

(Rs. Nineteen thousand Six Hundred Eighty only)

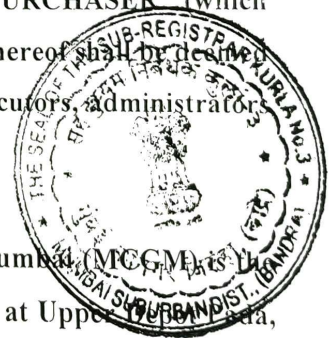
*[Signature]*  
31/7/04  
PROPER OFFICER  
JOINT SUB-REGISTRAR  
KURLA (CHEMBUR)

SALE AGREEMENT

*[Signature]*  
THIS AGREEMENT made at Mumbai on this 20<sup>th</sup> day of August, 2004,  
BETWEEN ABHINI DEVELOPERS PVT. LTD., a company duly incorporated  
under the provisions of the Companies Act, 1956 and having its office at 149/156,  
Garodia Nagar, Ghatkopar (E), Mumbai - 400 077, hereinafter referred to as the  
"DEVELOPER" (which expression unless repugnant to the context or meaning  
thereof shall be deemed to mean and include the present and future directors, their  
successors, administrators, liquidators and assigns) the designated Developer under  
the slum redevelopment scheme by Sagar Nagar Co-op. Housing Federation of the  
ONE PART AND SHRI. RAVINDRANATH PANDURANG

*[Signature]*  
DEOKAR Mumbai Indian habitant residing at  
New MHADA Vasat, Bldg. No. 29/B/304, Sakinaka,  
Mumbai - 400 072, hereinafter referred to as the "PURCHASER" (which  
expression unless it be repugnant to the context or meaning thereof shall be deemed  
to mean and include his/her heirs, legal representatives, executors, administrators  
and assigns) of the OTHER PART.

WHEREAS the Municipal Corporation of Greater Mumbai (MCGM) is the  
owner of plot of land denoted as Plot A, B, C, D, all situated at Upper  
Park Site, Ghatkopar (West), 'N' Ward, Mumbai, being part of Plot No.20, 2A and  
15 (pt) and bearing survey No.2 (pt), 15 (pt) and 20.



*[Signature]*

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AND WHEREAS at the said plot, Plot No.A & C totally admeasuring about 26,500 sq.mts. are vacant and are reserved for housing for dishoused in the sanctioned development plan for Greater Mumbai and Plot Nos.B & D totally admeasuring about 40,000 sq.mtrs. are covered with slums and are earmarked as municipal housing in the sanctioned development plan for Greater Mumbai.

AND WHEREAS plot Nos. B & D are covered with slums and the slum dwellers had formed 16 separate co-operative housing societies for the purposes of rehabilitation and had been independently corresponding with MCGM for permitting them to develop the property under the slums re-development scheme of the Govt. as applicable from time to time.

AND WHEREAS MCGM had directed all the said 16 co-operative housing societies to come together and form a federation which has been duly formed under the name and style of Sagar Nagar Co-operative Housing Federation (referred to as Federation hereafter).

AND WHEREAS the Federation through their Architect had made representation to MCGM for formation of a scheme whereby plot Nos. A & C which are adjacent to plot Nos.B & D and which plot Nos. A & C are vacant, should be permitted to be developed by the federation through their Developer under the SRA Scheme presently in force for rehabilitation of the slum dwellers i.e. the members of the housing societies of the federation as also for the construction of free sale component by the Developer.

AND WHEREAS MCGM have in their minutes of meetings and by various orders approved the development scheme whereby the Federation shall be permitted to develop the vacant plot Nos. A & C admeasuring 26,500 sq.mts, or thereabouts and part of plot No.B & D aggregating to the total of 36,115.73 sq.mtrs. whereupon the 1990 slum dwellers shall be rehabilitated and the Developer to be permitted to construct free sale component. The Federation and their Developer shall be required to handover the vacant plot of about 26,500 sq.mtrs. from out of plot No. B & D (presently covered by slums) to the corporation. MCGM shall allot the plot totally aggregating to 36,115.73 sq.mtrs. to the Federation on lease for 30 years on terms and conditions including for renewal of the lease.

AND WHEREAS MCGM formulated the terms and conditions including the aforesaid by their letter dated March 2002 addressed to the Architect for the Federation, copy whereof is annexed as **Annexure "A"** hereto.

