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A Name You Can Trust

Shashwat Park

BHANDUP (WEST)



Housing loan

9969290466

9967616773





SVGROUP
A Name You Can Trust



Shashwat Park

BHANDUP (WEST)

NAME : Mr. Sadanand Digambar Ghogale

FLOOR : Flat No: - 1605 / 16th Floor.

WING : 'A' Wing.

390/2998

Thursday, February 11, 2021
6:55 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3197

दिनांक: 11/02/2021

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल3-2998-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सदानंद दिगंबर घोगळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:13 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ता - 3

सह दुय्यम निबंधक (बर्ग-२)
कुर्ता-३

बाजार मुल्य: रु.3328670.4/-

मोबदला रु.4300000/-

भरलेले मुद्रांक शुल्क : रु. 129000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1102202114892 दिनांक: 11/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011480127202021E दिनांक: 11/02/2021

बँकेचे नाव व पत्ता:

P. H. H. H. H.

मूळ दस्त मिळाला

DELIVERED

with the original

वर्ष: 2020
 मुंबई (उपनगर)
 विभाग: 121-भांडुप - कुर्ला
 मूल्य विभाग: 121/554A पुर्वस-गावदेवी रोड, पश्चिमेस गावाची हद्द, उत्तरेस नाहूर गावाची हद्द, दक्षिणेस वाठार गावाची हद्द
 नंबर/न भू क्रमांक: सि टी एस तबलर#12

मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	नोजमापनाचे एकक
	109640	121700	135630	109640	चौरस मीटर

क्षेत्राची माहिती	27.6 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
विकास क्षेत्र (Built Up)	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	मूल्यदर बांधकामाचा दर -	Rs 109640/-
विकास क्षेत्राचे वर्गीकरण-	आहे	मजला -	11th floor To 20th floor		

Type - First Sale
 Resale of built up Property constructed after circular dt.02/01/2018

ला निहाय घट/वाढ = 110% apply to rate = Rs.120604/-

यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - चुन्या जमिनीचा दर) * घसा-यानुसार चुन्या जमिनीचा दर)		
	= ((120604-47990) * (100 / 100)) / 47990		
	= Rs.120604/-		
मिळकतीचे मूल्य	= घरोल प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 120604 * 27.6		
	= Rs.3328670.4/-		

करल - ३

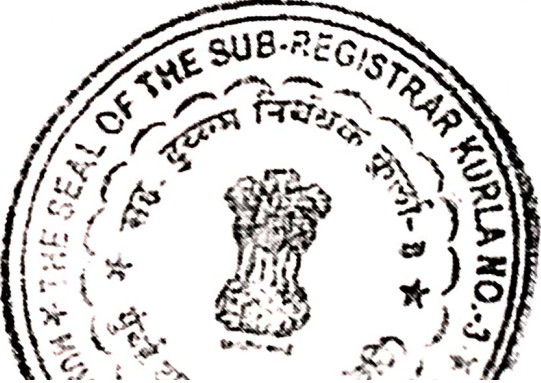
2021	9	900
2022		

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= A + B + C + D + E + F + G + H + I
 = 3328670.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.3328670.4/-

Home Print

दुय्याम निबंधक
 वर्ग-३ (वर्ग-२)



करल - ३		
२००८	८	९००
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 11th day of Feb 2021.

BETWEEN

M/S. ATLANTA ASSOCIATES, PAN No AAQFA6157N, a Partnership firm having its registered address at Matru Pitru Niwas, Shivaji Nagar, T P Road, Bhandup (West), Mumbai - 400 078 (through its duly authorized Signatory Mr. Mr. Vishwas Nathaji Mane authorized POA dated **21-12-2016**, hereinafter referred to as the " the Developer" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART.

AND

MR.SADANAND DIGAMBAR GHOGALE, age about **56** Years PAN No.**AKXPG7868D** and **MISS. SAYALI SADANAND GHOGALE**, age about **26** PAN No **BLDPG4540A** having his/her/their At Near Pandavkund, Mitesh Kunj, Chawl No 4/5, Nardas Nagar, Tembhipada Road, Bhandup (W), Mumbai 400078. , hereinafter referred to as " the purchaser", (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcener and survivors of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the



Verified with
Original

करल - ३		
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Whereas		

One Ratanshi Karsandas & Others (Bhandup Khot Estate) was the Owner in respect to land bearing Survey No 154 corresponding to CTS No 12 (Part) admeasuring 962.30 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Keshar Bhagat Niwas Cooperative Housing Society (Prop) lying and situated at Shivaji Nagar, Bhandup, Mumbai - 400 078 (hereinafter referred to as the "said First



A. The Tenants/Occupants of the said first property formed a Cooperative Housing Society (Proposed) in name of Keshar Bhagat Niwas Cooperative Housing Society (Prop) hereinafter referred to said Society.

- B. The said First Property was declared as Slum by the Dy Collector (Encroachment and Competent Authority) Kurla I published in Govt Gazette dated 30th June 1977 under Section 4(1) of the Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act 1971.
- C. The said Society had applied to Upper Collector (Encroachment/clearance), Mumbai and Mumbai Suburban District for acquisition of the said First Property under Section 14(1) of Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act 1971 to implement the Slum Rehabilitation on the said First Property, after making necessary enquiry under Section 14(1) of Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act 1971 the Housing and Special Assistance Department of Govt. of Maharashtra has issued Notification No DLA/1094/3709 dated 16th March 1998 published in Government Gazette on 2nd April 1998 pertaining to the acquisition of the said First Property and The Dy. Collector (Encroachment/Clearance), has declared AWARD on 12th June 2001 by fixing compensation payable to the Original Owners and Structure Owner under Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 to be paid by the said Society and taken over the possession of the said First property accordingly the said First Property vested absolutely in the State Government.
- D. By Lease deed dated 28th September 2005, duly registered with the Sub Registrar of Assurances, Under Serial No BDR14-5802-

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करल - ३		
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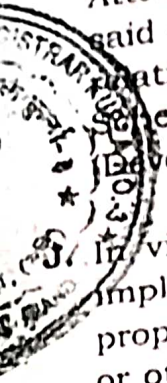
2005 executed between State Government through the Dy. Collector (Encroachment/clearance), therein Lessor and Keshar Bhagat Niwas Cooperative Housing Society (Proposed) therein mentioned as the Lessee the said Lessor granted 30 years lease to the said Lessee.

