



30/05/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 11804/2024

नोंदणी :

Regn:63m

## गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5700729
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4781379.262
(4) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : सदनिका नं: 2202, माळा नं: 22 वा मजला, इमारतीचे नाव: मॅरेथॉन मिग्रीस्काईस ए-विंग, ब्लॉक नं: यशवतचंदजी सावंत विद्यामंदिरच्या समोर, रोड : उत्कर्ष नगर रोड, भांडुप-पश्चिम, मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 30.01 चौ.मी. कारपेट (रेरा प्रमाणे). PUI: SX0905950110000 ( ( C.T.S. Number : 31 pt,31/B,32,32/1To 3,33-pt,34 ; ) )
(5) क्षेत्रफळ	1) 30.01 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:-सुयोग डेव्हलपर्स यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून दिपक पट्टेदार वय:-38; पत्ता:-प्लॉट नं: 4, माळा नं: तळमजला , इमारतीचे नाव: सी-विंग, रवि अपार्टमेंट , ब्लॉक नं: मुलुंड-पश्चिम , रोड नं: एस.एल.रोड, मुलुंड-पश्चिम, मुंबई-400080 , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAMFS8354H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अथर्व अनिल साळवी वय:-22; पत्ता:-प्लॉट नं: रुम नं.1485 , माळा नं: -, इमारतीचे नाव: विल्डिंग नं.21, गौरीनंदन हाऊसिंग बोर्ड सोसायटी, ब्लॉक नं: एम एच बी कॉलनी, रोड नं: अभ्युदय नगर, काळाचौकी, मुंबई-400033, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-MTIPS4572A 2): नाव:-ऋतुजा अनिल साळवी वय:-26; पत्ता:-प्लॉट नं: रुम नं.1485, माळा नं: -, इमारतीचे नाव: विल्डिंग नं.21, गौरीनंदन हाऊसिंग बोर्ड सोसायटी, ब्लॉक नं: एम एच बी कॉलनी, रोड नं: अभ्युदय नगर, काळाचौकी, मुंबई-400033, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-LMEPS0563D 3): नाव:-अर्चना अनिल साळवी वय:-61; पत्ता:-प्लॉट नं: रुम नं.1485, माळा नं: -, इमारतीचे नाव: विल्डिंग नं.21, गौरीनंदन हाऊसिंग बोर्ड सोसायटी, ब्लॉक नं: एम एच बी कॉलनी, रोड नं: अभ्युदय नगर, काळाचौकी, मुंबई-400033, , मुंबई. पिन कोड:-400033 पॅन नं:-CEWPS7241P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11804/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	342100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुसूची :-

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



करल ४		
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**NOTICE**

**AGREEMENT FOR SALE**

**THIS AGREEMENT** ("this Agreement") is made at Mumbai this 27 day of May 2024 **BETWEEN**

**M/S. SUYOG DEVELOPERS** Partnership firm, registered under the Partnership Act, 1932, having its Principal Place of business at 4, Ground Floor, C-Wing, Ravi Apartment, S.L. Road Mulund (West), Mumbai-400, holding Permanent Account No.AAMFS8354H, hereinafter called "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the last survivor of them, the heirs executors administrators of the last survivor of them and his/her/their/its assigns) of the *One Part*

**AND**

**Mr. Atharva Anil Salvi, Ms. Rutuja Anil Salvi, Mrs. Archana Anil Salvi**, residing/having addresses at Bldg No. Room No.1485, Gaurinandan Housing Board Society, MHB Colony, Abhyudaya Nagar, Borivli, Mumbai-400033, Maharashtra, hereinafter called "the Allottee" (which expression shall in the case of individuals mean and include the female gender and the plural and unless it be repugnant to the context or meaning thereof his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their/its permitted assigns, and in the case of a Company/Society/ Limited Liability Partnership its successors and permitted assigns, and in all cases all persons claiming by under or through such Allottee, including his/her/their/its successors-in-interest) of the *Other Part*:

The Promoters and the Allottees are hereinafter collectively referred to as "the Parties" and individually referred to as "Party".

