



30/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 6858/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) भांडुप

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3762000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3376114
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं: 203, माळा नं: 2 रा मजला,सी विंग, इमारतीचे नाव: शाश्वत पार्क, ब्लॉक नं: शिवाजी नगर, रोड नं: भांडुप पश्चिम,मुंबई-400078, इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 300 चौ. फुट कारपेट. ((C.T.S. Number : 12 PART ;))
(5) क्षेत्रफळ	1) 33.46 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:-मे. अँटलांटा असोसिएट्स तर्फे भागीदार विश्वास माने तर्फे मुखत्यार म्हणून सदानंद अशोक पाटणे वय:-38; पत्ता:-प्लॉट नं: 13/7, माळा नं: -, इमारतीचे नाव: साठेवाडी, ब्लॉक नं: शिवाजी नगर रोड, नौपाडा, रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:- 400602 पॅन नं:-AAQFA6157N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-माधुरी सुंदर करलकर वय:-39; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: विश्वकर्मा सदन चाळ, ब्लॉक नं: सह्याद्री नगर, क्वारी रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BBYPK8124M 2): नाव:-सुरेंद्र लहू करलकर वय:-46; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: विश्वकर्मा सदन चाळ, ब्लॉक नं: सह्याद्री नगर, क्वारी रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-APNPK5085P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2017
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2017
(11)अनुक्रमांक,खंड व पृष्ठ	6858/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	188100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

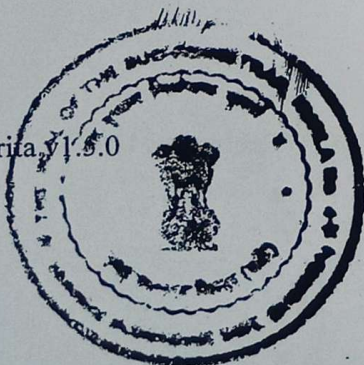


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

iSarita 1.5.0



वारी प्रत
 सह. दुय्यम निबंधक कुर्ला-4
 वारी उदरगत: विभाग

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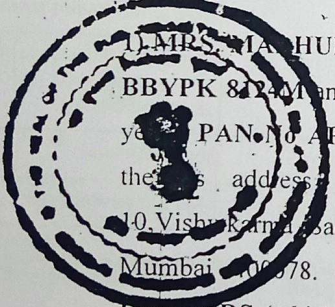
AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 27th day of June in the Christian Year Two Thousand Seventeen

BETWEEN

M/S. ATLANTA ASSOCIATES, PAN No AAQFA 6157N. a Partnership firm having its registered address at 13/7, Sathewadi, Shivaji Nagar Road, Naupada, Thane (W)-400602 hereinafter referred to as "THE OWNER/DEVELOPERS" (which expression shall unless it be repugnant to be context or meaning thereof be deemed to mean and include its partners constituting the said firm the survivors and the heirs, executors and administrators of the last surviving partner and its assigns) of the ONE PART;

AND



1) MRS. SURENDRA KARALKAR, age about 39 years, PAN No BBYPK 8724M and 2) MR. SURENDRA LAHU KARALKAR, age about 46 years, PAN No APNPK 5085P, both adults, Indian Inhabitants, having his/her the address at W/O Surendra Kralkar, near Jijamata Vidyamandir, 10, Vishu Karna, Sadan Chawl, Sahyadri Nagar, Quarry Road, Bhandup West Mumbai - 400078. hereinafter referred to as "THE PURCHASERS/FLAT HOLDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and in the case of a firm the partners constituting the said firm the survivors and the heirs, executors and administrators of the last surviving partner and in the case of a company its successors) of the OTHER PART;

(The Developer and the Purchaser are hereinafter collectively referred to as "the Parties").

