



31/05/2023

सूची क्र.2

दुय्यम निर्बंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 5779/2023

नोंदणी :

Regn:63m

गावाचे नाव : मांडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1902000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: तालुका कल्याण,जि. ठाणे मीजे मांडा,येथील सव्हे नं. 10,हिस्सा नं. 7/4 पैकी,क्षेत्र 500 चौरस मीटर्स,या भूखंडावर बांधल्या गेलेल्या आदित्य हार्दस या नावाने ओळखल्या जाणाऱ्या इमारतीमधील सदनिका क्र. 203,दुसरा मजला,क्षेत्र 27.92 चौ.मी. कारपेट + 3.98 चौ. मी. बाल्कनी या सदनिका मिळकतीचा करार( ( Survey Number : सव्हे नं. 10. ; HISSA NUMBER : हिस्सा नं. 7/4 पैकी ; ) )
(5) क्षेत्रफळ	1) 31.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गजानन एंटरप्रायझेस चे मालक रत्नाकर धर्मा पाटील -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साईट ऑफिस पत्ता 90 फुट रिंग रूट रोड, ब्लॉक नं: गणेश प्रतिमा बिल्डिंग समोर, रोड नं: मांडा, टिडवाळा, ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-BLNPP6562M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंपालाल सोनाजी दारसिम्बे - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: माजरकापडी, गौरखेडा बाजार, ब्लॉक नं: -, रोड नं: चिखलदरा, अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444717 पॅन नं:-BKGPDP1345G 2): नाव:-बबिता चंपालाल दारसिम्बे - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: माजरकापडी, गौरखेडा बाजार, ब्लॉक नं: -, रोड नं: चिखलदरा, अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444717 पॅन नं:-HLWPD4340A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5779/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	154000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000
(14) शेर	

  
 यु. सह. दुय्यम निर्बंधक वर्ग २  
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निबंधलेला अनुच्छेद :- : (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



**CHALLAN**  
**MTR Form Number-6**



SRN	MH002836441202324E	BARCODE		Date	31/05/2023-10:27:07	Form ID	25.2
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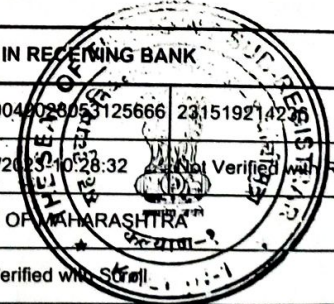
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR	PAN No.(If Applicable)	BLNPP6562M				
Location	THANE	Full Name	MS SHREE GAJANAN ENTERPRISES THROUGH PROPRIETOR RATNAKAR DHARMA PATIL				
Year	2023-2024 One Time	Flat/Block No.	VILLAGE MANDA, ADITYA HEIGHTS, FLAT NO.				
		Premises/Building	203, SECOND FLOOR				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
30046401 Stamp Duty	154000.00	FLAT AREA 27.92 SQ.METERS CARPET 3.98 SQ.METERS BALCONY	MANDA		4 2 1 6 0 5
30063301 Registration Fee	22000.00				



Remarks (If Any)	PAN2=BLGPD1345G--SecondPartyName=CHAMPALAL SONAJI DARSIMBE-					
Amount In Words	One Lakh Seventy Six Thousand Rupees Only	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p><b>कलन-१</b></p> <p>दस्तावेज क्र. ५७७७ २०२३</p> </div>				

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	0230004028053125666 231519214206				
Cheque/DD No.	Bank Date	RBI Date	31/05/2023 10:28:32 Not Verified with RBI				
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch	Scroll No. , Date	Not Verified with Scroll					



Department ID : \_\_\_\_\_ Mobile No. : 9000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 या चालान बाले द्यावा निव्वक कार्यालयत बांदणी कार्यालया दस्तऐवजी बाबत आहे. बांदणी व कार्यालया दस्तऐवजी बाबत काहीही काही नाही.

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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Stilt (Part) + Ground (Part) + First  
Floor to Seventh Floor (Part)  
(Residential+ Commercial)

Ward No. : 2 A

Village: Manda

Bearing Flat No 203, on 2<sup>nd</sup> Floor

In the Building known as "ADITYA HEIGHTS"

Area 27.92 Sq. Meters (Carpet) + 3.98 (Sq. Meters) Balcony

Market Value : Rs. 19,02,000/-

Actual Value : Rs. 22,00,000/-

Stamp Duty : Rs. 1,54,000/-

Registration Fees : Rs. 22,000/-

### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN ON THIS 31<sup>th</sup> Day of  
MAY... 2023.

### BETWEEN

M/s. SHREE GAJANAN ENTERPRISES a sole proprietary Concern through its  
Sole Proprietor Mr. RATNAKAR DHARMA PATIL, (श्री. रत्नाकर धर्मा पाटील) Age  
41 Years, having its Office at : 90 Feet Ring Road, Opp. Ganesh Pratima Apartment,  
Vasundari Road Manda - Titwala (West), Tal. - Kalyan, Dist. -Thane,  
Maharashtra - 421 605. (Pan No. BLNPP6562M.), (Email Id:  
enterprisesshreegajanan98@gmail.com,) hereinafter called and referred to as the  
"PROMOTER/VENDOR" (which expression shall unless it be repugnant to the  
context or meaning thereof mean and include his heirs, executors, administrators and  
assigns) being the PARTY OF THE FIRST PART.

### AND

1) Mr. CHAMPALAL SONAJI DARSIMBE, (श्री. चंपालाल सोनाजी दारसिम्बे) aged  
about 41 Years, Occupation - Service, Pan No. BKGPD1345G, Email ID:  
champalaldarsimbe4@gmail.com Mo. No. 8693806430,

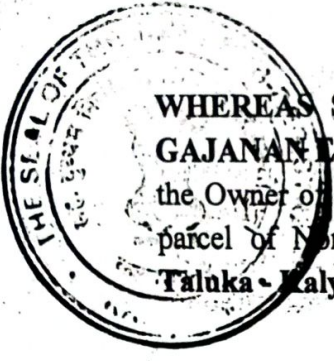
2) Mrs. BABITA CHAMPALAL DARSIMBE, (सौ. बबिता चंपालाल दारसिम्बे)  
aged about 31 Years, Occupation - Housewife, Pan No. HLWPD4340A, Mo. No.  
7977292593,

Residing at : Majarkapdi, Gaurkheda Bazar, Chikhaldara, Amravati, Maharashtra 444  
717, hereinafter called and referred to as the "ALLOTTEE/PURCHASER"  
(Which expression shall unless it be repugnant to the context or meaning thereof  
mean and include his / her / their heirs, executors, administrators and assigns) being  
the PARTY OF THE SECOND PART.

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WHEREAS Shri. Ratnakar Dharma Patil, Sole Proprietor of M/s. SHREE GAJANAN ENTERPRISES, a sole proprietary Concern i.e. the Promoter herein is the Owner of and/or otherwise well and sufficiently entitled to all that piece and parcel of Non Agricultural land lying being and situated at Village MANDA, Taluka - Kalyan, District - Thane bearing:

Survey No.	Hissa No.	Area (Sq. meters)
10	7/4	500.00

And within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "SAID PROPERTY" and is more particularly described in the SCHEDULE hereunder written;

AND WHEREAS originally said property was owned and possessed by SHRI MOTIRAM LAXMAN PATIL AND OTHERS.

AND WHEREAS by and under Deed of Conveyance dated 23.02.2010 registered at the Office of Sub-Registrar of Assurance Kalyan under Sr. No. KLN1- 1640 / 2010 dated 23.02.2010 made and executed between Shri. Motiram Laxman Patil and Others as the Owner and Shri Ratnakar Dharma Patil as the Promoter / Purchaser, said Shri. Ratnakar Dharma Patil Purchased / Acquired the said property as absolute owner on term and conditions and for the consideration mentioned therein and in pursuance to said Deed of Conveyance the Promoter herein have become absolute owners of said property.

AND WHEREAS said property is mutated in the name of said Shri Ratnakar Dharma Patil as is evidence vide Mutation Entry No. 3107.

AND WHEREAS said Shri Ratnakar Dharma Patil, after having acquired the said property with a view to develop said property submitted necessary building plans in respect of said property with Kalyan Dombivali Municipal Corporation for approval and Kalyan Dombivali Municipal Corporation granted I.O.D. bearing No. KDMP/NRV/BP/KV/78 dated 16.12.2011 in respect of said property.

AND WHEREAS said property is converted to Non-Agricultural use by the Tahasildar Kalyan by and under order bearing No. Mhasul/K-1/T- 3/Jaminibabat-1/Rupantarkar/SR-277/2019 dated 19.11.2019.

AND WHEREAS on obtaining Non-Agricultural use permission necessary Building Commencement Certificate is granted by Kalyan Dombivali Municipal Corporation under its Building permission bearing No. KDMC / TPD / BP / KD/2021-22 / 08 dated 10.05.2021.