*[Handwritten mark]*

*[Handwritten mark]*

*[Handwritten initials]*

Archana. A Salvi

WHEREAS:

- A. Prior to 25<sup>th</sup> February 2012, one Rajiv Banwarilal Gupta, Krishan Harbanslal Gupta, Punit Pyarelal Gupta and Munish Pyarelal Gupta were jointly the owners of lands bearing Survey No.125(part), CTS No.31/B admeasuring 4488.2 sq.mtrs. of Village Kanjur, Taluka Kurla, District Mumbai Suburban.
- B. By a Deed of Conveyance dated 25<sup>th</sup> February, 2012 registered with the office of Sub-Registrar of Assurances at the Bandra-13 under Serial No. BDR-13/8052 of 2012, the said Rajiv Banwarilal Gupta & 3 Ors. sold transferred and conveyed to the Promoters a portion out of the larger land belonging to them bearing Survey No.125 Part, CTS No.31/B, being a portion admeasuring 652.5 sq.mtrs. together with the structures known as Shiv Sai Society existing thereon situated at Utarksha Nagar for the consideration and in the manner therein set forth and recorded.
- C. Pursuant to such Conveyance, the 7/12 Extract in respect of Survey No.125 Part has been divided into portions, the portion bearing Survey No.125, Hissa No.1 forming the subject matter of the above Conveyance has thereupon been entered in the names of the Promoters viz. Messrs. Suyog Developers as evidenced by Mutation Entry No. 1059.
- D. Prior to 1<sup>st</sup> August 2011, one Pratapsinh Shoorji Vallabhdas & 15 Ors. were the owners of large lands, including lands bearing Survey No.123 (part) CTS Nos.32, 32/1 to 3, 32/2 and 34, all of Village Kanjur, Taluka Kurla, District Mumbai Suburban.
- E. By a Deed of Conveyance dated 1<sup>st</sup> August, 2011 registered in the office of Sub-Registrar of Assurances at the Kurla-3 under Serial No. BDR-13/8052 of 2011, read with Deed of Rectification dated 31<sup>st</sup> December, 2011 registered in the office of Sub-Registrar of Assurances at the Bandra under Serial No. BDR-5/13/2012, the said Pratapsinh Shoorji Vallabhdas & 15 Ors. as Vendors of the First Part sold, and one Matrix Waste Management Pvt. Ltd. as Confirming Party of the Second Part confirmed unto the Promoters lands bearing Survey No.123 Part, corresponding to CTS Nos.32/1 to 3, admeasuring 669.01 sq.mtrs., CTS No.33(part) admeasuring 38.84 sq.mtrs. and CTS No.34 admeasuring 38.90 sq.mtrs. for the consideration and in the manner therein set forth and recorded.
- F. Pursuant to the above conveyance, the 7/12 Extract in respect of the said Land bearing Survey No.123 has been divided into portions, the portion assigned Survey No.123, Hissa No.2 forming the subject matter of the above Conveyance has thereupon been entered in the names of the Promoters, viz. Messrs. Suyog Developers as evidenced by Mutation Entry No.1052.
- G. Out of the lands described in the Schedule hereunder written, the Promoter is implementing Slum Rehabilitation Scheme on the portion of the land (i) admeasuring 572.50 sq.mtrs. bearing Survey No.125/1/3, (ii) admeasuring 663.20 sq.mt. bearing CTS No.32/1 to 3 corresponding to Survey No.123/2, (iii) admeasuring 2013.40 sq.mtrs. bearing CTS No.33(Pt) corresponding to Survey No.123/2 and (iv) admeasuring 38.90 sq.mt. bearing CTS No.34 corresponding to Survey No.123/2 of Village Kanjur, Taluka Kurla, District Mumbai Suburban (hereinafter referred to as the "said Larger Land") and the particular mentioned in First Schedule hereunder written.
- H. By a Slum Notification bearing no. SLM/1076/5280/G dated 16<sup>th</sup> September, 1976 the Survey No.125 was declared as Slum Area under the provisions of section 4-A of the Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act").
- I. By a Slum Notification bearing no. SLM/1076/5280/G dated 21<sup>st</sup> October, 1976 the Survey No. 123 was declared as Slum Area under the provisions of section 4-A of the Slum Act.
- J. By a Slum Notification dated 1<sup>st</sup> June, 1984 bearing reference no. SLM/IMP/CA/I/KJR the Deputy Collector (Enc) Kurla-I and Competent Authority directed that no persons shall erect

43. **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.

