

252

Please Tick

Saving A/C No :	Branch FILE No.:
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CIF NO.	PAL/Take Over <input checked="" type="checkbox"/> NEW/Resale/Top up
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RLMS / LOS Reference No.	Tie Up No. <small>(if applicable)</small>
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Applicant Name : **NILESH KUMAR IYER**

Co-Applicant Name : **TRICHUR NEELKANTAN  
INDIRA IYER**

Contact (Resi.) : \_\_\_\_\_ Mobile : **9664363902**

Loan Amount : <b>50. LAKH</b>	Tenure :
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Interest Rate : <b>8.60%</b>	EMI :
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Loan Type : <b>TERM LOAN</b>	SBI LIFE : <b>YES</b>
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Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

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

Property Location :

Property Cost : **65. LAKH**

Name of Developer / Vendor :

RBO - ZONE - Branch : **NERUL W. (Code No) 5087**

Contact Person : **ABHINAV SINGH** Mobile No: **9120283508**

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	<i>20/10/2018</i>	RESIDENCE VERIFICATION	<input checked="" type="checkbox"/>
SEARCH - 2		OFFICE VERIFICATION	<input checked="" type="checkbox"/>
VALUATION - 1	<i>10/10/2018</i>	SITE INSPECTION	
VALUATION - 2			

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

PERSONAL DETAILS

SBI RACPC BELAP

NAME: NILESH KUMAR NIXIA  
 Gender:  Male  Female  
 Date of Birth: 21/11/1993  
 Marital Status:  Married  Unmarried  Other  
 Name of Spouse: \_\_\_\_\_  
 No. of Children: 1  
 Name of Father: KUMAR TRICHUA NEELAKA  
 Religion:  Hindu  Muslim  Christian  Other  
 Residential Status:  Resident  NRI / PIO  
 Category:  SC  ST  OBC  General  
 Photo Identification (ID) Type: \_\_\_\_\_  
 Photo ID Valid Upto: \_\_\_\_\_  
 Driving Licence Valid Upto: \_\_\_\_\_  
 Passport No.: AEJTAZ64581P  
 Passport Valid Upto: \_\_\_\_\_



NILESH

Address: Staying at the present address for the past \_\_\_\_\_ Years and \_\_\_\_\_ Months.  
 Type of Residence:  Owned  Rented  Allotted by employer  Other  
 Address: OM SWAGAT CHS, 9, 2ND, 3 FLOOR NEAR APNA BAZAR, RAMCHANDRA NAGAR DOMBIVLI EAST KALYAN THANE THANE MAHARASHTRA INDIA  
 District: THANE Pin Code: 421200  
 Mobile (Primary): 9664363902  
 Mobile (Secondary): \_\_\_\_\_  
 Email: nilesh316619@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)  
 Address: \_\_\_\_\_  
 District: \_\_\_\_\_ Pin Code: \_\_\_\_\_  
 Country: \_\_\_\_\_  
 Telephone (Landline 2): \_\_\_\_\_

Business Address: DEUTSCHE CIB CENTRE PVT. LTD  
 BLOCK B-7, MIRLON KNOWLEDGE PARK  
 OFF, WESTERN EXPRESS HIGHWAY GOREGAON E

72/4355

Monday, March 27, 2023

7:14 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4819 दिनांक: 27/03/2023

गावाचे नाव: गं.भा.पाथली  
दस्तऐवजाचा अनुक्रमांक: कलन3-4355-2023  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: निलेश कुमार अय्यर

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1000.00  
पृष्ठांची संख्या: 50

एकूण: रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
7:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

बाजार मुल्य: रु.3894900 /-  
मोबदला रु.4500000/-  
भरलेले मुद्रांक शुल्क : रु. 315000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2503202300998 दिनांक: 27/03/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017466125202223E दिनांक: 27/03/2023  
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला.  
प्रदाकाराची सही

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		27 March 2023, 06:12:18	
Valuation ID	2023032713220		
मूल्यांकनाचे वर्ष	2022		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : कल्याण		
उप मूल्य विभाग	8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वेकडील भाग (पाथर्ली गाव)		
क्षेत्राचे नांव	Kalyan/Dombival Muncipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#84
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
24500	64800	74500	88500
बांधीव क्षेत्राची माहिती		औद्योगिक	मोजमापनाचे एकक
बांधकाम क्षेत्र(Built Up)-	57.244 चौ. मीटर	74500	चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी		
उद्दवाहन सुविधा -	आहे		
		मिळकतीचा वापर-	निवासी सदनिका
		मिळकतीचे वय -	0 TO 2वर्षे
		मजला -	5th to 10th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			कार्पेट क्षेत्र-
			बांधीव
			Rs.26620/-
			52.04 चौ. मीटर
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.68040/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( 68040-24500 ) * ( 100 / 100 ) ) + 24500 ) = Rs.68040/-			
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 68040 * 57.244 = Rs.3894881.76/-			
Applicable Rules = 3, 9, 18, 19			
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3894881.76 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3894882/- = ₹ अडतीस लाख चौन्वाणव हजार आठ शो व्याऐशी /-			

Home Print

कल्याण - २

Ward No :  
Village : Gajbandhan patherli  
Apartment area : 52.04 Sq. Meters (carpet)  
Mkt. Value : Rs. \_\_\_\_\_/-  
Actual Value : Rs. 45,00,000/-  
Stamp Value : Rs. 3,15,000/-

