

करल ४		
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 22<sup>nd</sup> day of FEB, Two Thousand and Twenty ~~One~~, Two

**BETWEEN**

**ATMOSPHERE REALTY PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act 1956 and having its registered office at 808, Krushal Commercial Complex, above Shopper's Stop, G. M. Road, Chembur (West), Mumbai 400089, hereinafter referred to as "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees and assigns) of the **ONE PART**;

**AND**

**Mr. Santosh Bhagwan Karle and Mrs. Vaishnavi Santosh Karle** an Individual/s having their address / residing at B-403, Marigold Behind Mangat Ram Petrol Pump Mumbai, MUMBAI MAHARASHTRA 400078 INDIA hereinafter referred to as "**the Purchaser/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators and permitted assigns/ in case of sole proprietary concern, the proprietor for the time being of the said proprietary concern, his or her heirs, executors, administrators and permitted assigns/ in the case of a body corporate, its successors and permitted assigns/ in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, legal representatives, executors, administrators and assigns of the last survivor of them and his or her heirs, legal representatives, executors, administrators, successors and permitted assigns/ in case of a Hindu undivided family, the karta and the members or member for the time being of the said



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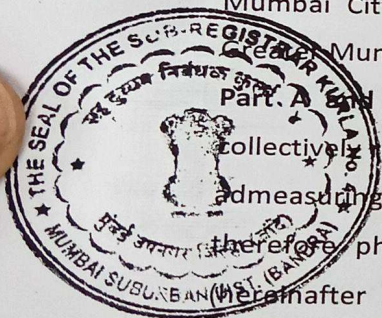
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Hindu Undivided Family and coparceners from time to time and the survivors or survivor of them and the heirs, legal representatives, executors, administrators and permitted assigns of the last survivor of them and his or her heirs, legal representatives, executors, administrators and permitted assigns/ in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last surviving trustee) of the **OTHER PART**

The Developer and the Purchaser(s) are hereinafter for the sake of brevity collectively and jointly referred to as '**Parties**'.

**WHEREAS:-**

(a) The Developer is the owner of and/or otherwise well and sufficiently entitled to (i) all that piece and parcel of land bearing CTS No. 785, CTS No. 787, CTS No.791, CTS No. 848, and C.T.S No.792-A (part), ("**the First Land**"), (ii) all that piece and parcel of land bearing CTS No.784/1, CTS No.786, CTS No. 788, CTS No.790, CTS No.792 A (part) and C.T.S No.793 ("**Second Land**"), aggregating to approximately 56,802.80 square meters (as per P. R. Card 56,509.50 square meters), situated at Nahur, Mulund Goregaon Link Road, Village Nahur, Mulund (West), Mumbai in Registration District and Sub District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Mumbai. The First Land and Second Land are more particularly described in Part A and Part B of the **FIRST SCHEDULE** hereunder written and are hereinafter collectively referred to as "**the said Larger Land**". Out of the said Larger Land, the land admeasuring 401.12 sq.mtrs. approx. is not in possession of the Developer and therefore physically the Developer is in possession of 56108.38 sq.mtrs. approx. (hereinafter referred to as "**the said Land**"). The First Land and the Second Land excluding the land admeasuring 401.12 sq.mtrs. approx. are marked in Red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**.



(b) The Developer acquired the First Land in the manner set out below:-

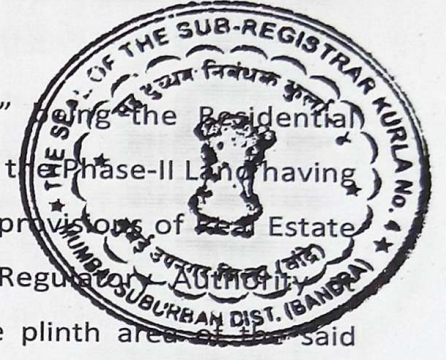
(i) By and under Indenture of Conveyance dated 30<sup>th</sup> October 2010 executed by and between (a) Lilavati Liladhar Thakkar (b) Bhagwandas Pragji Thakkar (c) Jayant Pragji Thakkar (d) Mohanlal Pragji Thakkar (e) Jayendra Pragji Thakkar (collectively, "**the Thakkar Family**") and the Developer and registered with the Sub-Registrar of Assurances at Mulund under Serial No. BDR/13-9819/2010, the Thakkar Family sold, transferred, and conveyed their right, title and interest to the extent of 8 annas (50%) share in the First Land, unto and in favour of the Developer, subject to the right of possession claimed by Indira Rashtriya Kamgar Sahakari Society Limited (earlier known as Wadibunder & Carnacbunder Kamgar

*[Handwritten signatures and initials]*

order to purchase the said Flat. The Developer shall not be held liable for violation of any statutory permissions being not availed or procured by the Purchaser.

