all the rights, title and interest in the above said Flat in favor of the PURCHASER.
- e) The SELLER hereby declares that except the SELLER no other person have any rights, title and interest in the above said Flat and that the SELLER being the original owner/allottee of the above said Flat has got full and absolute right to assign and transfer all the rights, title and interest in the above said Flat in favor of the PURCHASER.



8. The SELLER hereby declares that he has paid and cleared all the dues, taxes, and outgoing, elect. Charges, society charges and other amounts of the above said Flat to the Board and other authorities up to date.

9. The PURCHASER shall be responsible for the payments of dues, taxes, outgoing, service charges etc. of the above said Flat to the Board/Society and the Electricity charges to the Electricity Board directly from the date of execution hereof for which the SELLER shall not be held responsible.

10 That the PURCHASER shall pay the stamp duty / Registration charges, transfer/regularization charges and society donation.

11 That the PURCHASER hereby undertake to use and occupy the above said Flat and enjoy the benefits of the above said Flat peacefully and quietly and shall abide by the terms & conditions of the M.H. & A.D. Board and all other authorities concerned and shall also discharged all the liabilities of the said Flat from time to time.

*[Handwritten mark]*

*[Handwritten signature]*

के.व.के. SELLER  
 दस्त क्र. 96324/88  
 PURCHASER shall

hereby declares that from the date of execution hereof and on receipt of the cost price/consideration amount of the above said Flat, the SELLER shall be entitled to hold, occupy, use and enjoy the said Flat without any interruption from the SELLER or any other person/s claiming through or under him.

IN WITN  
 hands or

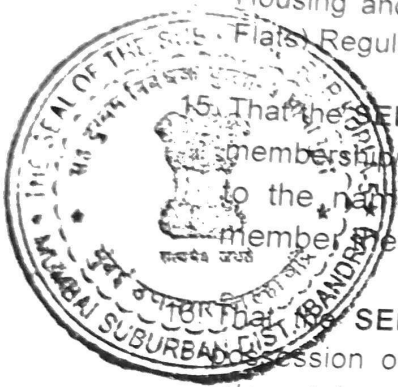
13 That the SELLER hereby declares that he has no objection for the transfer/regularization of the above said Flat and its cost price/tenancy deposit and other amounts to the name of the

GNED AN

14 PURCHASER in accordance with the provisions of Regulation 25 of the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Flats) Regulation 1981.

ITHN NAM

R. ROHI



15 That the SELLER hereby further declares that he has no objection for the transfer of the membership/shares of the **Krushnakunj Co-Operative Housing Society Limited**, to the name of the PURCHASER and also admitting the PURCHASER as a member thereof.

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16 That the SELLER hereby puts the PURCHASER in exclusive use, occupation and possession of the above said Flat on the date of execution hereof along with all its relevant documents.

17. That the parties hereby agree to sign such further agreements, writings, deeds, etc. as well as to do the acts, as may be required under the law for the purpose of effectively and perfectly completing the title of the said Flat.

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**SCHEDULE**

Flat No. 111, First Floor, Bldg. No. 2A, Krushnakunj Co-Operative Housing Society Limited, Panchratna Mhada Sankul, Maharashtra Nagar, Turbhe Mandale, Mankhurd (E), Mumbai - 400 088, admeasuring 180 Sq.Ft. Carpet, Ground + 7 floors with Lift, R.C.C construction, year of the construction: 2010, C.T.S. No. 6/1 Part of Village: Mandale, Division: Kurla, Mumbai Suburban District.

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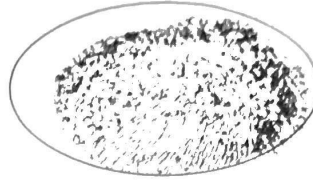
at

1

करल - ५
दस्त क्र. १९३८६ / २०२४

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

SIGNED AND DELIVERED BY THE )  
 WITHN NAMED "SELLER )  
 MR. ROHIDAS MADHUKAR LOKHANDE )  
 n the presence of .....



Handwritten signature of Mr. Rohidas Madhukar Lokhande



WITNESSES:-

- 1) R. L. Doke
- 2) यदुप धागे



SIGNED AND DELIVERED BY THE )  
 WITHN NAMED "PURCHASER )  
 MR. SATISH MADHUKAR MOHITE )  
 n the presence of .....



