

गावाचे नाव : कुर्ला

(1) विनयाचा प्रकार	करारनामा
(2) मोचकता	7909333
(3) वाजार भाव (भाडेपट्टयाच्या वायलिनपट्टयावर आचाराणी देतो की पट्टेदार ने नमूद करावे)	3554226
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : मदनिका नं: मदनिका क्र. 407, माळा नं: 4 था मजला, इमारतीचे नाव: जिनसा, ब्लॉक नं: नेहरू नगर, कुर्ला पूर्व, मुंबई 400024, रोड : विल्डींग नं. 136, विशाल को ऑप हौ मोमा लि, इतर माहिती: मौजे कुर्ला 3, मीटींग नं. 2 पार्ट, मदर मदनिका मिळकतीचे क्षेत्र 422 चौ फूट करपेट म्हणजेच 39.24 चौ मीटर करपेट रराप्रमाणे. ((C.T.S. Number : 2 पार्ट ;))
(5) क्षेत्रफल	1) 43.16 चौ.मीटर
(6) आचाराणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव:- अद्वैत विल्डर्म अँड डेव्हलपर्स चे भागीदार तुपार श्री. खातू तर्फे कवुनीजवावा करिता कु मु म्हणून कांठा मंथ घुनघुने वय:-28; पत्ता:- प्लॉट नं: ऑफिस जी/78, माळा नं: नळ मजला, इमारतीचे नाव: इटर्निटी कमर्शियल प्रिमायमेम को-ऑप मोमायटी लिमिटेड. ब्लॉक नं: ठाणे पश्चिम, रोड नं: तीन झान नाका, मद्रागट्ट, ठाणे. पिन कोड:-400604 पॅन नं:-AAQFA1009B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:- जयेश आनंद पांडव वय:-25; पत्ता:- प्लॉट नं: प्लॉट नं. 13, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चेंबर मुंबई, रोड नं: के.एन. गायकवाड मार्ग, मंगल मंदिराच्या जवळ, निद्वार्थ कॉलनी, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-EUAPP5872F 2) नाव:- आनंद जयवंत पांडव वय:-49; पत्ता:- प्लॉट नं: प्लॉट नं. 13, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चेंबर मुंबई, रोड नं: के.एन. गायकवाड मार्ग, मंगल मंदिराच्या जवळ, निद्वार्थ कॉलनी, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-BCXPP1339M 3) नाव:- मुमन आनंद पांडव वय:-44; पत्ता:- प्लॉट नं: प्लॉट नं. 13, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चेंबर मुंबई, रोड नं: के.एन. गायकवाड मार्ग, मंगल मंदिराच्या जवळ, निद्वार्थ कॉलनी, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BPYP4910C
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2023
(10) इतर नोंदणी केल्याचा दिनांक	23/12/2023
(11) अंनवमाच. खंड व पृष्ठ	25467/2023
(12) वाजार भावाप्रमाणे मुद्राक शुल्क	474600
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्लहागमाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारनाता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारागमाठी नागरिकांचे मक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ वर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे घृहसंयई महानगरपालिकेक पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयत स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 23/12/2023) to Municipal Corporation of Greater Mumbai.