- E.** By an Registered Development Agreement 21st Dec 2016 duly registered with the Sub Registrar of Assurances, Kurla executed between Keshar Bhagat Niwas Cooperative Housing Society (Prop) therein mentioned as the Society and **M/S. ATLANTA ASSOCIATES** therein mentioned as Developers the said Developers acquired development of leasehold right, title and interest in respect to land bearing Survey No 154 corresponding to CTS No 12 (Part) admeasuring 962.30 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Keshar Bhagat Niwas Cooperative Housing Society (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078.
- F.** By a subsequent Deed of Conveyance dated 3rd Dec 2010, duly registered with the Sub Registrar of Assurances, Kurla, MSD, at Sr No BDR3-13948 -2010 executed between Shri Pratapsinh Shoorji Vallabdhas & others therein Vendors and **M/S. ATLANTA ASSOCIATES** therein Purchasers the said Purchaser acquired right, Title and interest in respect to land bearing Survey No 154 Hissa No 2 corresponding to CTS No 12 (Part) admeasuring 832 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai, and Mumbai Suburban District along with structure known as Matru Pitru Coop Hsg Soc (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078 and more particularly described in the FIRST Schedule hereunder written (hereinafter referred to as the "said Second Property"). The First Property and the Second Property are hereinafter, unless specifically referred to, shall be collectively referred to as the "said properties" and more particularly described in the First Schedule hereunder written
- G.** The said properties are Slum declared and are encroached upon by Occupants/hutment dwellers having their respective hutments on the said properties.
- H.** The Occupants and Slum dwellers on the said properties have formed themselves into a 2 separate Societies namely Keshar Bhagat Niwas Cooperative Housing Society (Prop) and Matru Pitru Coop Hsg Soc (Prop) (hereinafter for brevity's sake both

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have agreed and consented to the development of the said property under Slum Rehabilitation Scheme and have appointed as required under the Slum Act, by following the due process, the Owner/Developer to construct and develop the said property as they may deem fit and proper.

I. The said Societies through its respective Managing Committee has granted Development Agreement and Irrevocable Power of Attorney in respect of the said property empowering therein the said Owner/ Developer for doing all such acts, deeds and matters relating to the development of the said property under SRA Scheme as envisaged under the Maharashtra Slum Area Development, Clearance and Improvement) Act ("said Act").



In view of the above the Owner/ Developer became entitled to implement a SRA Scheme for the development of the said properties as Slum development project under the said Act and / or otherwise under the provisions and in accordance with clause 33 (10) and Appendix (iv) of the D.C. Regulations as amended.

K. The Owner/Developer have accordingly put up a proposal for redevelopment by amalgamation of 2 proposals by the 2 Societies on the said properties which are to be developed under Composite Bldg for more effective implementation and better planning.

L. By virtue of the aforesaid, the Developer is entitled to construct buildings on the said Properties and is undertaking the development of the Rehab SRA one wing A Wing and Sale components comprising two Wings known as Wing B and Wing C ("The Real Estate Project").

H. The Developer is now developing/redeveloping Rehab SRA one wing A Wing and Sale components comprising two Wings known as Wing B and Wing C on ("the said Properties") (more particularly described in the First Schedule hereunder written and the 2 Wings are delineated in Red colour boundary line on the plan annexed hereto and marked as Annexure "A") And proposed as a "real estate project" by the Developer and has been registered as a "real estate project" ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51800003044 DATED 04-08-2017 ("THE RERA CERTIFICATE") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.

I. The purchaser has, prior to the date thereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its ~~Advocates and Planning and Architectural consultants.~~ The Purchaser has agreed and consented to the development of the said Properties. The Purchaser has also examined all documents and information uploaded by the Developer on the website of the Authority, as required by RERA and the RERA Rules and has understood the documents and information in all respects/

J. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below:

(i) The Real Estate Project consists of Rehab SRA and Sale Component one Wing named as 'A Wing' and exclusive Sale components comprising two Wings known as 'Wing B' and 'Wing C'.

(ii) The details of each tower/wing are as follows:

a. 'Wing A' consists of Rehabilitation for Keshar Bhagat Niwas SRA Coop Hsg. Society Ltd. & Matru Pitru Niwas SRA Coop Hsg. Society Ltd and Sale. The Real Estate Project will be up to 17 Nos of Slabs of super structures (16 habitable floor), of which 16 habitable floors have been sanctioned as on the date hereof;

b. 'Wing B' "**SHASHWAT PARK**", of the Real Estate Project will be up to 21 no. of Slabs of super structures (20 habitable floors), of which 20 habitable floors have been sanctioned as on the date hereof;

c. 'Wing C' "**SHASHWAT PARK**", of the Real Estate Project will be up to 22 no. of Slabs of super structures (21 habitable floors), of which 21 habitable floors have been sanctioned as on the date hereof;

(iii) The Real Estate Project shall comprise units/premises consisting of 204 apartments and flat/s and tenement/s as per the details provided in the Fourth Schedule hereunder written;

(iv) Total FSI of 6962.32 square metres has been sanctioned for consumption in the construction and development of the Real Estate Project to be consumed in the following manner:

2002-03
2002-03
2002-03

a. The total FSI of 3560 square metres has been sanctioned for consumption in the construction and development of Rehab component for Keshar Bhagat Niwas SRA Coop Hsg Society Ltd & Matru Pitru Niwas SRA Coop Hsg Society Ltd of the Real Estate Project. and total FSI 420 square metres has been sanctioned for consumption in the construction for free saleable area of 'Wing A' of "**SHASHWAT PARK**".

b. The total FSI of 2982.32 square metres has been sanctioned for consumption in the construction and development of wing 'B' & 'C' of "**SHASHWAT PARK**" of the Real Estate Project is exclusively saleable area:



- (v) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Purchaser in B & C Wing and are listed in the Fifth Schedule hereunder written ("Real Estate Project Amenities").
- (vi) The common areas, facilities and amenities in the Project that may be usable by the Purchaser in Wings B & C and are listed in the Sixth Schedule hereunder written ("Project Amenities").
- (vii) The Developer shall be entitled to put hoarding/boards of their Brand Name, in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the facade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites and to be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/signs.
- (viii) The Developer shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party services providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Purchaser and other Purchasers in the B & C Wings. Such designation may be undertaken by the Developer on lease, leave and license basis or such other method. For this purpose, the Developer may lay and provide the necessary

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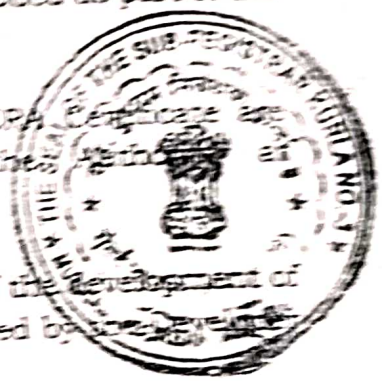
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Infrastructure such as cables, pipes, water, meters, structures, base sub-stations, towers etc.

(ix) The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 13 & 14 below.

(x) A copy of the LOI dated 1-10-2010 under Ref No SRA/ENG/2242/S/PL/LOI and LOI dated 30-05-2012 under Ref No SRA/ENG/2511/S/PL/LOI and Commencement Certificate No SRA/ENG/2537/S/PL/AP dated 25th Oct 2013 issued by the Slum Rehabilitation Authority, are also included as part of the RERA Certificate at Annexure "E" hereto.

The above details along with the annexes to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.maharashtra.gov.in>.