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AND WHEREAS the Federation and 16 societies have entered into separate Agreements with M/s. Abhini Developers Pvt. Ltd., appointing the said M/s. Abhini Developers Pvt. Ltd., as Developers and have granted Power of Attorney in favour of the said Developers.

AND WHEREAS the Federation and Societies by joint Agreement and separate Power of Attorney also confirmed and ratified the arrangement of the Developer i.e. Abhini Developers Pvt. Ltd., as originally entered into by the said, 16 societies. The said Agreement and the Power of Attorney is valid and subsisting.

AND WHEREAS Abhini Developers have obtained the individual declarations required from each of the members of the housing societies of the Federation and lodged same for eligibility with the Slum Redevelopment Authority.

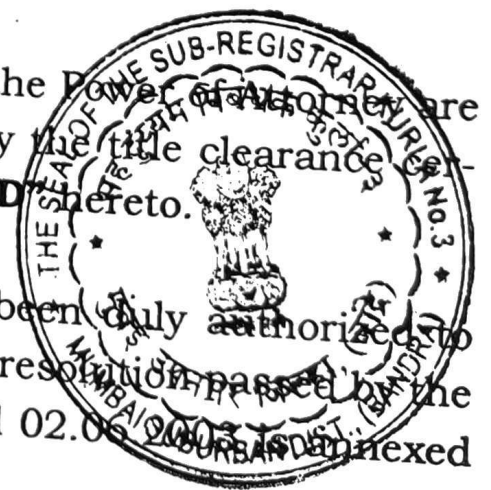
AND WHEREAS M/s. Abhini Developers are entitled to carry on all work of development of the said property including construction of the houses for the slum dwellers as also the free sale component and to abide by and comply with all the terms and conditions as laid down by MCGM and SRA including carrying out of development in a phased manner.

AND WHEREAS the designated Developer herein have in the name of the Federation submitted plans and obtained the necessary sanctions of all concerned authorities including the SRA by way of LOI which is enclosed as **Annexure "B"** hereto.

AND WHEREAS the Developers have on or about 21/7/2003 taken over possession of the BMC land agreed to be handed over as per letter from the BMC being annexure "A" above. The Municipal corporation has duly issued possession receipt dated 21/7/2003 bearing ref No. AC/ESTATES/15831/SRA/AE1(II) of 21/7/2003 and copy thereof is enclosed herewith as **ANNEXURE "C"**

AND WHEREAS the Developer herein under the Power of Attorney are entitled to enter into this Agreement as certified by the title clearance certificate of their Advocates annexed as **Annexure "D"** hereto.

AND WHEREAS Shri. Mahesh Garodia has been duly authorized to execute this agreement on behalf of developers vide resolution passed by the Developer Company copy of which resolution dated 02.06.2003 is annexed hereto as **ANNEXURE "E"**.



*Geetika*

*M*

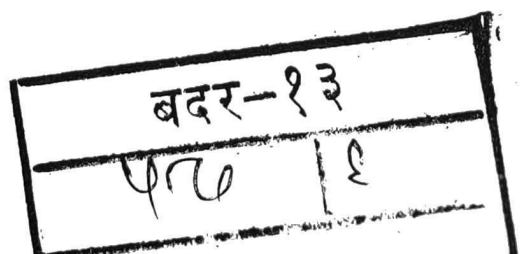
Mumbai Police Karmachari Co-Op. Housing Society (Proposed), in one building to be constructed by the Developer in the First phase of the development and the Developer has as a result of an internal understanding between the Developer and M/s. Salvi Infrastructure Pvt. Ltd., agreed to acknowledge receipt of the sum of Rs. 55,935/- (Rupees Fifty Five Thousand Nine Hundred Thirty Five Only) which amount the Purchaser has paid for acquiring Flat premises under scheme of M/s. Salvi Infrastructure Pvt. Ltd., and which has not materialized.