### AGREEMENT FOR SALE

This Agreement for sale is made and entered into at Dombivli

On this 27<sup>th</sup> day of March 2023

### BETWEEN

**ARAMBH VISION HOMES PVT. LTD. (PAN – AAPCA1003K), (THE RERA PROJECT REGISTRATION NO. P51700045671),** a Registered Company, having its Office at:- Shop no.5, Aarambh Heights, Gandhi Nagar Chowk, Dombivli (East), Tal. Kalyan, Dist, Thane., hereinafter called and referred to as **“PROMOTER/ BUILDER”** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the Party of the **FIRST PART.**

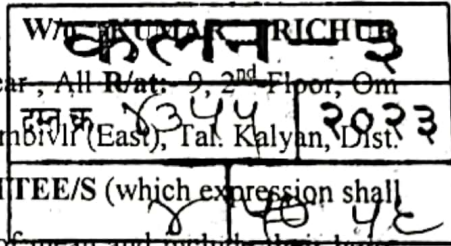
### AND

[1] **MR. NILESH KUMAR IYER S/o. KUMAR TRICHUR NEELAKANTAN,** (PAN- AEJPI6458P), Age-<sup>29</sup> 29 year, [2] **MR. KUMAR TRICHUR NEELAKANTAN S/o. TRICHUR SAMUVADIYAR NEELAKANTAN (PAN- AFXPN4600F),** Age:- 60 year, & [3] **MRS. INDIRA KUMAR IYER NEELAKANTAN, (PAN- ACJPI9353B),** Age:- 58 year, All R/at: 9, 2<sup>nd</sup> Floor, Om

Swagat CHS Ltd., Apna Bazar, Ramchandra Nagar, Dombivli (East), Tal. Kalyan, Dist. Thane., hereinafter called and referred to as the **ALLOTTEE/S** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) being the Party of the **SECOND PART.**

### AND

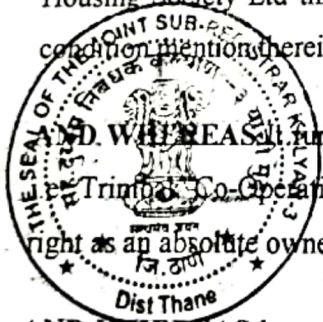
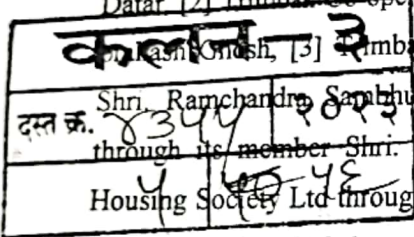
**TRIMBAK Co-operative Housing Society Ltd.,** a Co. Operative Housing Society bearing Registration No. TNA/KLN/HSG/(TC)/5463/ 1992, Date: 19.12.1992 having registered address at:- Village- Gajbandhan Patherli, Dombivli (East), Tal. Kalyan, Dist. Thane., Through its Constitute attorney **ARAMBH VISION HOMES PVT. LTD,** a partnership firm, constituted under Indian Partnership Act, 1932, having its Office at:- Shop no.5, Aarambh Heights, Gandhi Nagar Chowk, Dombivli (East), Tal. Kalyan, Dist, Thane., hereinafter called and referred to as **“THE SOCIETY / THE CONFIRMING PARTY”**, (which expression shall unless it be repugnant to the



context or meaning thereof mean and include their members, Committee members, Successors-in-title, executors, administrators and assigns) **OF THE THIRD PART.**

**WHEREAS** "Trimbak Co-operative Housing Society Ltd.," is the owner of said Land bearing New Computerized Survey No.84/2R/ Plot no. 59, Area Admeasuring about 278.71Sq.Meters, along with standing structure of Building/ society known as "Trimbak Co-operative Housing Society Ltd.," lying and being situated at Village- Gajbandhan Patherli, Dombivli (East), Tal. Kalyan, Dist. Thane. (Hereinafter referred as said Property / Society / Land).

**AND WHEREAS** Conveyance Deed dated 05.08.2021, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 05.08.2021 at serial no. 14389 / 2021, Shri. Ramchandra Sambhu Datar (original Land owner) and confirmation with Mr. Vijay Vishyadhar Sapre (Builder) had conveyed the said property i.e. Land bearing New Computerized Survey No.84/2R/Plot no.59, Area Admeasuring about 278.71Sq.Meters, along with standing structure of Building/ society known as "Trimbak Co-operative Housing Society Ltd.," lying and being situated at Village- Gajbandhan Patherli, Dombivli (East), Tal. Kalyan, Dist. Thane., in favour of Society i.e. [1] Trimbak Co-operative Housing Society Ltd., Through its Chairman Shri. Shri. Ramchandra Sambhu Datar, [2] Trimbak Co-operative Housing Society Ltd through its Secretary Shri. Arun Kunal Ashok, [3] Trimbak Co-operative Housing Society Ltd through its member Shri. Ramchandra Sambhu Datar, [4] Trimbak Co-operative Housing Society Ltd through its member Shri. Shivaji Ramkrishna Honkalas, [5] Trimbak Co-operative Housing Society Ltd through its member Shri. R.S. Babu, & [6] Trimbak Co-operative Housing Society Ltd through its member Shri. Kunal Ashok Garud as per terms and condition mention therein.