AND WHEREAS in terms of said Building Commencement Certificate dated 10.05.2021 a single building of Stilt (Part) + Ground (Part) + First Floor to Fifth Sixth Floor (Part) (Residential + Commercial) Floor said property.

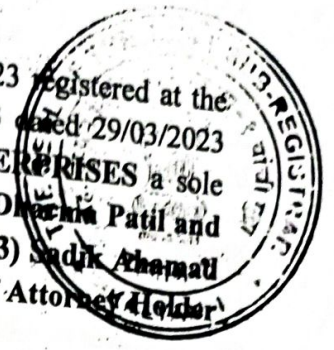
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AND WHEREAS as per the TDR Agreement dated 24/12/2023 registered at the office of sub-registrar at Kalyan-1 under Serial No. 3001/2023 dated 29/03/2023 made and executed between M/s. SHREE GAJANAN ENTERPRISES a sole proprietary Concern through its Sole Proprietor Mr. Ratnakar Dharma Patil and 1) Mumtaj Ahamad Ali Patel 2) Yasmin Ahamad Ali Patel, 3) Sadik Ahamad Ali Patel, & Anwarali Allabaksha Patel through its Power of Attorney Holder Mr. Akbar Chand Khan Meb.



AND WHEREAS said Building Plans are further on two occasions and last revised permission is obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC / TPD / BP / KD/2021-22/08/14, dated 10.04.2023.

AND WHEREAS as per last revised building permission dated 10/04/2023 a single building recognized as Building in sanctioned Plan of Stilt (Part) + Ground (Part) + First Floor to Seventh Floor (Residential + Commercial) Floor is sanctioned on said property and said Building sanctioned on said property is herein after called and referred to as "Said Building."

AND WHEREAS Shri Ratnakar Dharma Patil being the absolute owner of said property intend to carry out the construction and development activities in his proprietary trade name as "M/s. Shree Gajanan Enterprises" i.e. Builders/Promoters herein being the sole proprietor of the said Proprietary concern firm.

AND WHEREAS the Promoter herein as absolute owner of said property and in terms of sanctioned Plans and Permissions is well and sufficiently entitled to development said property by constructing multi-storied building on the said property as per sanctioned permissions and plans and to sell the flats/shops/units constructed therein to intending purchaser/s ;

AND WHEREAS the Promoter herein declare that said sanction and permission are valid subsisting and completely in force;

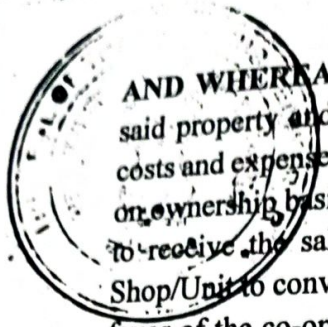
AND WHEREAS the Promoter has entered into a standard Agreement with an Architect SALIL JOSHI & ASOCIATES Dombivali, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed Mr. Manohar Patil as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter has accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS proposed building/s consist of Flats/Shops/Units;

17 [Signature] [Signature]

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**AND WHEREAS** as recited hereinabove, the Promoter is entitled to develop the said property and carry out the construction of the proposed buildings at his own costs and expenses and to dispose of the Flat/Shops/ Unit constructed in the buildings on ownership basis and to enter into agreements with the Allotee/s / Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Unit to convey the said land together with the buildings constructed thereon in favor of the co-operative housing society of all those several persons acquiring the respective Flat/Shop/Unit in the buildings subject to terms, conditions, facts and circumstances as mentioned in these presents ;

**AND WHEREAS** the Promoter is carrying out construction on said property as per sanctioned plans and permissions and expressed his intention to dispose of the Flat/Shop/Unit in the proposed building to be known as "ADITYA HEIGHTS";

**AND WHEREAS** Allotee/s /Purchaser/s herein shown his/her/their willingness to purchase Flat / Shop / Unit in said building to be known as "ADITYA HEIGHTS"

**AND WHEREAS** it is further specifically brought to the notice of Purchaser/s that on obtaining required permission from the Purchaser/s wherever necessary Promoters/Builders herein is going to use and utilize maximum F.S.I. of and/or on the said property, balance F.S.I. of said property, as per present and time to time future revised / amended D.C. Rules and Regulations, T.D.R. (Transferable Development Rights) if permitted, Staircase F.S.I. and/or any other F.S.I. which may be obtained by payment of premium or otherwise as may be permitted on the said property as per present and time to time future revised / amended D.C. Rules and Regulations and as permitted by Competent Planning Authorities and accordingly necessary revised permission from time to time will be obtained in due course;

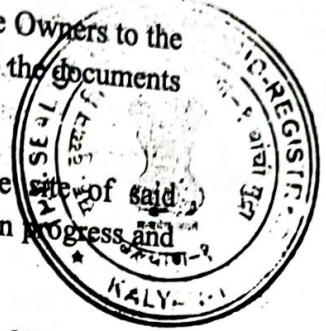
**AND WHEREAS** the Promoter has accepted the said offer made by the Allotee/s / Purchaser and agreed to sell him Flat / Shop/ Unit by becoming Member / Share Holder/ Constituent of the proposed cooperative society and the Allotee / Purchaser shall pay to the Promoter **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)** as the agreed Lump Sum price / Consideration in respect of the said bearing Flat No. 203 on 2<sup>nd</sup> Floor, admeasuring Area 27.92 Sq. Meters (Carpet) + 3.98 (Sq. Meters) Balcony in the proposed building to be known as "ADITYA HEIGHTS", hereinafter for the sake of brevity called and referred to as the "SAID PREMISES" allotted to the Allotee / Purchaser and shown and marked accordingly on the floor plan annexed hereto.

**AND WHEREAS** the Allotee/ Purchaser have agreed to pay the sale price / consideration in respect of said premises to Promoter herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme;

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AND WHEREAS the Allotee/Purchaser has accepted the title of the Owners to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove;

AND WHEREAS the Allotee/s / Purchaser/s has/have seen the building/s and the work of construction of the said buildings being in progress and has satisfied with the quality of the work and has approved the same;



AND WHEREAS the carpet area of the said premises is **Square 27.92 Meters** and "carpet area" means the net usable floor area of an Flat / Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat / Shop / Unit for exclusive use of the Allotee/Purchaser or Verandah area and exclusive Open terrace area appurtenant to the said Flat / Shop / Unit for exclusive use of the Allotee / Purchaser, and includes the area covered by the internal partition walls of the Flat / Shop / Unit ;

AND WHEREAS on demand from the Allotee/s/Purchaser/s, the Promoter has given inspection to the Allotee/s/Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter above named Architects including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the building/s and/or Flat/Shop/Units are constructed or are to be 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 Promoter 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 Flat / Shop / Unit agreed to be purchased by the Allotee/s /Purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D.**



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AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said buildings 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 said Building.

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 Promoter while developing the project land and the said building 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 Promoter has registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with **Real Estate Regulatory Authority at Mumbai bearing No. P51700048244.**

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Promoter is required to execute a written Agreement for sale of said Flat / Shop / Unit with the Allottee/s / Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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;

**NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:**

1) The Promoters shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the First Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the premises of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

(a) THE Allottee / Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to Allottee / Purchaser the **Flat No. 203 on 2<sup>nd</sup> Floor**, admeasuring Area **27.92 Sq. Meters (Carpet) + 3.98 (Sq. Meters) Balcony** in the proposed building to be known as "**ADITYA HEIGHTS**" and as shown on the floor plan hereto annexed hereinafter called and referred to as "**SAID PREMISES**" for the Lump sumprice / consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)** the above said lumpsum consideration includes proportionate price of the

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### RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties herein.

### 36) PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS/S / SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

### SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

### 37) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

### 38) FURTHER ASSURANCES

#### FIRST SCHEDULE

All that piece and parcel of land lying being and situate at village Manda, Taluka Kalyan, District Thane, bearing Survey No. 10 Hissa No. 7/4 admeasuring 0 hectare 05 Are and 0 prati equivalent to 500 Sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation and bounded as follows:

- On or towards East : Panchratna Apartment
- On or towards West : 0 Feet Road
- On or towards North : Panchratna Apartment
- On or towards South : Jay Sharda Apartment

Together with all easement rights and benefits thereto

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३६	२०२३
३६	६०

**SECOND SCHEDULE ABOVE REFERRED TO**

(Description of said premises)

All that premises being bearing Flat No. 203, on 2<sup>nd</sup> Floor, admeasuring Area 27.92 Sq. Meters (Carpet) + 3.98 (Sq. Meters) Balcony in the Building known as "ADITYA HEIGHTS" to be constructed on the property described in the First Schedule herein above written.