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- (pp) It is clarified and agreed that this Agreement pertains only to the Phase-II Land and not in respect to any other phases of the Balance Land;
- (qq) Under Section 4 of the MOFA read with Section 13 of the Real Estate (Regulation and Development) Act, 2016 (RERA), the Developer is required to execute a written Agreement for Sale of the said Flat with the flat purchaser/s, being in fact these presents and also to register this Agreement under the provisions of the Indian Registration Act, 1908;
- (rr) The Developer has registered the Project "Atmosphere O2" being the Residential Building for residential user to be constructed on the portion of the Phase-II Land having Plinth area of 1990 sq.mtrs. ("Real Estate Project") under the provisions of Real Estate (Regulation and Development) Act, 2016 with Real Estate Regulation Authority Mumbai No. **P51800019950**. The Developer have disclosed the plinth area of the said Residential Building as the plot area for registration of the Real Estate Project with the RERA authorities.
- (ss) The Purchaser(s) shall make payment towards the booking and the Consideration amount(s) into the Account, bearing **No.777705252535, ICICI Bank, Mumbai, IFSC ICIC0000038**, Cheque Favoring **Atmosphere Realty Pvt Ltd - PHASE II - Master ESCROW Account**.
- (tt) Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows:



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.
2. The Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer on ownership basis a flat, more particularly described in the **FIFTH SCHEDULE** hereunder written, (hereinafter referred to as the "said Flat") and is hatched with red colour on the floor plan annexed hereto and marked as **Annexure "G"**, for a total consideration more particularly described in the **Fifth Schedule** hereunder written (hereinafter referred to as "the Consideration") payable by the

*[Signature]*

*[Signature]*

*[Signature]* *[Signature]*

54. 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.

55. 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.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
(THE SAID LAND)**

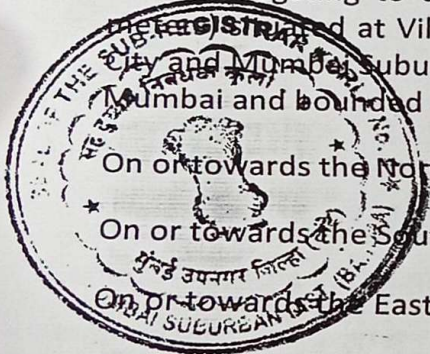
**Part A – First Land**

All that piece and parcel of land bearing CTS Nos. 785, 787, 791, 792A (pt) and 848;

**Part B – Second Land**

All that piece and parcel of land bearing CTS Nos. 784/1, 786, 788, 790, 792A(p) and 793;

Both aggregating to approximately 56,802.80 sq.mtrs. (as per P. R. Card 56,509.50 square meters) situated at Village Nahur, Mumbai in Registration District and Sub District of Mumbai City and Mumbai Suburban District in the Registration Sub-District of Bandra within the limits of Mumbai and bounded as follows:-



On or towards the North	:	Panchkamal CHS Ltd.
On or towards the South	:	Natraj CHS Ltd.
On or towards the East	:	Central Railway Line
On or towards the West	:	Mulund Goregaon Link Road

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(PHASE-I LAND)**

All that piece and parcel of land admeasuring approximately 14,714.61 sq.mtrs., being part of the said Land situated, lying and being at Nahur, Mulund Goregaon Link Road, Mumbai, Village Nahur, Mumbai – 400 080;

**THE THIRD SCHEDULE ABOVE REFERRED TO:  
(BALANCE LAND)**

All that piece and parcel of land admeasuring approximately 24,078.71 sq.mtrs., being Balance Land situated, lying and being at Nahur, Mulund Goregaon Link Road, Mumbai, Village Nahur, Mumbai – 400 080;

**THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(PHASE-II LAND/PROJECT LAND)**

All that piece and parcel of land being plinth area admeasuring 1990 sq.mtrs. or therabout, being part of the Balance Land situated, lying and being at Nahur, Mulund Goregaon Link Road, Mumbai, Village Nahur, Mumbai – 400 080;

*[Signature]*

*[Signature]*

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**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

1.	<b>Name and address of the Developer and email ID</b>	M/s. ATMOSPHERE REALTY PRIVATE LIMITED 808, Krushal Commercial Complex, above Shopper's Stop, G. M. Road, Chembur (West), Mumbai 400089 Email ID :- wadhwacares@the-wadhwaroup.com		
2.	<b>Name and address of the Purchaser/s and email ID</b>	1. Mr. Santosh Bhagwan Karle 2. Mrs. Vaishnavi Santosh Karle  B-403, Marigold Behind Mangat Ram Petrol Pump Mumbai MUMBAI MAHARASHTRA 400078 INDIA  Email ID :- vedika3971@gmail.com		
3.	<b>PAN No.</b>	Developer :- AADC1183B Purchaser :- ANBPK8379E ANBPK8368D		
4.	<b>Building/wing/ Tower</b>	Tower "AZURE (F)" ("said Building")		
5.	<b>Flat details</b>	<b>Flat No</b>	<b>Floor</b>	Carpet Area as per the definition of carpet area in RERA  53.16Sq.mtrs.
		F-4404	44	The area admeasuring NIL sq.mtrs. deck area, NIL sq.mtrs. balcony, NIL sq.mtrs. dry veranda/utility area, are appurtenant to the said Flat for their exclusive use.
6.	<b>Consideration</b>	Rs. 1,25,51,700/- (Rupees One Crore Twenty Five Lakh Fifty One Thousand Seven Hundred Only Only) payable in installments as described in the Eighth Schedule hereunder written;		
7.	<b>Possession Date for handing over possession of the said Flat</b>	31 <sup>st</sup> March 2025		
8.	<b>Car Parking facility</b>	01 (One) car parking slot in the Mechanical/ Robotic Parking System (which may be in the form of surface/big/small, tandem parking or tower parking, puzzle parking or stack parking or any other form of automated or mechanical or robotic parking) to be allotted in terms of this agreement.		



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/1321/T/337(NEW)/FCC/2/Amend

**COMMENCEMENT CERTIFICATE**

To,  
 ATMOSPHERE REALTY Pvt. Ltd.  
 8th floor, Krushal Commercial complex, G.M. Road,  
 Above shoppers stop, Chembur (W),  
 Mumbai-400089

Sir,

With reference to your application No. **CHE/ES/1321/T/337(NEW)/FCC/2/Amend** Dated. **08 Oct 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **08 Oct 2018** of the Mumbai Municipal Corporation Act.1888 to erect a building in Building development work of on plot No. - C.T.S. No. **784/1, 785,786,787,788,790,791, 792/A, 793, 848** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **Mulund Goregoan Link Road Road / Street in T Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. 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 Municipal Commissioner for Greater Mumbai if :-

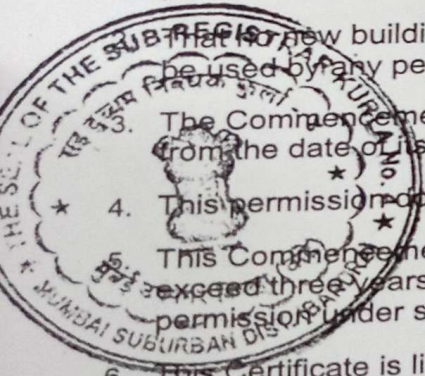
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. **Assistant Engineer S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



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This CC is valid upto 27/12/2016

Issue On : 28 Dec 2015

Valid Upto : 27 Dec 2016

Application Number :

CHE/ES/1321/T/337(NEW)/CC/1/New

Remark :

C.C. up to stilt slab within the building line excluding Non building line portion as per approved plans dt. 7.1.2015

Approved By

E.E.(BP)