**AND WHEREAS** further appears vide mutation entry no. 5684 the name of society Trimbak Co-operative Housing Society Ltd., had been mutated in the record of right as an absolute owner of said property.

**AND WHEREAS** by and under Development Agreement dated 05.08.2021 registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 05.08.2021 at serial no. 14390/2021; [1] Trimbak Co-operative Housing Society Ltd Through its Chairman Shri. Ramchandra Sambhu Datar, [2] Trimbak Co-operative Housing Society Ltd through its Secretary Shri. Arun prakash Ghosh, [3] Trimbak Co-operative Housing Society Ltd through its member Shri. Ramchandra Sambhu Datar, [4] Trimbak Co-operative Housing Society Ltd through its member Shri. Shivaji Ramkrishna Honkalas, [5] Trimbak Co-operative Housing Society Ltd through its member Shri. R.S. Babu, & [6] Trimbak Co-operative Housing Society Ltd through its member Shri. Kunal Ashok

said property to Builder / Developer Registered company, Through **KUNDAN CHOUDHARY MENEZES**, as per terms and

**AND WHEREAS** in pursuance of by [1] Trimbak Co-operative Housing Society Ltd through its member Shri. Ramchandra Sambhu Datar, Secretary Shri. Arun prakash Ghosh through its member Shri. Trimbak Co-operative Housing Society Ltd through its member Shri. Trimbak Co-operative Housing Society Ltd through its member Shri. Garud, as "Society / Land" on 12.05.2021, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 12.05.2021 at serial no. 953 / 2021, **KUNDAN CHOUDHARY MENEZES** Director of the said Company (Developers).

**AND WHEREAS** the Ka... approved building plans, s... building permission dated... **DOM/ 2018-19/06/451.**, mentioned, on the said land... the Plot as per site) and he... "Said Property" as men... utilizing and consuming Fl...

**AND WHEREAS** the Pro... on the Said Property in acc...

**AND WHEREAS** the Pro...

**AND WHEREAS** the Pr... Said Property by construc... Project) and as per the... Promoters are entitled to c...

[1] Building no. A i.e. St... (Residential + Commercial)

[2] Building no. B i.e. Stil...

said property to Builder / Developer i.e. **ARAMBH VISION HOMES PVT. LTD.**, a Registered company, Through its Director [1] **Mr. SAMEER BENDRE**, [2] **Mr. KUNDAN CHOUDHARY**, [3] **Mr. SUMIT PATIL**, & [4] **Mr. AVINASH MENEZES**, as per terms and condition mention therein.

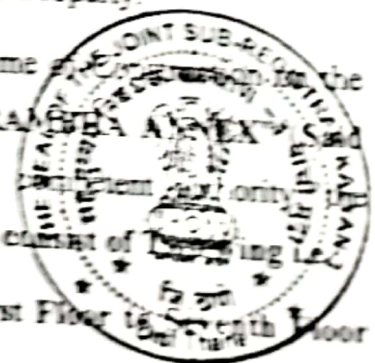
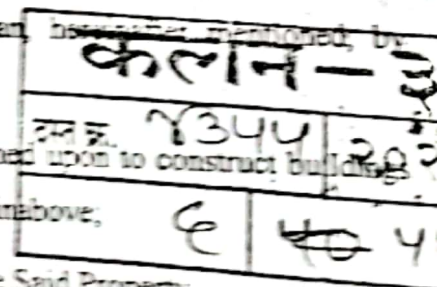
**AND WHEREAS** in pursuance of the said Development Agreement dated 05.08.2021 by [1] Trimbak Co-operative Housing Society Ltd Through its Chairman Shri. Shri. Ramchandra Sambhu Datar, [2] Trimbak Co-operative Housing Society Ltd through its Secretary Shri. Arun prakash Ghosh, [3] Trimbak Co-operative Housing Society Ltd through its member Shri. Ramchandra Sambhu Datar, [4] Trimbak Co-operative Housing Society Ltd through its member Shri. Shivaji Ramkrishna Honkalas, [5] Trimbak Co-operative Housing Society Ltd through its member Shri. R.S. Babu, & [6] Trimbak Co-operative Housing Society Ltd through its member Shri. Kunal Ashok Garud, as "Society / Land Owner" had also executed Power of Attorney dated 12.05.2021, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 12.05.2021 at serial no. 9535 / 2021 in favour of [1] **Mr. SAMEER BENDRE**, [2] **Mr. KUNDAN CHOUDHARY**, [3] **Mr. SUMIT PATIL**, & [4] **Mr. AVINASH MENEZES** Director of **ARAMBH VISION HOMES PVT. LTD.**, a Registered Company (Developers).

**AND WHEREAS** the Kalyan Dombivli Municipal Corporation has sanctioned and approved building plans, specifications, elevations, sections for development vide its building permission dated 24.01.2022, bearing outward No. **KDMC / TPD / BP / DOM/ 2018-19/06/451**, for carrying out construction of buildings, hereinafter mentioned, on the said land / property total admeasuring area 278.71 sq. meters (Area of the Plot as per site) and hereinafter for the sake of brevity called and referred to as the "Said Property" as mentioned in the sanctioned plan, hereinafter mentioned, by utilizing and consuming Floor Space Index (FSI).

