

13/12/2024

To,

1) Mr. Rajendra Popatrao Shirsat

(Aadhar Card No.3957 6721 2341 and PAN Card No. AMMPS0518F)

2) Mrs. Pravina Rajendra Shirsat

(Aadhar Card No.3296 4047 7107 and PAN Card No. BGVPS2219H)

Address – C- 16/245, Priti Sangam Society, Near Pragati School, Gorai 2, Borivali (West),
Mumbai – 400092.

Subject – Sale Confirmation Letter

Reference – Residential property bearing **Flat no. 402** on 4th floor, admeasuring super built-up area of 360 sq.fts. Along with open terrace, wing 'B', in the building known as "Silver Palace Co-Operative housing society limited" situated at C.T.S. No. 539 (part), 539/1, 539/2, Raghunath Mhatre Road, Dahisar (west), Mumbai – 400068 (herein after referred to as "**Mortgaged Property**").

Dear Sir,

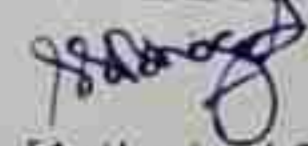
This is with regards to Public Notice dated **27/11/2024** and pertaining to sale by Private Treaty of the mortgaged property by us (RBL Bank Ltd), wherein you have participated and proposed to purchase the mortgaged property for **Rs.48,00,000/- (Rupees Forty-Eight Lakhs Only)**. We have considered your offer and have decided to accept the same, as you are the highest bidder and to sell the mortgaged property to you on "**AS IS WHERE IS**" AND "**AS IS WHAT IS**" basis on the following terms and conditions:

- We hereby confirm the receipt of **Rs.5,00,000/- (Rupees Five Lakhs Only)** from you as token amount along with your offer letter, vide Demand Draft bearing no. 182819 dated 11/11/2024 drawn on BANK OF MAHARASHTRA (this is subject to clearance of the said DD).
- You shall pay **Rs.7,00,000/- (Rupees Seven Lakh Only)** i.e. 15% on or before **16/12/2024**.
- You shall pay **Rs.36,00,000/- (Rupees Thirty-Six Lakhs Only)** i.e. the remaining balance sale consideration on or before **30/12/2024**.
- You shall bear all stamp duty, registration fees, any other incidental expenses for getting sale certificate registered.
- You shall also bear all dues/charges of Municipal Corporation, Society, Electricity, Water, Property Tax and/or any other statutory dues.
- Post receipt of entire sale consideration, Bank will execute the sale deed in your favour and also release it's charge against the subject property.
- Necessary Sale Certificate will be issued only after receipt of the entire sale consideration along with original title documents of subject property.

In case you fail to make payment of entire sale consideration as per above terms, this offer shall stand withdrawn/cancelled automatically and the Bank shall be at liberty to forfeit the Earnest Money Deposit and all other payments made by you.

We now request you to return to us the duplicate of this letter as token of your unqualified acceptance to the above terms and conditions and also arrange to make payment within the time specified above.

Your Sincerely,
For RBL Bank Ltd.


[Authorized Officer]

Accepted and acknowledged by
Mr. Rajendra Popatrao Shirsat
Mrs. Pravina Rajendra Shirsat

www.rblbank.com

RBL Bank Limited

National Operating Centre : 9th Floor, Techniplex-1, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon West, Mumbai-400062 | Tel: +91 022 4914 1100

Registered Office : 1st Lane, Shahupuri, Kolhapur - 416001, India | Tel: +91 2316650214 | Fax: +91 2312657386

CIN : L65191PN1943PLC007308. E-mail: customercare@rblbank.com

Kitchen Self contained admeasuring about 360 Sq.Ft. Super built up area with Open Terrace, situated on Plot of land bearing C.T.S. No. 539, of Dahisar Village, Mumbai - 400 068. The built up area is 288 sq. ft.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year hereinabove written;

SIGNED, SEALED AND DELIVERED)

by the withinnamed "VENDORS")

1) VALERINA CHARLIE DISILVA)

V. D. Silva

2) MR. CHARLIE ELIES DISILIVA)

[Signature]

in the presence of.....)

SIGNED, SEALED AND DELIVERED)

by the withinnamed "PURCHASER")

SHRI RAMESH RAGHUNATH)

MAHADIK,)

in the presence of.....)

[Signature]

WITNESSES:

1. [Signature]

(RAGHUNATH RANE)

[Signature]



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... Ration Card from the rationing authorities etc., in the name of the purchaser.

9. The vendors shall on the execution of these presents handover all the original papers and documents related to the said flat to the purchaser to enable him to raise the necessary money/ loan finance against the said flat if need be.
10. For the purpose of registration, of the said flat is valued of Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) and the purchaser and vendors shall lodge the said agreement with the sub- registrar of assurances Mumbai by paying requisite stamp duty and registration charges thereof.
11. The Purchaser hereby agrees and undertakes to become member of the said society known as "SILVER PALACE CO-OPERATIVE HOUSING SOCIETY LTD., and abide by the rules, regulations of the said society.