K. The principal and material aspects of the development of the said Properties ("B & C Wings") as disclosed by the Developer are briefly stated below-

- (i) The area of the said Properties to be developed in is 1794.30 square metres.
- (ii) Total FSI of 6962.32 square metres is proposed (including sanctioned/ consumed and proposed FSI).
- (iii) The Developer has already constructed "Wing A" on a portion of the said Properties admeasuring 669.446 square metres (plinth area) by utilization of FSI of 3560 square metres.
- (iv) As mentioned at Recital Annexure "F" above, the Project Amenities that may be usable by the Purchasers are detailed in the Sixth Schedule hereunder written.
- (v) The Proposed Wings proposed to be developed as part of the B & C Wings, may be provided with certain limited common areas and facilities, including gymnasiums etc ("Proposed Wing Amenities"). The Proposed Wing Amenities shall be exclusively made available to and usable by the Purchasers/occupants of such balance towers comprised in the B & C Wings, and, shall not be available to the Purchaser or any other Purchasers/occupants of apartments/flats in the Real Estate Project. The Purchaser/Occupants of the proposed wing shall not be

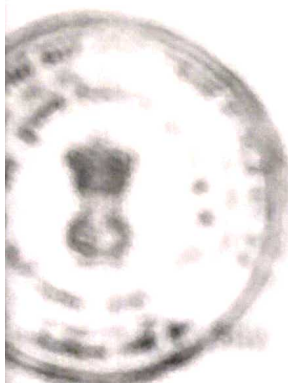
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Properties, as provided under the Provision Rule 2009 of the RERA Rules.

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(xiii) The Developer is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the said Properties (defined below), in full or in part, as may be required by the applicable law from time to time.

(xiv) The Developer will be entitled to develop the said Properties itself or in joint venture with any other person and will also be entitled to mortgage and charge the said Properties and the structures to be constructed thereon from time to time.

The above details and further aspects of the proposed and further development of the said Properties, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "D" hereto ("Proposed Future and Further Development of the said Properties").

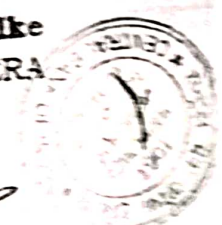
L. The Purchaser/s is /are desirous of purchasing a residential premises / Flat bearing No. **1605** on the **16th** Floor of Wing [**A**] of the Real Estate Project (hereinafter referred to as the " Said Premises ").

M. The Developer 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.

N. The Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the real Estate 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 Real Estate Project.

O. The Developer has the right to sell the said premises in the Real Estate Project to be constructed by the Developer, and to enter into this agreement with the Purchaser of the Premises and to receive the sale consideration in respect thereof.

P. On dem and from the Purchaser, the Developer has given inspection to the Purchaser of all the documents of title relating to the Said Properties, and the plans, designs and specifications prepared by the Developer's Architects, **Shri Santosh B Shelke** and of such other documents as are specified under the RERA.



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Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.

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S. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained, and (ii) all approvals and sanction from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Developer.

T. The Developer has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans proposed plans and approvals and permissions from SRA and other authorities, as referred hereinabove.

U. Prior to execution of this Agreement, the Purchaser has / have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to (i) the title of the Developer to develop the Real Estate Project and the B & C Wings, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Developer's entitlement to develop the Real Estate Project and the B & C Wings and to construct the Real Estate Project thereon as mentioned in this Agreement including at Recitals above mentioned and applicable law and sell the premises therein. The Purchaser undertake(s) that he/she /it/they has/have verified with his/her/its/their financial advisor and confirm that the Purchaser has/have the financial capability to consummate the transaction.

V. The carpet area of the said premises as defined under the provisions of RERA, is **25.08** square meters.

W. The parties relying on the confirmations, representations and assurance of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.

X. The Developer has agreed to sell to all Purchaser and the Purchaser has agreed to purchase and acquire from the Developer, the said premises, at or for the price of Rs. **[43,00,000/-] (Forty Three Lakh Only)** and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Purchaser has paid total the Developer a sum of Rs. **[4,51,200/-] [Rupees Four Lakh Fifty One Thousand Two Hundred Only]** Only), being

[Signature]

[Signature] *[Signature]*

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part payment of the Sale Consideration of the Premises agreed to be sold by the Developer to the Purchaser as advance payment (the payment and receipt whereof the Developer does hereby admit and acknowledge).

Y. Under Section 13 of the RERA, the Developer is required to execute a written agreement for sale of the said Premises with the Purchaser i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.

Z. In accordance with and subject to the terms and conditions set out in this Agreement, the Developer hereby agrees to sell and the Purchaser hereby agrees to purchase and acquire, the premises and the garage / covered parking as set out herein below.

AA. The list of Annexure attached to this Agreement are stated herein below: -



Annexure "A"	(Plan demarcating (i) the said Properties in Blue color boundary line, (ii) Rehab SRA A Wing already completed delineated in Pink color, (iii) Sale components comprising two Wings known as Wing B and Wing C
Annexure "B"	Details of litigation in said Properties (No Litigation)
Annexure "C"	List Encumbrances in said Properties
Annexure "D"	RERA Certificate
Annexure "E"	Copy of IOD and CC
Annexure "F"	Title Certificate issued by Advocates
Annexure "G"	Certified true copy of Property Register Card
Annexure "H"	Plan of the said premises

NOW THEREFORE, THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this

[Signature]

[Signature]

[Signature]

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Agreement are only for convenience and are not intended in derogation of RERA.

The Developer shall construct the Real Estate Project being the Rehab SRA and Sale Components in 'A Wing' and exclusive Sale components comprising two Wings known as 'Wing B' and 'Wing C' consisting of such floors as set out in Recital Annexure "A" and the Fourth schedule hereunder written in accordance, and as approved by the SRA from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Purchaser and are listed in the Fifth Schedule hereunder written.

PROVIDED THAT the Developer shall have to obtain prior consent in writing of the Purchaser in respect of any variations or modifications which may adversely affect the said Premises of the Purchaser, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Purchaser.

3. Purchase of the Premises and Sales Consideration:

- (i) The Developer has agreed to sell and the Allotee/s has /have agreed to purchase, the said Premises bearing No. [1605] of the [A Wing] type admeasuring [25.08] square metres carpet area as per RERA on the [16th] floor in the said Wing being Wing [A] under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the Said Act) {and (25.08 Sq. mts. equivalent to 270 Sq. ft. (Carpet area) as per the definition under the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer Act, 1963) on the ___ of the building (hereinafter referred as to "the said Flat") (the said Premises are more particularly described in the **Seventh Schedule** and are shown in the floor plan annexed and marked **Annexure "H"** hereto) at and for the consideration of Rs. [43,00,000]/- (**Rupees Forty Three Lakh Only**)}. The Purchaser/s has paid on or before execution of this Agreement a sum of Rs.4,51,200/- (**Rupees Four Lakh Fifty One Thousand Two Hundred only**) as advance payment or application fee and hereby agrees to pay to that Developer the balance amount of purchase consideration of Rs. 38,48,800/- (**Rupees Thirty Eight Lakh Forty Eight Thousand Eight Hundred Only**) in the following manner:

Prescribed by the Registration Act, 1908 and the Developer will attend such office and admit execution thereof.

42. All notices to be served on the Purchaser and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Developer by Courier or Registered Post A. D. or notified Email ID/Under Certificate of Posting at their respective address specified below: -

Name of the Purchaser

MR. BADANAND DIGAMBAR GHOGALE

MISS. SAYALI SADANAND GHOGALE

(Allottee's Address)

Near pandavkund, Mitesh Kunj, Chawl No 4/5, Nardas Nagar, T P Road, Bhandup West, Mumbai 400078.

Notified Email ID: sayalighogale218@gmail.com

FOR DEVELOPER: -

M/S. ATLANTA ASSOCIATES

having its registered address at **Matru Pitru Niwas, Shivaji Nagar, T P Road, Bhandup (W), Mumbai 400078.**

It shall be the duty of the Purchaser and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Purchaser, as the case may be.