**AND WHEREAS** the Promoters are entitled and enjoined upon to construct buildings on the Said Property in accordance with the recitals hereinabove;

**AND WHEREAS** the Promoters are in possession of the Said Property.

**AND WHEREAS** the Promoters have propounded a Scheme for the development of the Said Property by constructing a complex known as "AARABH VISION HOMES PROJECT" and as per the plans presently sanctioned by the Municipal Corporation, Promoters are entitled to construct the building i.e. Building consist of **Building m. A i.e. Stilt (part), Ground (part), + First Floor to 8th Floor (Residential - Commercial).**



at law or advocate of the Promoters, or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

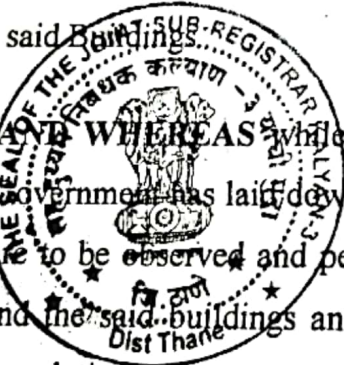
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

कलन - ३
दस्त क्र. ३००/२०२३
५६

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the



AND WHEREAS while sanctioning the said plans concerned local authority and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said buildings and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment / Flat No. 701 on Seventh floor, in the Building to be known as "AARAMBHA ANNEX" & Society known as "Trimbak Co-operative Housing Society Ltd." being constructed on the said property.

AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment / Flat No. 701, on Seventh floor, (herein after referred to as the said "Apartment") in the Building to be known as "AARAMBHA ANNEX" & Society



known as "Trimbak Co-operative Housing Society Ltd." (herein after referred to as the said "Building") is being constructed in the said project, by the Promoters.

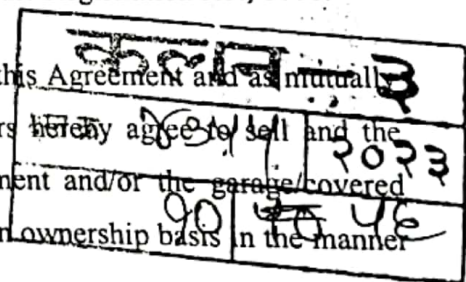
AND WHEREAS the carpet area of the said Apartment is about **52.04 square meters** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances 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 into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1806.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.



NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Promoters shall construct building viz. Building consist of Two-wing i.e. [1] Building no. A i.e. Stilt (part), Ground (part), + First Floor to Seventh Floor (Residential + Commercial) & [2] Building no. B i.e. Stilt (part), + First Floor to Seventh Floor (Residential) on the said property in accordance with the plans, designs



AN NISH Durgar-T.N. A. K. K. K.

viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees, the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.

(b) The Promoters have informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

a) a.1) The Promoters intend to and are developing the said property to be known as "AARAMBHA ANNEX";

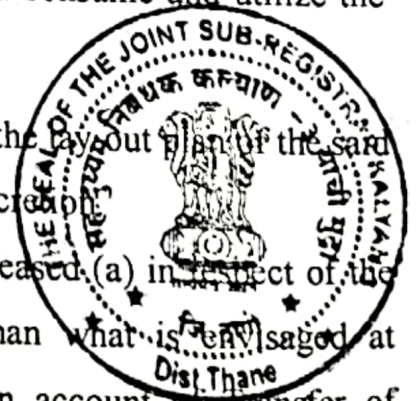
a.2) The Promoters are entitled to construct buildings on the said property being building known as Building "AARAMBHA ANNEX." Building consist of Two wing i.e. [1] Building no. A i.e. Stilt (part), Ground (part), + First Floor to Seventh Floor (Residential + Commercial) & [2] Building no. B i.e. Stilt (part), + First Floor to Seventh Floor (Residential). on the said property as per the plans sanctioned in respect

of the said property. The Said Building shall henceforth be collectively referred to as 'the said building'. Moreover, as per provisions of the D. C. Regulations, the Promoters intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Corporation/Competent Authority and consume and utilize the same on the said building.

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b) The Promoters shall be at liberty and be entitled to amend the layout plan of the said property as may be required by the Promoters at their sole discretion.

c) the Floor Space Index, by whatever name or form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of



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36. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

37. The Promoter / Developer shall be entitled and permitted to construct additional flats after constructing flats for the existing members as per the details given above by utilizing the remaining FSI/TDR. The Developer shall be entitled to sell these additional flats (excluding the flats allotted to the existing members) to prospective buyers, with a clear understanding that such prospective buyers / Allottee will have to become the members of the society and this understanding shall form the part of the sale agreement between the prospective buyers / Allottee and the developers. The society shall admit all such new flat buyers as members of the society for fulfillment of the requirement specified in the society bye-laws and on paying fees of share money and other charges / deposits / premium etc.

38. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

#### SCHEDULE OF THE PROPERTY "A"

All the pieces and parcels of property Land bearing New Computerized Survey No.84/2R/ Plot no. 59, Area Admeasuring about 278.71 Sq.Meters, along with standing structure of Building/ society known as "Trimbak Co-operative Housing Society Ltd.," lying and being situated at Village- Village- Gajbandhan Patherli, Dombivli (East), Tal. Kalyan, Dist. Thane., within the limits of Kalyan Dombivli Municipal Corporation and bounded as follows:

On or towards East :

On or towards West :

On or towards South :

On or towards North :

together with all easement rights etc.