Executive Engineer



Issue On : 21 Apr 2016

Valid Upto : 27 Dec 2016

Application Number :

CHE/ES/1321/T/337(NEW)/FCC/1/New

Remark :

C.C. up to stilt slab within the building line excluding beyond building line as per approved amended plans dt. 28.3.2016

Approved By

A.E. (BP)

Assistant Engineer (BP)

Issue On : 17 Mar 2020

Valid Upto : 16 Mar 2021

Application Number :

CHE/ES/1321/T/337(NEW)/FCC/1/Amend

Remark :

CC up to top of basement i.e. Plinth CC for Residential Wings 'D', 'E', 'F' & 'G' and Commercial Wing as per approved amended plan dtd 10-02-2020 and approved Phase program dated 05.03.2020.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

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Issue On : 21 Jan 2021

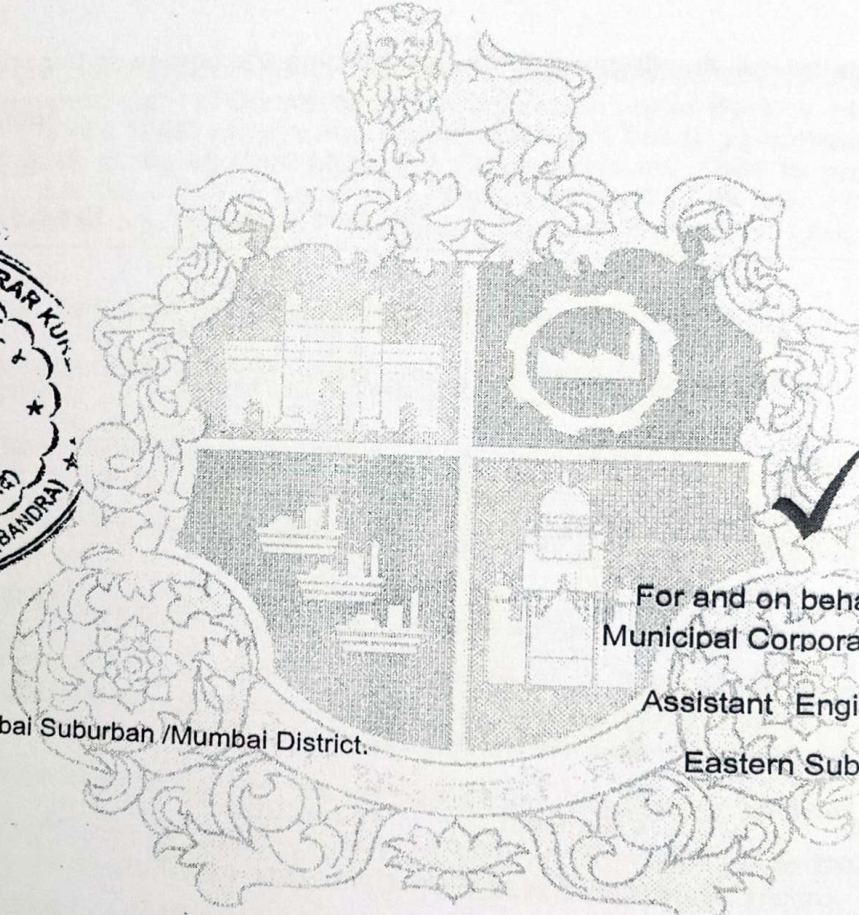
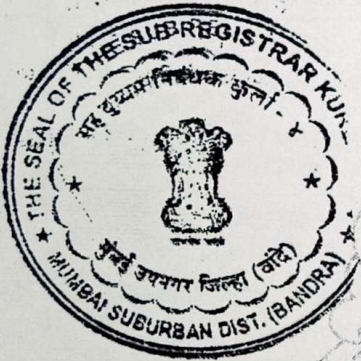
Valid Upto : 16 Mar 2021

Application Number :

CHE/ES/1321/T/337(NEW)/FCC/2/Amend

Remark :

CC is re-endorsed upto top of Basement i.e Plinth CC for Wings 'F' & 'G' and Commercial Wing and CC is further extended for Residential Wing 'D' upto top of 24th upper floors & Wing 'E' upto 20th upper floors, by restricting 10% of proposed BUA against instalment facility availed (i.e. 10% of 25,102.13 sq.m. = 2510.21 sq.m.), as per last approved amended plans dated 19.11.2020 and as per approved Phase program dated 05.03.2020, as proposed.