**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  
**PROMOTER**  
M/s. SHREE GAJANAN ENTERPRISES,  
A sole proprietary concern, through its Proprietor  
Shri RATNAKAR DHARMA PATIL



**SIGNED & DELIVERED**  
By the within named  
**ALLOTTEE/S / PURCHASER/S**

1) Mr. CHAMPALAL SONAJI DARSIMBE,

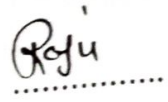


2) Mrs. BABITA CHAMPALAL DARSIMBE



**WITNESS: -**

1) Mr. Raju Gabhale Age - 33 years  
Add. Manda Titwala (East)-421605



2) Mr. Sachin Govind Shinde. Age 32 years,  
Resi. At. Post. Vangani, Tal. Ambernath,  
Dist. Thane- 421503.



AS

VALUATION FEE  
Technical Inspector  
Particulars  
Date of Delivery  
Destination  
Delivery Note Date

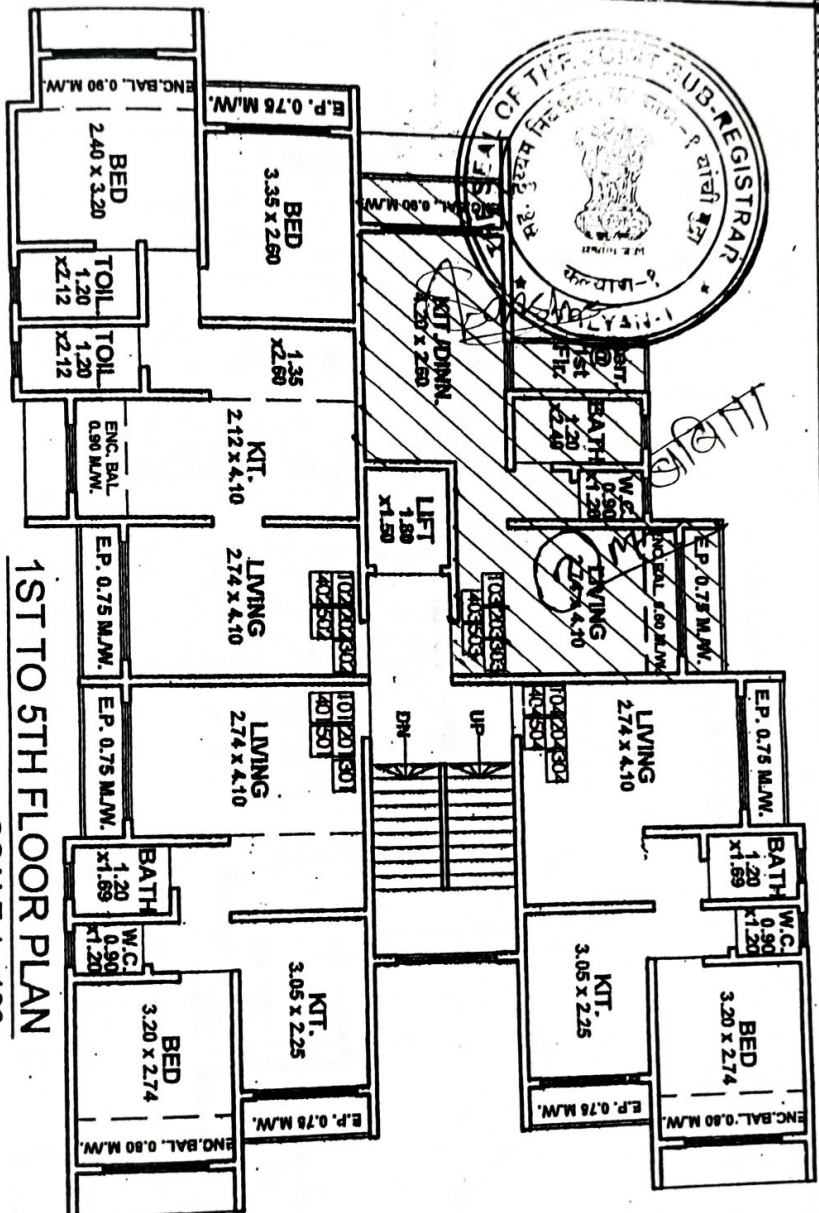
कलन-१

दस्तावेज क्र. 4666 2023

3e 00

**RERA CARPET AREA STATEMENT**

FLAT NO.	CARPET	BALCONY	TOTAL
101.201.301.401.501	35.74	384.38	420.12
102.202.302.402.502	50.67	545.41	596.08
103.203.303.403.503	27.92	300.53	328.45
104.204.304.404.504	35.75	384.81	420.56



OWNER

SHRI. RATNAKAR DHARMA PATIL

PROJECT

PROPOSED BUILDING ON S.NO.10,H.NO.7/4,  
AT VILLAGE- MANDA WEST,  
TAL. KALYAN, DIST. THANE.

ARCHITECT

REG. NO. - CA200127900  
SAILI JOSHI & ASSOCIATES.  
ARCHITECTS  
DOMBIVLI (WEST).

1ST TO 5TH FLOOR PLAN  
SCALE 1 : 100



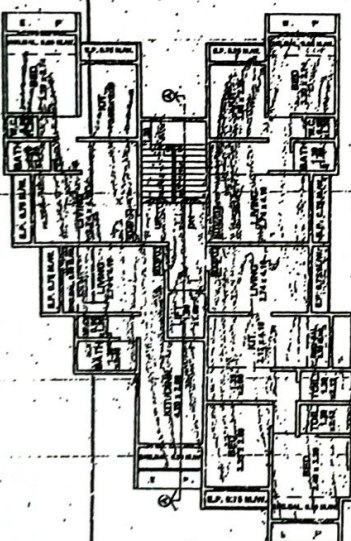
दस्तावेज क्र. yu6e 2023

80 60

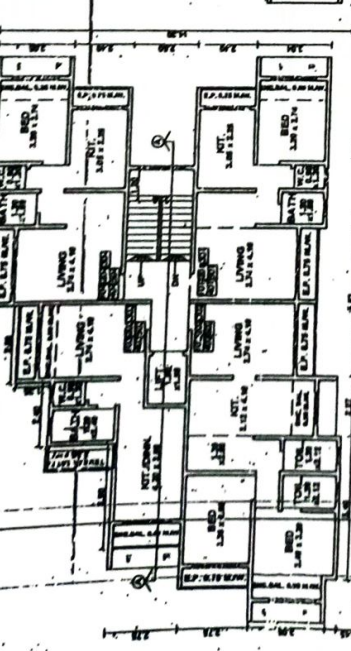


Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	...	...	...	...
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3	...	...	...	...
4	...	...	...	...
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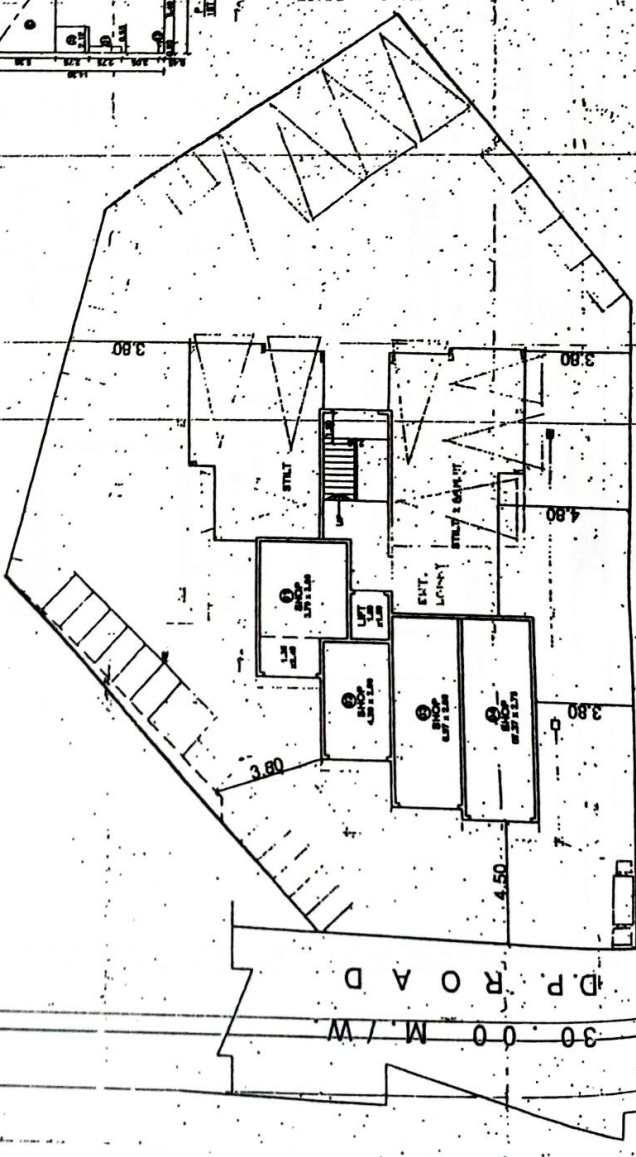
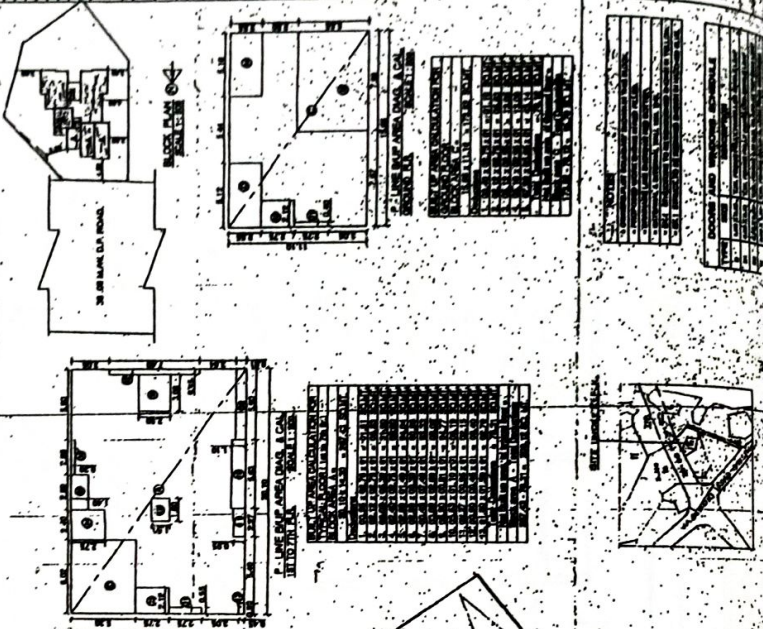
Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	...	...	...	...
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6TH & 7TH FLOOR PLAN  
SCALE 1:100



