



05/11/2024 20

DEBIT Sanjay Solgankar - 55087140777 को पैसे का

₹/Rupees

To paid for HIL valuation and Structuring  
Debit Charge

₹

Branch Manager

*[Signature]*

# INDIVIDUAL ING LOAN ATION FORM



ME  
NS

Applicant  Co-Applicant

CIF No/  
Account No. 78561764809

Name: First Name Middle Name Last  
SANSAY DATTARAM SALGADONKAR

PFID: 5386047 Designation: Senior Associate

Date of Birth: 07101971 PAN: AVNPS6596E

Mobile: 8779796903

Email: sansay.salgadonkar@sbi.co.in

Name of Spouse: HARSHADA SANSAY SALGADONKAR

Name of Father: DATTARAM SITARAM SALGADONKAR

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Is Administrative, DPD, Vigilance clearance obtained:  Yes  No

Obtained on: 28102024

Date of joining: 16071996 Date of Confirmation: 16011997

Date of Retirement: 31102031

Service completed in SBI (excluding temporary service): 28 Years  months

**Details of KYC (Minimum one to be filled)**

Aadhaar/UID No. 620420264225

Voter ID No.

Passport No.:

Driving License No.

**Residential Address:**

Address 1: RONWAL PLAZA CHS LTD, BLDG No. A-2,

Address 2: FLAT NO. 607, KORES ROAD,

Address 3: VARTAK NAGAR, THANE (W)

Village: THANE

District: THANE

Country: INDIA

City: THANE

State: MAHARASHTRA

Pin Code: 400606



Signature of Applicant



AND

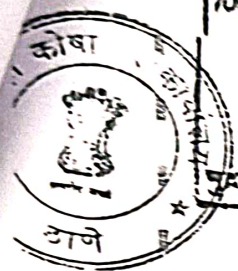
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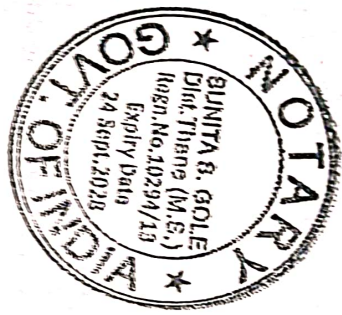
महाराष्ट्र MAHARASHTRA  
जिल्हा कोषागार कार्यालय, ठाणे

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29AB 957967



21 OCT 2024  
पुस्तक प्रमुद्र लिपीक / लिपीक



**MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING is made and entered into at Thane, on this day of 29<sup>th</sup> October, 2024 BETWEEN 1) MR. PLATO M. LOBO (PAN No. AGAPL7491C) 2) MRS. LOBO VINITA PLATO (Pan No. AIWPN5696F) both adult, Occupation - Service, All Residing At.- Yashoshree Building, Sector- 1, Shree Nagar, Wagle Estate, Thane (W) 400604. hereinafter referred to as the 'VENDORS' (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART ;

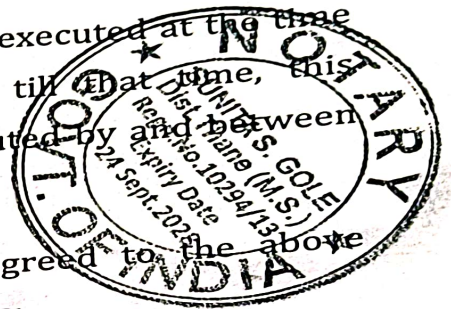
Handwritten signatures of the vendors at the bottom of the document.

AND

MR. SANJAY DATTARAM SALGAONKAR (Adhar No. 620420264225) (Pan No. AUNPS6596E), Age 53 years Respectively, Occupation - Business, Residing At.- Runwal Plaza Co-Op Hsg Society Ltd., Flat No. 607/A-2, Kores Road, Opp Kores Tower, Vartak Nagar, Thane, 400606. hereinafter 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 vendor is the OWNER of the FLAT / BLOCK SHREE LAXMI PARK -II, FLAT NO. 04, GROUND FLOOR, A WING, BUILDING NO. I, TYPE B, MAJIWADE, LOKMANYA NAGAR, THANE (W) 400606, Area admeasuring 320 Sq.Ft and by virtue of being the member of the said Apartment, they have been holding the said situated at Lokmanya Nagar Thane (hereinafter referred to as the 'SAID FLAT').

The final Agreement for Sale will be prepared and executed at the time of making balance full and final payment and till that time, this Memorandum of Understanding is made and executed by the parties hereto as under:



AND WHEREAS both the parties hereto have agreed to the above arrangements on the following terms and conditions:

The vendors have agreed to transfer their right, title and interest in above said flat to the Purchaser herein for the total lump-sum consideration of **RS. 53,50,000/- (RUPEES FIFTY THREE LAKHS FIFTY THOUSAND ONLY)**.