Handwritten notes: 99207, 2028, 200, and a stamp: REGISTRAR MUMBAI SUBURBAN DISTRICT

44. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

Promoter : AAMFS8354H  
Allottee/s : MTIPS4572A, LMEPS0563D, CEWPS7241P

**THE FIRST SCHEDULE ABOVE REFERRED TO**

*(Description of the said Larger Land)*

All that pieces and parcel of land total admeasuring 3288 sq. mtrs. consisting of area 572.50 sq.mtrs. bearing CTS No.31/B corresponding to Old Survey No.125/1/3, an area admeasuring 663.20 sq.mtrs., bearing CTS No.32, corresponding to Old Survey No.123 and New Survey No.123/1, an area admeasuring 2012.90 sq.mtrs. bearing CTS No.33(pt), corresponding to Old Survey No.123/2, and an area admeasuring 38.90 sq.mtrs. bearing CTS No.34 corresponding to Old Survey No.123 and New Survey No.123/2 situated, lying and being at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban within the limits of "S" ward of Mumbai Municipal Corporation of Greater Mumbai Utkarsh Nagar, Bhandra West, Mumbai - 400 078.

North: CTS.28 Adj Slum  
South: CTS.192 Adj Slum  
East: CTS.31/32 Adj Jeevan Anand Building  
West: CTS 01 Adj Slum

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**FIRSTLY**

*(Description of the said Project Land)*

All that Land admeasuring 1604 sq.mtrs. (approximately) situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban being the portion of the said Larger Land as mentioned in the First Schedule hereinabove.

**SECONDLY**

*(Description of the said Land)*

All that Land admeasuring 547.02 sq.mts. (approximately) situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban being the portion of the said Project Land as mentioned in Firstly in Second Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

*(Description of the said Premises/Apartment)*

All the right, title and interest in the Flat/Premises/Apartment No. 2202 admeasuring 30.01 Sq.mts. RERA Carpet Area on the 22 floor, 'A' Wing in the Building/Real Estate Project known as "Marathon Neoskies" being constructed on the said Land described in the Secondly in Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking Slot/s.

Handwritten signatures and initials: L, A, R, Archana



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A") 05 DEC 2018

NO S/PVT/0122/20150526/AP/S

SALE BUILDING

COMMENCEMENT CERTIFICATE

करल ४

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To,  
M/s. Suyog Developers  
4, Ground Floor, C Wing,  
Ravi Apartment, S.L.Road,  
Mulund (W), Mumbai- 80.

Sir,

With reference to your application No. 3715 dated 27/06/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S.No. 31/B (pt), 32, 32/1 to 3, 33(pt), 34

of vilage Kanjur T.P.S.No. \_\_\_\_\_  
ward 'S' Situated at Utkarsh Nagar, Bhandup (W) Mumbai- 78

For SHINSAI SRA CHS LTD.

The Commencement Certificate / Building Permit is granted subject to compliance of conditions as follows:

U/RNo. SRA/ENG/2823/S/PL/LOI

IDA/U/RNo. S/PVT/0122/20150526/AP/S

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri S.D.Mahajan.

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 LevelFor and on behalf of Local Authority  
The Slum Rehabilitation Authority

05-12-18  
Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

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S/PVT/0122/20150526/AP/S

27 FEB 2020

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



10/02/2020.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S

10 JUN 2021

This C.C is further extended from upper ground + 1st to 5th floors with brickwork & plaster and R.C.C framework only from 15th upper floors for sale building as per amended plans dated 10/02/2020.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S

20 OCT 2021

This C.C is further extended from 6th to 8th upper floors with brickwork & plaster and R.C.C framework from 16th to 17th upper floors for sale building as per approved amended plans dated 12/10/2021.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

S/PVT/0122/20150526/AP/S

03 JUN 2022

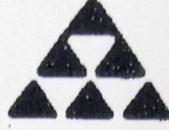
This C.C. is further extended from 9th to 17th upper floors with Brick work & Plaster and R.C.C. frame work only from 18th to 21st(pt.) upper floors including L.M.R. & O.W.H.T. of sale building as per approved amended plans dtd. 12/10/2021.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
28 OCT 2023

S/PVT/0122/20150526/AP/S

This C.C is further granted for brickwork from 18th to 21st (pt) upper floors & regular C.C (i.e including RCC framework & brickwork plaster etc for 21st (pt) & 22nd floor including LMR & OHWT of sale bldg as per approved amended plans dated 04/09/2023.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

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No. S/PVT/0122/20150526/AP/R

Date :- 21 APR 2023

**Part Occupation Certificate as per Reg. 11(7) of DCPR 2034 & Annex. 20**

To,  
M/s. Suyog Developers  
4, Ground floor,  
C wing, Ravi Apartment,  
S.L.Road, Mulund (w),  
Mumbai - 400080.



