



STATE BANK OF INDIA, RACPC GHATKOPAR

LOS ID :		LOAN TYPE :	TL / MAXGAIN
BRANCH :	Nalhar Road Mulund (W)	BRANCH CODE :	31382
OPAS ID :		RERA REG NO :	

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	Sneha Tirotkar	CIF NO :	86023945002
CO-APPLICANT NAME:	-	CIF NO :	
CO-APPLICANT NAME:		CIF NO :	
CO-APPLICANT NAME:		CIF NO :	
CONTACT NO (1)		(2)	
EMAIL ID :		ALTERNATE EMAIL	

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	-
LOAN AMOUNT :	30 Lakh	INTEREST RATE :	
TENURE :	120 Monthly	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP			
SCHEME :	Take over	SBI LIFE: YES / NO	
PROPERTY COST :		PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION	Suhad Vane - 9220745730		
SOURCING NAME:	XXXXXXXXXX	CONTACT OF SOURCING	XXXXXXXXXX
SOURCING TYPE :	Self	HLC / SSL CODE / PF NO :	
EMAIL :	Sneha.Tirotkar2017@gmail.com		

PROPERTY INSURANCE OBTAINED :		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
		ROI :		
		ECS / SI :		

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	13/08	Titendra Pethi
VALUATION	13/08	Vaibhava Kulkarni
SITE		
LOAN A/C		
T.D.		
D.E.		

LE	

512/7343

Thursday, August 02, 2018
12:11 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म
Regn. : 39M

पावती क्र. : 7495 दिनांक: 02/08/2018

गावाचे नाव: मजास

दस्तावेजाचा अनुक्रमांक: बदर16-7343-2018

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्नेहा निलेश तिरोडकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

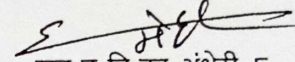
रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:14 PM ह्या वेळेस मिळेल.


सह. दु. नि. का. अंधेरी-5

बाजार मूल्य: रु. 3028363 /-

मोबदला रु. 3700000/-

भरलेले मुद्रांक शुल्क : रु. 185000/-

सह. दुय्यम निबंधक, अं. नि.
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 2500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004607742201819M दिनांक: 31/07/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004193835201819M दिनांक: 21/07/2018

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0208201801754 दिनांक: 02/08/2018

बँकेचे नाव व पत्ता:

SNivedkar

registered original document

Delivery on 02/08/2018

Cons

Take over

Flat

In B

Lift A

Floo

Vali

ASF

Cos

*Suhay - 9220745730-552
SBI Chhatkopar Raup*

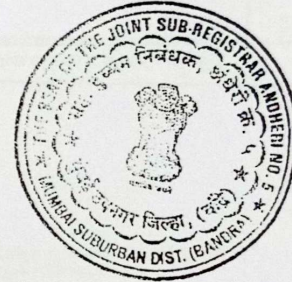
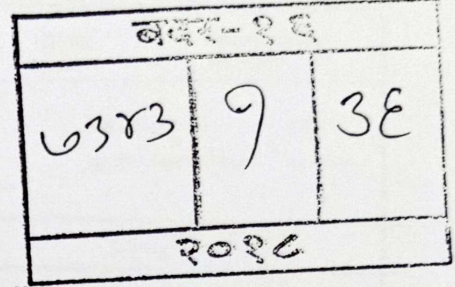
Valuation Id : 201807162

Valuation Report

Date : 16/07/2018

Location Details

Division Mumbai
District मुंबई(उपनगर)
Zone 53-मजास (अंधेरी)
Attribute सि.टी.एस. नंबर
Sr.No 50
SubZone 53/250 भुभाग: उत्तरेस गाव सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.
Palika Mumbai subarbs
Land Type Built up land
Property Type Flat
Occupied By owner occupied



Rate Details

Open	Residence	Office	Shop	industry	Unit
60800	120700	139400	181500	120700	Square Meter

Area Details

Build Area 25.09
Unit चौ. मीटर
Depreciation 0 TO 2
Construction Type 1-आर सी सी

Flat Details

In Big Project / Township No
Lift Available Yes
Floor 1st floor To 1st floor

Valuation Details

ASR Rate Rs.120700/-
Cost after applying Lift Rs.120700/-
Cost after applying depreciation Rs.120700/-
Cost of Build Rs.302836/-
Final Valuation cost Rs.302836/-

A-V ✓

S.D.
B.F.