Handwritten signature of Mr. Satish Madhukar Mohite



WITNESSES:-

- 1) K. L. Doke
- 2) यदुप धागे

# कृष्णाकुंज

सहकारी गृहनिर्माण संस्था, मर्या.

नोंदणी क्रमांक. एमयुएम/एमएचएडीबी/एचएसजी/(टिसी) १३३५१/सन : २०१५-१६

समारंभ क्रमांक. २ अ, पंचरत्न म्हाडा सकुल, तुर्णे मंडाले, मानस्युर्द, महाराष्ट्रनगर समारंभ, मानस्युर्द, तुर्णे, मुंबई ४०००११.

जावक क्र. : K.O.R. 09/2024-25

दिनांक : १५/०१/२०२४

**TO WHOMSOEVER IT MAY CONCERN**

करल - ५
दस्त क्र. १०३८६/२०२४
१३/१७

On the request of **MR. ROHIDAS MADHUKAR LOKHANDE** the details of sale of Flat, bearing Flat No. 111, Bldg. No. 2A on the 1<sup>st</sup> Floor in the society Building **KRUSHNAKUNJ** is given as under for the purpose of stamp Duty and Registration. The share certificate has not issued till date.

1. Area of Flat
2. No of floors of Building
3. Type of Building
4. C.T.S. No.
5. Municipal Ward
6. Year of Construction

- : 180 sq. ft. carpet
- : Ground + 7
- : Residential
- : 6/1 pt (Mandale Division)
- : M ward
- : 2010




Thanking you

Yours faithfully,

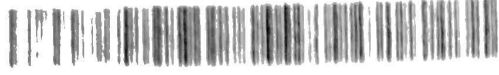


कृष्णाकुंज सहकारी गृहनिर्माण संस्था, मर्या.

  
अध्यक्ष

  
सचिव

  
खजानदार



27/02/2019

पृ. 2

पुण्या विभाग मंडळी पुणे

दस्तावेज क्र. 2578/2019

नोंदणी

Regn 63m

गावाचे नाव मंडाले

- (1) विलेखाचा प्रकार मेल हीट  
 (2) नोंदवना 1000000  
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते नमूद करावे) 947304

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन नोंदवना नं. प्लॉट नं. 111, माळा नं. 11 वील्डींग नं. 2/ए., इमारतीचे नाव: कृष्णकुंज सीएनएम लिमिटेड, ब्लॉक नं: पंचवत्स न्हाड, संकुल तुर्भे, मंडाले, रोड नं: मानखुर्द ईस्ट, मुंबई 400088 ( ( C.T.S. Number 6/1 PART : ) )

- (5) क्षेत्रफळ

1) 180 चौ फूट

- (6) आकारणी किंवा जुडी देण्यात असेल किंवा नाही.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-अमित महादेव पोळळे . . वय:-37; पत्ता:-प्लॉट नं: 7/एल बी विंग , माळा नं. , इमारतीचे नाव: सिद्धीविनायक टावर , ब्लॉक नं: कोलबाद ठाणे पश्चिम , रोड नं: ईस्टर्न एक्सप्रेस हार्दवेच्या समोर, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BEBP-5852R

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-रोहिदास मधुकर लोखंडे . . वय:-53; पत्ता:-3/87/3, बाजार विलेखाचे मुद्रांक क्षेत्र जे मार्ग भायखळा पश्चिम , जेकव सर्कल मुंबई , आररीपाडा, MAHARASHTRA, MUMBAI Non-Government. पिन कोड:-400011 पॅन नं:-AB-6054F

- (9) दस्तऐवज करून दिल्याचा दिनांक 27/02/2019

- (10) दस्त नोंदणी केल्याचा दिनांक 27/02/2019

- (11) अनुक्रमांक, खड व पृष्ठ 2578/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 60000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 10000

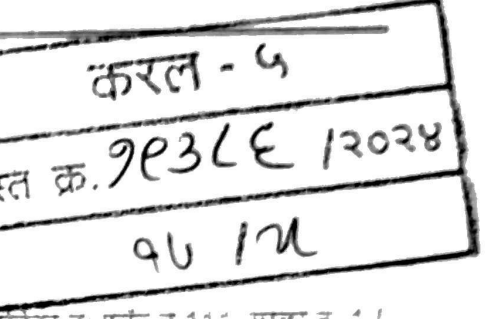
- (14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

