

करल ४		
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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") is made at Mumbai this 29 day of NOV, 2024.

BETWEEN

SHRADDHA LANDMARK PVT LTD, PAN AAECM4241L, duly registered under the provisions of the Companies Act, 1956 and having its Office at Gr. Floor & 1st Floor Manisha Heights Commercial Complex, Back Side Manisha Heights, Bal Rajeshwar Marg, Bhatwadi, Vaishali Nagar, Mulund (W), Mumbai-400080, hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their successors and assigns), of the **FIRST PART**.

AND

JAYESH JAYKUMAR WALAWALKAR having **PAN: AAOPW3600L**, residing at **ROOM NO 104, OM SADA ANAND CHS, NAVAPADA SUBHASH ROAD, NEAR GAURU COMPLEX, GANESH NAGAR, DOMBIVLI WEST 421202** ("Allottee") (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include his/her heirs, executors, legal representatives, administrators, successors and permitted assigns) of the **SECOND PART**.

The Promoter and the Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

Promoter	Allottees/s
<i>Jiw</i>	<i>Jwalawalkar</i>

WHEREAS:

1. By virtue of various deeds, documents and transactions, the Promoter became the absolute and lawful owner of and is fully seized and possessed of all that piece and parcel of land or ground as specified hereunder:

28046	1	The First Property
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By an **Conveyance Deed** dated 26TH December 2010 executed between Smt Laxmi Baburao Bhoir & Others mentioned therein Vendors and M/s **Ranjana Ramesh Land Developers** therein mentioned as Purchaser and M/s Tirupati Developers therein mentioned as Confirming Party and the said M/s **Ranjana Ramesh Land Developers** acquired right, title and interest in respect of **Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract)** bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the Conveyance deed has been adjudicated under file ADJ/SDE/NEW/115/11 at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no BDR-13-3252-2011 DATED 24-11-2011.



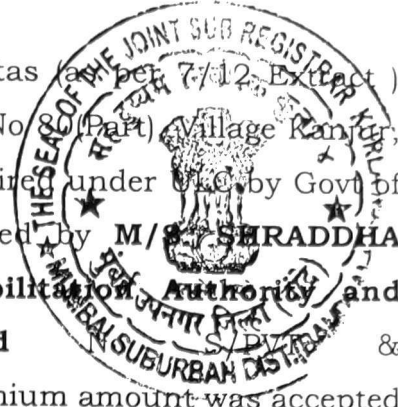
By an **Conveyance Deed** dated 12th December 2011 executed between M/s **Ranjana Ramesh Land Developers** mentioned therein Vendors and M/S. **SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said M/S. **SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of **Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract)** bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file ADJ/2404/11/k at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no BDR-3-12658-2011 DATED 12-12-2011.

By **Deed of Confirmation in Conveyance Deed** dated 17th May 2012 executed Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil therein mentioned as the Vendors and and M/S. **SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil confirmed the said Conveyance Deed dated 26TH December 2010 executed between M/s **Ranjana Ramesh Land Developers** mentioned therein Vendors and M/S. **SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser in respect of **Land admeasuring 1 acre 24**

Promoter	Allottees/s
१	<i>[Signature]</i>

Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said **Deed of Confirmation in Conveyance Deed dated 17th May 2012** registered at sub registrar office at kurla under serial no **BDR-13-3963-2012 DATED 17-05-2012.**

The land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part) Village Kanjur, Taluka Kurla, Mumbai Suburban District acquired under U.C. by Govt of Maharashtra and the Proposal was submitted by **M/S. SHRADDHA LANDMARK PVT LTD** under Slum Rehabilitation Authority and thereafter Proposal was accepted & ST/GOVT/0005/20131021 and Land rate Premium amount was accepted under A/C No 34355196643 dated 31-08-2018 and the said land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District now developed by the **M/S. SHRADDHA LANDMARK PVT LTD** under SRA Scheme.