370000/-
185000/-
30,000/-



CHALLAN
MTR Form Number-6

वदर-१६
७३४३ ३ ३६
२०२६

IN MH004607742201819M	BARCODE	Date 31/07/2018-19:05:25	Form ID 252
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)		
Office Name BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name	SNEHA NILESH TIRODKAR	
Location MUMBAI	Flat/Block No.	FLAT NO 22 2 ND FLR BUILDING NO R 12	
Year 2018-2019 One Time	Premises/Building	ROSHNI CHSL	
Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	48500.00	Road/Street	SAI SIDDHI COMPLEX
0030063301 Registration Fee	2500.00	Area/Locality	JOGESHWERI EAST
		Town/City/District	
		PIN	4 0 0 0 6 0
		Remarks (If Any)	SecondPartyName=KANTILAL M DARJI-CA=3700000
		Amount In	Fifty One Thousand Rupees Only
Total	51,000.00	Words	
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	02300042018080136414 005035733
Cheque/DD No.	Bank Date	RBI Date	01/08/2018-16:33:16 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

S. Tiroskar

SAI SIDDHI COMPLEX/22

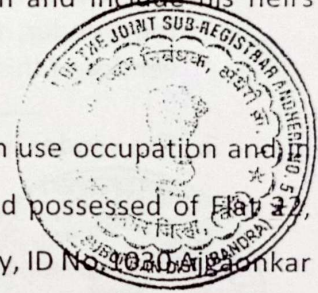
बदर-१६		
७३४३	९	३९
२०१६		

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Mumbai this ~~02nd August 2018~~ between MR. KANTILAL MULJIBHAI DARJI Aged 63 years an adult Indian Inhabitant residing at Flat no 22, No.,BLDG NO. R12, 2ND floor , ROSHANI CHS LTD ,MMRDA Colony, ID No.1030 Ajgaonkar Plot,SAI SIDDHI COMPLEX J.V.link Road, W.E.Highway, Near Asmita Bhavan, Jogeshwari (East), Mumbai-400060. Hereinafter called and referred to as the "Vendor (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include his respective heirs executors and administrators) of the One part.

SMT SNEHA NILESH TIRODKAR AGED 42 years, They are Indian Inhabitant, resident of Mumbai, hereinafter called and referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning there of be mean and include his heirs executors, administrators and assigns) of the other part.

WHEREAS the Vendor is the original Allotted, has allotted and in use occupation and possession or otherwise well an sufficiently, entitled, seized and possessed of Flat 22, No.,BLDG NO. R12-, 2ND floor , ROSHANI CHS LTD ,MMRDA Colony, ID No.1030 Ajgaonkar Plot,SAI SIDDHI COMPLEX J.V.link Road, W.E.Highway, Behind Asmita Bhavan, Jogeshwari (East), Mumbai-400060. Sade allotment letter dated JANUARY 2006



AND WHEREAS the between MR. KANTILAL MULJIBHAI DARJI, agreed to sell the said premises in his life – Time to SMT SNEHA NILESH TIRODKAR for the consideration Rs. 37,00,000/- (Thirty Seven Lakhs only)

Mode of payment Loan Amount 26,00,000/- (Twenty Six Lakhs Only) DHFL
Balance Amount 11, 00,000/- by cheque (Eleven Lakhs Only)

IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

The vendor shall sell the No. Flat no 22, No.,BLDG NO. R12-, 2nd floor , ROSHANI CHS LTD ,MMRDA Colony, ID No.1030 Ajgaonkar Plot,SAI SIDDHI COMPLEX J.V.link Road, W.E.Highway, Behind Asmita Bhavan, Jogeshwari (East), Mumbai-400060 and more particularly described in the scheduled hereunder written (hereinafter **REFERRED TO AS SAID Flat**) free all encumbrances of any nature whatsoever at or for the price of 37,00,000/- the consideration amount of Rs.(Rupees Thirty Seven Lakhs Only) shall be received by the vendor from the purchaser