2 The purchaser herein has also agreed to acquire the said flat for the total lump-sum consideration of **RS. 53,50,000/- (RUPEES FIFTY THREE LAKHS FIFTY THOUSAND ONLY)**. which sum will be paid by the Purchaser to the vendors as under:

(a) The sum of Rs. 50,000/- (Rupees Fifty Thousand only) by NEFT, UTR No. SBIN224302800393 on Dated 28/10/2024 has been paid by the Purchaser to the vendor Shri Plato Lobo.

(b) Balance Payment of Rs. 53,00,000/- (Rs. Fifty Three Lakh Only) shall be paid within 90 days.

*[Signature]*

*[Signature]*

*[Signature]*

All the necessary documents asked by purchaser for the Loan purpose shall be provided by the seller. The seller will execute the final sale deed after receiving the sanction letter by the financial Institute in favour of purchaser.

The vendors hereby undertake and agree to deliver vacant and peaceful possession of the said flat to the Purchaser herein on receipt of the balance amount as mentioned herein above and the Agreement for Sale along with the full set of transfer papers / forms / undertakings will be made and executed at that time by the parties hereto.

5. The stamp duty and registration charges, Purchaser will bear And Society transfer Charges Purchaser & Seller will pay 50% 50% herein and for which the vendors will not be held responsible.

6. Vendor will provide Society clearance or No dues certificate and / or NOC regarding loan proposal of Purchaser.

7. Society transfer, Any arrears of Society Charges, TMC Tax, Water bill will be paid by Vendor for which the purchaser will not be held responsible. Society NOC and transfer charges paid by 50% by Seller and 50% pay by purchaser.

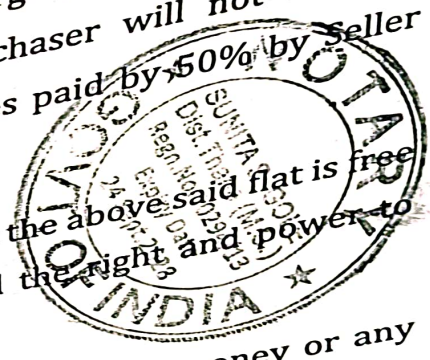
8. The vendors hereby declare and confirm that the above said flat is free from all encumbrances and that they have all the right and power to transfer the same to the Purchaser herein.

9. The seller has not received any token money earnest money or any whatever in respect of the said flat except from Purchase.

10. If the seller would cancel the deal in between the terms decide, then he shall pay to purchaser the amount of the token received.

11. If the purchaser would cancel the deal any Reason related Financial Issue any other etc. in between the terms decided, Given Token amount Shall be non refundable to the Purchaser.

12. If there will be any legal problem, found in Original documents of the said flat then seller should be return the token amount without any interest to the purchaser.



*[Handwritten signatures]*

There is no suits, litigations, civil or criminal or other proceedings pending as against the Seller/Transferor personally affecting the said

The vendors hereby declare that they have full right and absolute authority to enter into this MOU and transfer the said flat and that they have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this MOU for the sale and transfer of the said flat as purported to be done hereby or whereby the Purchaser is not able to get the possession of the said flat against the payment of the balance consideration.

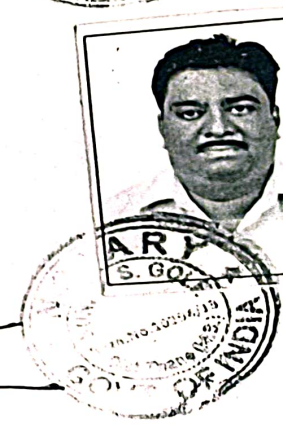
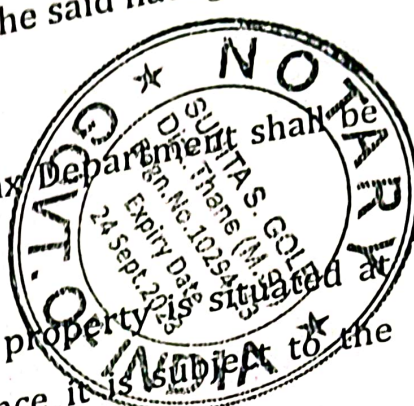
15. Shall be paid by Seller 1% TDS to income Tax Department shall be paid by Seller of said flat.

16. This MOU has been executed at Thane, the property is situated at Thane and the payment is made at Thane, hence it is subject to the jurisdiction of the courts of law at Thane.

IN WITNESS WHEREOF the parties hereunto have put and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED )  
By the within named VENDOR )  
1) MR. PLATO M. LOBO )  
2) MRS. LOBO VINITA PLATO )  
In the presence of )  
1 Suresh wash *Suresh* )  
2 Shankar R. Desai *Desai* )

SIGNED, SEALED AND DELIVERED )  
By the within named PURCHASER )  
MR. SANJAY DATTARAM SALGAONKAR )  
In the presence of )  
1 Suresh wash *Suresh* )  
2 Shankar R. Desai - *Desai* )



**NOTARISED**  
*[Signature]*  
SUNITA S. GOLE  
ADVOCATE & NOTARY  
Office: Shop No. 3, Near Food Box Hotel,  
Behind Sai Baba Mandir Thane Court Nak.  
Thane (W) - 400601 Mob 9819815553