D Silva

 B. S. D.

SCHEDULE OF THE PROPERTY

ALL THAT the said Flat No.402, "B" Wing, 4th Floor, of the SILVER PALACE CO-OP HOUSING SOCIETY LTD., lying, being and situated at Raghunath Mhatre Road, Gaothan Dadasar B.S.D. Mumbai, Consisting of 1 Hall &



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दस्तावेजांक व नं. 10024/2008
Friday, November 21, 2008
1:33:31 PM

सूची क्र. दोन INDEX NO. II

मुद्रण दिनांक: शेरीवली 3 (शेरीवली)

गावाचे नाव : दहिसर

(1) दिलेखाचा प्रकार, मोकटल्याचे स्वरूप पुढे पुढाची पत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत घट्टाकर आकारणा देतो
की घट्टेदार ते नमूद करतो) नोंदवस्तू क्र. 0.00

(2) भू-मापन, पोटहिस्ता व घट्टायांक
(असल्यास) न. नं. क्र. 457,053.00

(3) क्षेत्रफळ
(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(5) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 21/11/2008
(9) नोंदणीचा 21/11/2008
(9) अनुक्रमांक, खंड व पृष्ठ 10024 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 22875.00

(11) बाजारभावाप्रमाणे नोंदणी रु 4750.00

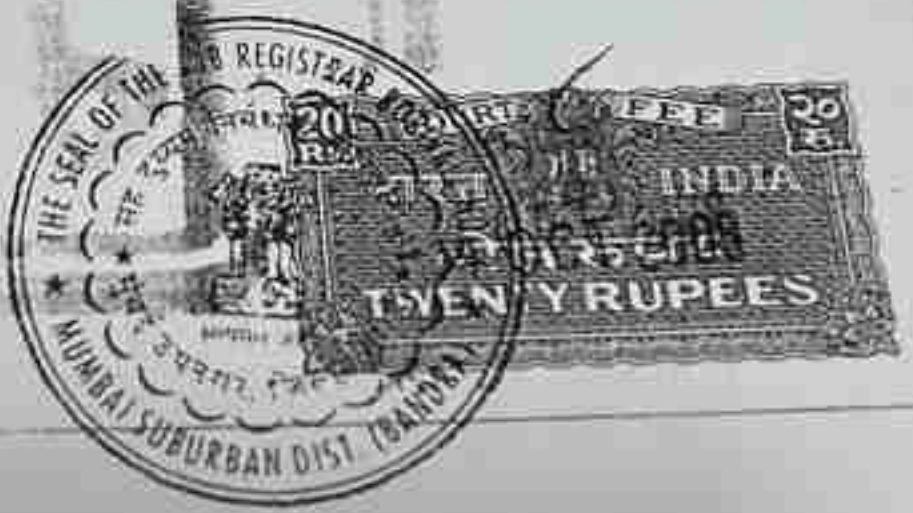
(12) शेरा

(1) सिटिएम क्र. 539 वर्णन विभागाचे नाव - दहिसर (शेरीवली), जयसिंगाचे नाव -
89/409 - मुद्रण: उत्तरेस सिक रोड, पूर्वेस रेलवे जाईन, दक्षिण व पश्चिम गावाची हर
मिळकत सि.टी.एस. नंबर - 539 मध्ये आहे. - मुद्रण क्र. 8415/9005/04 व
मुकदुरुस्तीपत्र
1) बांधीय मिळकतीचे क्षेत्रफळ 5.85 चौ.मी. आहे. + गळी 32.99 चौ.मी. वि.अप

(1) वेंवेरिना घाली दिहील्ला - पर/प्लॉट नं. - गल्ली/रस्ता: दिहील्ला जमकाची वगैरे
दहिसर प. इमारतीचे नाव - इमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन नंबर -

(2) घाली एलीअस दिहील्ला - पर/प्लॉट नं. - गल्ली/रस्ता: बरीलप्रमाणे इमारतीचे नाव
- इमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नंबर -

(1) रमेश रघुनाथ महाडीक - पर/प्लॉट नं. 402, 4 या मजला, सिल्वर वॅलेस दहिसर प.
गल्ली/रस्ता - इमारतीचे नाव - इमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन -
पिन नंबर -



खरी प्रत

हह हुना नोंदणी व नोंदणी-दे
मुद्रण दिनांक दिहील्ला.

Six Lakhs Fifty Thousand Only) and both vendors and purchaser have mutually agreed to reduce the terms and conditions of this agreement of sale into writing hereinafter appearing.

(iv) AND WHEREAS the Purchaser presents that he is going to take loan of Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only) from IDBI Bank Adheri (East), against the said flat. In case if the loan is not sanctioned by IDBI Bank Adheri (East), then it is the responsibility of the purchaser to arrange and make the payment of balance amount to the vendor of these presents.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS AND IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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1. The Vendors shall sell, transfer, assign all their rights title and interest in the said Flat No. 402, "B" Wing 4th Floor, Silver Palace Co. Operative Housing Society, Raghunath Mhatre Marg, Gaothan, Dandisar (West), Mumbai - 400 068 admeasuring 1000 Sq.Fts. Super Built up area with open Terrace Situated Plot Bearing No. 539, of

D'silva

[Handwritten signature]



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Agreement is registered with Sub-Registrar of Assurances office.