II. The Second Property

By an Conveyance Deed dated 1st Nov 2011 executed between 1) Vasant S Pawar and 2) Dinkar M Pawar mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of Land admeasuring 187.30 sq mt bearing CTS Nos 74, 74/1 to 7, Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file no IMP/23/11/K/2240/11 registered at sub registrar office at kurla under serial no BDR-3-00843-2012 DATED 27-1-2012.

III. The Third Property

By an Conveyance Deed dated 31st Dec 2012 executed between Ashok Govind Kamble and Others mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of Land admeasuring 116.50 sq mt bearing CTS No 73 &, 73/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the the said Conveyance deed has been adjudicated under

Promoter	Allottees/s
D	<i>[Signature]</i>

file no ADJ No 293/12/k/1121/12 registered at sub registrar office at kurla

under serial no KRL-1-3870-2013 DATED 30-04-2013.

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28/04/11	920
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By an Conveyance Deed dated 8TH Dec 2011 executed between M/A Ranjana Ramesh Land Developers mentioned therein Vendors and M/S SHRADDHA LANDMARK PVT LTD therein mentioned as Purchaser the said M/S. SHRADDHA LANDMARK PVT LTD acquired right, title and interest in respect of Land admeasuring 506.20 sq mt bearing CTS No 49



49/1 to 8, Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file No ADJ No 2410/11/k registered at sub registrar office at kurla under serial no BDR-3-12658-2011 DATED 17-12-2011.

2. For the sake of convenience, the description of the total land is as follows: All that piece and parcel of land totally admeasuring 7439 square meters lying and situated on Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures T P Road, Bhandup (W), Mumbai 400078 bearing following descriptions:

CTS Nos.	Area in Square Meters
80(Part)	6629
49, 49/1 to 8	506.20
73, 73/1 to 4	116.50
74, 74/1 to 7	187.30

The First Property, Second Property, Third Property and Fourth Property are collectively referred to as the "said Properties" and are more particularly described in Schedule I hereunder written. An authenticated copy of the layout plans of the said Properties as approved by the concerned authority under Applicable Law are annexed and marked as Annexure A.

3. The Promoter in the circumstances stated hereinabove is absolutely entitled to develop the said Properties.
4. The Promoter has obtained approval for the building plans for development of the said Properties from the Slum Rehabilitation Authority (SRA) and have

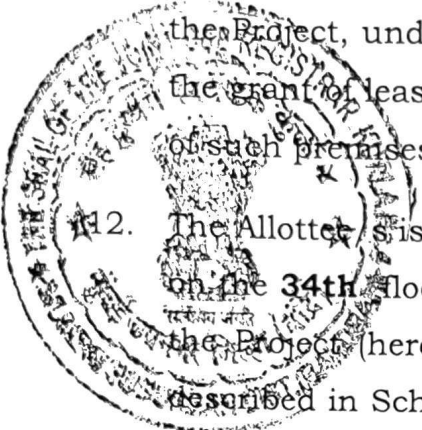
Promoter	Allottees/s
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Rules and has understood the documents and information in all respects.

2804C 99 920
RERA

10. A copy of the Title Certificate in respect of the title of the Developer to develop the said Properties dated 07/10/2021 issued by Advocate CM Gandhi ("Title Certificate"), is hereto annexed and marked as Annexure C, and an authenticated copy of the property card ("Property Card") with respect to the said Properties is annexed and marked as Annexure D.

11. The Promoter intends to sell and allot any of the residential premises / flats in the Project, under the provisions of Applicable Law, from time to time, and/or the grant of leases, tenancies, licences, and/or any other alienation or disposal of such premises / flats, as the Promoter deems fit, in its discretion.



12. The Allottee/s is /are desirous of purchasing a residential flat bearing no. 3407 on the 34th floor of wing B, 1BHK with a carpet area (RERA) of 360 Sq. Ft in the Project (hereinafter referred to as the "said Flat") and more particularly described in Schedule III hereunder. An authenticated copy of the floor plan of the Flat is annexed and marked as Annexure B hereto.

13. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

14. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.

15. The Promoter has the right to sell the said Flat in the Project to be constructed by the Promoter, and to enter into this agreement with the Allottee and to receive the entire sale consideration in respect thereof.

16. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Properties, and the plans, designs and specifications prepared by the Promoter's Architects, M/S S.S.ASSOCIATES and of such other documents as are specified under the RERA and the Rules and Regulations made there under, including *inter-alia* the following:

(a) All approvals and sanctions issued by the competent authorities for the development of the Project including layout plans, building plans, floor plans, letter of intent (LOI), Intimation of Dissapproval (IOD), Commencement Certificate (CC), Plans, No Objection Certificates (NOCs), etc., and such other documents as may be required under Section 1 of RERA.


Promoter	Allottees/s
D	[Signature]

(m) 'Flat' shall mean: ->

Flat Number	Floor	RERA Carpet Area	Sq.Mtr carpet area	Building Name	Wing
3407	34th	360 Sq. Ft	33.44 Sq. Mtr.	SHRADDHA CLASSIC	B

and delineated on the floor plan annexed hereto as Annexure B.

- (vi) 'Flat Specifications / Amenities' means the amenities, fixtures and fittings proposed to be provided in the Flat, as are set out in Schedule I herein below.
- (vii) 'Force Majeure' shall have the meaning assigned to it under the RERA Act and the Maha RERA Rules made thereunder including any statutory interpretation thereof.
- (viii) 'Interest Rate' shall mean interest payable by the Allottee/s to the Promoter or by the Promoter to the Allottee/s, as the case may be, at the rate of 2% (two percent) above the State Bank of India highest Marginal Cost of Lending Rate. Provided in case the State Bank of India Marginal Cost of Lending Rate is not in use then interest shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.
- (ix) 'Occupation Certificate' shall mean the certificate issued by the Slum Rehabilitation Authority.
- (x) 'Project' shall mean the project known as **'SHRADDHA CLASSIC'**, with 2 wings 'A' and 'B', and more particularly described in Schedule II.
- (xi) 'Project Amenities / Common Amenities' shall mean the common areas, amenities and utilities to be developed in the Project, as are set out in Schedule IV herein below.
- (xii) 'RERA' means Real Estate (Regulation and Development) Act, 2016 read with the MahaRERA Rules, all clarifications, orders and notifications issued by the Authority from time to time and all amendments/modifications re-enactments thereto.
- (xiii) 'Society/Other Society' shall mean the societies of flat/unit/shop owners in the Project to be formed under the provisions of the Maharashtra Cooperative Societies Act, 1960

Promoter	Allottees/s
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amended, varied, notated, supplemented or replaced from time to time.

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(vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause.

(vii) Reference to a person (or to a word importing a person) shall be construed so as to include; (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, associated, organization, any government, or state or an agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality / separate legal entity); and (b) the person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



SCHEDULE I

(Description of the said Properties)

All those piece or parcel of Lands total admeasuring 7439 square meters lying and situated on Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures T P Road, Bhandup (W), Mumbai 400078 bearing following descriptions

CTS Nos.	Area in Sq. Mtrs
80(Part)	6629
49, 49/1 to 8	506.20
73, 73/1 to 4	116.50
74, 74/1 to 7	187.30

SCHEDULE II

(Details of the Project)

(Details of the A Wings and B wing to be constructed together with details of the FSI utilized)

Sr.No.	Wing/s
1	A and B WINGS of project known as "SHRADDHA CLASSIC"

Promoter	Allottees/s
D	[Signature]

(Details of the num

Sale Wings	No
A	40
B	40

All that Flat being No. 3407 carpet area (equivalent to 3 ALLOTTED), Wing B, in the or to be constructed on the 74/1 to 7, & 80(Part), Villag

(Details of the

- ❖ Entrance lobby.
- ❖ DG backup for emerg
- ❖ High speed elevators in
- ❖ Staircase for emergenc

(Details o

TILING

- Vitrified Flooring in Liv
- Anti-skid tiles in bathr
- Decorative chequered

KITCHEN

- Granite Platform with
- Vitrified Flooring in Ki
- Decorative dadotiling

TOILET

- Designer bathroom w

(Details of the number of floors / units etc. in the Project - Building wise)