Name : JAYESH CHHAGAN  
 DUSANE  
 Designation : Assistant  
 Engineer  
 Organization : Personal  
 Date : 21-Jan-2021 17: 55:25

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.





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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800019950**

Project: **Atmosphere O2, Plot Bearing / CTS / Survey / Final Plot No. : CTS 784, 784-1, 786, 788, 792-A, 793, 785, 787, 791, 848, 790 at Kurla, Kurla, Mumbai Suburban, 400080;**

1. **Atmosphere Realty Pvt Ltd** having its registered office / principal place of business at **Tebrik, Kurla, District, Mumbai Suburban, Pin: 400089.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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, Rules of Interest and Disclosures on Website) Rules, 2017;
  - o 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 (l) 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.
  - o The Registration shall be valid for a period commencing from **15/03/2019** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



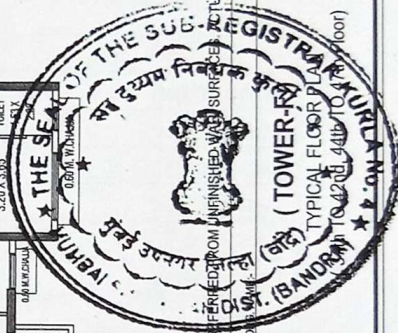
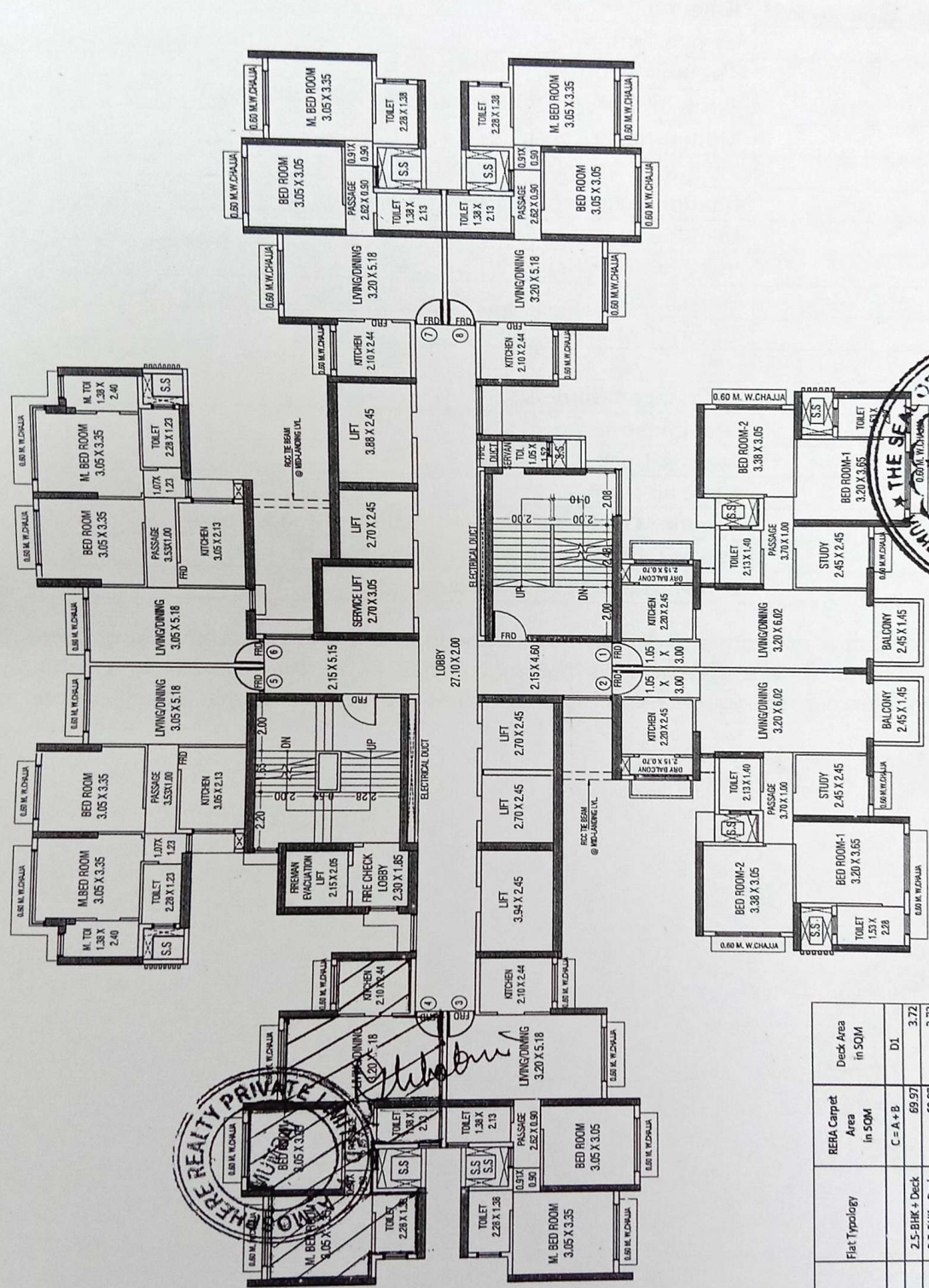
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 3/15/2019 2:54:27 PM