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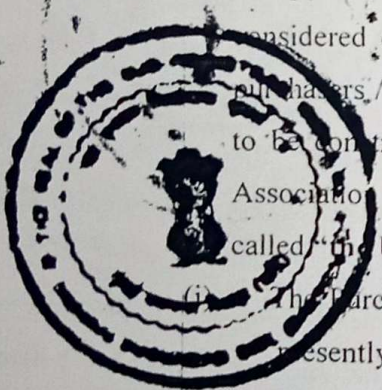
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Architects and of such other documents as are specified under the MOF/RERA Act and the rules made there under:

(g) A Copies each of the Conveyance deed, Development Agreements, Lease Agreement, Index II, Title Report, Property Card, Power of Attorney, LOI, C-C or any other relevant revenue record showing the nature of the title of the owners and the Developer to the said Properties and the copies of the plans and specifications of the premises agreed to be purchased by allotted to the Purchaser, the list of outgoings payable in respect of the said premises and all other documents relating to the said Properties and/or the said premises as are specified under the MOF/RERA Act the rules made there under have all been heretofore furnished by the Developer to the Purchaser and which is hereby acknowledged. Copies of some of the aforesaid documents are annexed and marked **Exhibits respectively.**

(h) The Developer is desirous of selling / allotting the Flat in the said building being constructed by them on the said Properties on what is popularly known as "Ownership Basis" and is entering into separate agreements for sale / allotment of such premises with various purchasers / holders on similar terms and conditions as herein contained (save and except and/or subject to such modifications as may be necessary or considered desirable by the Developer) with a view ultimately that the purchasers / holders of all the various premises comprised in the building to be constructed on the said Properties shall form themselves into an Association of Premises Holders or a Co operative Society (hereinafter called "the Ultimate Body").



(i) The Purchaser being desirous of acquiring a Flat in the said Building presently being constructed on the said Property and accordingly, the Developer herein, agreed to allot/reserve unto the Purchaser herein in terms of the said application, a Flat no.203 admeasuring about 300 square feet (Carpet Area), to be situate on 2nd floor of C Wing, building Known as "SHASHWAT PARK" (hereinafter referred to as "the said Flat) and the Developer accordingly, has reserved/agreed to allot the said Flat free from all encumbrances with a clear and marketable title, at or for a consideration of Rs. 37,62,000/- (Rupees **Thirty Seven Lac Sixty Two Thousand Only**) and subject to the terms and conditions hereinafter appearing. The said Flat being hereinafter referred to as "the said Premises" is more particularly described in the **Third Schedule** hereunder written. A copy of the

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sanctioned floor plan of the said Premises is annexed hereto as Exhibits

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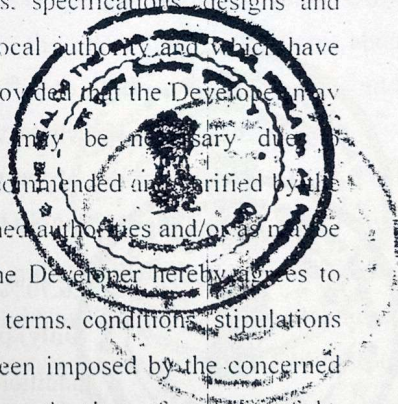
The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said Building

The Parties are now desirous of recording the terms and conditions agreed upon between them in the manner hereinafter appearing.

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

1. Construction and Development of the said Properties

The Developer shall construct a Building to be known as "SHASHWAT PARK" (hereinafter referred to as "the said Building") on all that piece and parcel of freehold non-agricultural pieces and parcels of lands, more particularly described in the **First Schedule and Second Schedule** hereunder written and hereinafter collectively referred to as "the said Properties" in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been duly verified by the Purchaser and Provided that the Developer may make minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by the Architect subject to approval of the concerned authorities and/or as may be required by any Government authority. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the building plans from time to time. The Developer agrees and confirms that in the case of any other alterations or additions in the sanctioned plans, layout plans and specifications of the said Building or the common areas within the said Project, the same shall be undertaken as may be permissible under law. The Purchaser hereby confirms and agrees that it shall not raise any objection with respect to the alterations carried out by the Developer and hereby, gives his/her/their irrevocable consent to the Developer to carry out the same, provided the area of the said Premises to be allocated to the Purchaser is not reduced and further that such changes



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THE SCHEDULE ABOVE REFERRED TO:

First Schedule:

All that piece and parcel 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 Coop Hsg Soc (proposed) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078

Second Schedule

All that piece and parcel of land bearing Survey No 154 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 (Proposed) lying and situated at Shivaji Nagar, Bhandup (West), Mumbai - 400 078



Third Schedule

Plot No 203, 2nd Floor, C Wing, admeasuring about 300 Sq ft Carpet in the building to be known as " SHASHWAT Park" in the said property described in the First and Second Schedule.