Sub: Part O.C. of Rehab/ Composite bldg. for Proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 31/B(pt.), 32, 32/1to3, 33(pt.), 34 of village Kanjur, Utkarsh Nagar, Bhandup (w), 'S' Ward, Mumbai - 400 078.

Ref.: Your Architect's letter u/no. 341/SOP/S dt. 28/02/2023.

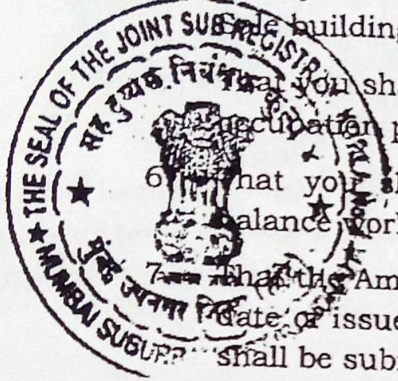
Gentlemen,

With reference to the above, I have to inform you that, the permission to occupy the Gr.(pt.) & Stilt (pt.) + 1<sup>st</sup> to 19<sup>th</sup> upper floor in Rehab/Composite Building is partly completed under the supervision of Architect Shri. Santoshkumar Dubey of M/s. Matrix (Registration No. CA/2004/33133), Consulting Structural Engineer Shri. Achyut Watave (Reg. No. STR/W/10), Site Supervisor Shri. Kishor Raorane (License No. R/43/SS-1) and shown in red colour in the plans submitted by you on 28/02/2023 is hereby granted subject to the following conditions;

1. This part occupation permission is for 154 nos. of Rehab Residential tenements, 01 Rehab Commercial, 01 Society Office, 01 Balwadi, 01 Welfare Center, 01 Human Entrepreneurship & 01 Community hall in Rehab Building.
2. That the balance LOI & IOA conditions shall be complied with before asking full OCC to Rehab/Sale Building in S.R. Scheme.
3. That the certificate under section 270A of MMC, Act shall be obtained from A.E. (WW)-S ward and a certified copy of the same shall be submitted to this office.

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4. That you shall develop the layout paved R.G. before asking Full OCC to building.



5. That you shall submit full completion certificate for SWD before asking full occupation permission to sale building.

6. That you shall take adequate precaution for safety while carrying out balance work in scheme.

7. That the Amenity Tenements shall be handed over within 30 days from the date of issue of OCC of Rehab bldg. & Handing over / Taking over receipt shall be submitted to SRA by the developer.

8. That you shall pay all dues of M.C.G.M. & other authorities.

One set of plans of Rehab Building is returned herewith as token of approval.

**Note:** This permission is issued without prejudice to action under M.R.&T.P. Act.

Yours Faithfully,

*sd*  
Executive Engineer-3  
Slum Rehabilitation Authority

**Copy to:**

1. Architect : Shri. Santoshkumar Dubey of M/s. Matrix.  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (west). Mumbai - 400080.
2. Asst. M.C., 'S' ward
3. A.E. (W.W.), 'S' ward
4. A. A. & C., 'S' ward
5. Secretary (SRA) / I-Card section
6. Shiv Sai SRA CHS Ltd.

*[Signature]*  
Executive Engineer-3  
Slum Rehabilitation Authority



**ANNEXURE "10"**

**(Premises and Transaction Details)**

**1) Building:**

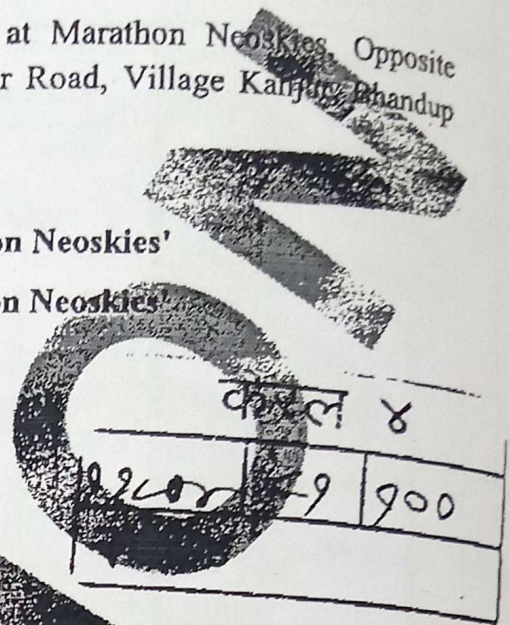
Building to known as 'Marathon Neoskies' situate at Marathon Neoskies, Opposite Yashwant Chandji Sawant Vidyamandir, Utkarsh Nagar Road, Village Karanjgaon, Bhandup (W), Mumbai - 400078.

