

Notice of Intimation regarding Mortgage by way of Deposit of Title Deed

Sub Registrar : MBI19

Submission No. : 9990110260022 / 2026

Date : 03/10/2026

We, the undersigned parties, are by this notice of intimation, giving notice to the public at large that, the mortgagor herein had deposited the title deeds of the property for the security of the loan given/ agreed to be given by the mortgagee herein.

(1) Party Details:

- (a) Mortgagee: **SAMMAAN CAPITAL LIMITED**
- (b) Mortgagor: **1) Name: AJAY VALLABHBHAI LAKHANI, Age: 39, PAN: ADHPL6875E, Date of Birth: 21/10/1986, Contact Number: 9819633423, Email Id: ajay1986@gmail.com**
- 2) Name: VALLABHBHAI SAVAJIBHAI LAKHANI, Age: 72, PAN: AAXPL6445M, Date of Birth: 01/04/1954, Contact Number: 9819633423, Email Id: ajay1986@gmail.com**
- 3) Name: POOJA A LAKHANI, Age: 40, PAN: ADHPL6874F, Date of Birth: 20/04/1986, Contact Number: 9819633423, Email Id: ajay1986@gmail.com**

(2) Property Location: **District: Mumbai Sub-urban District, Taluka: Borivali, Village: Borivali.**

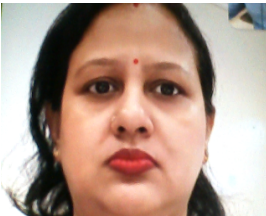
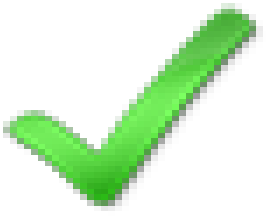
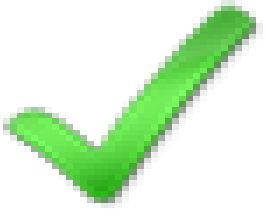
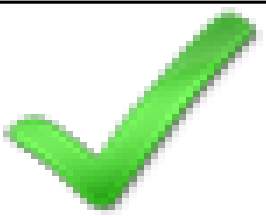
(3) Property Details: **1) Building Name:A WING, MODISPACES VOLGA, OM SUNDAR VICHAR CHS LTD, Floor No:18, Flat No:B-1803, Road:SHIMPOLI ROAD, Block Sector:OF VILLAGE BORIVALI, BORIVALI WEST, MUMBAI, Landmark:NEAR AMAR JYOTI TOWER,RAYTHANI GRAM,BORIVALI WEST**

S.No/CTS NO etc.: Final Plot Number :680/A/1/5, 680/A/1/6, 680/A/1/7, Area: Build : 643 Sq.ft.

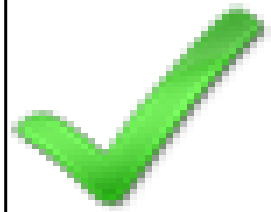
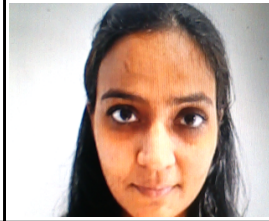
Documents Deposited with Bank: Agreement to Sale :10031/2023 SRO BORIVALI 6

(4) Payment details: **Loan Amount: Rs. 16968000 /- Stamp Duty: Rs. 50904 /- Rate of Interest :10.45%**

(5) Date of Mortgage: 01/10/2026

Name of Party/Address	Party Photo	Party Thumb Verified
(Mortgagee) SAMMAAN CAPITAL LIMITED Address: UNIT NO 102,1ST FLOOR,CENTRE POINT BUILDING,NEAR KOHINOOR HOTEL,OPPO. J.B NAGAR METRO STATION,ANDHERI EAST		
(Mortgagor) AJAY VALLABHBHAI LAKHANI Address: Flat No:1803, Floor No:G, Building Name:MODISPACE VOLGA OM SUNDAR VICHAR CHSL, Block Sector:NEAR BANK OF BARODA, Road:SHIMPOLI ROAD, City:BORIVALI WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400092		
(Mortgagor) VALLABHBHAI SAVAJIBHAI LAKHANI Address: Flat No:1803, Floor No:A W, Building Name:MODISPACE VOLGA OM SUNDAR VICHAR CHSL, Block Sector:NEAR BANK OF BARODA, Road:SHIMPOLI ROAD, City:BORIVALI WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400092		

(Mortgagor) POOJA A LAKHANI **Address:** Flat No:1803,
Floor No:A W, Building Name:MODISPACE VOLGA OM
SUNDAR VICHAR CHSL, Block Sector:NEAR BANK OF
BARODA, Road:SHIMPOLI ROAD, City:BORIVALI WEST,
State:MAHARASHTRA, District:MUMBAI, Pin:400092



Payment Details:

-Stamp Duty of Rs.: **50904/-** has been paid vide GRN: **MH011180242202627E** Dated :**30/09/2026**.

-Filing Fee of Rs.: **15000/-** has been paid vide GRN: **MH011180242202627E** Dated :**30/09/2026**.

-Document Handling Charges of Rs.: **300/-** has been paid vide PRN: **1026018901452** Dated :**01/10/2026**.

Tokennumber **9990110260022** dated **01/10/2026** has been submitted for eFiling on date **03/10/2026**