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दस्त क्र. ४३५५	२०२३
२५	४०५६

#### SCHEDULE OF THE PROPERTY "B"

All the pieces and parcels of property Land bearing New Computerized Survey No.84/2R/ Plot no. 59, Area Admeasuring about 278.71 Sq.Meters, along with standing structure of Building/ society known as "Trimbak Co-operative Housing Society Ltd.," and as per Sanction Plan approved by KDMC / Proposed Floor Area Admeasuring 1029.74 Sq. Meters, all lying, being and situate at Village- Gajbandhan



 Nilesh  
 Anurag T. N.  
 Jyoti

Patherli, Dombivli (East), Tal. Kalyan, Dist. Thane., within the limits of Kalyan Dombivali Municipal Corporation and bounded as follows:

On or towards East :  
On or towards West :  
On or towards South :  
On or towards North :  
together with all easement rights etc.

**THE THIRD SCHEDULE OF THE PROPERTY**

**कलन (APARTMENT / FLAT ALLOTTED TO THE ALLOTEE)**  
दस्त क्र. 8344/2023  
All that premises of Apartment / Flat No. 701 of carpet area admeasuring area 52.04 Sq. meters (carpet) on Seventh floor, in the Building to be known as "AARAMBHA ANNEX", Society known as Trimbak Co-operative Housing Society Ltd., constructed on property mention above lying, being and situate at Mouje- Navi Dombivli, Tal. Kalyan, Dist. Thane., and as shown on the floor plan thereof hereto



**FOURTH SCHEDULE ABOVE REFERRED TO**

Stilt parking, Lobby, Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Refiger Area, Common entrance and exit of buildings, Play areas, Open parking areas, Common terrace spaces, installation of central services i.e. electricity, water, sanitation, underground water tank, overhead water tank, etc.

**IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.**

**SIGNED & DELIVERED**

by the within named Promoters

**ARAMBH VISION HOMES PVT. LTD.**

A Registered Company,

through its Director

[1] Mr. SAMEER BENDRE,



*[Handwritten signature]*

[2] Mr. KUNDAN CHOUR...



**SIGNED & DELIVERED**

by the within named

Allottee/s

[1] **MR. NILESH KUMAR IYER**  
S/o. **KUMAR TRICHUR NEELAKANTAN**



*Nilesch*

[2] **MR. KUMAR TRICHUR NEELAKANTAN,**  
S/o. **TRICHUR SAMUVADIYAR NEELAKANTAN**



*Kumar T.N.*

[3] **MRS. INDIRA KUMAR IYER**  
W/o. **KUMAR TRICHUR NEELAKANTAN**



*Indira K Iyer*

**SIGNED & DELIVERED**

by the within named

Confirming party/ Society

**Trimbak Co-operative Housing Society Ltd.,**  
a Co. Operative Housing Society.,  
Through its Constitute attorney

**ARAMBH VISION HOMES PVT. LTD.**

A Registered Company,

through its Director



[1] **Mr. SAMEER BENDRE,**

*Sameer Bendre*



[2] **Mr. KUNDAN CHOUHAN,**

कलन - ३	
दस्त क्र. ४३५५	२०२३
३०	५० ५६

*Kundan Chouhan*



**IN PRESENCE OF WITNESS:**

1. Alok Shah



*A.J. Shah*



# 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 :  
P51700045671

Project: **AARAMBHA ANNEX**, Plot Bearing / CTS / Survey / Final Plot No.: **S No 84, Hissa No 2, Plot 59at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421201;**

1. **Aarambha Vision Homes Private Limited** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421201.**

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 05/06/2022 and ending with 31/12/2024 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.

कलान-३	
दिनांक: ०३/०६/२०२२	२०२३
32	40/46





# SAMEER S. TONDAPURKAR

B.COM LL.B.

ADVOCATE

OFFICE ADDRESS :- Flat No. 03 , B- Wing, Ground Floor, Chitrakut CHS Ltd, Ram-Ganesh Gadhkari Path, behind Karawa Hospital, Nr. CKP Hall, Dombivli (E), DIST-THANE. PHONE / CELL - 8080727264/9224883450, EMAIL- [tondapurkarsameer@gmail.com](mailto:tondapurkarsameer@gmail.com).

Date: - 05/04/2022

## FLOW OF THE TITLE OF THE SAID LAND.

SHRI. RAMCHANDRA SHAMBHU DATAR was the original owner of Land bearing Plot No. 59, area admeasuring 278.71 sq. mtrs., bearing Survey No. 84, Hissa No. 2/R, situated at Village- Gaj-Bandhan Patharli, Tal. Kalyan, Dist. Thane.

SHRI. RAMCHANDRA SHAMBHU DATAR had purchased the said land bearing Plot No. 59, area admeasuring 278.71 sq. mtrs., bearing Survey No. 84, Hissa No. 2/R, situated at Village- Gaj-Bandhan Patharli, Tal. Kalyan, Dist. Thane, from MRS. MANGALAGAURI RAMESHCHANDRA-THAKUR.

The name of SHRI. RAMCHANDRA SHAMBHU DATAR is recorded in the revenue record by Mutation Entry No. 2369 on 30/01/1975

कलन-३	
वस्त क्र. ०३१	२०२३
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SHRI. RAMCHANDRA SHAMBHU DATAR has obtained Construction Permission issued from Kalyan Municipal Corporation KMP/NRV/DOM89 dated 24/03/1987.