**2) Real Estate Project:**

- a) Name : 'Marathon Neoskies'  
 b) Building Name : 'Marathon Neoskies'

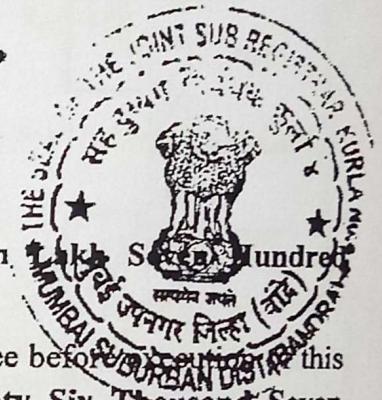
**3) Details of the Premises/Apartment:**

- a) Type of Residential Flat/Premises/  
 Apartment : 1 BHK  
 b) Residential Flat/Premises/  
 Apartment No. : 2202  
 c) Floor : 22  
 d) Wing : A  
 e) Carpet Area as per RERA : 30.01 Sq. Ft.



**4) Consideration Details:**

- a) Sale Consideration for Premises : Rs. 57,00,729.00  
 (Rupees Fifty Seven Lakh Seven Hundred Twenty Nine Only)  
 b) Advance Payment made to as consideration by the Allottee before execution of this Agreement of Rs. 4,76,710.00 (Rupees Four Lakh Seventy Six Thousand Seven Hundred Ten Only).  
 c) Payment Schedule:



Sr. No.	Payment Schedule	% (percentage)
i.	Token money	3.00
ii.	Booking amount	6.00
iii.	On Agreement Execution	11.00
iv.	On completion of Ground Floor (Plinth)	6.50
v.	On completion of 3 <sup>rd</sup> Floor slab	7.50
vi.	On completion of 6 <sup>th</sup> Floor slab	7.50
vii.	On completion of 9 <sup>th</sup> Floor slab	7.50
viii.	On completion of 12 <sup>th</sup> Floor slab	7.50
ix.	On completion of 15 <sup>th</sup> Floor slab	7.50
x.	On completion of last floor slab	6.00
xi.	On completion of walls, internal plastering of the said Flat/Premises	2.50
xii.	On completion of flooring, doors and windows of the said Flat/Premises.	2.50
xiii.	On completion of staircase, lift wells	2.50

Handwritten signatures and initials at the bottom of the page, including 'Archana'.

Annexure "11"



करल ४		
११६०	८२	१००
२०२४		

**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 :  
**P51800018106**

Project: **MARATHON NEOSKIES** , Plot Bearing / CTS / Survey / Final Plot No.: 31/B-PT, 332, 324 TO 3, 33-PT, 24 at  
**Kurla, Kurla, Mumbai Suburban, 400078;**

1. **M/S Suyog Developers** having its registered office / principal place of business at **Kurla, Mumbai Suburban, Pin: 400080.**

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 (f) 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 **10/10/2018** and ending with **30/12/2023** 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
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. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 21:29:19

Dated: 09/09/2021  
Place: Mumbai

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



HOME LOAN CENTRE, GHATKOPAR

<b>SSL</b>	Code No.	MUM99999
	File Ref No.	Lead No. RP06/24060022
ASE	ABHISHEK DATTATRAY JAGTAP	
ASM	KUNDAN GIRI	
AQM	ROHIT PENKAR	

RLMS Number	
LOS Branch Name	
Branch Code	
Source Type	Connector
Expected Disbursement Date	12/06/2024
Reference ID	
Applicant Name	Atharva Anil Salvi
CIF No.	<del>80005081977</del> 90654404392
Co-Applicant Name	RUTUJA Anil Salvi / ARCHANA Anil Salvi
CIF No.	9034971134 / 80005081977
Applicant	
Date of Birth	02/01/2002
Pan Card Number	MTIPS4572A
Bank Account Number	
Bank Account Number	
E-mail ID	Salviatharva0202@gmail.com
Mobile No.	7900032183
Loan Amount & Interest Rate	52,65,000/-
Tenure	30 Years 360 Month

PROCESSING OFFICER	
DATE	07/06
LOCATION	Vastukela
BRANCH	

Home Loan (Builder purchase) <sup>Ready</sup> to move  
 Yes  
 Ghatkopar