

Receipt (pavti)

71/17615

Monday, August 07, 2023

8:25 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19160 दिनांक: 07/08/2023

गावाचे नाव: टिटवाळा

दस्तऐवजाचा अनुक्रमांक: कलन2-17615-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे.जय गणेश डेव्हलपर्स तर्फे भागीदार महेश नामदेव इंगळे यांचे कबुली जबाबा करीता

कुलमुखत्यारधारक म्हणून संतोष रामचंद्र एखंडे

नोंदणी फी

रु. 19030.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 20630.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:45 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मुल्य: रु. 1903000/-

मोबदला रु. 1875000/-

भरलेले मुद्रांक शुल्क : रु. 39100/-

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

1) देयकाचा प्रकार: eChallan रकम: रु. 19030/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006277535202324E दिनांक: 07/08/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0508202303126 दिनांक: 07/08/2023

वॅकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Exemption to EWS purchaser purchasing residential unit in project approved under Pradhan Mantri Awas Yojana- Housing for All (Urban). : No.Mudrank-2015/1745/UOR.24/CR-573/M-1 Dated 31/3/2018 (EWS)

मुळ दस्त परत मिळाले

S. R. Elakand



CHALLAN
MTR Form Number-6



GRN	MH006277535202324E	BARCODE	Date 05/08/2023-19:55:01		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AARFJ2295H	
Location	THANE		Full Name	JAY GANESH DEVELOPERS	
Year	2023-2024 One Time		Flat/Block No.	Kalas Darshan Tower No. 04 Flat No. 910	
Account Head Details		Amount In Rs.	Premises/Building	TITWALA	
0030046401	Stamp Duty	39100.00	Road/Street		
0030063301	Registration Fee	19030.00	Area/Locality	TALUKA KALYAN	
			Town/City/District		
			PIN	4 2 1 6 0 5	
			Remarks (If Any)	SecondPartyName=Rohit Shyamsundar Chaurasiya-	
			Amount In	Fifty Eight Thousand One Hundred Thirty Rupees Onl	
		58,130.00	Words	y	
Payment Details		FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	03006172023080500825	457313129
Cheque-DD Details		Bank Date	RBI Date	05/08/2023-19:56:11	Not Verified with RBI
Cheque/DD No.		Bank Branch		PUNJAB NATIONAL BANK	
Name of Bank		Scroll No.		Not Verified with Scroll	
Name of Branch		Mobile No. : 9822535550			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवावयाची दस्तावेजांची सांग आठ नोंदी न करवावयाच्या दस्तावेजांची सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-71-17615	0005269268202324	07/08/2023-08:25:18	IGR125	19030.00
2	(IS)-71-17615	0003269268202324	07/08/2023-08:25:18	IGR125	39100.00
Total Defacement Amount					58,130.00

90694 2023
Page 1/1
9 60

Print Date 07-08-2023 09:31:30



CHALLAN
MTR Form Number-0



GRN	MH006277535202324E	BARCODE	Date 05/08/2023-19:55:01		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AARFJ2295H			
Location	THANE	Full Name	JAY GANESH DEVELOPERS			
Year	2023-2024 One Time	Flat/Block No.	Kals Darshan Tower No. 04 Flat No. 910			
Account Head Details	Amount In Rs.	Premises/Building				
0030046401 Stamp Duty	39100.00	Road/Street	TITWALA			
0030063301 Registration Fee	19030.00	Area/Locality	TALUKA KALYAN			
		Town/City/District				
		PIN	4	2	1	6 0 5
		Remarks (If Any)	SecondPartyName=Rohit Shyamsundar Chaurasiya~			
		Amount In	Fifty Eight Thousand One Hundred Thirty Rupees Onl			
Total	58,130.00	Words	y			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172023080500825	457313129		
Cheque/DD No.	Bank Date	RBI Date	05/08/2023-19:56:11	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9822535550

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



रोहित चौरसिया

R aviprakash

Print Date 05-08-2023 07:56:39

क.ल.न.२	
क्र. १०६२५	२०२३
४	१०

AGREEMENT FOR SALE

AGREEMENT FOR SALE made at Kalyan this 08th day of August in the year 2023;

BETWEEN

M/s. JAY GANESH DEVELOPERS A Partnership Firm registered under the Indian Partnership Act, 1932 Having it's Registered Address: Survey No. 73/4/A, Behind MTDC Resort, Titwala, East, Tal: Kalyan, District: Thane, Through it's Partners Mr. Mahesh Namdev Ingale Age: 35 Years, Occupation: Business, R/at: Sangam Nira Narshingpur, Tal: Malshiraj, Dist: Pune, PAN: AARFJ2295H

Hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the firm, the survivors or survivor of them, the heirs, administrators and executors of such last survivor and his/her/their assigns) OF THE FIRST PART;

AND

1. Mr. Rohit Shyamsundar Chaurasiya
Age: 30 Years, Occ : Service
PAN: ATWPC1961F
Aadhar: 6041 6919 1867

2. Mr. Raviprakash Shyamsunder Chaurasiya
Age : 32 Years, Occ : Service
PAN: AMOPC8121G
Aadhar: 4082 9391 7047



Both R/at : H. No-797, Room No-818, Adivasi Kalyan Pada Shivsena Shakha, Rabada, Navi Mumbai, Ghansoli, S.O Thane, Maharashtra- 400 701.