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SLUM REHABILITATION AUTHORITY
 Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 078
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No. SRA/ENG/2537/S/PL/AP
 COMMENCEMENT CERTIFICATE

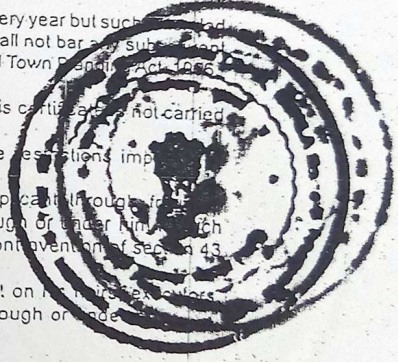
FORM 8
 2013
 5 OCT 2013
 COMPOSITE BLDG

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 18/07/2012 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 12(part)

of village Bhandup T.P.S. No. _____
 ward 'S' Situated at Nardas Nagar Road (Tembhi Pada Road)
Shivaji Nagar, Bhandup (W), Mumbai-400 078.
 The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
 UR No. SRA/ENG/2242/S/PL/LCI, SRA/ENG/2544/S/PL/LCI dt. 30/06/2012
 IDA UR No. SRA/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 period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, at such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI P.R. BANGSAR
 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 and on behalf of Local Authority
 The Slum Rehabilitation Authority
P. Bangsar
 Executive Engineer (SRA) (E.S.)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

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

25 OCT 2013

COMPOSITE BLDG.

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

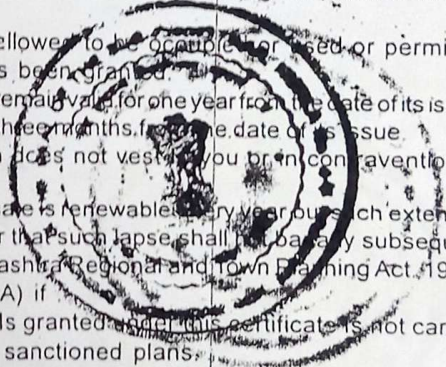
Sir,
With reference to your application No. 1527 dated 18/07/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 12(part)

of village Bhandup T.P.S. No. _____
ward 'S' Situated at Nardas Nagar Road (Tembhi Pada Road) Shivaji Nagar, Bhandup (W), Mumbai-400 078.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SHA/ENG/2242/S/PL/LCI, SRA/ENG/2511/S/PL/LOI dt. 30/06/2012
IDA U/R No. SHA/ENG/2537/S/PL/AP dt. 28/09/2012

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- 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.
- This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year or 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
 - 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.
 - 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.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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.B. BANDGAR
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 and on behalf of Local Authority
The Slum Rehabilitation Authority
Bhandgar
Executive Engineer (SRA) (E.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2537/S/PL/AP

Date: 1 JUL 2022

To,

Lic. Surveyor
Shri Santosh B. Shelke
M/s Shelke & Associates,
Shop No. 04, New Mrugnayan C.H.S. Ltd.,
Opp Tema School, Sector - 10,
Nerul (West), Navi Mumbai - 400 706.

Sub.: Amended plans cum full occupation permission to Composite Building under Slum Rehabilitation Scheme on land bearing C.T.S No. 12 (part) of village Bhandup, situated at Nardas Nagar Road (Tembhi Pada Road), Shivaji Nagar, Bhandup (West), Mumbai; in "S" ward of M.C.G.M.; for "Keshar Bhagat Niwas SRA C.H.S. Ltd." & "Matru Pitru SRA C.H.S. Ltd."

Ref: 1. Your application dated 17/02/2022.
2. Part O.C. u/no. SRA/ENG/2537/S/PL/AP dated 29/06/2021.

Gentleman,

The amended plans cum full occupation permission to Composite Building consisting of two wings i.e. Rehab wing 'A' comprising of Ground (part) floor + Stilt (part) + 1st to 16th upper floors and Sale wing 'B' comprising of Ground (part) floor + Stilt (part) + 1st upper floor with Podium + 2nd to 20th upper floors + 21st (part) upper floor completed under the supervision of Lic. Surveyor Shri. Santosh B. Shelke with License No. S/661/LS, Structural Engineer Shri. Bahubali T. Dhamane with License No. STR/D/115 and Site Supervisor Shri. Rajendra P. Bankar with License No. B/249/SS-I, may be occupied on the following conditions:-