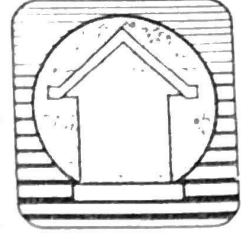
सुलभ व्यवहारासाठी नागरिकांचे नक्षमीकरण



गृहनिर्माण व क्षेत्रविकास मंडळ  
(चा घटक)

IBAI HOUSING AND  
DEVELOPMENT BOARD  
(MADA UNIT)

म्हाडा  
MHADA



अंतीम पत्र

जा.क्र. मि.व्य./चेंबूर/मु.मं./1133 /2019  
मिळकत व्यवस्थापक/चेंबूर, यांचे कार्यालय,  
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,  
वांद्रे(पूर्व), मुंबई 400048  
दिनांक :- 20/05/2024

दस्त क्र. 983CE/2024  
no in

प्रति,

श्री. रोहिदास मधुकर लोखंडे  
इमारत क्र. 2ए निवासी गाळा क्र. 111  
कृष्णाकुंज सह.गृह.संस्था (म)  
तुर्भे मंडाले, मानखुर्द(पू.)  
मुंबई - 400 044.

विषय :- इमारत क्र. 2ए मधील निवासी गाळा क्र. 111 तुर्भे मंडाले  
मानखुर्द येथील विनियम क्र. 25 अन्वये नियमित करणांत बाबत.  
संदर्भ :- 1) मित्र योजनेतील अर्ज क्र. 10011219  
दिनांक 29.3.2019.  
2) चलन क्रमांक 400219100006443 दि. 6.5.2019



महोदय,

उपरोक्त संदर्भाधिन पत्रानुसार कळविण्यात येते की, श्री. अमित महादेव पोकळे यांच्या नांवे असलेला निवासी इमारत क्र. 2ए गाळा क्र. 111, तुर्भे मंडाले, मानखुर्द हा श्री. रोहिदास मधुकर लोखंडे यांच्या नांवे माहे 4/2019 पासून गाळ्याच्या मूळ क्षेत्रफळा पुरताच नियमित करण्यांत येत आहे. तरी आपण मालमत्ताकर परस्पर महानगरपालिकेत भरावा.

आपल्या नांवे नियमित करण्यांत आलेल्या वरील गाळ्याच्या मुळगाळेधारकाकडून कायदेशीर दावा उपस्थित झाल्यास अथवा सदर गाळा मंडळाची फसवणूक करून आपल्या नावे नियमित केलेला आहे असे सिध्द झाल्यास आपल्या नांवे सदर गाळ्याचे केलेले नियमितीकरण आदेश रद्द करण्याचा अधिकार मंडळास राहिल, याची आपण नोंद घ्यावी.

आपला विश्वासू

*[Signature]*  
20/05/2024  
मिळकत व्यवस्थापक (चेंबूर)  
मुंबई मंडळ

भवन, कलानगर, वांद्रे (पूर्व), मुंबई - 400 049.  
404000, 26490660, 66404398  
022-26499444 26492044

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000, 26590660, 66405398  
Fax No. : 022-26591544, 26592058



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

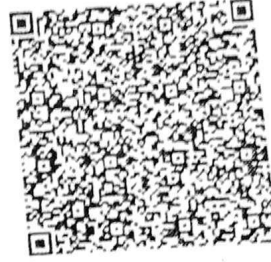
नोंदविण्याचा क्रमांक / Enrollment No 1104/20353/16021

To,  
मतीश मधुकर मोहिते  
Satish Madhukar Mohite  
S/O Madhukar Mohite  
NEAR GHATLE B. M. C. SCHOOL MAHADEV SHETH  
PATIL WADI, GHATLA VILLAGE  
Chembur.  
Chembur Mumbai  
Maharashtra 400071  
8108454982

Ref: 235 / 01E / 409624 / 410135 / P



UE388082230IN



*Mohite*

आपला आधार क्रमांक / Your Aadhaar No. :

**3284 7657 6604**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



मतीश मधुकर मोहिते  
Satish Madhukar Mohite  
वडील : मधुकर शंकर मोहिते  
Father : Madhukar Shankar  
Mohite  
जन्म वर्ष / Year of Birth : 1983  
पुरुष / Male