43. Joint Purchasers:-

That in case there are Joint Purchasers all communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

44. Stamp Duty and Registration Charges:

The Charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Spaces/s shall be borne by the Purchaser alone.

5. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

[Signature]

[Signature]

[Signature]

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46. Governing Law:-

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

47. Permanent Account Numbers:

Details of the Permanent Account Numbers of the Developer and Purchaser are set out below:-

Party	Permanent Account Number
M/S. ATLANTA ASSOCIATES	AAQFA61871
MR. SADANAND DIGAMBAR GHOGALE	AKXPG7868D
MISS. SAYALI SADANAND GHOGALE	BLDPG4540A



48. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
- all subordinate legislation made from time to time under that provision (Whether or not amended, modified, re-enacted or consolidated); and
 - any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability there under may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any reference to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other documents as amended, varied, notated, supplemented or replaced from time to time.
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties

[Signature]

[Signature]

[Signature]

in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause:

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 any 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) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Properties)**

All those pieces and parcels of land bearing Survey No 154 corresponding to CTS No 12 (Part) admeasuring 962.30 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Keshar Bhagat Niwas Cooperative Housing Society (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078 and

land bearing Survey No 154 Hissa No 2 corresponding to CTS No 12 (Part) admeasuring 832 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Matru Pitru Coop Hsg Soc (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(Details of the 3 Wings and A wing already constructed together with details of the FSI utilized)**

Sr.No.	Wing/s	FSI consumed Area in Sq. Mtrs.
1	A	3560 (Rehab)+420(Sale)
2	B & C	2982 (Sale)

[Signature]

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THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

those pieces and parcels of land admeasuring 567.06 Sq. mtrs. (Plinth area) forming part of the said Properties as mentioned in the Schedule "A" hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Details of the number of floors / units etc. in the Real Estate Project -
Tower wise)

Wings	Total No. of Flat / Units	Nos. of Floors
	80 (Rehab) + 16 (Sale)	17 Nos. of Slabs of super structures (16 Habitable Floors)
B & C	117	22 Nos. of Slabs of super structures (21 Habitable Floors)

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area facilities in the Real Estate Project)

- ❖ Entrance lobby
- ❖ DG backup for emergency services only
- ❖ High speed elevators in each wing; Brand; or
- ❖ Staircase for emergency exit
- ❖ Stilt Parking
- ❖ Common CCTV Camera (Only Lobby)



THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Details of the Flat in Real Estate Project)

All those pieces and parcels of the Flat/Unit being No. 1605 on 16TH Floor, admeasuring 270 Sq.ft. carpet area and (equivalent to 25.08 Sq.mts.) located in the said Wing, A in the building known as "**SHASHWAT PARK**" constructed or to be constructed on the land bearing Survey No 154 corresponding to CTS No 12 (Part), admeasuring 962.30 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Keshar Bhagat Niwas Cooperative Housing Society (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078 and land bearing Survey No 154 Hissa No 2 corresponding to CTS No 12 (Part), admeasuring 832 sq meters of Village Bhandup, Taluka Kurla, registration District and Sub District of Mumbai and Mumbai Suburban District along with structure known as Matru Pitru Coop Hsg Soc (Prop) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:
(Details of the common area facilities in the Real Estate
Project)**

- ❖ CP Fittings and sanitary ware of ISI Brand
- ❖ Vitrified flooring
- ❖ Acrylic paint
- ❖ Passenger Lift (OTIC)
- ❖ Fire Fighting System
- ❖ Concealed ISI copper wiring
- ❖ Daddo Tiles Flooring and full height glazed tiles in all toilets.
- ❖ Living Room Window with anodized sliding.
- ❖ Sliding window in Kitchen and Bedroom.

SIGNED AND DELIVERED
By the withinnamed PROMOTOER
M/S. ATLANTA ASSOCIATES
By hand of its Partner
Authorized Signatory
Mr. Vishwas Nathaji Mane
In the presence of



Vishwas

1. *Manan*

2. *Pratibha*

SIGNED AND DELIVERED
By the withinnamed Purchaser/S
Mr. Sadanand Digambar Ghogale

S. Ghogale



Miss. Sayali Sadanand Ghogale

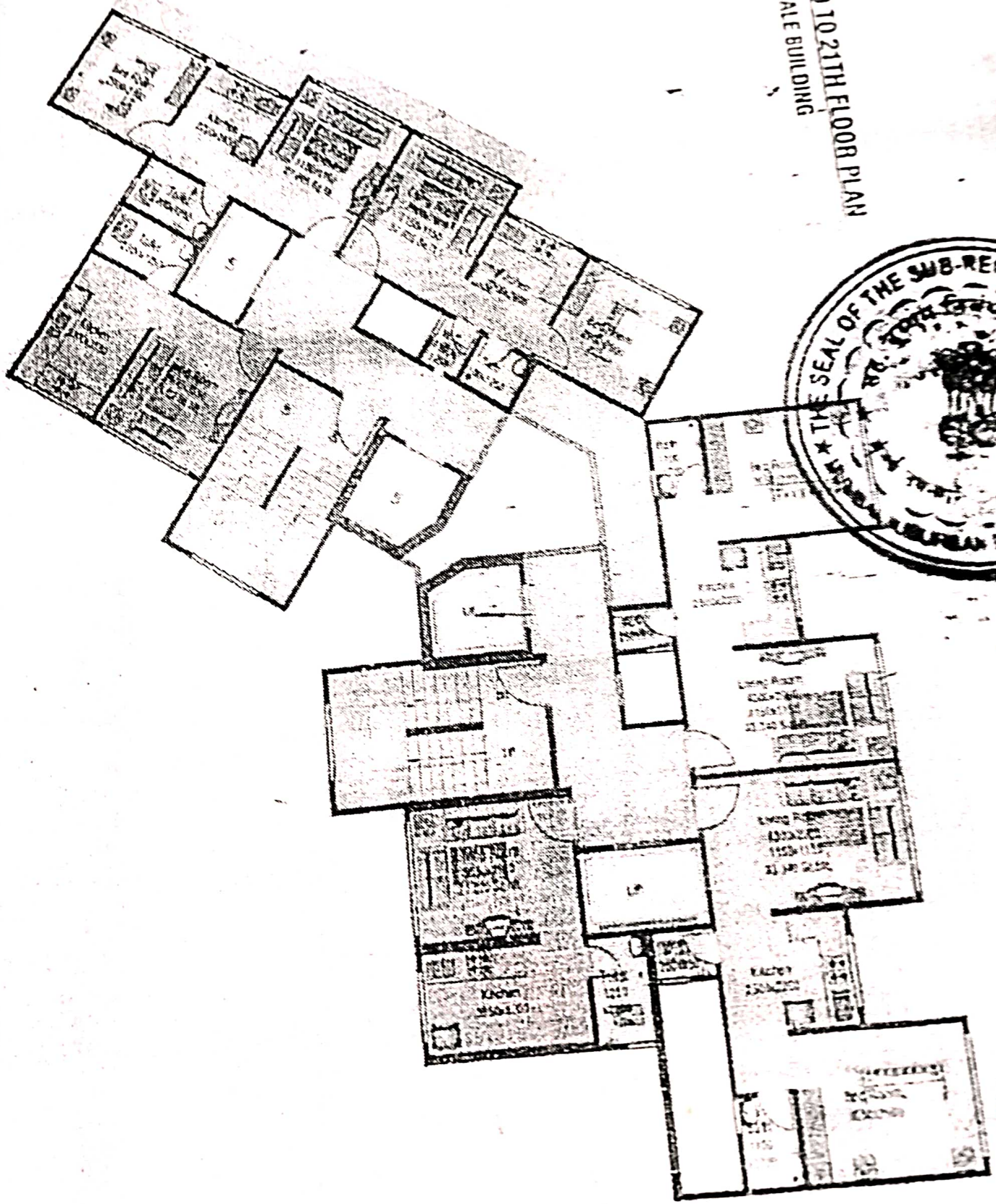
Sayali

In the presence of



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TYPICAL 2ND TO 21TH FLOOR PLAN
SALE BUILDING