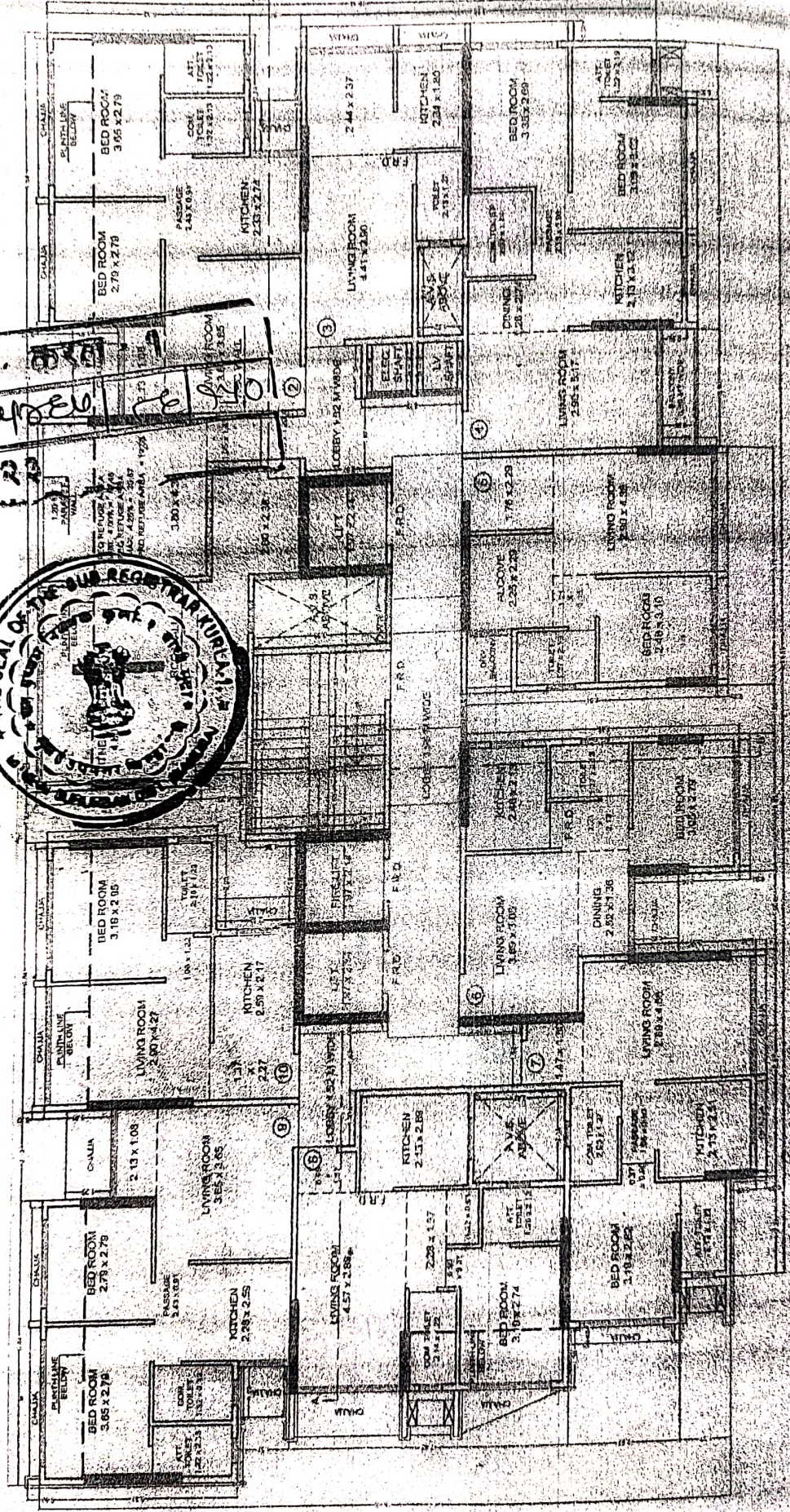
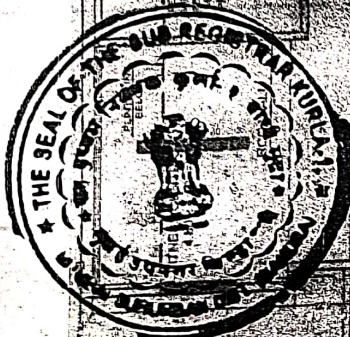
No need to spend your valuable time and energy to submit this documents in person.



Handwritten signature

Handwritten signature

Handwritten notes and numbers: 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100.