Sale Wings	Nos. of Floors
A	40 Nos. of Slabs of super structures
B	40 Nos. of Slabs of super structures

SCHEDULE III

(Details of the Flat)

All that Flat being No. 3407 on 34th Floor, admeasuring 1BHK, with 360 Sq. ft. Rera carpet area (equivalent to 33.44 Sq. mtrs. Rera (Carpet Area),(1 CAR PARK SLOT ALLOTTED), Wing B, in the building known as "SHRADDHA CLASSIC" constructed or to be constructed on the land bearing CTS Nos 49, 49/1to 8, 73, 73/1 to 4, 74, 74/1 to 7, & 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District.

SCHEDULE IV

(Details of the Project Amenities / Common Amenities)

- ❖ Entrance lobby.
- ❖ DG backup for emergency services only.
- ❖ High speed elevators in each wing ISI Brand lift
- ❖ Staircase for emergency exit.

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SCHEDULE V

(Details of the Flat Specifications / Amenities)

TILING

- Vitrified Flooring in Living Room
- Anti-skid tiles in bathrooms
- Decorative chequered tiling in compound

KITCHEN

- Granite Platform with Stainless steel sink
- Vitrified Flooring in Kitchen
- Decorative dadotiling

TOILET

- Designer bathroom with Branded sanitary ware



Promoter	Allottees/s



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51800028400

Project: **SHRADDHA CLASSIC** Plot Bearing / CTS / Survey / Final Plot No.: **80 PT, 49,49/1 to 8, 73, 73/1 to 4, 74, 74/1** at **Kurla, Kurla, Mumbai Suburban, 400078;**

Shraddha Landmark Private Limited having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400080**.

This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate

Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Regulation of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/03/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 02/03/2021

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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 DEVELOPER COPY
 Sr. No. 234

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO S/PVT & STGOVT/0005/20131021

COMMENCEMENT CERTIFICATE

28 MAY 2021

To, M/s. Shradha Landmark Pvt Ltd
 Manisha Heights Commercial,
 Gr+ 1st floor, Vaishali Nagar,
 Mulund (W), Mumbai- 400 080.



Sir,
 With reference to your application No. 3420 dated 16/03/2021
 Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7 & 80(pt) of village Kanjur, Bhandup (W), Mumbai, For Panchmukhi SRA CHS LTD.

of village Kanjur
 ward 'S' Situated at Bhandup (W) T.P.S.No. -

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. SRA/ENG/2760/S/PL & STGL/LOI Dt- 14/08/2018 dt. 09/02/2021
 DA/U/R No. S/PVT/ & STGOVT/0005/2013102/AP dt. 22/02/2021
 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri M.A.Wani
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

S/PVT & STGOVT/0005/20131021/AP

21 JAN 2022

This C.C is further extended for Gr (pt) + Stilt (pt) + 1st upper floor of wing A & B of sale building i.e for 752.60 sq mts. as per approved plan dated 22/02/2021.

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Executive Engineer
Slum Rehabilitation Authority

S/PVT & STGOVT/0005/20131021/AP

7 JUN 2022

This C.C is re-endorsed and further extended from 2nd to 24th u floors of wing 'A' & 'B' of sale building as per approved amended plan dated 07/06/2022.




Executive Engineer
Slum Rehabilitation Authority

S/PVT & STGOVT/0005/20131021/AP

-1 MAR 2024

This C.C re-endorsed and further extended from 25th to 32nd up floor and only RCC framework from 33rd to 38th + 39th (pt) upper fl including LMR & OHWT of sale building as per approved amended plans 10/01/2024.