1. That the part occupation permission is already granted to 57 Rehab (Resi.) t/s., 26 Nos. of PAP (Resi.) t/s., 22 Sale (Resi.) Flats, 01 Rehab (Comm.) Gala, 01 Balwadi, 01 Welfare Centre, 01 Society Office, 01 Health Centre & 01 Library in Rehab wing 'A' and 02 Rehab (Comm.) Gala in Sale wing 'B' of Composite Building vide E.E.- III (SRA)'s letter under reference no. 2 above.
2. That now this occupation permission is granted for sale part of Composite Building consisting of Sale wing 'B' comprising of Ground (part) floor having 04 Nos. of Sale (Comm.) Offices + Stilt (part) + 1st upper floor with Podium having 01 Fitness Centre, 01 Society Office and 04 Sale (Resi.) Flats + 2nd to 20th upper floors & 21st (part) upper floor having for 115 Nos. of Sale (Resi.) Flats.

3. That you shall form a federation of all the three registered societies in scheme i.e. two Rehab societies & one Sale as to maintain common amenities before granting B.C.C. to Composite Building.
4. That you shall develop the road setback land area adm. 97.10 Sq. Mtrs. in scheme as mentioned in the P. R. Card of C.T.S. No. 12 of village Bhandup, as per Municipal specifications and submit the completion certificate from E.E. (R.C.), E.E. (S.W.D.), E.E. (T & C.) Departments of M.C.C.M. before granting B.C.C. to Composite Building.
5. That you shall submit the conveyance deed for net plot area adm. 1696.90 Sq. Mtrs. i.e. 789.65 Sq. Mtrs. of M/s. Atlanta Associates and 907.25 Sq. Mtrs. of M.S.A. (I. C. & R.) as mentioned in the P. R. Card of C.T.S. No. 12 of village Bhandup, in favor of Rehab component and Sale component before granting B.C.C. to Composite Building.
6. That you shall submit separate P. R. Card in the name of M.C.C.M. for road setback land area adm. 97.10 Sq. Mtrs. as mentioned in the P. R. Card of C.T.S. No. 12 of village Bhandup, before granting B.C.C. to Composite Building.
7. That you shall submit separate P. R. Card for net plot area adm. 1696.90 Sq. Mtrs. with C.T.S. Plan in the name of Rehab & Sale societies along with built up areas before granting B.C.C. to Composite Building.

One set of amended cum part completion plans of Composite Building is returned herewith as token of approval.

Yours faithfully,


- 50 -

Executive Engineer
Slum Rehabilitation Authority

Copy to:-

1. Developer - M/s. Atlanta Associates (Builders & Developers)
2. Societies - Keshar Bhagat Niwas SRA C.H.S. Ltd., Matru Pitru SRA C.H.S. Ltd. & Ghashwati Park C.H.S. Ltd.
3. Estate Department (SRA)
4. Asst. Commissioner 'S' ward.
5. A.E.W.W. 'S' ward.
6. A.A. & C. 'S' ward.

For information.



Executive Engineer
Slum Rehabilitation Authority

30 669 727956



Annexure-2

SBI Home Top Up Loan- Application Form

		Current photograph of 3 rd applicant
Name: Madhuri S. Karalkar	Name: Surendra L. Karalkar	Name:

To,

State Bank of India

Dear Sir/Madam,

I/We have availed Home Loan of Rs. 29,80,000/- (Rs. only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of Home Interior. I/We, therefore, request you to sanction loan of Rs- 5,00,000/- (Rupees Five Lacs only) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i	(a) Existing Home Loan account number	39947500237
	(b) Home Loan availed in (Year)	
ii	Existing Home Top-Up or Home plus or Home Equity account number, if any	
iii	Savings Bank/ Current Account Number	39757777498

3594218703 Surendra

30.82273749 Madhuri



TO

11.04.2023

THE ASST GENERAL MANAGER
RACPC GHATKOPAR
ASHOK SILK MILLS COMPOUND
LBS ROAD
GHATKOPAR WEST.

SUBJECT: HOME LOAN TOP-UP OF Mrs. MADHURI SURENDRA KARALKAR AND Mr. SURENDRA KARALKAR..

Sir,

With reference to above we are sending HOME LOAN TOP-UP OF Mrs. MADHURI SURENDRA KARALKAR AND Mr. SURENDRA KARALKAR. *Amt. RS. 4.99 LAKH.*

Thanks & Regards



Nikhil Kumar Gupta
Branch Manager
Shivaji Talao Branch
Branch code 15474