15TH FLOOR PLAN

Handwritten signature: *Randy*



"Annexure V"

Maharashtra Real Estate Regulatory Authority करल - १

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

२५०६०	०६	१५०
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800048293

Project: Bliss , Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. No. 02(Pt.) at Kurla, Kurla, Mumbai, Urban,
400024;

1. Advait Builders & Developers having its registered office / principal place of business at Thane, District Thane, Pin: 400604.

2. 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 allottees 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 Brokers, Rules 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 22/12/2022 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
Digitally Signed by
Dr. Vaasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:22-12-2022 15:16:13

Dated: 22/12/2022
Place: Mumbai

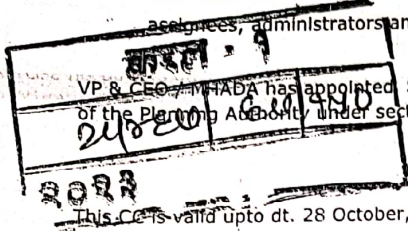
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.



VP & CEO / MHADA has appointed Shri. Prashant Dhattrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 28 October, 2023

Issue On : 29 October, 2021

Valid Upto : 28 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/869/2021/CC/1/New



This CC is issued upto plinth level as per approved Zero FSI IOA dated 10.08.2021

Issue On : 1 October, 2023

Valid Upto : 28 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/869/2023/FCC/1/New

Remark : This CC is re-endorsed and further extended up to top of 13th upper floor i.e., High-rise Residential building comprising of 1st to 13th upper residential floors with height 41.73mtr+ OHT as per last approved amended plans issued vide u.no. Cell/GM/MHADA-22/869/2023 dtd.30.06.2023.

✓
Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 16-Oct-2023 18:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of Information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.
4. Chief ICT officer/MHADA for Information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to : -

5. EE Kurla Division / MB.
6. A.E.W.W L Ward MCGM.

Prashant

Damodar



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB4311/167/CR-51/2015/UD-11 DT: 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

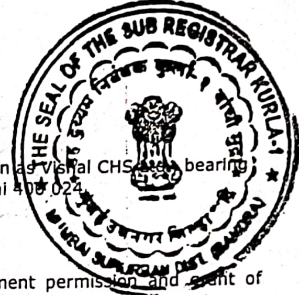
No. MH/EE/(BP)/GM/MHADA-22/869/2023/FCC/1/New

Date: 16 October, 2023

To

Secretary/Chairman, Vishal
Co.Op. Hsg. Soc. Ltd.
Bldg. No. 136, Nehru Nagar, near
Ganesh Hall, Dhammkuti Marg,
Kurla, Mumbai-400024.

Sub : Proposed redevelopment of the existing building No.136 known as Vishal CHS Ltd., bearing C.T.S. No. 02(Pt.), situated at Nehru Nagar, Kurla (E), Mumbai 400 024.



Dear Applicant,

With reference to your application dated 13 September, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 **Proposed redevelopment of the existing building No.136 known as Vishal CHS Ltd., bearing C.T.S. No. 02 (Pt.), situated at Nehru Nagar, Kurla (E), Mumbai 400 024..**