3. The Purchaser hereby agrees to purchase from the Developer and Developer hereby agrees to sell to the Purchaser Flat No. 703 having built up area admeasuring 460 sq. feet super built up area on 7<sup>th</sup> floor in building No. 11 as detailed in Scheduled II hereto and as shown in the typical floor plan of the proposed construction hereto annexed at or for the Price of Rs. 5,11,060/- (Rupees Five Lakhs Eleven Thousand Sixty only) Only). The Purchaser hereby agrees to pay to the Developer the said total consideration as hereunder :-

- sum of Rs. 46,277/- (Rupees Forty Six Thousand Two Hundred Seventy Seven Only) which together with the sum adjusted to have been paid to M/s. Salvi Infrastructure Pvt. Ltd., as set out in clause (2) above, represents 20% of the total consideration amount payable to the Developer and the receipt whereof the Developer doth hereby admit and acknowledge.
- 15% of the total consideration on the completion of the plinth and intimation thereof in writing at the address of the Purchaser.
- 5% of the total consideration on the completion of each slab (8 slabs), and intimation thereof in writing at the address of the purchaser.
- 8% of the total consideration on the completion of the brick work and intimation thereof in writing at the address of the Purchaser.
- 4% of the total consideration on the completion of the internal plaster work and intimation thereof in writing at the address of the Purchaser.
- 8% of the total consideration on the completion of the plumbing and intimation thereof in writing at the address of the purchaser.
- Balance 5% at the time of handing over the possession after obtaining occupation certificate.



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building to be constructed by Developer but the same shall not affect the premises purchased by the Purchaser.



35. Under no instructions, the possession of the premises shall be given to the purchaser unless and until all payments required to be made under the Agreement by the Purchaser has been made by him/her/them.

36. The Purchaser shall not be entitled to claim partition of his/her/their share in the said property and/or the said building and the same shall always remain undivided and impartible.

37. The further documentation as and when required or necessary at the discretion of the Developer shall be prepared by the Advocates for the Developers M/s. Shaunak Satpute & Co., Advocates for the Developers and shall contain covenants and conditions including those contained in this Agreement with such modification alterations, and additions therein as the Developer may deem fit and proper and other clauses which they think necessary and desirable.

38. The Purchaser shall sign all papers and documents and do all other things that the Developer may require to be done from time to time in this behalf including for safeguarding the interests of the Developers and holders of other Flats/Shops/Garages/Office/Parking Spaces/Hoarding Space, An tennas, Telephone receptors etc., in the building in the said property.

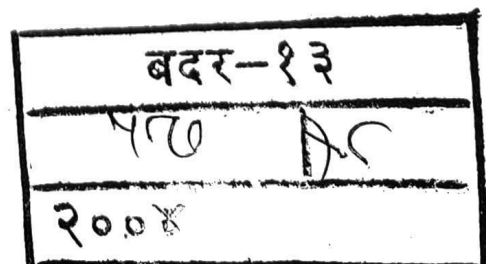
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first herein above written.

#### SCHEDULE - I

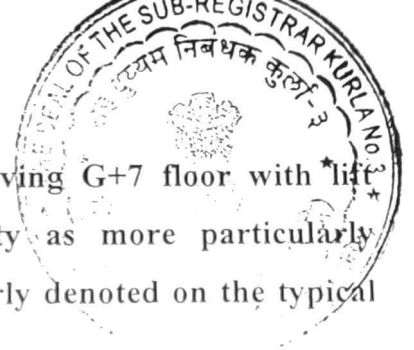
Plot A, B, C, D, all situated at Upper Depot Pada, Park Site, Ghatkopar (West), 'N' Ward, Mumbai, being part of Plot No.20, 2A, and bearing Survey No. 2(pt), 15(pt), and 20 totally admeasuring about 41,000 Sq. Mtrs. or thereabouts and delineated on the plan of the property annexed herewith by \_\_\_\_\_ coloured boundry and bounded as under.

On or towards the North by : 60' Road  
On or towards the North by : Plot owned by BMC  
On or towards the North by : 90' Road  
On or towards the North by : Plot owned by BMC

*Shaunak*



SCHEDULE - II



Flat No. 703, Floor No. 7<sup>th</sup>, in Building No.11, having G+7 floor with lift facility, of Manasarovar Complex, being of the property as more particularly described in Schedule I herein above and as more particularly denoted on the typical floor plan of the property annexed herewith.