TO
 THE CHIEF ENGINEER
 REGIONAL AND TOWN PLANNING
 REGIONAL AND TOWN PLANNING
 REGIONAL AND TOWN PLANNING



With reference to your application for
 Permission and grant of Commencement Certificate for
 Town Planning Act, 1966 to carry out construction of
 Regional and Town Planning Act, 1966 to carry out
 CTS No. 12 (1972)

of village
 ward
 The Commencement Certificate is granted for
 for use
 for use

are on following conditions

1. The area covered in the certificate shall be used only for the purpose of the public street.
2. That no new building or other structure shall be constructed or added to any existing building or structure on the land covered in the certificate.
3. The Commencement Certificate shall be valid only for the purpose of the public street.
4. However the construction work shall be completed within the period specified in the certificate.
5. The permission does not confer any right of ownership or any other right in the land covered in the certificate.
6. If construction is not completed within the period specified in the certificate, the certificate shall be invalid and the applicant for fresh permission shall be required to apply for the same.
7. The Certificate is issued to be subject to the following conditions:
 - (a) The development work in respect of the land covered in the certificate shall be carried out in accordance with the conditions specified in the certificate.
 - (b) Any of the conditions specified in the certificate shall be subject to the approval of the CEO (SRA) in accordance with the provisions of the Act.
 - (c) The CEO (SRA) is authorized to take any action in respect of the land covered in the certificate in accordance with the provisions of the Act.

The conditions of the certificate shall be subject to the provisions of the Act and the rules made thereunder and the orders of the Government in this behalf.

The CEO (SRA) has appointed
 Executive Engineer to exercise his or her powers and functions of the Executive Engineer under section 12 of the said Act.

This C.C. is granted for work in

in behalf of Local Authority
 Chief Executive Officer
 (E.S.)



करल - ३
 25/10/2013
 500
 25 OCT 2013

SLUM REHABILITATION AUTHORITY
 Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (RCRM 1966)

No. SHA/ENG/2537/S/PL/AP
 COMMENCEMENT CERTIFICATE

COMPOSITE BLDG.

TO,
 M/s. Atlanta Associates
 (Builders & Developers),
 13/7, Sethewadi, Shivaji Nagar Road,
 Naupada, Thane (W), Mumbai-400 602.



Sir
 With reference to your application No. 1527 dated 12/09/2013 for
 Permission and grant of Commencement Certificate under section 44 &
 Town Planning Act, 1966 to carry out development and building permission
 Regional and Town Planning Act, 1966 to erect a building on plot No.
 C.T.S. No. 12 (part)

of village Bhandup TPS No. _____
 ward 'S' Situated at Naldas Nagar Road (Tambal Pada Road),
 Shivaji Nagar, Bhandup (W), Mumbai-400 076.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LC
 U/R No. SHA/ENG/2040/S/PL/101, SHA/ENG/2511/S/PL/101 dt. 30/06/2012
 IDA U/R No. SHA/ENG/2537/S/PL/AP dt. 28/09/2012

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. 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 46 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 P.R. PANDGIA 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 of Composite Building.

For _____ in behalf of Local Authority
 The Slum Rehabilitation Authority

12/10/13

SLUM REHABILITATION AUTHORITY
 No. SRA/ENG/2537/S/PL/AP

26 SEP 2018^{Pg-3}
 COMPOSITE BLDG.

This C.C. is re-endorsed & further extended from 9th upper floor to 12th upper floors or 14th slab level for Sale wing 'B' and & from 8th upper floor to 13th upper floors or 14th slab level Sale wing 'C' and restricted C.C. i.e. C.C. to R.C.C. framework only from 14th floor level to 20th part upper floors or 21st slab level of Sale wing 'B' & R.C.C. framework only from 14th slab level to 19th upper floors or 20th slab level of Sale wing 'C' including up to LMR & OHWT of sale wing 'B' & 'C' of proposed Composite Building as per approved amended plans dated 06/08/2018.

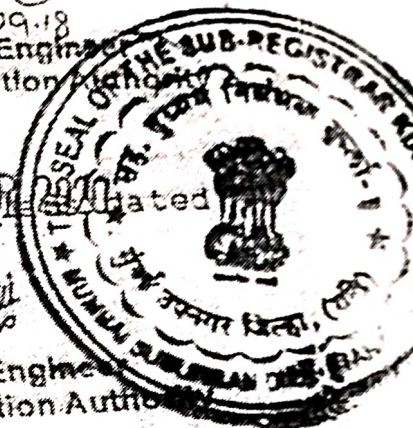
Seal
 25-09-18
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2537/S/PL/AP

This C.C. is re-endorsed as per approved amended plans dated

03/2020.

20 MAR 2020
 Executive Engineer
 Slum Rehabilitation Authority



ISSUED

SRA/ENG/2537/S/PL/AP

10 NOV 2020

This C.C. is re-endorsed & further extended up to 16th upper floors or terrace level including top of LMR & OHWT of rehab wing 'A' and endorsed remaining civil works i.e brickwork, partition wall, plasterwork etc. on upper floor to 15th upper floor 16th slab level and restricted C.C. i.e. C.C. to R.C.C. framework only above 16th slab level to part Terrace & Reg terrace level including top of LMR & OHWT of sale wing 'B' of proposed composite as per approved amended plans dated 22/09/2020.

10/11/20
 Executive Engineer
 Slum Rehabilitation Authority
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' (See rule 6(a))

Registration is granted under section 5 of the Act to the following project under project registration number 1800003044

Project: *Shashwat Park, Plot Bearing / CTS / Survey / Final Plot No.: 12 PART at Kurla, Kurla, Mumbai Suburban, 400078;*

1. *Atlanta Associates* having its registered office / principal place of business at Tehsil: *Kurla, District: Mumbai Suburban, Pin: 400078.*

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

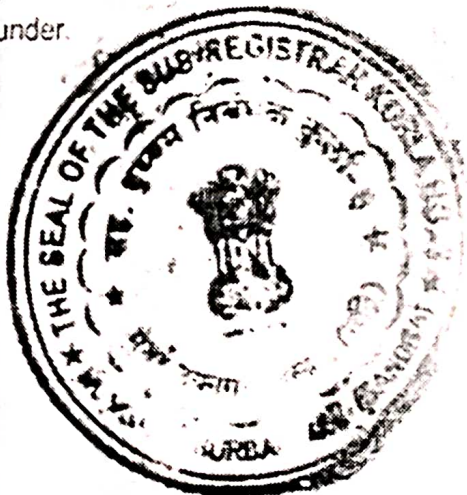
- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates 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 04/08/2017 and ending with 31/12/2021 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