Dated: 15/03/2019  
Place: Mumbai

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

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ANNEXURE 'G'



ALL DIMENSIONS ARE IN METERS AND ARE REFERRED FROM UNFINISHED WALL SURFACE. TYPICAL DIMENSIONS MAY VARY POST FINISHING.

ATMOSPHERE REALTY PVT. LTD.  
 808, Keshavnagar, Chhatrapati Shivaji Maharaj  
 Shopping Area, G.M. Road, Goregaon (W),  
 Mumbai - 400080



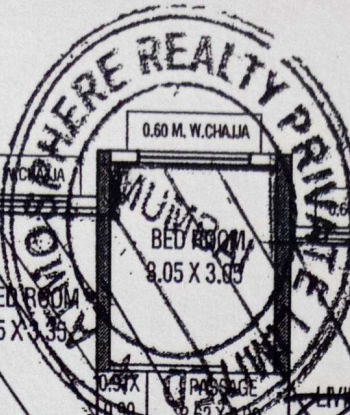
Floor No	Flat No	Flat Typology	REERA Carpet Area in SQM	Deck Area in SQM	D1
37th-42nd, 44th-47th Floor	1	2.5-BHK + Deck	69.97	3.72	
	2	2.5-BHK + Deck	69.97	3.72	
	3	2BHK-C	53.15	0.00	
	4	2BHK-C	53.15	0.00	
	5	2BHK (S)	58.06	0.00	
	6	2BHK (S)	58.06	0.00	
	7	2BHK-C	53.15	0.00	
	8	2BHK-C	53.15	0.00	

Proposed Floor Plan of Flat No. 4404 on 44 Floor of Wing Azone in the Building known / to be known as "Atmosphere 02".  
 agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