श्रीकान्तलाल मुल्जिबाई दारजी

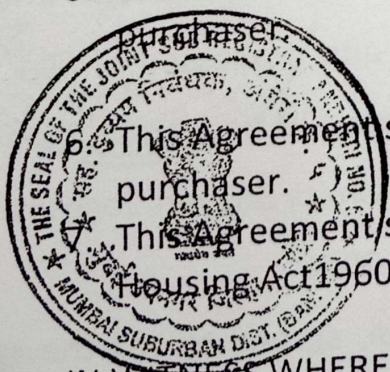
S. Nirodkar

323		
30	30	30
30		

The vendor already delivered or produce or cause or produced all document of or rela to the said flat and certified copies of the document to the purchaser

1. The vendor shall execute and deliver and /or cause to be executed & delivered s document or document as may be necessary for effectuating the proper transfe the said flat to the name of the purchaser shall in the execution of such documen documents as concerning party the vendor shall at his own costs procure all of necessary parties to join in the execution of the said document or document required.
2. On completion of the sale the vendor shall deliver to purchaser all documents relat to the said in his possession and give the usual covenant for production of s document as it may be entitled to retain with it
3. The vendor declare that No Notice including any notice for acquisition or requisiti or set back issued by the collector, Mamlatdar, Talati of the Town planning Author of the region or MMRDA or Any other local or public body or Authority in respect the said flat have been served upon or received by the vendor on their agents or a person on their behalf and that all previous notices and requisition have been d complied with by the vendor. If any such notices be hereafter issued to, served up or received by the vendor or any person on their behalf in respect of the said f before completion of the sale the Vendor shall immediately give notice there of t purchaser and shall comply with the same at their own cost.
4. In the event of the sale not being completed due to any will ful default on the part the Vendor, the purchaser shall have right to require specific performance by t vendor of this Agreement.

5. The vendor have already handed over a vacant & peaceful possession to the



This Agreement shall already handed over a vacant & peaceful possession to the purchaser.
 This Agreement shall be subject to the provision of the Maharashtra co-operative Housing Act 1960 and the rules made therein the sais Act.

IN WITNESS WHERE OF the parties have herein to set and subscribed their respective hands and seal the day and year hereinabove written.

2/11/2014/5209

बदर-२६	
७३४३.११	३६
२०१६	

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT Flat no 22, No.,BLDG NO. R12-, 2nd floor, ROSHANI CHS LTD, MMRDA Colony, ID No.1030 Ajaonkar Plot,SAI SIDDHI COMPLEX J.V.link Road, W.E.Highway, Behind Asmita Bhavan, Jogeshwari (East), Mumbai-400060 Area admeasuring 225 Sq.Ft. Carpet equivalent to 270 Sq.Ft.Built-up,i.e. admeasuring area 25.09.mtrs Built-up, the said bldg. constructed in the year of 2005,bearing C.T.S.NO.50/51/52, Majas Village jogeshwari(E).

SIGNED AND DELIVERED)

By the Withinamed VENDOR)

MR. KANTILAL MULJIBHAI DARJI)

PAN CARD NO : ALAPD7860N)

In the Presence of)

Signature of Vendor



1 *Signature*

2 *Signature*

Signed, Sealed and Delivered)

By the Withinamed PURCHASER)

SMT SNEHA NILESH TIRODKAR)

PAN NO ALFPT2320J)

In the Presence of ...)

Signature of Purchaser



1 *Signature*

2 *Signature*



Mumbai Metropolitan Region Development Authority
VII floor, MMRDA Bldg., Bandra-Kurla Complex, Bandra (East), Mumbai- 400051

No. MMRDA/EE/SRA Cell/IOA/21/GL/K(E)

Date: 15 SEP 2005

To:
The Executive Engineer
Engineering Div.,
MMRDA,
Mumbai-400051.

Sub: Grant of occupation certificate to rehabilitation building no R12, in Slum Rehabilitation scheme approved under clause 3.11 read with clause nos. 3.5 & 3.19(ii) of Appendix IV of DCR 33(10) on plot bearing CTS Nos. 50(pt), 51(pt), & 52(pt) of village Majas, Ajgaonkar plot, Western Express Highway, Jogeshwari (East), K(East) ward, Mumbai.