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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date 8/4/2017 12:49:11 PM

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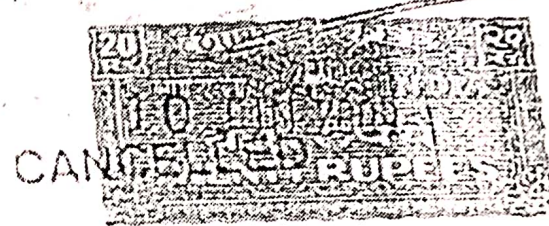
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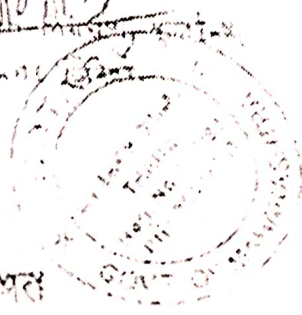
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 मी वाचता
 मी मजबूत वेतली

(Handwritten signature)



जि. सं. ५५३/०२
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Slum Rehabilitation Authority

Administrative Block
Anant-Konekar-Marg
Bandra (East), Mumbai-400 051
Email: info@sra.gov.in

व्यवस्था - ३

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No. : SRA/ENG/2242/S/PL/LOI
No. : SRA/ENG/2511/S/PL/LOI
Date : 30 JUN 2012

To,
Surveyor



Shri Santosh B. Shelke
M/s Shelke & Associates.
E-1/23, B-2, Panchasheel Apartment,
Sector-10, Nerul,
Navi Mumbai - 400 706.

M/s. Atlanta Associates
(Builders & Developers)
13/7, Sathewadi, Shivaji Nagar Road,
Naupada, Thane (West),
Mumbai - 400 602.

3. Societies

1. Keshar Bhagat Niwas, C.H.S. (Prop.)
2. Matru Pitru C.H.S. (Prop.)
C.T.S. No. 12 (Pt.) of village Bhandup,
Nardas Nagar Road (Tembhi Pada Road),
Shivaji Nagar, Bhandup (West),
Mumbai - 400 078.

Sub.: Revision of approved S. R. Scheme for "Keshar Bhagat Niwas C.H.S. (Prop.)" on land bearing C.T.S. No. 12 (Pt.) of village Bhandup, due to the amalgamation of the proposed S. R. Scheme for "Matru Pitru C.H.S. (Prop.)" on contiguous land bearing C.T.S. No. 12 (Pt.) of village Bhandup, situated at Nardas Nagar Road (Tembhi Pada Road), Shivaji Nagar, Bhandup (West), Mumbai in "S" ward of M.C.G.M.

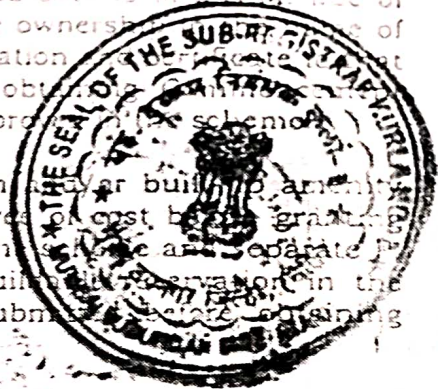
Ref.: SRA/ENG/2242/S/PL/LOI
SRA/ENG/2511/S/PL/LOI

With reference to your application for the above mentioned S.R. Rehabilitation Scheme proposed to be revised i.e. S. R. Scheme for "Keshar Bhagat Niwas C.H.S. (Prop.)" on land bearing C.T.S. No. 12 (Pt.) of village Bhandup, due to the amalgamation of the proposed S. R. Scheme for "Matru Pitru C.H.S. (Prop.)" on contiguous land bearing C.T.S. No. 12 (Pt.) of village Bhandup, situated at Nardas Nagar Road (Tembhi Pada Road), Shivaji Nagar, Bhandup (West), Mumbai in "S" ward of M.C.G.M.

फॉरम - ३		
२००८	५५	१००
२०२१		

SRA/ENG/2242/S/PL/LOI
SRA/ENG/2511/S/PL/LOI

16. That you shall get D.P. Road/set back land demarcated from A. E. (Survey)/ D.P./ T. & C. department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership of the land to M.C.G.M. duly developed as per Municipal specification. The necessary effect shall be obtained and submitted before obtaining the Occupancy Certificate for the last 25% of sale built up area approved under the scheme.
17. That you shall handover the buildable reservation area for building amenity structure to M.C.G.M. and/or user department free of cost before grant of C.C. to the last 25% for Sale BUA of sale wing in the name of M.C.G.M. R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M./user department shall be submitted along with the Occupancy Certificate for Sale wing.
18. That necessary concurrence from concerned department of M.C.G.M. and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
19. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.



The salient features of the amalgamated S. R. Scheme are as under:

Revised scheme parameters of approved S. R. Scheme for Keshar Bhagat Niwas C.H.S. (Prop.) after amalgamation of proposed S. R. Scheme for Matru Pitru C.H.S. (Prop.).

Sr. No.	Description	Area in Sq.mt.
1	Area of amalgamated slum plot (As per Annexure-II's)	1794.30
2	Deduction for:	
	a) Setback of realigned 9.15 mt. wide existing road	144.41
3	Net plot area for computation of t/s. density	1649.89
4	Addition for F.S.I. purpose 2(a) above 100%	144.41
5	Total plot area for F.S.I. purpose	1794.30
6	Maximum permissible F.S.I.	300
7	Maximum BUA permissible on plot (In-situ)	5382.90
8	Rehabilitation BUA	2254.67
9	Passage & Amenity (Existing & Proposed) area	873.63
10	Rehabilitation Component	3128.30
11	Sale Component	3128.30

करल - 3		
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SRA/ENG/2242/S/PL/LOI
SRA/ENG/2511/S/PL/LOI

- (9) Civil Aviation Authority
- (10) E.S.E.S/M.S.E.B./Reliance Energy
- (11) M.T.N.L. - Mumbai
- (12) Railway Authority
- (13) Authority of Defense Dept.
- (14) Authority of High Tension Power Transmission Line
- (15) MMRDA
- (16) E.E. (T. & C.) of M.C.G.M.
- (17) Ch.E. (M. & E.) of M.C.G.M.



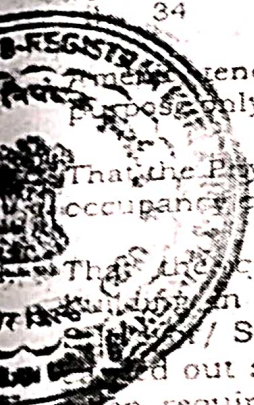
24. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers/property owners or otherwise.
25. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation wing.
26. That you as Licensed Surveyor/ Developer/ Society/ PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Licensed Surveyor stating reasons for delay.
27. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of 'S' Ward to assess the property tax.
28. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M / MHADA/ Govt. have been cleared. Demolition of the Transit Camp shall be carried out before obtaining the Occupancy Certificate to the Sale wing.
29. In case of S. R. Scheme on private land Conveyance deed for rehab component and sale component or composite component shall be executed before obtaining Occupancy Certificate, respectively.