ATMOSPHERE

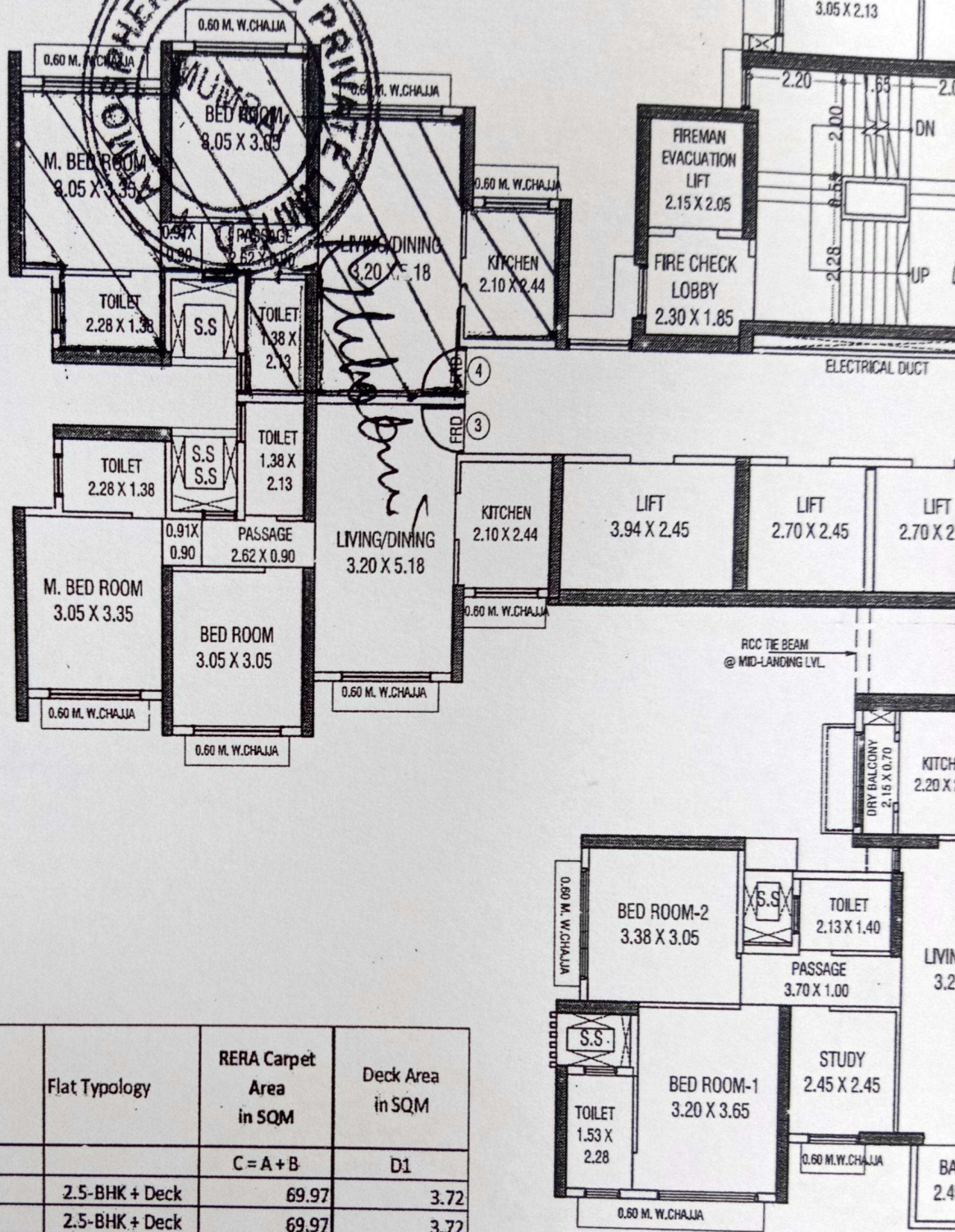
AT CTS NO.- 784-1, 765, 766, 787, 788, 791, 792-A, 793 & 848 OF VILLAGE NAHUR AT GOREGAON, MULUND LINK ROAD, MULUND (W), MUMBAI - 400080.

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*Vatsham*



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Floor No	Flat No	Flat Typology	RERA Carpet Area in SQM	Deck Area in SQM
			$C = A + B$	D1
37st-42nd, 44th-47th Floor	1	2.5-BHK + Deck	69.97	3.72
	2	2.5-BHK + Deck	69.97	3.72
	3	2BHK-C	53.16	0.00
	4	2BHK-C	53.16	0.00
	5	2BHK (S)	58.06	0.00
	6	2BHK (S)	58.06	0.00
	7	2BHK-C	53.16	0.00
	8	2BHK-C	53.16	0.00

\* ALL DIMENSIONS ARE

Proposed Floor Plan of Flat No. 4404 on 44 Floor of Wing Azone in the Building known / to be known as "Atrium" agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

## ATMOSPHERE

AT CTS NO.- 784-1, 785, 786, 787, 788, 790, 791, 792-A, 793 & 848 OF VILLAGE NAHUR AT GOREGAON, MULUND LINK ROAD, MULUND (W), MUMBAI