By Development Agreement dated 20/01/1989, executed between SHRI. RAMCHANDRA SHAMBHU DATAR as Vendor and MRS. MANGALAGAURI RAMESHCHANDRA-THAKUR



TONDAPURKAR

VISHYADHAR SAPRE as Builder, SHRI. RAMCHANDRA SHAMBHU DATAR had granted development rights in respect of land bearing Plot No. 59, area admeasuring 278.71 sq. mtrs., bearing Survey No. 84, Hissa No. 2/R, situated at Village- Gaj-Bandhan Patharli, Tal. Kalyan, Dist. Thane in favour of MR. VIJAY VISHYADHAR SAPRE.

On the strength of the said Development Agreement and Permission MR. VIJAY VISHYADHAR SAPRE constructed a multi-storied building known as "TRIMBAK" on the said plot of land.

MR. VIJAY VISHYADHAR SAPRE has obtained Completion Certificate issued from Kalyan Dombivli Municipal Corporation bearing no. KMP/NDV/DOMB/VR/106203 dated 19/01/1989.

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MR. VIJAY VISHYADHAR SAPRE has sold flats in the said building to different purchasers by various agreements registered with the office of sub-registrar at Thane.

The Society of all flat purchasers is form by name "TRIMBAK Co-operative Housing Society Ltd." bearing no. TNA/KLN/HSG/(TC)/5463/92-93 dated 19/12/1992.



By Deed of Conveyance dated 05/08/2021, land bearing Plot No. 59, area admeasuring 278.71 sq. mtrs., bearing Survey No. 84, Hissa No. 2/R, situated at Village- Gaj-Bandhan Patharli, Tal. Kalyan, Dist. Thane is transferred in the name of the TRIMBAK Co-operative Housing Society Ltd.





कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र. **KDMC/TPD/BP/DOM/2018-19/06/440.**

**04 06/03/2023.**

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४६ तसेच न.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-ग.व.पाथर्ली, डोंबिवली (पूर्व) स.नं.८४, हि.नं.२ (पै.) प्लॉट नं.५९ व ६० मध्ये ५५७.४२ चौ.मी. क्षेत्राच्या भूखंडावर १०२९.७४ चौ.मी. सुधारित बांधकाम परवानगी देण्यात आलेली आहे.

सद्यस्थितीत (UDCPR) नुसार Basic F.S.I., Premium F.S.I., Additional F.S.I. Ancillary F.S.I. चा विचार करून एकूण १६९५.७३ चौ.मी. बांधकाम क्षेत्राच्या भूखंडावर विकास करावयास बांधकाम करण्यासाठी केलेल्या दिनांक ०८/०६/२०२२ च्या अर्जामे अ.स.र.न. खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारित बांधकाम परवानगी देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत विंग A—स्टील्ट + तळ + पहिला मजला ते सातवा मजला ( रहिवास / वाणिज्य )  
इमारत विंग B—स्टील्ट + पहिला मजला ते सातवा मजला ( रहिवास )

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR)मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लागणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to b बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखा कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करावे व त्यानंतर पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी नसल्यास घेण्यात येईल. पुढील दिनांक ०८/०६/२०२३ पर्यंत बांधकाम सुरु करावे.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाचे सुधारित बांधकाम (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपले. प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे कडे बांधकाम प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत बांधकाम सुरु करावे.

<b>कलन-३</b>	
दस्त क्र. ४३५५	२०२३
४३	४३५६



**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE**

To,  
Mr. Bhaskar V. Naginwar  
P.O.A. - M/s. Arambha Vhijan Homes Shri. Sameer Bendre.  
Architect – Mr. Rajan Modak, Dombivali (E)  
Structural Engineer – Mr. J. N. Choudhari, Dombivali.

With reference to your application dated 06/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 84, Hissa No. 2(P), Plot No. 59 & 60, Village Gajbandhan Patharli, situated at Dombivli (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

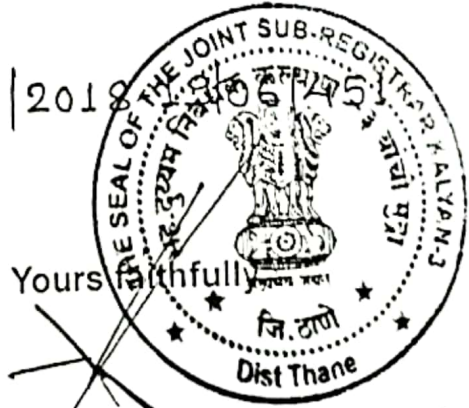
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

**कलन-३**  
06/10/2021  
2023  
06/10/2021

Office No. KOMC/TPD/BP/DOM/2018

Office Stamp

Date : 24/01/2022.



Yours faithfully

Assistant Director of Town Planning





कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

क्र. KDMC/TPD/BP/DOM/2018-19/06/451

Dt 24/01/2022

महाराष्ट्र प्रदेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व २२ अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ८४, हि.नं. २(पै), प्लॉट नं. ५९ व ६०, मौजे गवळंदर पावली, डोंबिवली (पू) मध्ये २७८.७१ चौ.मी. क्षेत्राच्या धूखंडावर शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार Basic FSI व Additional Premium FSI चा विचार करत एकूण १३४७.१३ चौ.मी. बांधकाम क्षेत्रास सुधारित बांधकाम परवानगी प्रदान करण्यात आली होती.