9C 900

SRA/ENG/2242/S/PL/LOI
SRA/ENG/2511/S/PL/LOI

60. That the rehabilitation component of scheme shall include.

- a) 46 Numbers of Residential tenements
- b) 02 Numbers of Commercial tenements
- c) Nil Numbers of R/C.
- d) 01 Numbers of Existing Amenity
- e) 01 Numbers of Balwadi
- f) 01 Numbers of Welfare Centre
- g) 01 Numbers of Society office
- h) 34 Numbers of PAP



tenements to be handed over to society and society to use for specific purpose only.

That the Physical Recreation Ground shall be duly developed before obtaining occupancy certificate of sale wing.

That the quality and workmanship of construction work of Composite building in the layout shall be strictly monitored by concerned Licensed Surveyor/ Site supervisor/ Structural Engineer and report on quality of work done shall be submitted by Licensed Surveyor with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the Composite building/wing in the scheme.

That separate P. R. Cards in words duly certified by Superintendent of Land Records for D.P. road/ Set back/ D. P. reservation/ net plot shall be obtained and submitted before obtaining C.C. to last 25% of Sale Built-up Area in the scheme.

That this Letter of Intent is issued on the basis of plot area certified by the Licensed Surveyor and the Annexure-II issued by Competent Authority and other relevant documents. In the event of any of the above parameters, during actual site survey by the City Survey Officer, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.

This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C Regulation 33(10) upon land, which is not your property.

That the Arithmetical error if any revealed at any time shall be corrected on either side

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करणी क्र. 2872/2016
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- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाक सदानंद अशोक पाटणे
पत्ता: प्लॉट नं. सी-703, माळा नं. -, इमारतीचे नाव
मंगनगिरी अपार्टमेंट, ब्लॉक नं. भांडुप ईस्ट, रोड नं.
मुंबई, महाराष्ट्र, मुम्बई
पिन नंबर: AKLPP0713G
 - 2 नाव: मे. अटलांटा असोसिएट्स हॉटे भागीदार संजय
भुईगल
पत्ता: 309, -, कॅनरा बिजनेस सेंटर, लक्ष्मी नगर,
घाटकोपर ईस्ट, मुंबई, राज्यावडी,
MAHARASHTRA, MUMBAI, Non-
Government.
पिन नंबर: AAQFA6157N
 - 3 नाव: मे. अटलांटा असोसिएट्स हॉटे भागीदार विधास
माने
पत्ता: प्लॉट नं: 309, माळा नं. -, इमारतीचे नाव:
कॅनरा बिजनेस सेंटर, ब्लॉक नं: लक्ष्मी नगर, रोड नं:
घाटकोपर ईस्ट, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: AAQFA6157N

पक्षकाराचा प्रकार
पोवर ऑफ अटॉर्नी
होल्डर
वय :- 36
स्वाधारी



सुलभतयार देणार
वय :- 36
स्वाधारी:-



सुलभतयार देणार
वय :- 36
स्वाधारी:-



यरील दस्तऐवज करून देणार तथाकथीत स्पेशल पोवर ऑफ अटॉर्नी चा दस्त ऐवज करून देणार
शिक्का क्र.3 ची वेळ: 23 / 03 / 2016 01 : 00 : 50 PM



ओळख:-
खामीस इराम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना खामीस: ओळखता

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: सुनील - शिंदे
वय: 25
पत्ता: एल-62, ड्रीम्स नॉल, भांडूप पश्चिम, मुंबई
पिन कोड: 400078

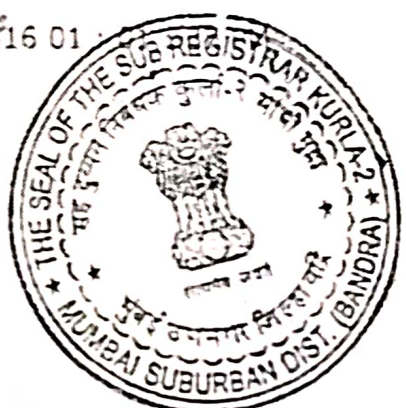
पक्षकाराचे नाव व पत्ता



पक्षकाराचे नाव व पत्ता



शिक्का क्र.4 ची वेळ: 23 / 03 / 2016 01



घोषणापत्र

क्रमांक - ३
०११६६०००
२०२१

(Declaration)

मी शदानंद शिंदे याद्वारे घोषित
करीम कि कुयस लिखक कुर्या-३, यांचे कार्यालयाला करारनामा
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
शदानंद शिंदे लिखक कि लिखक आणि इतर
यांनी दि. २३/०३/२०२१ येजी मला दिलेल्या कुलमुख्यात्यारपत्राच्या
मी, सदर दस्त नोंदणीस सादर केला आहे. सदर कुलमुख्यात्यारपत्र
केलेला नाही किंवा कुलमुख्यात्यारपत्र लिहून देणार व्यक्तिके
कोणीही मयत आलेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुख्यात्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुख्यात्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे
कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- कुर्या - ३


दिनांक :- ११/०२/२०२१




Signature

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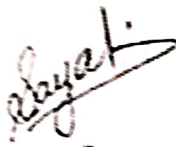
~~मे. अटलांटा असेसिज्मन्स लैफ्टि~~
~~नागद्वार विश्वास माने~~


(सही)

1) ~~सदानंद दिगंबर घोगळे~~


(सही)

2) ~~सयात्री सदानंद घोगळे~~


(सही)

निपत्राद्वारे सह. दु. नि. कुर्ला-३ यांना हमी देतो कि, सदर दस्तामध्ये
कोणतेही वाहनतळ (कार पार्किंग) हस्तांतरण होत नाही.



979 14
 आधार, मेरी पहचान
 Government of India
 Sadanand D. Ghogale
 UID: 150371965

6979 1415 3170

आधार, मेरी पहचान

भारत सरकार
 GOVERNMENT OF INDIA
 सयली सदानंद घोगळे
 Sayali Sadanand Ghogale
 जन्म वर्ष / Year of Birth : 1995
 लिंग / Female

9849 0861 1648

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 प्रमोद जयराज पराब
 Pramod Jayaraj Parab
 जन्म वर्ष / Year of Birth : 1977
 लिंग / Male

3965 9385 6436

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SADANAND DIGAMBAR GHOGALE
 DIGAMBAR DATTARAM GHOGALE
 15/06/1965
 Permanent Account Number
 AKXPG7868D
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SAYALI SADANAND GHOGALE
 SADANAND DIGAMBAR GHOGALE
 21/08/1995
 Permanent Account Number
 BLDPG4540A
 Signature



4215 4817 5121

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 शरद बाप तेलार
 Sharad Bap Telar
 जन्म वर्ष / Year of Birth : 1969
 लिंग / Male