SIGNED SEALED AND DELIVERED  
by the within named "DEVELOPER"  
ABHINI DEVELOPERS Pvt. Ltd.  
in the presence of

FOR ABHINI DEVELOPERS PVT. LTD.  
Macl  
AUTHORIZED SIGNATORY/DIRECTOR

1.  
2. S. S. Narvekar

SIGNED SEALED AND DELIVERED  
by the within named "PURCHASER"

Shri. Ravindranath  
Pandurang Deokar  
in the presence of

1.  
2. ADV. VIJAY S. KOKITKAR

RECEIPT

Received today from Mr./Ms. Ravindranath Pandurang Deokar the sum of Rs. 46,277/- (Rupees forty six thousand two hundred seventy seven only) alongwith the execution hereof by Cheque bearing Cheque No. 545724 dated 13/09/2003, Drawn on \_\_\_\_\_ which alongwith the sum of Rs. 55,935/- (Rupees fifty five thousand nine hundred thirty five only) paid by the Purchaser to M/s. Salavi Infrastructures Pvt. Ltd. and which amount as per understanding between the Developers herein and M/s. Salavi Infrastructures Pvt. Ltd. admitted to have been received by the Developers herein and the Developers admit and acknowledge the receipt of the aggregate sum of Rs. 1,02,212/- (Rupees One Lakh Two Thousand Two Hundred Twelve only) Only) from the Purchaser which represents the 20% payment payable by the Purchaser to the Developers alongwith the execution of this Agreement as per clause 3(a).

We say received.



Abhini Developers Pvt. Ltd.,

Geokar

Annexure - C

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.: AC/Estates/15831 /SRA/AE



Office of the  
Asstt. Commissioner (Estates),  
Brihanmumbai Mahanagarpalika,  
Shree Chhatrapati Shivaji Maharaj  
Market Bldg., 2<sup>nd</sup> floor, Palton Road,  
Mumbai - 400 001.

POSSESSION RECEIPT.

Sub. : Handing over/taking over possession of municipal land CTS 2(Pt) and CTS No. 15 of Vikhroli village at Vikhroli at Park Site, Ghatkopar (W), 'N' Ward reserved for HD and PH/ HD to M/s. Abhini Developers Pvt.Ltd.

- Ref. : 1. ICR No. 150 dtd. 09.11.2001 and C.R.No. 1053 dtd. 01.01.2002.  
2. Letter u/No. A.C.(Estates)/15831/SO/SRA of 22.03.2002.  
3. Payment receipt no. 9280 of 15.07.2003.

We have respectfully on this day 21.072003, 21<sup>st</sup> July 2003, handed over and taken over the vacant possession of above referred CTS Nos. of Village Vikhroli having an area of 9419.19 sq.mtr. + 17086.59 sq.mtr. approximately subject to conditions in letter u/No. A.C.(Estates)/15831/SO/SRA of 22.03.2002. The plot is bounded by D.P. Road on the east and north, by compound wall of retail market on south and slums on C.S. No. 20 as shown in accompanying plans bearing No. 34 of 15.08.2001.

Handed Over by.

*Mihal*  
*21/7/03*

Asstt. Engineer (Impts. II)  
(Estates)

*[Signature]*  
25/7/2003

In presence of

*[Signature]*  
21/07/03  
A.E.(Maint) 'N' Ward.

Taken Over by.

*[Signature]*

ABHINI DEVELOPERS PVT. LTD.  
M/s. Abhini Developers Pvt.Ltd.  
C.A. of Sagar Nagar C.Hsg.Fed.

In presence of

*[Signature]*

Architect appointed by  
M/s. Abhini Developers Pvt.Ltd.

C:\LB VCTS No. 2.doc

*[Signature]*

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*[Signature]*  
Committee Member

SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FOR)

No.SRA/ENG/1011/N/ML/AP

18 MAR 2004

COMMENCEMENT CERTIFICATE



To, M/s. Abhini Developer, s Pvt. Ltd.  
Garodia Nagar, Ghatkoper (E) Mumbai 400077

Sr,  
With reference to your application No 8371 dated 3/9/2003 for Development 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. \_\_\_\_\_ C.T.S.No15(pt), 2(pt), 20(pt) Jage Vikharoli T.P.S.No. \_\_\_\_\_ situated at Upper Depot pada ward N ward.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No.SRA/ENG/788/N/ML/LOI dt.19/7/03 IOA U/R No.SRA/ENG/1011/N/ML/AP dt.23/2/04 and 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. However the construction work should be commenced within three months 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. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - (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 C.E.O. (SRA) is contravened or not complied with.
  - (c) 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.
7. 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. N. R. Patwardhan