**3284 7657 6604**

आधार — सामान्य माणसाचा अधिकार





16/07/2024

## सूची क्र.2

दुय्यम निबधक सह दु नि कुर्ला 5

दस्त क्रमांक . 19386/2024

नोंदणी

Regn 63m

## गावाचे नाव : मंडाळे

(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	2200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	993264.3	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 111, माळा नं: 1 ला मजला,बिल्डिंग नं 2ए, इमारतीचे नाव: कृष्ण कुज को ऑप हौ सो लिमिटेड, ब्लॉक नं: पंचरत्न म्हाडा सकुल,महाराष्ट्र नगर, रोड : तुर्भे मंडाळे,मानखुर्द पूर्व,मुंबई 400088. इतर माहिती: मौजे मंडाळे,सदनिकेचे क्षेत्रफळ 20.07 चौ मीटर बिल्ट अप PUI: ME0610523060000 ( ( C.T.S. Number : 6/1 Part ; ) )
(5) क्षेत्रफळ	1) 180 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		1): नाव:-रोहिदास मधुकर लोखंडे वय:-58; पत्ता:-प्लॉट नं: 3/87, माळा नं: 3 रा मजला , इमारतीचे नाव: सागर बिल्डिंग , ब्लॉक नं: सुंदर लेन, बी.जे. मार्ग, भायखळा पश्चिम, जेकब सर्कल, भायखळा, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-ABTPL6054F
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-सतीश मधुकर मोहिते वय -41; पत्ता:-प्लॉट नं. , माळा नं: , इमारतीचे नाव. , ब्लॉक न बी एम सी स्कूल घाटले जवळ, महादेव शेट पाटील वाडी, घाटला गाव, चेबूर, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ANVPM1117C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	16/07/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	19386/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	132000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14) शेरा		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATISH MADHUKAR MOHITE

MADHUKAR SHANKAR MOHITE

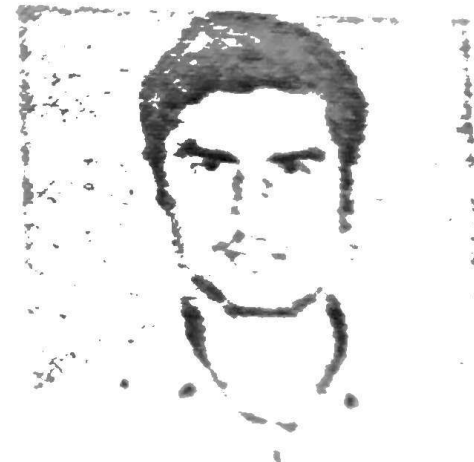
11/05/1983

Permanent Account Number

ANVPM1117C

*Mohite*

Signature



64409013

Amount Paid	DATE PAID IN FULL	DATE
₹ 10,000/-	17/11/2023	17/11/2023
₹ 10,000/-	17/11/2023	17/11/2023
₹ 10,000/-	17/11/2023	17/11/2023

**LEAVE AND LICENSE AGREEMENT**

This agreement is made and executed on this 17th day of NOVEMBER 2023  
Between

\* Name: Mrs. Nandini N. Kamble, Age: About 40 years, PAN: HJZBK 1298P, Resident at 5/A Sector Mahadev, Neelast, Banding Nandgaon, Tq. Pimpri, Dist. Pune-411004, Maharashtra-411006

HEREINAFTER called 'the Licensor' (which expression shall mean and include the licensor and his/her and also his/her respective heirs, successors, assigns, executors and administrators)

AND

\* Name: Ms. Mandohar Madhukar Mohite, Age: About 56 Years, PAN: GCI PM00068, Resident at 5/A Sector Mahadev, Shoth Patil Wadi, Road Near Ghatia Municipal School, Ghatia, Mumbai Maharashtra-400071

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named)

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise with sufficient title to all that constructed portion being unit described in Schedule I hereinafter written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 17/11/2023 and ending on 16/11/2026, on terms and subject to conditions hereafter appearing

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for her aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing:

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-





वेतन पत्र



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

नाव: SATISH MADHUKAR MOHITE

TRAFFIC SECTION SHIVAJI NAGAR

लिंग: Male हुद्दा: SR. DRIVER (P)