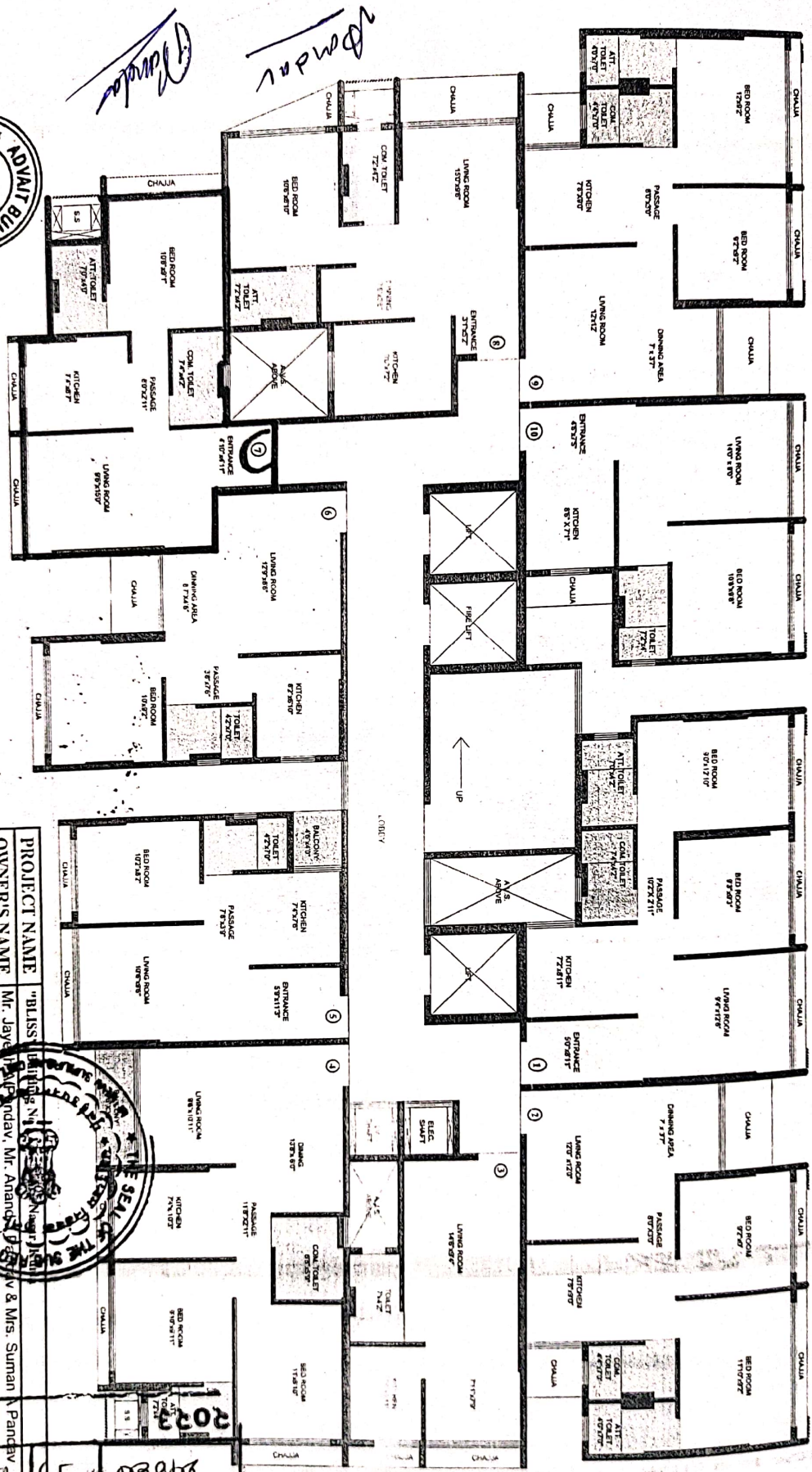
The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. 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.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. 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.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. 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.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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

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ROAD SIDE



Anant

Anant 23rd विसा

PROJECT NAME	"BLISS" Building No. 407
OWNER'S NAME	Mr. Jayant & Mrs. Suman
WING	4th
FLOOR NO.	4th
FLAT NO.	407

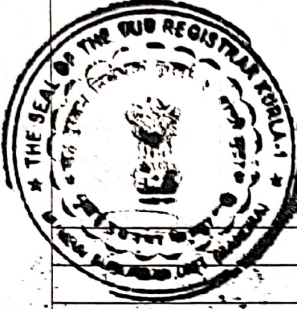


2023
b. 1020

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE SAID PREMISES, CONSIDERATION &
PAYMENT TERMS)**

PART A

Description of said Premises of Flat bearing No. 407 comprising of 1 Bedrooms, Hall and Kitchen admeasuring 39.24 Sq. Mt. equivalent to 422 Sq. Ft. (RERA carpet area) on the 4th Floor along with the exclusive use and occupation of Balcony admeasuring Nil Sq. Mt. equivalent to Nil and shown on the typical floor plan hereto annexed as Annexure 'VII' bounded by red colour line and Car Parking Facility for Nil Car/s in the Real Estate Project known as "BLISS" being constructed on the said Land more particularly described in the FIRST SCHEDULE hereinabove written.