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 for composite Bldg. no. 11

*Geetha*

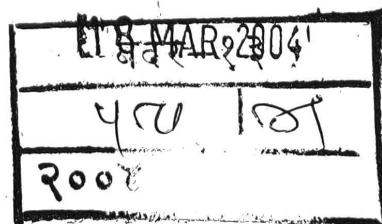
For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*Neelam*  
18/3/04

Executive Engineer (SRA) I

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



of Rs. FIFTY  
inclusive in SWAPNAPURTI  
Bye-laws of the said Society  
Society at MUMBAI this

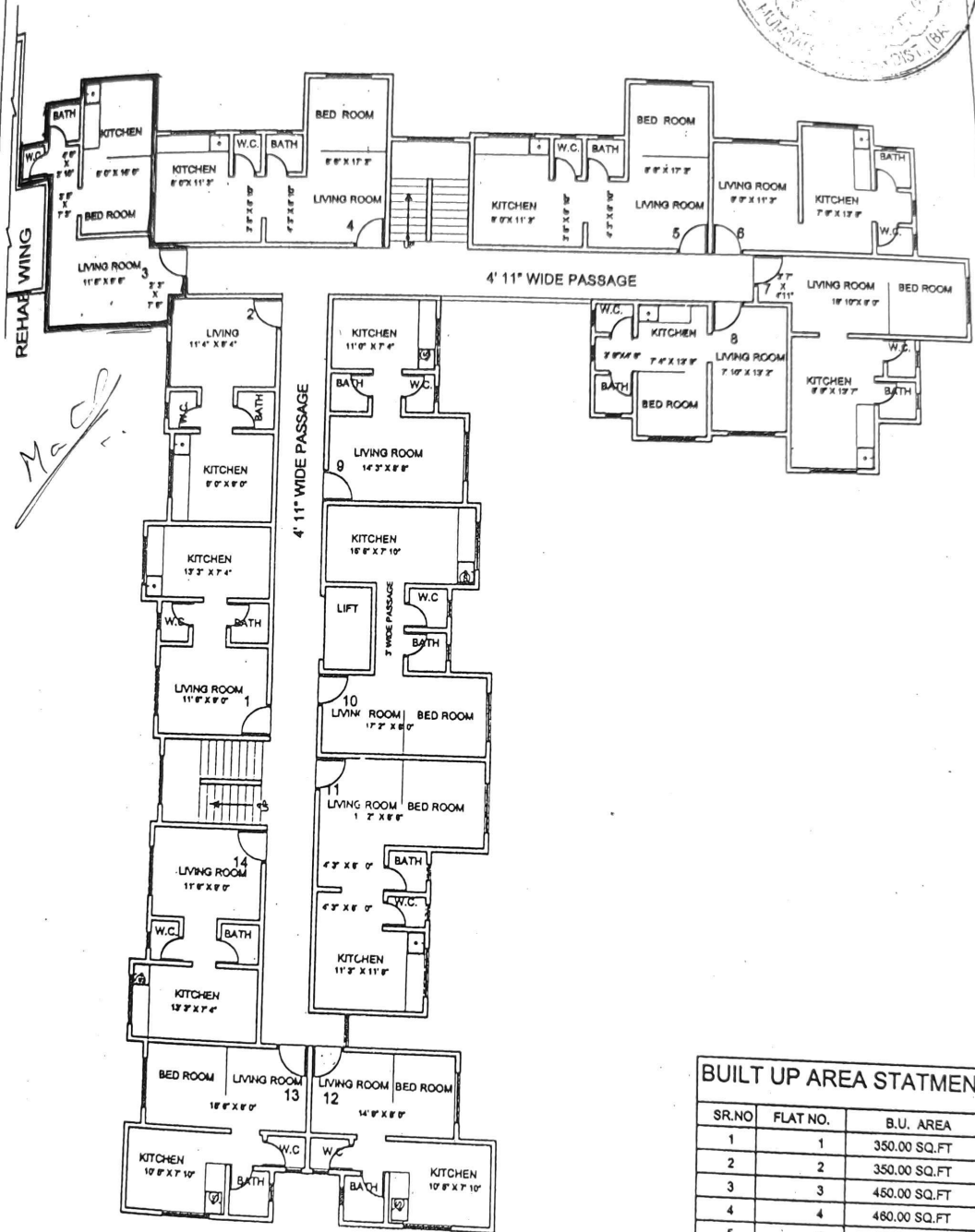
Gmshik  
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Annexure - I  
 SAGAR NAGAR CO- OP HSG FEDRATION LTD.  
 UPPRR DEPOT PADA, VIKHROLI, MUMBAI.