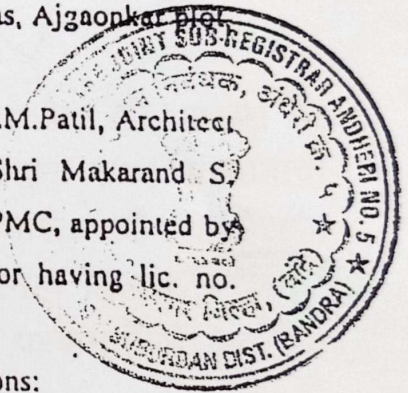
2005-09-15		
632390	3E	3E
2005		

Ref: Your letter dated 29/8/2005.

Sir,

The rehab buildings no R12 is situated in Slum Rehabilitation Scheme approved under clause no. 3.11 read with clause no. 3.5 and 3.19 (ii) of Appendix IV of DCR 33(10) on plot bearing CTS Nos. 50(pt), 51(pt), & 52(pt) of village Majas, Ajgaonkar plot, Western Express Highway, Jogeshwari (East), K(East) ward, Mumbai.

The said building is completed under the supervision of Mr G.M.Patil, Architect of M/s. Gherzi Eastern. Ltd., having license no. CA/87/10622, Shri Makarand S. Gaidhani, Licensed Structural Engineer of M/s. Gherzi Eastern. Ltd, PMC, appointed by MMRDA and Shri Rabindar kumar Lall, Licensed Site Supervisor having lic. no. L/54/SS-1, They have submitted completion certificates for the same.



The rehab buildings no R12 may be occupied on following conditions:

1. That certificate w/s 270A of BMC Act, shall be obtained from A.E.(W.W),K (East) ward and the certified copy of the same shall be submitted to this office.
2. That all the necessary conditions of the approved layout /sub-division & Intimation of Approval shall be complied with.
3. That the electric meters for the individual tenement shall be installed and electric supply in each tenement shall be provided.
4. That the buildings under reference shall be properly maintained, guarded and kept clean by the contractors till handing over of all the tenements to Engineering wing, MMRDA.
5. That the tenements in the rehab buildings under reference shall be allotted only to the project affected persons affected by vital public. project of MMRDA.

6. That SRA Cell of MMRDA shall be always kept indemnified against any claims, damages, risks, costs or any kind of litigation arising out of handing over of the said buildings to the MMRDA for rehabilitation of Slum dwellers.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under MR & TP Act.

Yours faithfully,

S. S. S. S.
Superintending Engineer,
SRA Cell, MMRDA.

Copy to:

1. ✓ Shri G. M. Patil, Architect,
M/S Gherzi Eastern Ltd,
Wing 'A', Raheja Point 1,
Jawaharlal Nehru Road,
Vakola, Santacruz (E),
Mumbai, 400055.
2. The Asstt. Engineer (Water Works)
'K(E)' Ward Office Building,
Azad Road, Gundavali,
Andheri (E), Mumbai- 400 069
3. The Asstt. Assessor & Collector 'K(E)', Ward
'K(E)' Ward Office Building,
Azad Road, Gundavali,
Andheri (E), Mumbai- 400 069
4. The Chief, R & R, MMRDA.



ROSHANI CO-OP HOUSING SOCIETY LTD. (REGD.)

Reg. NO. MUM/MMRDA/HSG/(TC)148/2008-09

Building No. R/12, Sai Siddhi Complex, Ajgaonkar Plot, Near Asmita Bhavan,
W.E. Highway, Jogeshwari (E), Mumbai - 400060.

Date: 29/7/2018

No.:

ना हरकत प्रमाणपत्र

१. आमच्या संस्थेच्या इमारत क्र. १२, सदनिका क्र २२ ह्यांचे नोंदणीकृत मुळ सभासद श्री. कांतीलाल मुरजीभाई दर्जी हे आहेत त्यांना ती सदनिका सामान्य या प्रवर्गामधुन मंजूर करण्यात आली होती.

२. श्री. कांतीलाल मुरजीभाई दर्जी यांचे सदस्यत्व सामान्य असे मंजूर आहे.

३. इमारत क्र. १२ रोशनी को ऑप हॉ. लि. ह्या संस्थेस वांधकाम पूर्णत्वाचा दाखला एम्. एम्. आर. डी. ए कडील दिनांक १५.०९.२००५ च्या पत्राने प्राप्त झाला आहे.

४. इमारत क्र. आर १२ सदनिका २२ चा तावा मुळ सभासदास ०२.०१.२००६ रोजी देण्यात आलेला आहे. श्री. कांतीलाल मुरजीभाई दर्जी यांना एम्. एम्. आर. डी. ए कडील आदेशानुसार हस्तांतरीत करण्यात आली आहे.