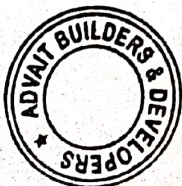
RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls.

PART B

Total Consideration (excluding all applicable taxes and other charges)	Rs. 79,09,333/- (Rupees Seventy Nine Lakh Nine Thousand Three Hundred Thirty Three Only)
Amount received (excluding all applicable taxes and other charges)	Rs. 7,75,194/- (Rupees Seven Lakh Seventy Five Thousand One Hundred Ninety Four Only)

Payment Schedule:

Details	%	Amount (Rs.)
On Booking	9.90%	7,83,024/-
On Registration	10.10%	7,98,843/-
Completion of Plinth	15.00%	11,86,400/-
On Completion of 3 rd Slab	10.00%	7,90,933/-
On Completion of 5 th Slab	10.00%	7,90,933/-
On Completion of 11 th Slab	10.00%	7,90,933/-
On Completion of OH tank	10.00%	7,90,933/-
On Completion Flooring	10.00%	7,90,933/-
On Completion Painting	10.00%	7,90,933/-
On Oc	5.00%	3,95,467/-
Total Rupees Seventy Nine Lakh Nine Thousand Three Hundred Thirty Three Only.	100%	79,09,333/-



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THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROJECT LAND)

The land admeasuring about 780 sq. mtrs. plus the R.G area of 338.15 sq. mtrs. total admeasuring 1118.15 sq. mtrs.

bearing CTS No.2 part [Survey no. 229 & 267(Pt)], together with Building No. 136 Vishal CHS Ltd, standing thereon which property is situated at village Kurla, Nehru Nagar, Kurla (East), Mumbai - 400024 within the registration district and sub district of Mumbai suburban.

On or towards the North by :By 12.20 meters wide road
On or towards the South by :By Nala
On or towards the East by :By Building No.135
On or towards the West by : By Ganesh Hall and Scheme Amenity



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करल - १		
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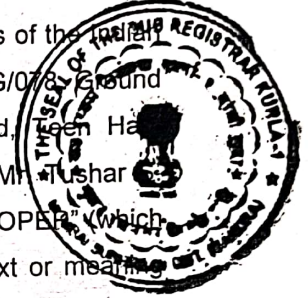
AGREEMENT FOR SALE

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This AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 23rd day of December 2023;

BETWEEN

ADVAIT BUILDERS AND DEVELOPERS, (PAN: AAQFA1009B) a partnership firm duly incorporated under the provisions of the Partnership Act, 1932, having its registered office at G/078 Ground Floor, Eternity Commercial Premises Co-op-Soc. Ltd., Naka, Thane (West) – 400 604 through its Partner Mr. Tushar Khatau hereinafter referred to as "PROMOTER/DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the firm, the survivor or survivors of them, the heirs, executors and administrators of the last surviving partner and his/her/ their assigns) of the ONE PART;



AND

MR. JAYESH ANAND PANDAV, PAN: EUAPP5872F, & MR. ANAND JAYVANT PANDAV, PAN: BCXPP1339M, & MRS. SUMAN ANAND PANDAV, PAN: BPYPP4910C, having address at – Plot No.13, K.N. Gaikwad Marg, Near Mangal Temple, Siddharth Colony, Mumbai, Chembur-400071. hereinafter referred to as the "Purchaser(s)/Allotee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of