1ST TO 5TH FLOOR PLAN  
SCALE 1:100



- (8) दस्तावेज क्र. यु 6 ए
- (9) दस्तावेज क्र. यु 6 ए
- (10) दस्तावेज क्र. यु 6 ए
- (11) दस्तावेज क्र. यु 6 ए
- (12) दस्तावेज क्र. यु 6 ए
- (13) दस्तावेज क्र. यु 6 ए
- (14) दस्तावेज क्र. यु 6 ए



कल्याण डोंबिवली महानगरपालिका, कल्याण (I.O.D.)

जा.क्र.कडोमपा/नयवि/बाप/कवि/७५  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
दिनांक:- १६/१२/२०११

श्री./श्रीमती :- मोतिराम लक्ष्मण पाटील व इतर  
कुलमुखत्यारपत्रक :- श्री. रतनाकर धर्मा पाटील  
वास्तुशिल्पकार :- श्री. सलीम जोशी (डोंबिवली)

कलन-१	
दस्त क्र. ५७७६	२०२३
प्लॉट क्र. - ५२	७०

विषय:- सि.स.नं. - स.नं. १० हि.नं. ७/४  
मौजे- मोडा येथे बांधकाम करण्याच्या मंजूरीबाबत

संदर्भ:- १) आपला दि. १५/१०/२०११ मधील श्री. सलीम जोशी  
वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र. ११११११०१५००/२३  
२) ना.ज.क.धा.आदेशपत्र क्र. -



महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ अन्वये  
स.नं. १० हि.नं. ७/४ सि.स.नं. - प्लॉट क्र. - मौजे- मोडा  
मध्ये ५००.०० चौ.मी. क्षेत्रावर तळघर, स्टील्ट, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला,  
चौथा मजला, पाचवा मजला, सहावा मजला, सातवा मजला, आठवा मजला, नववा मजला, दहावा मजला,  
अकरावा मजला, बारावा मजला, तेरावा मजला, रचिवासी, दुकाने, ऑफिस, ४६६.७० चौ.मी.चे इमारतीचे  
बांधकामाकरिता. इमारत- स्टील्ट पॅ, तळ पॅ + त्रीन मजले (रखिवास)

भुखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ तसेच म.प्र. व  
न.र. अधिनियम १९६६ चे कलम ४४ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक १५/१०/११ च्या अर्जास अनुसरून पुढील  
शर्तीस अधिन राहून तुमच्या मालकीच्या ५००.०० चौ.मी. क्षेत्रा पैकी ४६६.७० चौ.मी.चे इमारतीचे बांधकाम  
रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे- भिंतीच्या इमारतीच्या बांधकामाबाबत, जागेवर मूलभूत सुविधा विकसित करण्यासाठी व  
बिनशेती वापर परवानगी मिळण्यासाठी अंतरिम स्वरूपाचे मंजूरी पत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी  
हक्कासंदर्भात कुठराही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत  
आहे.

- १) हे अंतरिम मंजूरीपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल. नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखडा अनुषंगाने छानमी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम प्रारंभ प्रमाणपत्र मिळणेसाठी मा.जिल्हाधिकारी, ठाणे यांजकडून बिनशेती परवानगी घेण्याची जबाबदारी आपणावर राहिल व बिनशेतीच्या परवानगीची एक सत्यप्रत महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- ४) बांधकाम सुरु करण्यापूर्वी क.डों.म.पा.कडून बांधकाम प्रारंभ प्रमाणपत्र घेणे आवश्यक आहे.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे बांधकामप्रारंभ प्रमाणपत्र घेतलेनंतर करता येईल.
- ६) वाडेभित बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे मंजूर नकाशाप्रमाणे वाडेभिंतीचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे.
- ७) सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे अंतरिम मंजूरीपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) जागेतून किंवा जागेजवळून अतिदाब विद्युतवाहिनी जात असल्यास संबंधित खात्याकडून ना-हरकत दाखला घेतला पाहिजे व त्याची सत्यप्रत या कार्यालयास सादर केली पाहिजे.
- १२) जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख/लागून किंवा ३० मी.अंतरापर्यंत असल्यास संबंधित खात्याकडून ना हरकत दाखला घेणे आवश्यक आहे. व त्याची सत्य प्रत या कार्यालयास सादर केली पाहिजे.
- १२अ) बांधकाम प्रारंभ प्रमाणपत्र देणेपूर्वी ०/१२३नाच्यावरील जुनी शर्त वाचनची नोंद रद्द करून आवेदनाने नवे सुधारीत ०/१२ रजार सादर करणे आपणांचे बंधनकारक राहिल.

कलम - 1  
 नं. 40002  
 2023  
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ब) अधिकांश प्रारंभ प्रदानपत्र वेणेपुर्वी पोह्य रस्ता जिताळ ए-७००  
 रस्त्याच्या बाबतचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत

- १६) सदन्याच्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत
- १७) सदन्याच्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत
- १८) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १९) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या अंतरिम मंजूरीपत्रामुळे रद्द झाला असे समजण्यात यावे.
- २०) गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत.
- २१) बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २२) भविष्यात रस्ता हंडीकरणासाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २३) बांधकाम प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ. यांचे मार्फत करून घ्यावी. व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र घेणेसाठी हे मंजूरी पत्र दिल्या ताखेपासून एक वर्षांचे आत सादर करावी.
- २४) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डॉ.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २५) भूखंडातील आरक्षित भाग भरणी करून व वाडोभित्तीचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डॉ. म.पा.स विनामूल्य हस्तांतरित करावे.
- २६) महाराष्ट्र राज्य विद्युत महामंडळ यांचेकडील नां हरकत दाखल सादर करावा.
- २७) जलनिःसारण, मलनिःसारण व अग्निशमन विभाग, क.डॉ.म.पा. यांचे कडील नांहरकत दाखला बांधकाम नकाशासह सादर करावा.
- २८) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- ३०) बांधकाम प्रारंभप्रमाणपत्र घेणेसाठी वरीलप्रमाणे सर्व नां-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- ३१) रेल वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अभियांता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३२) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३३) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सीरॅज्ज् उपकरणे बसवणे आवश्यक आहे.
- ३४) गौण खनिज उत्खनन स्वामित्व धनाबाबत संबंधीत विभागाकडील नांहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३५) सदर बांधकाम परवानगी अनुषंगाने उद्यान विभागाकडील झाडे तोडणे बाबतचा नांहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

३६) बांधकाम प्रारंभ प्रदानपत्र वेणेपुर्वी भूखंडातील बांधकामातील बांधकामे त्रैश्विक आवश्यक साहित्य.

*(Signature)*

सहाय्यक संचालक नगररचना / नगररचनाकार  
 कल्याण डोंबिवली महापालिका, कल्याण

- १) मा. जिल्हाधिकारी यांना सादर, जिल्हाधिकारी कार्यालय, ठाणे
- २) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- ३) करनिर्धारक व संकलक क.डॉ.म.पा.कल्याण.
- ४) प्रभाग क्षेत्र अधिकारी प्रभाग क्षेत्र.