५. इमारतीच्या मंजूर वांधकाम रेखांकना प्रमाणे सदनिकेचे चटई क्षेत्र २२५ चौ. फूट आहे.

६. इमारत क्र. आर/६मधील सदनिका क्र अ ६८ चो श्री. कांतीलाल मुरजीभाई दर्जी यांचे यांनी श्रीमती स्नेहा निलेश तिरोडकर यांना विकली असून विकत घेणारे श्रीमती स्नेहा निलेश तिरोडकर हे सामान्य आहेत. सदरच्या हस्तांतरणाने संस्थेतील सदस्यांच्या मागसवर्गीय कोटयावर शासनाच्या निर्णयप्रमाणे २० टक्केपेक्षा कमी प्रमाण होत नाही.

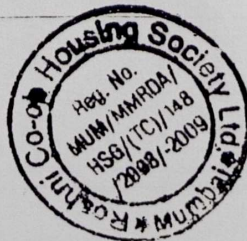
७. वर नमुद माहिती संस्थेकडे श्रीमती स्नेहा निलेश तिरोडकर यांचे विनंतीनुसार व उपलब्ध कागदपत्राच्या आधारे देत आहे.

८. या सदनिकेचा मालमत्ता कर सामुहिक सिंकिंग फंड भरलेला आहे.

९. सदरच्या हस्तांतरणास शासनाच्या प्रचलित नियमास अधीन राहून संस्थेची कोणतीही हरकत नाही.

१०. या सदनिकेवर कोणतीही थकवाकी नाही.

आपला विश्वासू



For ROSHANI CO-OP HSG. SOC. LTD.
Prakashm... 29/7/18
Chairman Secretary Treasurer

Share Certificate No. 12 Member's Regn. No. 12 No. of Shares 5

Share Certificate

ROSHANI CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act. 1960)

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50 each
Registration No. MUM/MMRDA/HSG (TC)148/2008-09 Date 29/9/2013

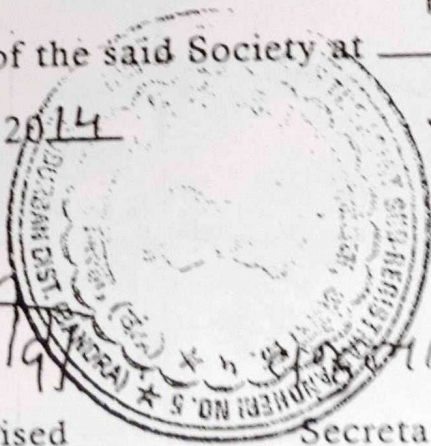
This is to certify that Shri/Smt./~~Mrs.~~ KANTILAL MO DARJI
_____ is the Registered Holder of 5 fully paid up shares

of Rs. FIFTY each numbered from 56 to 60 both inclusive, in
ROSHANI CO-OPERATIVE HSG. SOCIETY LTD., 22

Subject to the Bye-laws of the said Society

ROSHNI CO-OP. HSG. SOC. LTD.
Bldg. No. 12, Aagaekar Plot
W. E. Highway, Bandrekar Wadi,
Jogeshwari (East), Mumbai - 400 060.