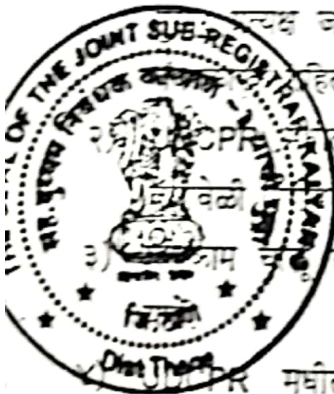
सद्यस्थितीत लागू धूखंड प्लॉट नं. ५९ चे २७८.७१ चौ.मी. क्षेत्र समाविष्ट करत एकूण ५५७.४२ चौ.मी. क्षेत्राचे धूखंडावर Basic FSI, Additional Premium FSI, Ancillary FSI चा विचार करत एकूण १०२९.७४ चौ.मी. बांधकाम क्षेत्रासह धूखंडाचा विकास करवयास बांधकाम करण्यासाठी केलेल्या दि.०६/१०/२०२१ च्या अर्जास अनुसलन खालील अटी व शर्तीस अधीन राहून, तसेच नकाशावर हिरव्या रंगाने दुस्तरी दाखविल्याप्रमाणे वाढे-भिंतीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

कलम - ३	विंग A	प्लॉट (पै), तळ (पै) = पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)
४३५५	२०२३	+ तीन मजले (रहिवास)
[Signature]		

प्लॉट (पै), तळ (पै) = पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य) + तीन मजले (रहिवास)

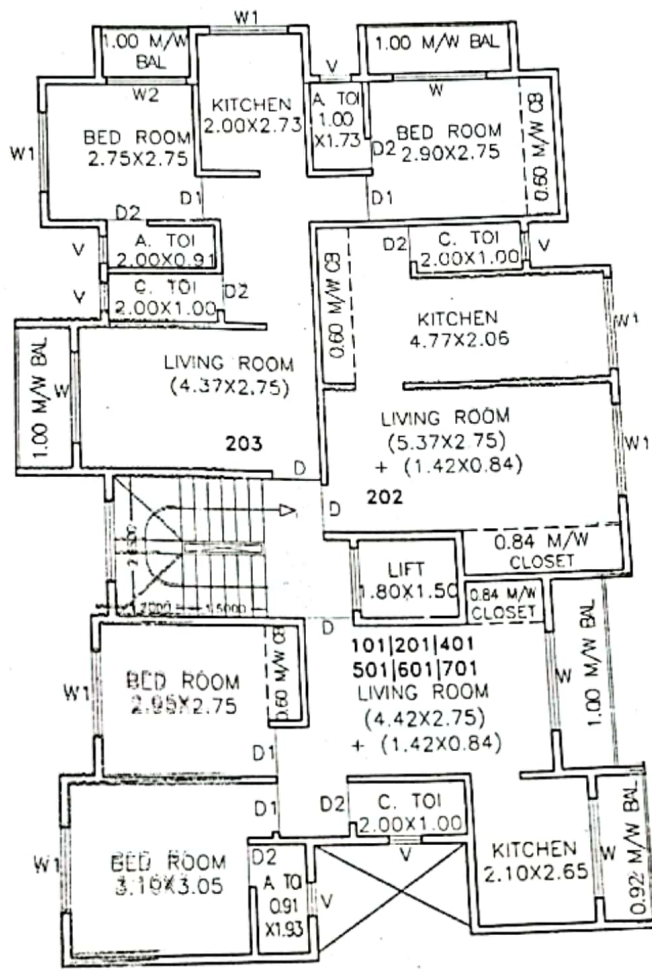
महाराष्ट्र प्रदेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व २२ अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ८४, हि.नं. २(पै), प्लॉट नं. ५९ व ६०, मौजे गवळंदर पावली, डोंबिवली (पू) मध्ये २७८.७१ चौ.मी. क्षेत्राच्या धूखंडावर शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ अन्वये बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बांधकाम करवण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात येणे आवश्यक आहे.



UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेबसाईटवरील होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल. बांधकाम करवण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात येणे आवश्यक आहे.

UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Enineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) मजुरांचे...



CARPET AREA STATEMENT - 2ND FLOOR 'B WING'

FLAT/ SHOP NO.	TYPE	G.A (SQ MT)	BALCONY AREA (SQ MT)	DRY BALC. AREA (SQ MT)	TOTAL AREA (SQ MT)	TOTAL BALC AREA (SQ FT)	TOTAL BALC AREA (SQ FT)
101 201 401 501 601 701	FLAT	45.75	5.93	---	51.68	556.28	834.12
202	FLAT	33.37	---	---	33.37	359.19	538.78
203	FLAT	49.21	7.15	---	56.36	606.66	909.99

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL RESIDENTIAL BLDG. BEARING ON PLOT NO.59 & PLOT NO. 60, S.NO.84, H.NO.2PT, GANDHI NAGAR VILLAGE:- G.B PATHARLI, DOMBIVALI (E), TALUKA- KALYAN, DIST- THANE.