Executive Engineer
Slum Rehabilitation Authority



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

29/11/2024

दस्त क्रमांक : 26758/2024

नोटणी :

Regn:63m

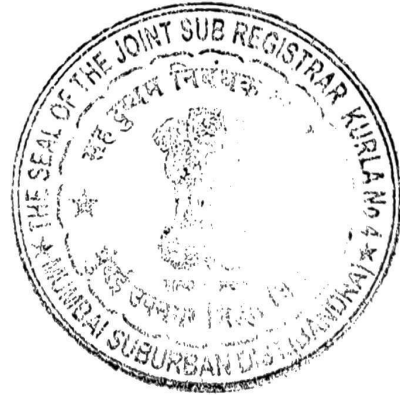
गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6000887.75
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 3407, माळा नं: 34 वा मजला, बी विंग, इमारतीचे नाव: श्रद्धा क्लासिक, ब्लॉक नं: टी. पी. रोड, भांडुप पश्चिम, रोड : मुंबई 400078, इतर माहिती: मौजे कांजुर, सदनिकेचे क्षेत्रफळ 360 चौ. फुट रेरा कारपेट, सोबत एक कार पार्किंग स्पेस सहित ((C.T.S. Number : 49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7, & 80(Part) ;))
(5) क्षेत्रफळ	1) 36.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स श्रद्धा लॅंडमार्क प्रा. लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वसंत मोरे वय:-26; पत्ता:- प्लॉट नं: ऑफिस , माळा नं: तळ व 1 ला मजला , इमारतीचे नाव: मनीषा हाइट्स कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाइट्स च्या पाठीमागे, भटवाडी, वैशाली नगर, मुलुंड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAECM4241L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयेश जयकुमार वालावलकर वय:-47; पत्ता:- प्लॉट नं: रूम नं. 104 , माळा नं: , इमारतीचे नाव: ओम सदा आनंद को-ऑप. हौ. सोसायटी , ब्लॉक नं: गौरू कॉम्प्लेक्स च्या जवळ, गणेश नगर, डोंबिवली पश्चिम , रोड नं: नवपाडा सुभाष रोड , महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AAOPW3600L
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
(10) दस्त नोटणी केल्याचा दिनांक	29/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	26758/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	390200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





HOME LOAN CENTRE, GHATKOPAR

RP12/24/20098

SSL	Code No.	MUM99999
	File Ref No.	Lead No. RP12/24/20098
ASE	Ankit Kale	9821332937
ASM	Athul LANGHE	
AQM	Rohit Penkar	

RLMS Number	
LOS Branch Name	Vaishali Nagat
Branch Code	15149
Source Type	Connectot
Expected Disbursement Date	
Reference ID	
Applicant Name	Jayesh Jaykumar Walawalkar
CIF No.	80679096170
Co-Applicant Name	Corporate SalaryA/c (Platinum)
CIF No.	Defence
Applicant	
Date of Birth	20-07-1978
Pan Card Number	AAAPW3600L
Bank Account Number	10844346070
Bank Account Number	
E-mail ID	Jayeshw1978@gmail.com
Mobile No.	9029 894256
Loan Amount & Interest Rate	29,00,000/-

AMT	
PROCESSING OFFICER	
RES/OFF	CRUX
TIR	
VALUATION	18/12 Vastukala
SITE	
LOAN A/C	
T.D.	
D.E.	

	14 years
	Connectot
	HOME LOAN
	YES
	GHATKOPAR RACPC
	GHATKOPAR RBO

Customer Yes No

CIF No/ Account No.

First Name: JAYESH MIDDLE NAME: JAY LAST NAME: KUMAR WALAWALKAR

Mrs Ms Dr. Other

Gender M F Transgender

Marital Status

Single Married Other

Date of Birth: 20071075

Spouse

With Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name Middle Name Last Name

UID No. 692091451213

PAN No. AACPW3600

Driving License No.

MGNREGA Job Card No.

Residence Status Resident NRI / CIO

Citizenship: INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agn

SC ST OBC General

Residential Address

Address: Years at current address Months at current address Residence Type

ROOM NO 203, OM SADA ANAND CH
NAVAPADA SUBHASH ROAD NE
GARDU COMPLEX GANESH NI

421202 Village: DOMBIVLI (C) City: T

DOMBIVLI (C) State: MAHARASHTRA Country: I

~~8286004286~~ Email ID: jayeshw1978@

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

Village City Country