22/02/2022

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

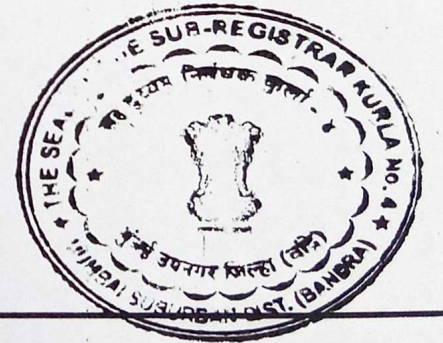
दस्त क्रमांक : 3619/2022

नोंदणी :

Regn:63m

## गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12551700
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11882604.77
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: एफ-4404, माळा नं: 44 वा मजला, इमारतीचे नाव: टॉवर अझूर,अॅटमॉस्फियर ओ2, ब्लॉक नं: फोर्टिस हॉस्पिटलच्या जवळ,मुलुंड गोरेगांव लिंक रोड, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: मौजे नाहूर,क्षेत्रफळ 53.16 चौ. मी. रेरा कारपेट,एक कार पार्किंग स्पेस सहित( ( C.T.S. Number : 784,784/1,785,786,787,788,790,791,792 A (PART) AND 848, 792A (P) AND 793 ; ) )
(5) क्षेत्रफळ	1) 58.47 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अॅटमॉस्फियर रियल्टी प्रा.लिमिटेड तर्फे संचालक मनोहर छान्निया तर्फे मुखत्यार जितेंद्र गायकवाड वय:-27; पत्ता:-प्लॉट नं: ऑफिस 808, माळा नं: ., इमारतीचे नाव: कृषल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, रोड नं: जी. एम. रोड, चेंबूर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADCB1183B 2): नाव:-अॅटमॉस्फियर रियल्टी प्रा.लिमिटेड तर्फे संचालक मुकेश एम. शेठ तर्फे मुखत्यार जितेंद्र गायकवाड वय:-27; पत्ता:-प्लॉट नं: ऑफिस 808, माळा नं: ., इमारतीचे नाव: कृषल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, रोड नं: जी. एम. रोड, चेंबूर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADCB1183B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष भगवान कर्ले वय:-50; पत्ता:-प्लॉट नं: बी-403, माळा नं: ., इमारतीचे नाव: मारीगोल्ड, ब्लॉक नं: मंगतराम पेट्रोल पंप च्या मागे, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ANBPK8379E 2): नाव:-वैष्णवी संतोष कर्ले वय:-49; पत्ता:-प्लॉट नं: बी-403, माळा नं: ., इमारतीचे नाव: मारीगोल्ड, ब्लॉक नं: मंगतराम पेट्रोल पंप च्या मागे, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ANBPK8368D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	3619/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	627600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

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

FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

APPLICANT  CO-APPLICANT

If Yes, CIF No/ Account No.

Name:  SANTOSH  BHAGWAN  KARLE   
 Middle Name:   
 Last Name:   
 Date of Birth:  01  01  71   
 PAN:  AMBPK8379E

Mobile:  9004413509  
 e-mail:  vskarle@2501gmail.com

Name of Spouse:   
 Name of Father:  BHAGWAN  GOVIND  KARLE   
 Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

- 1) Aadhaar / UID No.  744139012286
- 2) Voter ID No.
- 3) Passport No.:
- 4) Driving License No.
- 5) MGNREGA Job card No.

b) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  
 Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1:  403  B  wing  MARIGOLD APPA  NEAR MANGTRAM PETROL   
 Address 2:   
 Address 3:   
 Village:   
 District:   
 Country:  MUMBAI  INDIA   
 City:  BHANDUP   
 State:   
 Pin Code:  400078

Current address same as the permanent address  Yes  No



Please Tick

Saving A/C No : 10880951461

Branch FILE No.:

CIF NO: 180699473339

Tie up no.  
(if applicable)

LOS Reference No: 280699473340

PAL/Take Over/NEW/Resale/Top up

Applicant Name : Santosh Bhagwan Karle

Co-Applicant Name : Yaishnavi S. Karle

Contract (Resi.) : 9004413509

Mobile : 9987373032

Loan Amount : 70 Lakhs

Tenure : 18 years

Interest Rate :

EMI :

Loan Type :

SBI LIFE :

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : Mobile No:

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1 21/07/23 Vastukala		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



HL TO BE PARKED AT \_\_\_\_\_

BRANCH