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

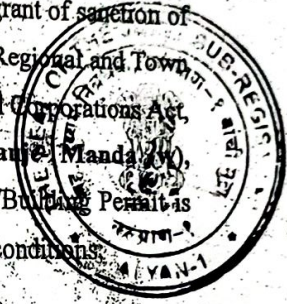
**APPENDIX 'D-1'  
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE**

To,  
Mr. Ratnakar Dharma Patil  
Architect – Mr. Sail Joshi, Dombavali (West)  
Structure Engineer – Mr. Manohar Patil Dombavali (East)

कलन-१	
कलन नं.	५०६ २०२३
५४	००

Sir,

With reference to your application dated 26/03/2021 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 situated on Manje Manda (W), Survey No. 10, Plasa No. 7/4 at 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.

Office No. **KDMC/TPD/BP/KD/2021-22/08.**

Office Stamp

Date : **10/05/2021**

Yours faithfully,

*for* Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.



STATE BANK OF INDIA  
Nauvada Branch Thane  
425 Gokhale Road, Na...  
GSTIN...  
Delivery Note  
Reference No & Date  
6-Jun-23  
Model/Term...  
AG...

# STAMP OF APPROVAL

SHEET NO. 1

## DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED BUILDING ON G.NO. 10, H.NO. 7/4,  
AT VILLAGE- MANDA WEST,  
TAL. KALYAN, DIST. THANE.

OFFICE OF THE KALYAN DOMBIVLI  
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-  
KDMC/TPD/BP/KD/2021-22/08

Date :- 10/05/2021

**SANCTIONED**

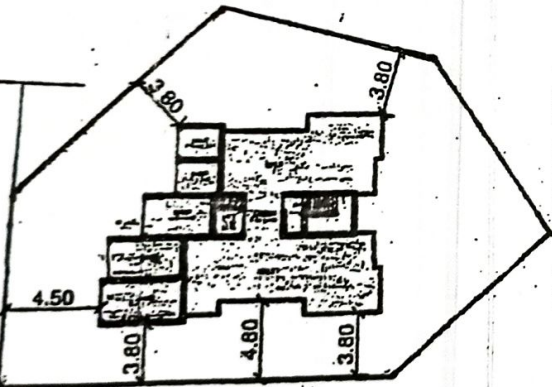


*[Signature]*  
ASSISTANT DIRECTOR OF  
TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation  
*[Signature]*

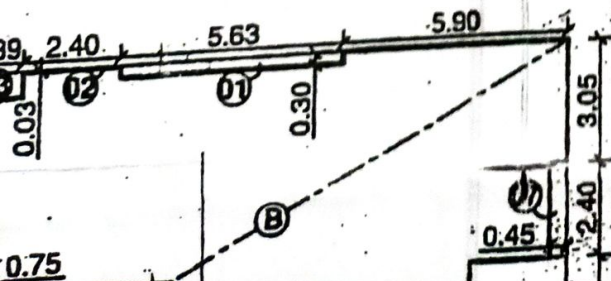
B - UP AREA STATEMENT IN SQ.MT.	
FLOOR	AREA
GR.	81.19
1ST.	219.53
2ND.	219.53
3RD.	219.53
4TH.	219.53
5TH.	99.04
6TH.	
7TH.	
<b>TOTAL</b>	<b>1277.83</b>

CARPET FLAT AREA STATEMENT	
FLAT NO.	AREA
101,201,301,401,501.	37.90 SQ.MT.
102,202,302,402,502.	55.46 SQ.MT.
103,203,303,403,503.	34.70 SQ.MT.
104,204,304,404,504,604.	37.90 SQ.MT.
<b>603.</b>	<b>25.64 SQ.MT.</b>

SHOP AREA STATEMENT	
SHOP NO.	AREA
01	06.08 SQ.MT.
02	06.46 SQ.MT.
03	11.66 SQ.MT.
04	12.57 SQ.MT.
05	14.38 SQ.MT.

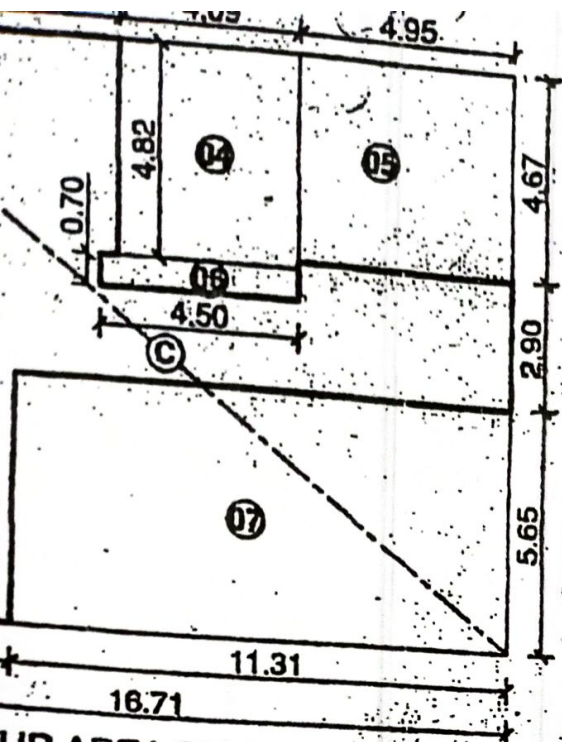


CK PLAN  
E 1 : 500



	AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	
	a) AS PER OWNERSHIP DOCUMENTS	500.00
	b) AS PER MEASUREMENT SHEET	500.00
	c) AS PER SITE	
2	DEDUCTIONS	
	a) PROPOSED D.P./30 00 M.W.D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	
	b) ANY D.P. RESERVATION AREA (TOTAL a+b)	
3	BALANCE AREA OF THE PLOT	500.00
4	AMENITY SPACE ( IF APPLICABLE )	
	a) REQUIRED	
	b) ADJUSTMENT OF 2(b), IF ANY	
	c) BALANCE PROPOSED	
5	NET PLOT AREA ( 3 - 4(c) )	500.00
6	RECREATIONAL OPEN SPACE ( IF APPLICABLE )	
	a) REQUIRED	
	b) PROPOSED	
7	INTERNAL ROAD AREA	
8	PLOTTABLE AREA ( IF APPLICABLE )	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH ( SR.NO.5 x BASIC F.S.I.) 500.00 x 1.1 = 550.00	550.00
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED OF ROAD WIDTH/TOD ZONE	
	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM 500.00 x 50% = 250.00	250.00
11	IN - SITU F.S.I. / T.D.R. LOADING	





UP AREA DIAG. & CAL.  
SCALE 1 : 200

- BOUNDARY SHOWN IN THIS BLOCK
- WORK SHOWN IN RED FILLED.
- SHOWN IN RED DOTTED.
- INTERNAL WALL 15M. THK.
- TO BE DEMOUSHED SHOWN IN YELLOW.
- TO BE RETAINED SHOWN IN HATCHED BLUE.

**WINDOWS SCHEDULE**

DESCRIPTION
FRAME FULLY PANELLED SINGLE LEAF
FRAME FULLY PANELLED SINGLE LEAF
FRAME 0.25 M.H. GLASS AT TOP SING LEAF
FRAME FULLY GLAZED FOUR SHUTTERS
FRAME FULLY GLAZED THREE SHUTTERS
FRAME FULLY GLAZED TWO SHUTTERS
FRAME GLASS LOUVERS AT 45

14	MAXIMUM UTILIZATION LIMIT OF F.S.I. ( BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH ( AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE x 1.6 OR 1.8 )	1280.00
15	TOTAL BUILT UP AREA IN PROPOSAL ( EXCLUDING AREA AT SR. NO. 17 b )	
	(a) EXISTING BUILT UP AREA	
	(b) PROPOSED BUILT UP AREA ( AS PER P-LINE )	
	(c) TOTAL ( a + b )	1277.83
16	F.S.I. CONSUMED ( 15/13 )	1277.83
	( SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE )	2.55
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED ( 20% OF SR. NO. 5 )	
	(b) PROPOSED	

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS

SIGN. OF ARCHITECT

**CERTIFICATE OF STRUCT. ENGINEER**

THIS IS CERTIFY THAT THE PLAN PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD FOR ANY HARMS - CAUSED IN EARTH QUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

BE CIVIL A.M.I.E.