BLDG.NO.11- SALE WING



*M.C.D.*

BUILT UP AREA STATMENT

SR.NO	FLAT NO.	B.U. AREA
1	1	350.00 SQ.FT
2	2	350.00 SQ.FT
3	3	460.00 SQ.FT
4	4	480.00 SQ.FT
5	5	480.00 SQ.FT
6	6	350.00 SQ.FT
7	7	480.00 SQ.FT
8	8	350.00 SQ.FT
9	9	350.00 SQ.FT
10	10	450.00 SQ.FT
11	11	480.00 SQ.FT
12	12	350.00 SQ.FT
13	13	360.00 SQ.FT
14	14	350.00 SQ.FT

FLAT NO. 703 FLOOR 7<sup>TH</sup>

TYPICAL FLOOR PLAN  
 (1ST TO 7TH FLR.)

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ABHINI DEVELOPERS PVT LTD.  
 GARODIA NAGAR, GHATKOPAR, MUMBAI 400 077

*Specimen*

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Wednesday, November 24, 2004  
3:31:46 PM

## नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार

करारनामा

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. \* लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (2) मोबदला रू. 511,060.00
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) रू. 718,200.00
- (4) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 19680.00
- (5) बाजारभावाप्रमाणे नोंदणी फी रू 7182.00
- (6) दस्त निष्पादित केल्याचा 20/08/2004

(7) पृष्ठांची संख्या

(8) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(9) मालमत्तेचे इतर वर्णन

(1) सिटिएस क्र.: 2/पार्ट

(1) वर्णन: विभागाचे नाव - घाटकोपर - कुर्ला , उपविभागाचे नाव - 102/481 - भुभाग: पश्चिमेस व उत्तरेस गाव हद्द, पूर्वेस अंशतः गाव हद्द व नंतर वॉर्ड हद्दीने दक्षिणेस 27.45 मी रुंद रस्त्यापर्यंत व नंतर 18.30 मी रस्त्याने 36.60 मी रुंद रस्त्यापर्यंत व दक्षिणेस गाव सीमा-----सदनिका क्र 703, 7 वा मजला, बि. नं.11, मानस सरोवर कॉम्प., अप्पर डेपो पाडा पार्क साईट घाटकोपर प मुं 79

(10) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 42.75 चौ.मी. आहे.

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(12) \*दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(1) मे अभिनी डेव्ह. प्रा लि चे संचालक महेश जी गारुडीया तर्फे मुखत्यार यशपाल छाब्रा - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 149/156, गारुडीया शॉपिंग सेंटर गारुडीया नगर, घाटकोपर पु मुं 77; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(13) \*दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) रविंद्रनाथर पांडुरंग देवकर - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: न्यु म्हाडा वसाहत बि नं 29, / बी/304.; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: साकीनाका; तालुका: -; पिन 72; पॅन नम्बर: -.

पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

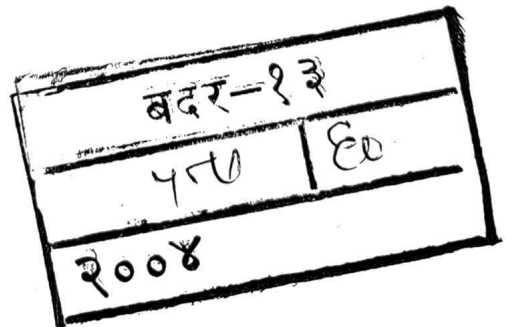
पूर्व नोंदणी गोषवारा तपासून पाहिला  
\* तो बरोबर आहे/त्याच्यात नमूद केलेले \* बदल/दुरुस्त्या कराव्यात.

(डाटा एंट्री ऑपरटर ची स्वाक्षरी)

(पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले \*बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)



# SWAPNAPURTI CO-OP. HOUSING SOCIETY LTD.

Regn No. MUM/SRA/HSG/(TCY)11821/2010 Date - 25/5/2010

Regd. Address : CTS No. 2 (PT.), Sagar Nagar, Upper Depot Pada, Parksite, Mansarovar Complex,  
Ghatkopar (W.), Mumbai - 400 086.