4215 4817 5121

आधार - सामान्य माणसाचा अधिकार

आपका आधार क्रमांक / YOUR ABHIDHAN NO. ,

6979 1415 3170

मेरा आधार, मेरी पहचान

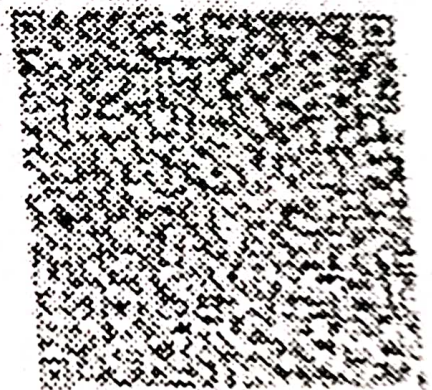
भारत सरकार

Government of India

Sadanand D. Ghogale

DOB : 15/05/1965

Male



6979 1415 3170

मेरा आधार, मेरी पहचान

11/02/2021 7 00:25 PM
 दस्त क्रमांक : करन3/2998/2021
 दस्तावा प्रकार :- करारनामा

दस्त गोपयाना भाग-2

दस्ता क्रमांक: 2998/2021

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव:मे. अटलानटा असोसिएट्स कॉर्पोरेशन प्रा. लि. भागीदार विधायक माने तर्फे
 मुख्यालय मंगलूर सादानंद अशोक पाटणे
 पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मातु पितु निवास,
 ब्लॉक नं: शिवाजी नगर, टी.पी रोड, रोड नं: भांडुप पश्चिम, मुंबई,
 महाराष्ट्र, MUMBAI.
 पिन नंबर:AAQFA6157N
 - नाव:मदानंद दिगंबर घोसळे
 पत्ता:- , मिनेश कुंज , चाळ नं- 4/5, पांडवकुंडाच्या जवळ, नरदाग
 नगर, टेंवीपाडा रोड, भांडुप पश्चिम, मुंबई, भांडुप इंडस्ट्री इन्डेट,
 MAHARASHTRA, MUMBAI, Non-Government.
 पिन नंबर:AKXPG7868D
 - नाव:मायली मदानंद घोसळे
 पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मिनेश कुंज , चाळ नं-
 4/5, ब्लॉक नं: पांडवकुंडाच्या जवळ, नरदाग नगर, रोड नं:
 टेंवीपाडा रोड, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
 पिन नंबर:BLDPG4540A

पक्षकाराचा प्रकार

निवृत्त देणार
 वय :- 40
 स्वाक्षरी:-

SA Patil

निवृत्त देणार

वय :- 56
 स्वाक्षरी:-

Shinde

निवृत्त देणार

वय :- 26
 स्वाक्षरी:-

Shelar



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
 दिनांक 3 ची वेळ: 11/02/2021 06:56:57 PM

ओळख: वृत्तीय इतर असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: प्रमोद परव
 वय: 50
 पत्ता: शॉप नं. 4, प्रथमेश हाउसिंग, भांडुप पश्चिम, मुंबई
 पिन कोड: 400078
 - नाव: शरद तळेकर
 वय: 53
 पत्ता: Bhandup Pashchim Mumbai,
 पिन कोड: 400078

Patil
 स्वाक्षरी

Patil
 स्वाक्षरी



करल - ३
 २२९८ १०० १००
 २०२१

दिनांक 4 ची वेळ: 11/02/2021 06:58:58 PM

ह. दुय्यम निबंधक

क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	SADANAND DIGAMBAR			111480127202021E	129000.00	SD	0005402333202

मुची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्ता क्रमांक : 2998/2021

नोंदणी :

Regn-63m

गावाचे नाव : भांडुप

कगरनामा

4300000

3328670.4

1) पानिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1605, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: शाश्वत पार्क, ब्लॉक नं: शिवाजी नगर, रोड : भांडुप पश्चिम, मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 270 चौ.फूट वागपेट.... ((C.T.S. Number : 12 (Part) ;))

1) 27.60 चौ.मीटर

1): नाव:- जे. अट्टलांटा असोसिएट्स तर्फे भागीदार विश्वास माने तर्फे मुखत्यार म्हणून सदानंद अशोक पाटणे वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मातृ पिट्टू निवास, ब्लॉक नं: शिवाजी नगर, टी.पी रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAQFA6157N

1): नाव:-सदानंद दिगंबर घोगळे वय:-56; पत्ता:-, मिनेश कुंज, चाळ नं- 4/5, पांडवकुंडाच्या जवळ, नरदाम नगर, टेंवीपाडा रोड, भांडुप पश्चिम, मुंबई, भांडुप इंडस्ट्री, ईस्टेट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AKXPG7868D

2): नाव:-मायली सदानंद घोगळे वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मिनेश कुंज, चाळ नं- 4/5, ब्लॉक नं: पांडवकुंडाच्या जवळ, नरदाम नगर, रोड नं: टेंवीपाडा रोड, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BLDPG4540A

11/02/2021

11/02/2021

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129000

30000

) दस्तावेज करून दिल्याचा दिनांक

0)दस्त नोंदणी केल्याचा दिनांक

1)अनुक्रमांक, खंड व पृष्ठ

12)वाजारभावाप्रमाणे मुद्रांक शुल्क

13)वाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

बांकनामाठी विभागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मुद्रांक व्यवहारासाठी नागरिकांचे सधमीकरण
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ घर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहत्सुंबई महानगरपालिकेस पाठविणे आवश्यक आहे.
आता हे दस्तावेज दाखल करण्यासाठी कायानपात स्वतः जागेची 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 15/02/2021) to Municipal Corporation of Greater Mumbai.

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



सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२),



सूची क्र.2

दुय्यम निबंधक : गह द.नि. कुर्मा 3

दस्ता प्रमांक : 2998/2021

नोंदणी :

Regn 63m

गावाचे नाव : भांडुप

करगनामा

4300000

3328670.4

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1605, माळा नं: 16 या मजला, ए-विंग, इमारतीचे नाव: शांघत पार्क, ब्लॉक नं: शिवाजी नगर, रोड : भांडुप पश्चिम, मुंबई 400078, इतर माहिती: मंदर सदनिकेचे एमूग क्षेत्रफळ 270 चौ.फूट कारपेट... ((C.T.S. Number : 12 (Part) :))

1) 27.60 चौ.मीटर

1): नाव:-मे. अॅटलांटा असोसिएट्स तर्फे भागीदार विश्राम माने तर्फे मुखत्यार म्हणून मदानंद अशोक पाटणे वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मातृ पितृ निवास, ब्लॉक नं: शिवाजी नगर टी.पी रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAQFA6157N

1): नाव:-सदानंद दिगंबर घोगळे वय:-56; पत्ता:-, मिनेश कुंज, चाळ न- 4/5, पांडवकुंडाच्या जवळ, नरदाम नगर, डॅवीपाडा रोड, भांडुप पश्चिम, मुंबई, भांडुप इंडस्ट्री. ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AKXPG7868D

2): नाव:-मायली मदानंद घोगळे वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मिनेश कुंज, चाळ न- 4/5, ब्लॉक नं: पांडवकुंडाच्या जवळ, नरदाम नगर, रोड नं: डॅवीपाडा रोड, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BLDPG4540A

11/02/2021

11/02/2021

2998/2021

129000

30000

दस्तावेज करून दिल्याचा दिनांक

दस्त नोंदणी केल्याचा दिनांक

प्रनुक्रमांक, खंड व पृष्ठ

वाजारभावाप्रमाणे मुद्रांक शुल्क

वाजारभावाप्रमाणे नोंदणी शुल्क

शेरा

कनामाठी विचारान घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सहमीकरण

दस्तावेज नोंदणीनंतर मिल्कन पत्रिका/ वार नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेच आलेला आहे.
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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सह. दुय्यम निबंधक