NOTED & REGIS.  
Sr. No 31980/24

**- 4 NOV 2024**



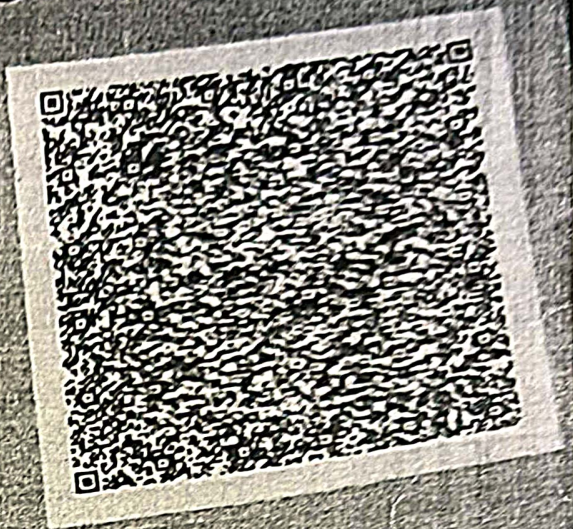


विभाग  
TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AUNPS6596E



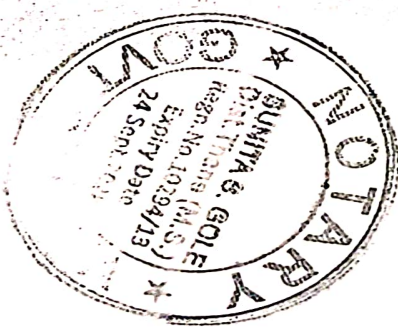
Name  
JAY DATTARAM SALGAONKAR

Father's Name  
SITARAM SITARAM SALGAONKAR

Date of Birth  
10/1971

हस्ताक्षर / Signature

*[Handwritten signature]*



आधार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

रुणवल प्लाजा को.ओप.हौसिंग  
सोसायटी लिमिटेड फ्लॅट नं 607/ ए-2,  
कोरस रोड, कोरस टॉवर समोर, वर्तक  
नगर, ठाणे, जेकेग्राम, महाराष्ट्र, 400606

Address: runwal plaza co.op.hsg  
Society lld flat No 607/ A-2, kores  
Road, opp kores Tower, vartak  
Nagar, Thane, Jekegram,  
Maharashtra, 400606



1947  
1600 180 1947



help@uidal.gov.in



www.uidal.gov.in

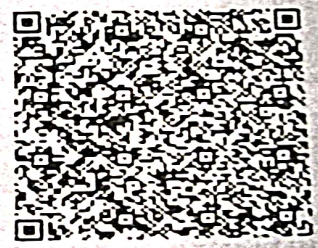
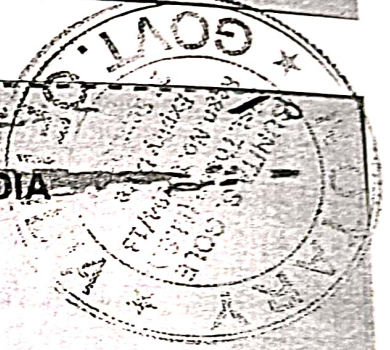
P.O. Box No. 1947,  
Bengaluru-560 001



भारत सरकार  
GOVERNMENT OF INDIA



संजय दत्ताराम साळगांवकर  
Sanjay Dattaram, Salgaonkar  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male



6204 2026 4225

आधार — सामान्य माणसाचा अधिकार



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

नोंदविण्याचा क्रमांक / Enrollment No 1104/20044/04731

To,  
प्लाटो लोबो  
Plato Lobo  
OPP Shivani Hospital B-8/3rd Floor Yashoshree Bldg  
Shreenagar Sec 1 Wagle Estate  
Thane  
Wagle I.E. Thane  
Maharashtra 400604  
9167770151

25/09/2011

Ref: 51 / 10E / 100676 / 101745 / P



UE436330469IN



आपला आधार क्रमांक / Your Aadhaar No. :

**7739 0691 3887**

आधार - सामान्य माणसाचा अधिकार



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GOVERNMENT OF INDIA



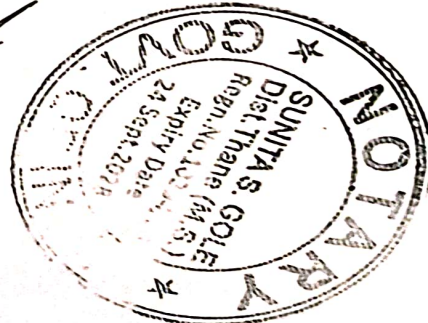
प्लाटो लोबो  
Plato Lobo  
जन्म वर्ष / Year of Birth : 1990  
पुरुष / Male



7739 0691 3887

आधार - सामान्य माणसाचा अधिकार


*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT  
PLATO M LOBO  
MATHEW STANEY LOBO

भारत सरकार  
GOVT. OF INDIA

27/01/1990  
Permanent Account Number  
AGAPL7491C



Signature

*Plato*