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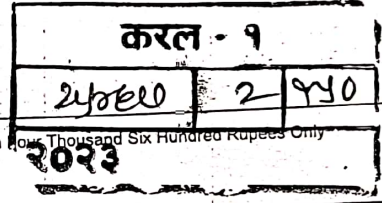
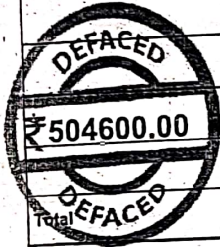




CHALLAN
MTR Form Number-6



GRN	MH012798356202324E	BARCODE	Date 21/12/2023-21:20:12		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	AAQFA1009B			
Location	MUMBAI	Full Name	ADVAIT BUILDERS AND DEVELOPERS			
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 407, BLISS			
Account Head Details	Amount In Rs.	Premises/Building				
0030045501 Stamp Duty	474600.00	Road/Street	KURLA EAST			
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI			
		Town/City/District				
		PIN	4 0 0 0 2 4			
		Remarks (If Any)	PAN2=EUAPP5872F--SecondPartyName=JAYESH ANAND PANDAV-			
		Amount In	Five Lakh Four Thousand Six Hundred Rupees Only			
		Words	2023			
		Total	5,04,600.00			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023122311051	735935319		
Cheque/DD No.	Bank Date	RBI Date	23/12/2023-12:13:06	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-25467	0006774338202324	23/12/2023-16:36:25	IGR197	30000.00
2	(IS)-369-25467	0006774338202324	23/12/2023-16:36:25	IGR197	474600.00
Total Defacement Amount					5,04,600.00

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मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधाव)		Valuation ID 20231223788		23 December 2023, 04:27:47 PM करल।	
मूल्यांकनाचे वर्ष	2023	जिल्हा	मुंबई(उपनगर)	मूल्य विभाग	107-कुर्ला - 3
उप मूल्य विभाग	भुभाग - उत्तरेकडे मूल्यदर विभाग क्रमांक 107 513 मधील रेल्वे कॉलनीचा भाग, दक्षिणेकडे मूल्यदर विभाग क्रमांक 107/513 चा उर्वरीत भाग, पुर्वेकडे चेंबूर गावची हद्द, पश्चिमेकडे मध्य रेल्वेची हद्द.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#2				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
27230	82350	90600	98850	82350	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	43.16चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate = Rs 82350/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((82350-27230) * (100 / 100))+27230 = Rs.82350/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 82350 * 43.16 = Rs.3554226/-			
Applicable Rules		= ,10,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेजनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील बांधकामाचे मूल्य + बांधकामाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3554226 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3554226/-			

करल - 9
27/12/2023 9 10
2023

Home Print



(प्र) सह. दुय्यम निबंधक
कुर्ला-9 (वर्ग-2)

Amdu
Pandey



HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999
	File Ref No.	Lead No.
ASE	9167389229 ANJNASH BHOSALE	
ASM	SARUBH PANDY	
AQM	ROHIT PANKAR	

RLMS Number	
LOS Branch Name	GHATKOPAR WEST
Branch Code	01131
Source Type	SELF
Expected Disbursement Date	
Reference ID	
Applicant Name	JAYESH ANAND PANDAV
CIF No.	91883799688
Co-Application Name	ANAND JAYANT PANDAV
CIF No.	SUMAN PANDAV 75092688717/91275173960
Applicant	
Date of Birth	01-06-1998
Pan Card Number	EUAPP5572F
Bank Account Number	SBI - 49376183543
Bank Account Number	SBI - 75092688717/42185220080
E-mail ID	jayeshpandav728@gmail.com
Mobile No.	FF10873425/81083623246
Loan Amount	40 LAKHS
Loan Tenure	360 MONTHS
Loan Type	HOME LOAN (CC)
Loan Status	YU
Branch	GHATKOPAR

AMT		
PROCESSING OFFICER		
RES/OFF	23-12	CIRUX
TIR	23-12	
VALUATION	23-12	
SITE		
LOAN A/C		
T.D.		
D.E.		