(ii) AND WHEREAS the Vendors are the bonafide members of the Silver palace Co-Operative Housing Society Ltd. Registration No. BOM (WR) HSG/TC/10270/YEAR 98-99. 1999, holding the Shares Certificate No. 8, having 5 (Five) Shares Nos. 36 to 40 of Rs. 50/- each and hence they are in possession occupation and owners of the Flat No. 402, "B" Wing, 4th Floor, Silver Palace Co.Operative Housing Society Ltd., Raghunath Mhatre Marg, Gaothan, Dahisar (West), Mumbai - 400 068 admeasuring about 1100 Sq.Fts. Super Built up area with open Terrace Situated on Plot Bearing No. 539, of Village Dahisar, Mumbai - 400 068, (hereinafter referred to as the "Said Flat" for brevity's sake) and more particularly described in the Schedule written hereunder :

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(iii) AND WHEREAS the Vendors have now agreed to sell, transfer and alienate the said flat unto the Purchaser for an aggregate consideration of Rs. 6,50,000/- (Rupees Six Lakh and Fifty Thousand Only) free from all encumbrances and the Purchaser has agreed to buy and acquire the right title and interest over the said flat for an aggregate consideration of Rs. 6,50,000/- (Rupees



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V. D'silva
D
Bansal

Nagar Bus Depot, Kandivall (East), Mumbai - 400 107
hereinafter called "the PURCHASER" (which expression
shall unless it be repugnant to the context or meaning thereof
be deemed to mean and include his legal heirs, executors,
administrators and permitted assigns) of the OTHER PART;

WHEREAS :-

(i) By virtue an Agreement for Sale, dated 2nd Day of
March, 1993, made between M/s. RASHMI
DEVELOPERS, a firm Registered Under the provisions
of Indian Partnership Act, 1932 and having its
Registered office at Amit Apartment, S.V. Road,
Behind Rajindra _____, Dahisar (East), Mumbai -
400 068 therein called "the Promoters" of the One Part
and the Vendors herein, therein called "the Purchasers
of the Other part, Vendor has purchased and acquired
the Flat No.402, on 4th Floor, of the building known as
SILVER PALACE, lying, and situated at Raghunath
Mhatre Road, Gaohan, Dahisar B.S.D.,
Mumbai, Consisting of 1 Hall & Kitchen Self contained
admeasuring about 360 Sq.Ft. Super built up area

with separate terrace situated on Plot of and bearing
C No. 199, of Dahisar Village, Mumbai - 400 068
and the Stamp Duty is paid by the Vendor in respect
of the above named Agreement for Sale and the said



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Nagar Bus Depot, Kandivali (East), Mumbai - 400 101 hereinafter called "the PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the OTHER PART;

WHEREAS :-

(i) By virtue an Agreement for Sale, dated 2nd Day of March, 1993, made between M/s. RASHMI DEVELOPERS, a firm Registered Under the provisions of Indian Partnership Act, 1932 and having its Registered office at Amit Apartment, S.V. Road, Behind Rajindra _____, Dahisar (East), Mumbai - 400 068 therein called "the Promoters" of the One Part and the Vendors herein, therein called "the Purchasers" of the Other part, Vendor has purchased and acquired the Flat No.402, on 4th Floor, of the building known as SILVER PALACE, lying, and situated at Raghunath Mhatre Road, Gaothan, Mumbai, Consisting of 1 Hall & Kitchen self contained admeasuring 300 sq.Ft. Super built up area with Open Terrace situated on Plot of and bearing C.T.S. No. 539, Dahisar Village, Mumbai - 400 068, and the Stamp Duty is paid by the Vendor in respect of the above Agreement for Sale and the said

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this १९ day of September, 2004 BETWEEN 1) VALERINA CHARLIE DISILVA & 2) MR. CHARLIE ELIES DISILVA, both Adults, Indian Inhabitant of Mumbai, residing at Flat No. 402, Silver Palace Co-Operative Housing Society Ltd., Wing. 4th Floor, Raghunath Mhatre Marg, Gaothan, Dahisar (West), Mumbai - 400 068 hereinafter called "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators, permitted assigns) of the ONE PART AND SHRI RAMESH RAGHUNATH MAHADIK, an Indian Inhabitant of Mumbai, residing at 98/ 176, Sakinaka West, Near Sam...

R. 16/2004-05
 GENERAL STAMP
 R. 2004/0250/91000
 SHRI RAMESH MAHADIK
 98/176, Sakinaka West, Near Sam...
 MUMBAI DISTRICT (BANDRA)



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SUPERINTENDENT OF STAMPS
 BANDRA.

1/10
 Ramesh