## SHARE CERTIFICATE

Certificate No. 87

Member's Registered Folio No. 703

Authorised Share Capital Rs. 250

Divided into 5 Share of Rs. 50/- each

SWAPNAPURTI CO-OP. HOUSING SOCIETY LTD., MUMBAI  
(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to Certify that Shri / Smt. / M/s. RAVINDRANATH  
PANDURANG DCVKAR

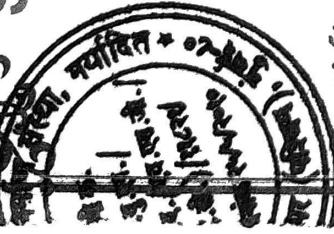
is/are the Registered holder/s of 5 fully paid-up Shares of Rs. **FIFTY**  
each numbered From 431 to 435 both inclusive in SWAPNAPURTI  
CO-OP. HOUSING SOCIETY LTD. subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **MUMBAI** this **24<sup>th</sup>** day **April**  
of 2011

Amal K. Kulkarni  
Chairman

Amal K. Kulkarni  
Hon. Secretary

Amal K. Kulkarni  
Committee Member



# RECEIPT

## SWAPNAPURTI CO-OP. HOUSING SOCIETY LTD.

(Reg. No. MUM/SRA/HSG/(TC) 11821/2010, Date Date 25/5/2010 Regn Address : CTS No. 2, (PT), 20, (PT), Sagar Nagar, Upper Depot Pada, Mansarovar Complex, Park Site, Ghatkopar (W), Mumbai - 400 086.

Bill Sr. No. 1314

Date : 11/02/25

Bill for the Month of Jan - 25

Mr. / Mrs. / M/s. Ravindranath Deokar

Building No. \_\_\_\_\_ Wing No. \_\_\_\_\_ Flat No. 703

Sr. No.	Particulars	Amount
1	Insurance Charges	
2	Sinking Fund	
3	Repair fund	
4	Admin Charges	
5	Common Area	
6	Non Occupancy Charges	
7	Transfer Fees	
8	Parking Charges - 2 Wheelers, 4 Wheelers	
9	Water Charges	
10	Other Charges	
11	Interest on late / Default Payment	
Add : Arrears Previous Outstanding dues		
Add : Arrears of Interest		
less : Adjustments		
<b>Grand Total</b>		<u>70650/-</u>

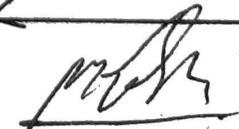
Received with thanks Rupees (in words) seventy thousand six hundred fifty only

in cash / by cheque No. Ref. No. 502008499595 Date 20/01/25

Drawn on (Name of Bank & Branch) HDFC Bank

(Subject to Realisation Of Cheque)

E.&O.E.

  
Hon. Secretary Treasurer



**Slum Rehabilitation Authority**

5th Floor, Ganga Nirman Bhuvan  
Bandra (East), Mumbai - 400 051. Tel: 022-26590457  
Tel: 022-26590519 / 040571879 / 0773  
E-mail: info@sra.gov.in

0302	22	35
2090		

No.SRA/Eng/1011/N/ML/AP

Date: 6 MAR 2009

To,  
Shri Sanjay Joshi  
Shri Sanjay Joshi & Associates,  
A/3, Shrinath Bhuvan,  
Y.R. Tawde Road, Dahisar (W),  
Mumbai-400 058.

**Sub :** Part Occupation of Composite Building No. 11 on plot bearing C.T.S. No. 2 (Pt), 15(pt), and 20 (pt) of village Ghatkopar, Ghatkopar (W), Mumbai, -400 079, known as Sagar Nagar CHS Federation Ltd.

**Ref :** SRA/Eng/1011/N/ML/AP

Sir,

With reference to your letter mentioned above that the permission to occupy the Composite Building No. 11 under the supervision of Architect Sanjay Joshi, CA/82/7211 and shown by red colour in the amended plans submitted by you on 20/01/2009 is hereby granted subject to the following conditions:

1. This Occupation permission is for 108 Rehab Residential & 10 municipal PAP tenements of Rehab wing Gr.(pt.) + 7 upper floor & Sale wing Stilt + 7 upper floors excluding Rehab Commercial Tenements at Gr.Floor.
2. That the balance LOI/IOA /Layout conditions shall be completed with before requesting for full OCC to the sale building.
3. That you shall have to submit the civil aviation NOC before further CC to any Building in the layout.