KDMC REGSTRN No. 440

SIGN. OF STRUCT. ENGINEER

**OWNERS DECLARATION**

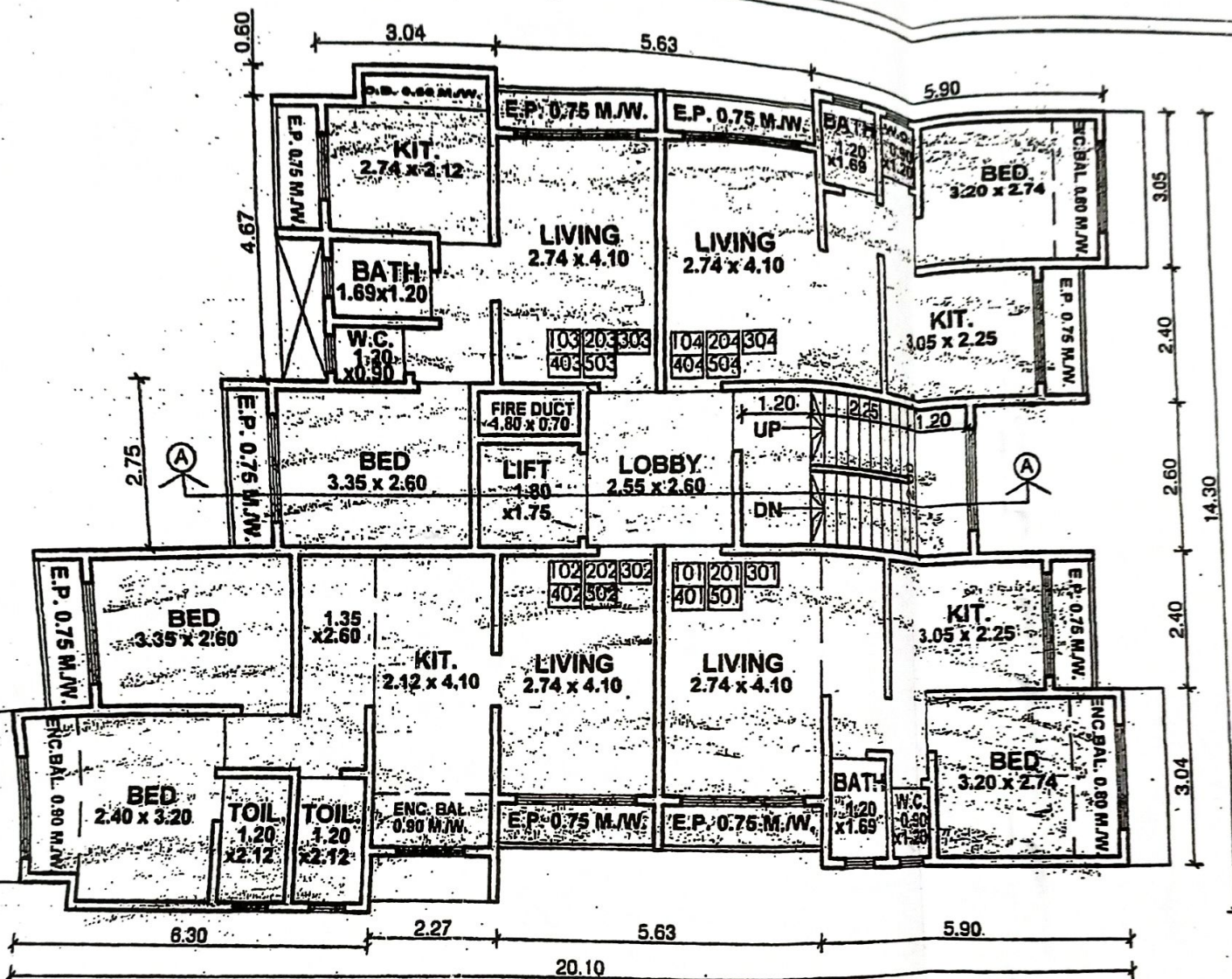
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SHRI. RATNAKAR DHARMA PATIL

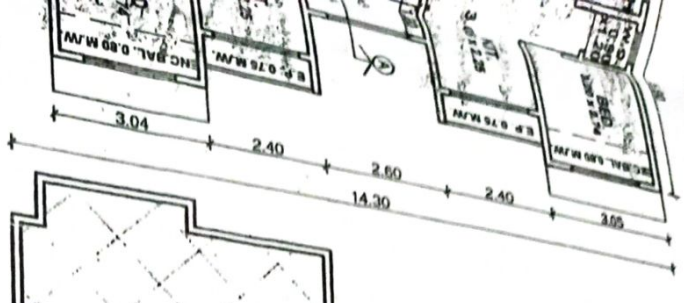
JOB. NO.	DRG. NO.	SCALE	DRN. BY.	CHKD. BY.	DATE
002	01	AS SHOWN			

**ARCHITECT**

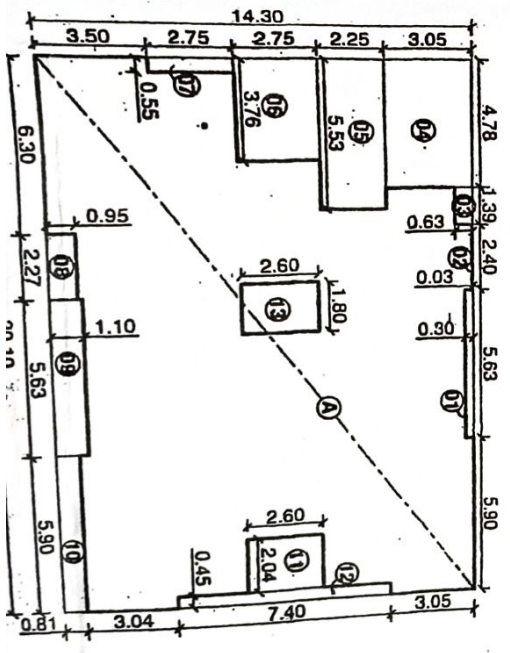
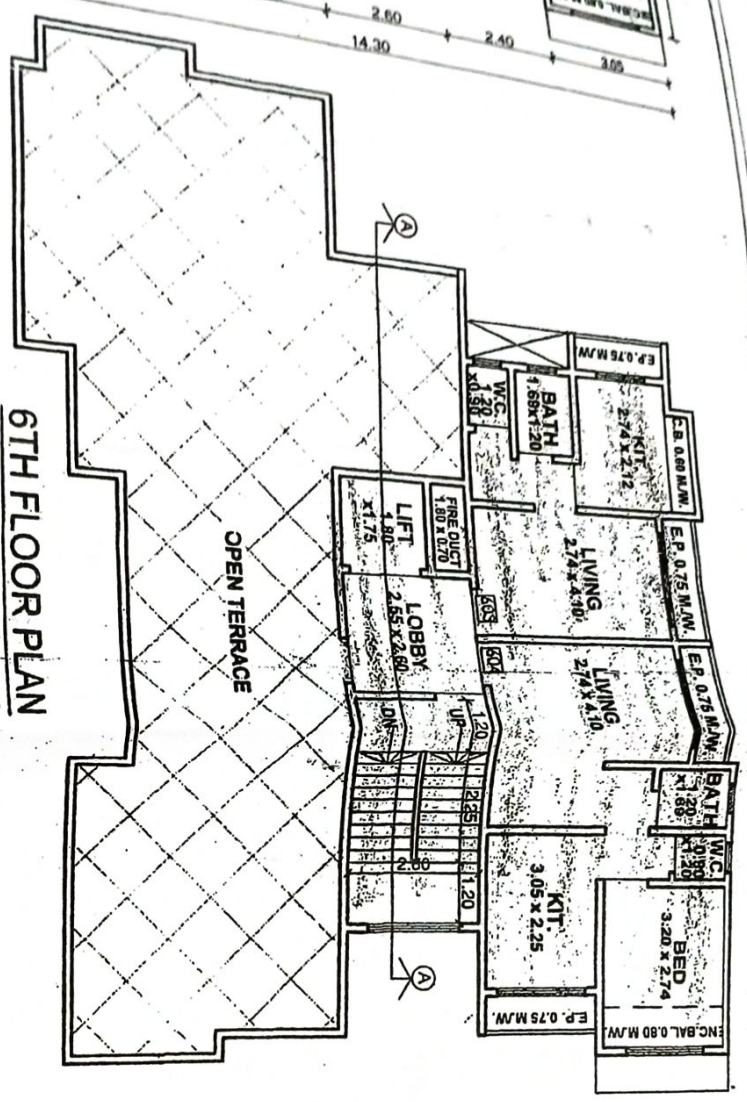
REG. NO. - CA/2001/27900  
**SALIL JOSHI & ASSOCIATES.**  
ARCHITECTS  
DOMBIVLI ( WEST )



**1ST TO 5TH FLOOR PLAN**  
**SCALE 1 : 100**



**6TH FLOOR PLAN**  
SCALE 1 : 100



**TENEMENTS STATEMENT**

PROPOSED AREA	SQ.MT.
LESS DEDUCTION FOR NON-RES. AREAS	177.83
AREA AVAILABLE FOR TENEMENTS	11.14
TENEMENTS PERMISSIBLE	11.69
TENEMENTS PROPOSED	11.69
TENEMENTS EXISTING	22 NOS. 06 SHOPS
TOTAL TENEMENTS PROPOSED	22 NOS. 06 SHOPS

**PARKING AREA STATEMENT**

NO OF TENEMENT C/A UP TO 100 Sqmt	REQ. CAR PARKING	REQ. SCOOTER PARKING	PROP. SCOOTER PARKING
01 NOS.	1.80 No. 02 No.	1.80 No. 02 No.	05 No.
NO OF TENEMENT C/A IN BETWEEN 30 TO 40 Sqmt	16 NOS. 6.40 No. 07 No.	2.80 No. 13 No.	10 No.
NO OF TENEMENT C/A IN BETWEEN 40 TO 80 Sqmt	05 NOS. 02.00 No. 02 No.	10 No.	10 No.
VISITORS 5%	0.50 No. 01 No.	1.46 No. 02 No.	02 No.
TOTAL	22 NOS	12 No.	32 No.