वेतन पृष्ठ क्र: 037/36

वेतन महिना: JUN - 2024

पैन क्र: ANVPM1117C वेतन श्रेणी/हुद्दा महिना : 26 / 182

परिचय क्र: 013442

दिवस : 30-0

भ्रमणध्वनी क्र: 9326170757

जन्म दिनांक: 11/05/1983

मूल वेतन: 29720

इमेल आयडी:  
यु.ए.एन: 100341292806 आधार नं.: 328476576604

सेवा प्रवेश दिनांक: 17/06/2011

आगाव: SHIVAJI NAGAR

सेवा निवृत्त दिनांक: 01/06/2041

अ. क्र. : 0

उत्पन्न विवरण/ Earning Details	राशि रु/ Amount	हप्ते	वजात विवरण/ Deduction Details	राशि रु/ Amount	हप्ते
--------------------------------	-----------------	-------	-------------------------------	-----------------	-------

000 Basic	(02406)	5504.52
000 Basic		29720.00
220 V.D.A.	(02406)	1779.17
220 V.D.A.		9735.00
100 Provident Fund	(02404)	11.00
002 H.R.A.	(02406)	1101.00
002 H.R.A.		5944.00
225 Medical Allw.		500.00
007 Wash. Allw.		80.00
045 Sticking Charges (00399)		400.00
046 Uniform Chrg. OD (00301)		412.50

220 V.D.A.	(02404)	90.45
100 Provident Fund	(02406)	874.00
100 Provident Fund		4735.00
002 H.R.A.	(02404)	193.00
104 Professional Tax		200.00
197 Revenue Stamp		1.00
180 BEST Cr. Society		1100.00
147 Death Compensat.		15.00
007 Wash. Allw.	(02404)	45.33
145 Family Welfare		0.41
189 L.I.C.		510.00

एकूण उत्पन्न 55,187.19

एकूण वजात

7,764.19

एकूण उत्पन्न

47,423.00

A/C



### Hindusthan Bank

THE HINDUSTHAN CO-OP. BANK LTD. MUMBAI  
Shivaji Nagar Branch : Pitch No. 3068 to 3069 A, Gajanan Colony,  
Shivaji Nagar, Govandi, Mumbai-400 043.

SHN

"Valid for 3 months from the date of issue"

DDMMYYYY

Pay State Bank of India

Rupees रुपये Four Thousand only

or Bearer

अदा करें। ₹ 4000/-

A/c No. 200303130047264

DDPFL - GTS 2010

IFSC CODE : SVCB0001003

*Satish M Mohite*  
SATISH M MOHITE

Please sign above

⑈090293⑈ 400801004⑈ 047264⑈ 10

5.	KYC-Verified by Sourcing Entity		
6.	Self Attested by borrower		
7.	Address Proof		
8.	Loan Acc. Statements for 1 year(if applicable)		
9.	In Case of NRI, POA, Overseas Credit Report		
10.	Cheques Submitted For		
	Title Verification-1		Valuation Report -1
	Title Verification-2		Valuation Report -2
	Certified Title Verification		Structural Report
11.	Salaried Applicants	(x/✓)	Non-Salaried Applicants (x/✓)
	▶ Salary Slip (Latest)		▶ 26 AS (Last 3 Years)
	▶ Form 16 (2 Years) Part A& B		▶ Current Account Statement- 2 Years
	▶ Account Statement / Overseas Account Statement (6 Months)		▶ ITR with Balance Sheet, P& L Statement, Computation
	▶ ID Card		▶ d. GST Returns - 2 Years
	▶ CTC/ Appointment		▶ Business proof

Please Tick

Saving A/C No : 41491136026		Branch FILE No.:	
CIF NO. : 91092148170.		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : SATISH MADHUKAR MOHITE			
Co-Applciant Name :			
Contract (Resi.) :		Mobile : 9326170757	
Loan Amount : 22,00,000.		Tenure : 25 YEAR	
Interest Rate : 8.60		EMI :	
Loan Type : RESALE		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : MANKHURD.			
Property Cost : 30,00,000			
Name of Developer / Vendor : MHADA			
RBO -		ZONE -	Branch : TAKKA (Code No) 70807
		RAVISKAR	Mobile No. 7738116223