करल - ५

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4. That you shall have to maintain the existing temporary access provided to building 11 & 12 till the development of proper access in the layout as proposed.
5. That you shall have to handover the PAP to the MCGM as per phase programme.
6. That the certificate under section 270 A of BMC Act shall be obtained from A.E(WW) (N) ward and a certified copy of the same shall be submitted of this office.

**Note:** This permission is issued without prejudice to action under Section 353A/471 of BMC Act.

Yours faithfully,

sd/-  
Executive Engineer, - I  
Slum Rehabilitation Authority

6 MAR 2009

Copy to :

1. Developer - M/s. Abhini Developers Pvt.Ltd.

2. Asst. M.C. (N) Ward

3. A.E. (N) Ward  
A. A. & C. (N) Ward

Dy Collector (SRA)

Society - Sagar Nagar CHS Ltd.

7. T. Section.



Executive Engineer - I  
Slum Rehabilitation Authority

Sum 27-2-23  
pay slip

# GLOBAL ED-VANTAGE

LOS ID : RAASEL2025020131243<sup>00</sup> HL / CAR / ED / 2025 - 2026

Application Name : PRATHAMESH R DEOKAR

Co - Applicant Name : RAVINDRANATH DEOKAR

Contact Number (R) 77000 09478

(O) 7960170554

Applicant CIF :

Co - Applicant CIF : 90766846349

Loan Account No. :

Collateral :

Loan Amount.: 55 Lakh	Tenure : 180 M
Interest Rate : 9.9	EMI : 7,373/-
Loan Type TL	SBI LIFE : YES / NO
Individual Housing Loan _____	Maxgain _____ Flexi _____
Reality _____	Optima _____ Others : _____

Property Location :	Resi. Verification	
Property Cost.	Off. Verification	
Name of Developer / Vendor :	Processing Fee	
Offer :	NACH / SI	

Name of Sourcing Person : TRISHALA JAISWAL

Mobile No. / Email :







OFFICE ADDRESS (OFFICE NO., ROAD NAME, CITY, PIN CODE, DISTRICT, STATE)	-	-	-
PERMANENT ADDRESS (HOUSE NO., ROAD NAME, CITY, PIN CODE, DISTRICT, STATE)	703, Swapnapurthi CHS 7th floor Railways complex Road Vikhrali west - 79	same	same
CONTACT NUMBER	7700009478	7900170554	7900170554
MOBILE NUMBER			
EMAIL ID	Prathameshdeokar24@gmail.com		

ADDRESS FOR CORRESPONDENCE (V) OPTIONS AS APPLICABLE: RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

**(II) PRESENT BANKER DETAILS**

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME OF THE BANK	State Bank of India	SBI	
BANK BRANCH WITH IFSC	SBI N0020336	SBIN0000516	
ACCOUNT NO.	38806951289	40226250184	
DIRECT / INDIRECT LIABILITY	-	-	
OTHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

**(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]**

MISSION TYPE	MERIT / MANAGEMENT QUOTA
COURSE CATEGORY	GRADUATION / POST-GRADUATION/ PHD / DEGREE / DIPLOMA/ CERTIFICATE
NAME OF THE COURSE	Commercial Pilot License (CPL)
NAME OF THE INSTITUTION & UNIVERSITY	Royal HLE Aviation Academy, INC.
WHETHER COURSE IS FOR STUDIES ABROAD	yes / no
ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	2nd Floor Ong Building, North National Highway Bunao, Dumaguete city, Negros oriental
RANKING OF THE INSTITUTION / COURSE	TOP - 3
DURATION OF COURSE	14-18 - months
DATE OF COMMENCEMENT OF COURSE	15 Jan 2025
DATE OF COMPLETION OF COURSE	

**(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)**

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
ADMISSION FEES	\$20,000	\$17,000	\$16,000	\$8,500		\$61,500 USD
OTHER FEES PAYABLE						800.00 USD
INSTITUTION						
BOOKS/STATIONERY						
EQUIPMENT / COMPUTER						
HOSTEL/ BOARDING/ LIVING EXPENSES						
CLOTHING / TRAVEL						
TOTAL						
OWN SOURCE / SCHOLARSHIP						

INSURANCE PREMIUM FOR FULL LOAN TENURE: \$62,300.00 USD

10. LOAN REQUIRED: 10 = 54,20,100/-