PROPOSED PARKING - 12 NOS. (CAR) & 32 NOS. (SCOOTER)

**B - UP AREA STATEMENT IN SQ.MT.**

FLOOR	AREA
1ST	219.53
2ND	219.53
3RD	219.53
4TH	219.53
5TH	219.53
6TH	99.04
TOTAL	1277.83

**CARPET FLAT AREA STATEMENT**

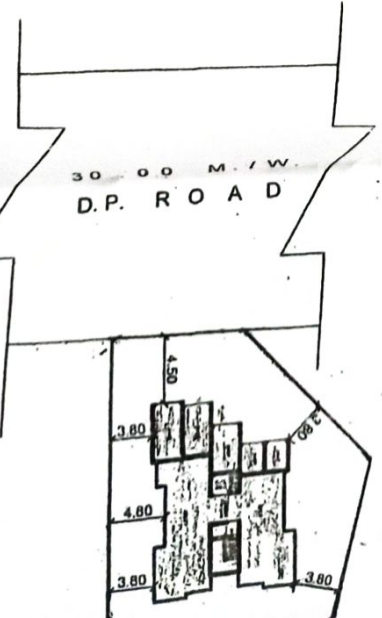
FLAT NO.	AREA
101, 201, 301, 401, 501, 137, 90, 50, 50	165.46 SQ.
102, 202, 302, 402, 502, 155, 46, 50, 50	165.46 SQ.
103, 203, 303, 403, 503, 154, 78, 50, 50	165.46 SQ.
104, 204, 304, 404, 504, 157, 90, 50, 50	165.46 SQ.
601, 75, 64, 50	165.46 SQ.

**SHOP AREA STATEMENT**

SHOP NO.	AREA
01	06.08 SQ.
02	06.46 SQ.
03	11.66 SQ.
04	17.57 SQ.
05	11.83 SQ.

D.P. ROAD

**BLOCK PLAN**  
SCALE 1 : 500



**BUILT UP AREA CALCULATION FOR 6TH FLOOR**

BLOCK AREA B = 125.82 SQ.MT.

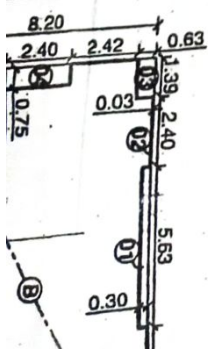
15.92 x 08.20 = 125.82 SQ.MT.

Deductions

1. 05.63 x 00.30 x 01 = 01.68 SQ.MT.

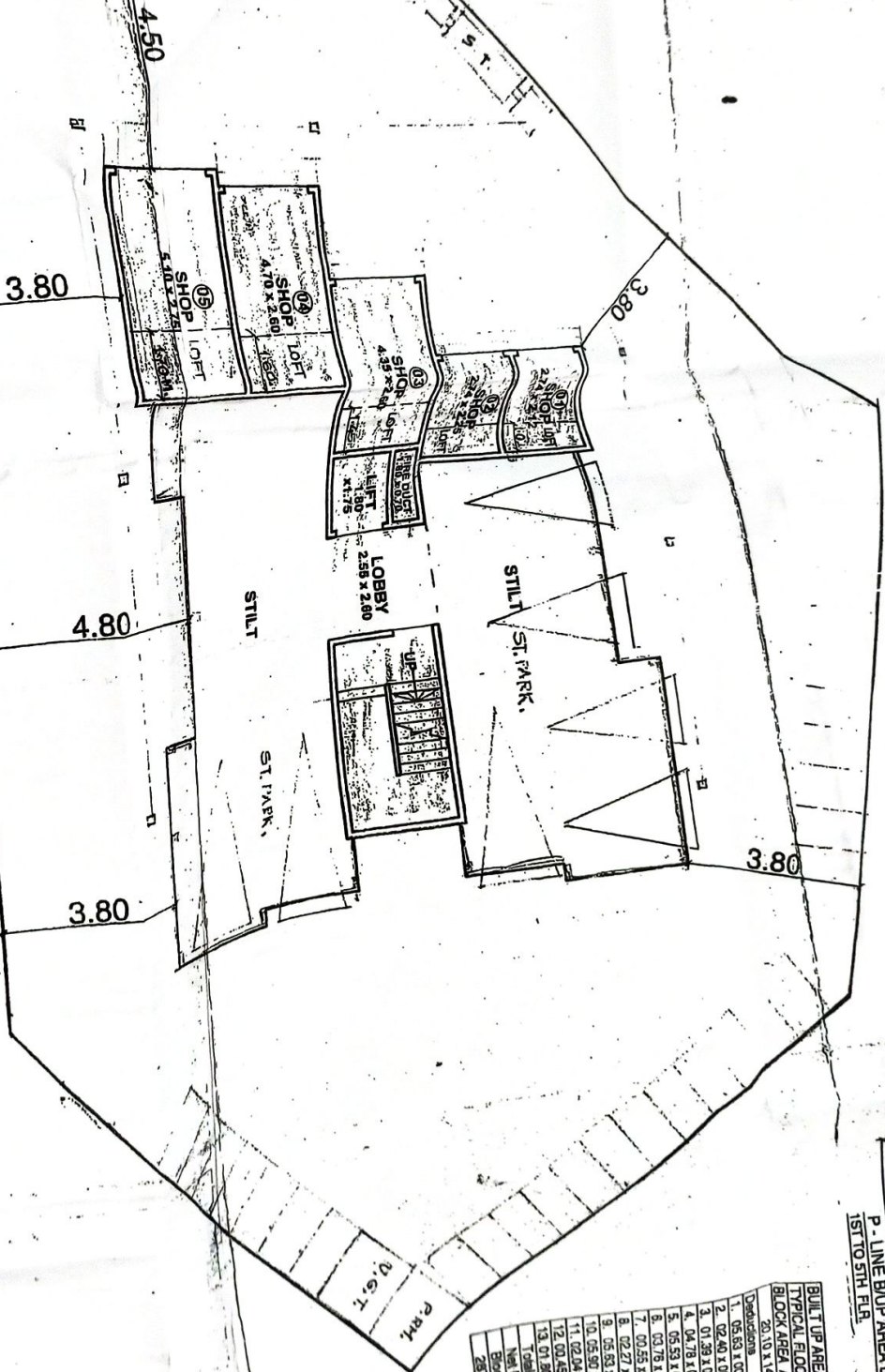
2. 02.40 x 00.08 x 01 = 0.02 SQ.MT.

3. 01.39 x 00.63 x 01 = 0.09 SQ.MT.