Given under the Common Seal of the said Society at
this 20th day of MARCH 2014



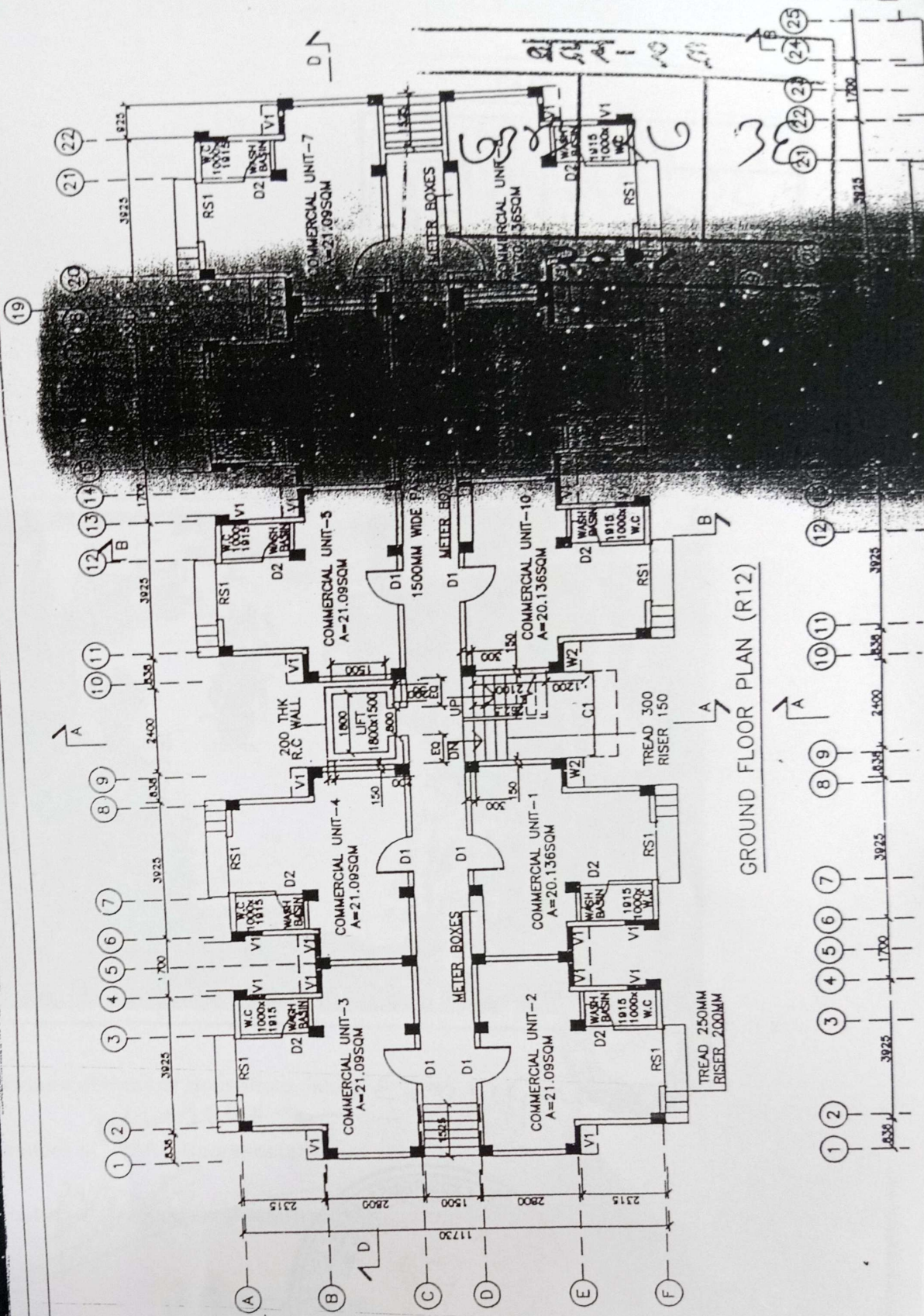
Authorised
M.C. Member

Secretary

R.S. Yadav
Chairman

P.T.O.

202



Allotment letter for tenement at Ajgaonkar Plot, Mumbai, for PAPs affected by Quadrupling Tracks between Borivali to

Virar under MUTP

Provisional Allotment Letter

387-2E		
6383	39	3E
1030		
2026		

Shri./Smt. **KANTILAL MULJIBHAI DARJI** I. D. No. **1030** Map No. **AMBE** Sub-Project **QUAD** staying in **Ambewadi** has been allotted a regular tenement at **Ajgaonkar Plot**, Bldg. No. 12 Room No. 22 (Proposed Co-operative Housing Society) under MUTP.

- The Allottee shall hand over the vacant possession of his/her Residential / Commercial Structure in **Ambewadi** to MMRDA on _____.
- The allotment of tenement in the permanent rehabilitation building is subject to above and SRA Rules and State Govt. MUTP R & R Policy.

Musli
SPARC Representative

Sham
MMRDA Representative

E27 S. P. M. G. A. B. G. M. C. S.
Name & Signature of the Occupant who has handed over vacant Possession of his residential/commercial Structure and taken possession of the above mentioned regular tenement alongwith the keys.

Name and Signature of the Security Guard taking over the possession of the vacant Structure.

Dated : 21/1/06