PLOT NO. 59 : TRIMBAK CHS, PLOT NO. 60 : NAV-SWAGAT CHS M/s. ARAMBHA VISION HOME PVT. LTD. MR. SAMEER BENDRE & OTHERS (POA HOLDER)

NAME AND ADDRESS OF ARCHITECT

C.A. RACI 8023  
ARCHITECT R.C. MODAK  
SHREEJI ARCADE FIRST FLOOR  
ABOVE H. D. BANK  
PHADKE CROSS ROAD  
Dist Thane

Loan = 50  
9869304018  
Choudhary

Index-II

सूची क्र.2

दुसरा विभाग : मह. पु. नि. कल्याण 3

दस्तावेज क्रमांक : 4355/2023

नोंदणी :

Regn 63m

मात्राचे नाव : गं.भा.पाथर्ली

करारनामा

4500000

3894900

मात्रा  
ती देतो की पट्टेदार

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मीजे गजबंधन पाथर्ली,डोंबिवली पू.,ता.कल्याण,जि.ठाणे येथील सर्व्हे नं.84/2र,प्लॉट नं.59 या मिळकतीवरील त्रिबक को.ऑप.हौसिंग सोसायटी लि. मधील आरंभ अॅनेक्स या इमारतीमधील निवारी रादनिका नं.701,मातवा मजला,क्षेत्र 52.04 चौ.मी.(कारपेट)( ( Survey Number : सर्व्हे नं.84/2र ; ) )

1) 52.04 चौ.मीटर

मात असेल तेव्हा.

लिहून ठेवणा-या  
न्यायालयाचा  
मास,प्रतिवादिचे

1): नाव:-आरंभ विजन होम्स प्रा.लि. तर्फे डायरेक्टर-समिर पांडुरंग बेद्रे . . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-शॉप नं.5, आरंभ हार्ड्ट्स, गांधी नगर चौक, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPCA1003K

2): नाव:-आरंभ विजन होम्स प्रा.लि. तर्फे डायरेक्टर-कुंदन ओमप्रकाश चौधरी . . वय:-42; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-शॉप नं.5, आरंभ हार्ड्ट्स, गांधी नगर चौक, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPCA1003K

3): नाव:-मान्यता देणार- त्रिबक को.ऑप.हौसिंग सोसायटी लि.तर्फे कु.मु.धारक म्हणून आरंभ विजन होम्स प्रा.लि. तर्फे डायरेक्टर-समिर पांडुरंग बेद्रे . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-शॉप नं.5, आरंभ हार्ड्ट्स, गांधी नगर चौक, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPCA1003K

4): नाव:-मान्यता देणार- त्रिबक को.ऑप.हौसिंग सोसायटी लि.तर्फे कु.मु.धारक म्हणून आरंभ विजन होम्स प्रा.लि. तर्फे डायरेक्टर-कुंदन ओमप्रकाश चौधरी . वय:-42; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-शॉप नं.5, आरंभ हार्ड्ट्स, गांधी नगर चौक, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPCA1003K

काराचे व  
नामा किंवा  
व पत्ता

1): नाव:-निलेश कुमार अय्यर वय:-29; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.9, दुमरा मजला, ओम स्वागत को.हौ.सो.लि., अपना बाझार, रामचंद्र नगर, डोंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEJPI6458P

2): नाव:-कुमार व्रीचुर नीलकंठन वय:-59; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.9, दुमरा मजला, ओम स्वागत को.हौ.सो.लि., अपना बाझार, रामचंद्र नगर, डोंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AFXPN4600F

3): नाव:-इंदिरा कुमार अय्यर वय:-58; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.9, दुमरा मजला, ओम स्वागत को.हौ.सो.लि., अपना बाझार, रामचंद्र नगर, डोंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACJPI9353B

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दस्तावेज क्रमांक : 4355/2023

नोदणी :

Regn:63m

गावाचे नाव : गं.भा.पाथर्ली

करारनामा

4500000

3894900

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मांजे गजबंधन पाथर्ली,डोंबिवली पू.,ता.कल्याण,जि.ठाणे येथील सर्व्हे नं.84/2र,प्लॉट नं.59 या मिळकतीवरील त्रिंबक को.ऑप.हौसिंग सोसायटी लि. मधील आरंभ अॅनेक्स या इमारतीमधील निवासी सदनिका नं.701,सातवा मजला,क्षेत्र 52.04 चौ.मी.(कारपेट)( ( Survey Number : सर्व्हे नं.84/2र ; ) )

1) 52.04 चौ.मीटर

1): नाव:-आरंभ विजन होम्स प्रा.लि. तर्फे डायरेक्टर-समिर पांडुरंग बेंद्रे . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-शॉप नं.5, आरंभ हार्ड्ट्स, गांधी नगर चौक, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPCA1003K

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1): नाव:-निलेश कुमार अय्यर वय:-29; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.9, दुसरा मजला, ओम स्वागत को.हौ.सो.लि., अपना वाझार, रामचंद्र नगर, डोंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEJPI6458P

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3): नाव:-इंदिरा कुमार अय्यर वय:-58; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.9, दुसरा मजला, ओम स्वागत को.हौ.सो.लि., अपना वाझार, रामचंद्र नगर, डोंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACJPI9353B

27/03/2023

27/03/2023

आयकर विभाग

INCOME TAX DEPARTMENT



भारत  
GOV

NILESH KUMAR IYER

KUMAR TRICHUR NEELAKANTAN

21/12/1993

Permanent Account Number

AEJPI6458P

NILESH

Signature