30.00 M. / W.  
D.P. ROAD

GROUND FLOOR PLAN  
SCALE 1:100

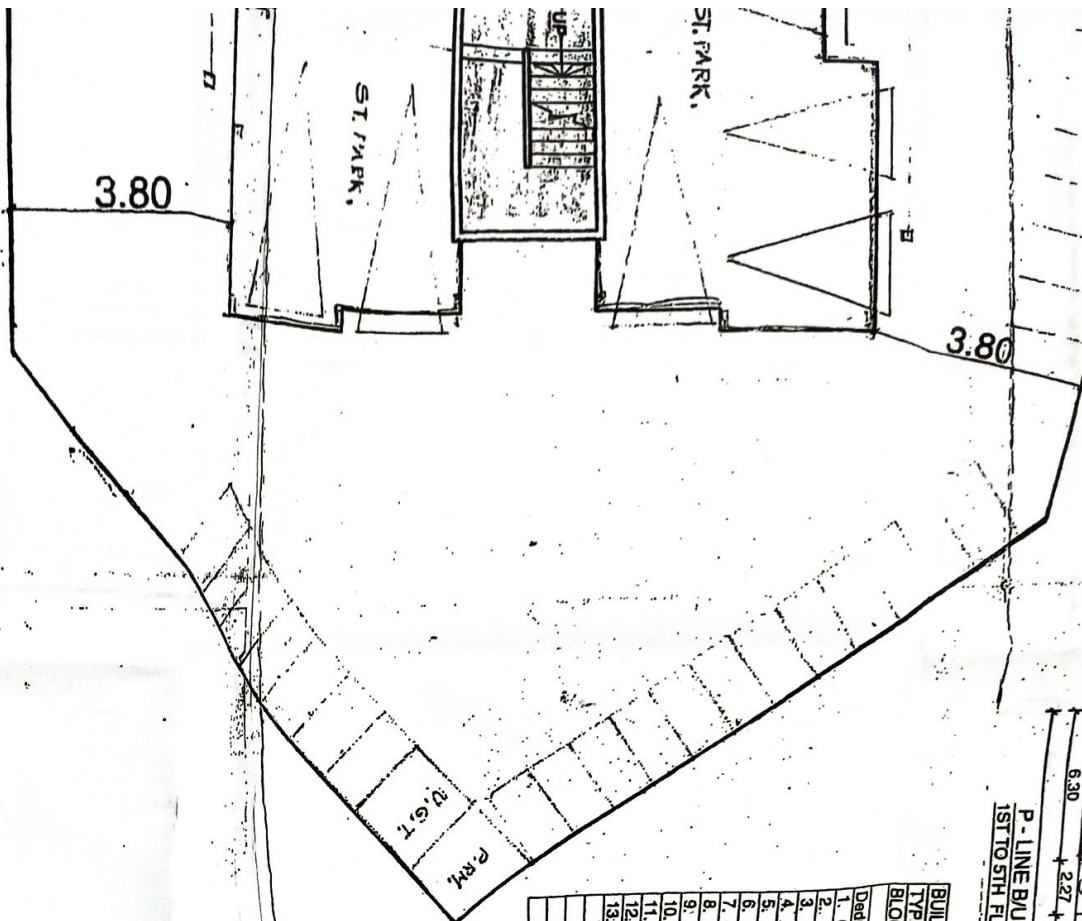


BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (1st to 5th FL.)

Sl. No.	Description	Area (sq. m)
1	05.53 x 00.20 x 01 = 01.68 SOL	01.68
2	02.40 x 00.03 x 01 = 00.07 SO	00.07
3	01.33 x 00.53 x 01 = 00.67 SO	00.67
4	04.78 x 00.25 x 01 = 12.44 SO	12.44
5	05.53 x 02.25 x 01 = 12.44 SO	12.44
6	03.78 x 02.75 x 01 = 10.34 SO	10.34
7	00.25 x 02.75 x 01 = 0.69 SO	0.69
8	02.27 x 00.55 x 01 = 0.25 SO	0.25
9	05.53 x 01.10 x 01 = 06.08 SO	06.08
10	05.90 x 02.51 x 01 = 08.81 SO	08.81
11	02.04 x 02.50 x 01 = 05.10 SO	05.10
12	00.43 x 07.40 x 01 = 03.18 SO	03.18
13	01.50 x 02.50 x 01 = 03.75 SO	03.75
Total Deductions =		0
Net Built up Area of 1st Floor =		287.43 sq. m
Block Area A =		287.43 sq. m



P-LINE BVP AREA DIAG. & CAL.  
1ST TO 5TH FL.  
SCALE 1:200



P-LINE BUP AREA DIAG. & CAL  
SCALE 1:200  
IST TO 5TH FLOOR

**BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (1st to 5th flr)**

Block Area A = 20.10 x 14.30 = 287.43 SQ.MT.

1.	05.63 x 00.30 x 01 = 01.68 SQ.MT.
2.	02.40 x 00.03 x 01 = 00.07 SQ.MT.
3.	01.39 x 00.53 x 01 = 00.87 SQ.MT.
4.	04.78 x 03.05 x 01 = 14.57 SQ.MT.
5.	05.53 x 02.25 x 01 = 12.44 SQ.MT.
6.	03.75 x 02.75 x 01 = 10.34 SQ.MT.
7.	00.55 x 02.75 x 01 = 01.51 SQ.MT.
8.	02.27 x 00.85 x 01 = 02.15 SQ.MT.
9.	05.63 x 01.10 x 01 = 06.19 SQ.MT.
10.	05.90 x 00.81 x 01 = 04.77 SQ.MT.
11.	02.04 x 02.60 x 01 = 05.30 SQ.MT.
12.	00.45 x 07.40 x 01 = 03.33 SQ.MT.
13.	01.80 x 02.80 x 01 = 05.04 SQ.MT.
Total Deductions = 67.90 SQ.MT.	
Net Built up area of typical floor = 220.53 SQ.MT.	
Block area A - Total Deductions = 287.43 - 67.90 = 219.53 SQ. MT.	

**BUILT UP AREA CALCULATION FOR GROUND FLOOR**

Block Area C = 16.71 x 13.32 = 222.90 SQ.MT.

1.	04.63 x 04.67 x 01 = 21.62 SQ.MT.
2.	02.61 x 02.75 x 01 = 07.17 SQ.MT.
3.	00.40 x 02.75 x 01 = 01.10 SQ.MT.
4.	04.09 x 04.82 x 01 = 19.71 SQ.MT.
5.	04.95 x 04.67 x 01 = 23.11 SQ.MT.
6.	04.50 x 00.70 x 01 = 03.15 SQ.MT.
7.	11.31 x 05.65 x 01 = 63.90 SQ.MT.
Total Deductions = 139.76 SQ.MT.	
Net Built up area of Ground floor = 83.14 SQ.MT.	
Block area C - Total Deductions = 222.90 - 139.76 = 83.14 SQ. MT.	

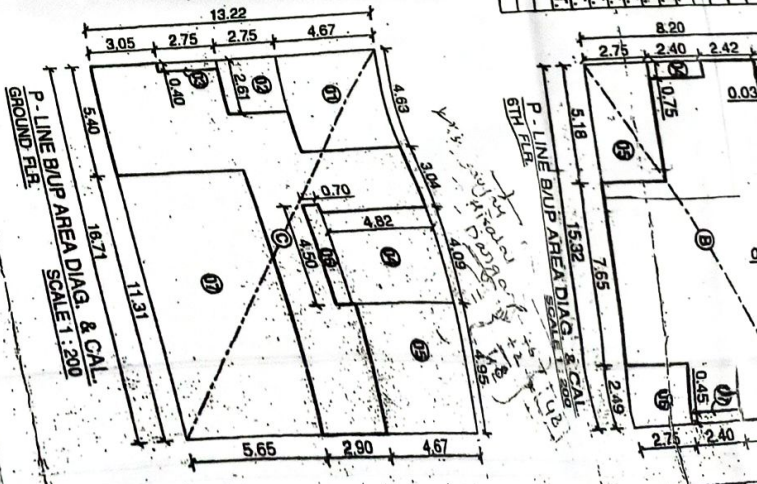
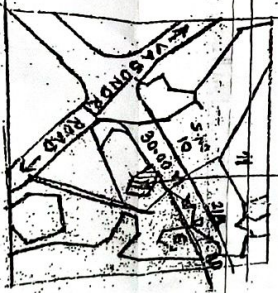
**BLOCK AREA B**

15.32 x 08.20 = 125.82 SQ. MT.

1.	05.63 x 00.30 x 01 = 01.68 SQ.MT.
2.	02.40 x 00.03 x 01 = 00.07 SQ.MT.
3.	01.39 x 00.53 x 01 = 00.87 SQ.MT.
4.	00.75 x 02.40 x 01 = 01.80 SQ.MT.
5.	05.18 x 02.25 x 01 = 11.66 SQ.MT.
6.	02.49 x 02.75 x 01 = 06.84 SQ.MT.
7.	00.45 x 02.75 x 01 = 01.24 SQ.MT.
Total Deductions = 35.98 SQ.MT.	
Net Built up area of 6th floor = 89.84 SQ.MT.	
Block area B - Total Deductions = 125.82 - 35.98 = 89.84 SQ. MT.	

SITE UNDER REF.

LOCATION PLAN  
SCALE 1:5000



**DOORS AND WINDOWS SCHEDULE**

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.13	T.W. FRAME FULLY PANELLLED SINGLE LEAF
D1	0.90 X 2.13	T.W. FRAME FULLY PANELLLED SINGLE LEAF
D2	0.25 X 2.00	T.W. FRAME FULLY GLAZED FOUR SHUTTERS
W1	1.65 X 1.30	T.W. FRAME FULLY GLAZED THREE SHUTTERS
W2	1.25 X 1.00	T.W. FRAME FULLY GLAZED TWO SHUTTERS
W3	0.90 X 0.90	T.W. FRAME GLASS LOUVERS AT 45

- NOTES**
- OWNERS PLOT BOUNDARY SHOWN IN THIS BLOCK
  - PROPOSED WORK SHOWN IN RED FILLED.
  - DEVALUAGE LINE SHOWN IN RED DOTTED.
  - EXTERNAL & INTERNAL WALL 150. THK.
  - EXT1 STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW.
  - EXT1 STRUCT TO BE RETAINED SHOWN IN HATCHED BLUE.

**CERTIFIC**

**OWNER**

**SHR1**

**RE**

**AP**

**DI**