म.न.२	
दि. ०८/०८/२०२३	
५	२०

Hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) OF THE SECOND PART;

→

शीत चौरसिया -

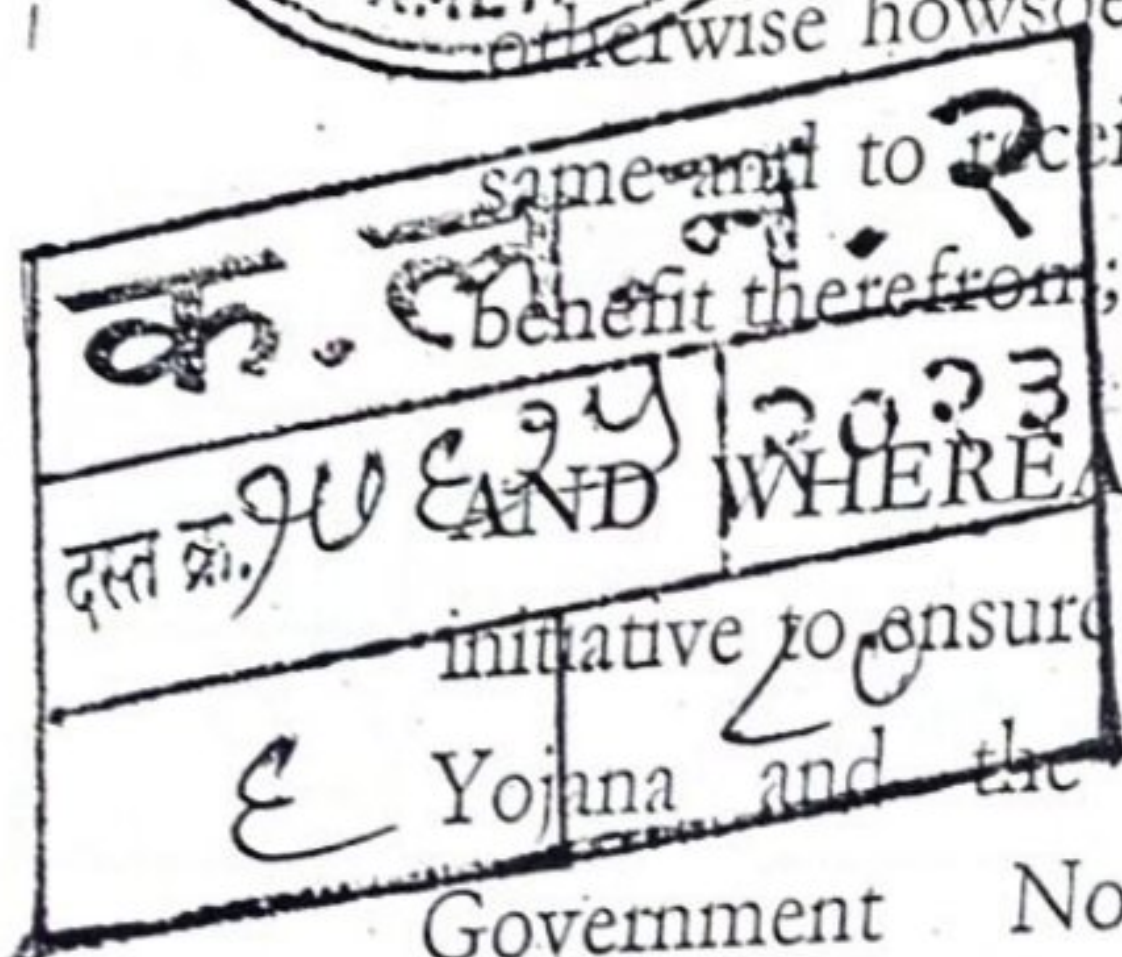
Raviprakash -

WHEREAS All that piece and parcel of non-agricultural land admeasuring 41,118.54 sq. mtrs. consisting of below mentioned land parcels :-

Sr. No.	Survey No.	Area
1.	Survey No. 73/4/A	01 H 21.00 R
2.	Survey No. 73/4/B	01 H 22.00 R
3.	Survey No. 73/4/C	00 H 26.00 R
4.	Survey No. 73/5/A	00 H 85.00 R
5.	Survey No. 73/2/A	00 H 73.00 R
Total		04 H 27 Ares

situated at Village Titwala, Taluka Kalyan, District Thane, within local limits of Kalyan-Dombivali Municipal Corporation and within jurisdiction of Sub-Registrar Kalyan and hereinafter referred to as the "said Land" for the sake of brevity and convenience and the same is more particularly described in the Schedule I written hereunder;

AND WHEREAS, the said Land is owned and possessed by M/s Jay Ganesh Developers, a Partnership Firm through its Partners Mr. Mahesh Ingale, Mr. Subhash Ranawat, Mr Karan Misal and Mr. Rajendra Mirgane i.e. the Promoter herein having purchased the same vide Sale Deed dated 29/09/2021, registered in the Office of Sub-Registrar Kalyan-II at Sr. No. 17830/2021. By Mutation Entry No. 3093 dated 16/12/2021 the name of M/s. Jay Ganesh Developer has been recorded on the 7/12 extracts;



WHEREAS in view of the above, the Promoter is the owner of the said Land and the Promoter herein is fully entitled to develop the said Land as well as to enter into Agreements for Sale of Flats/Flats etc. with prospective purchasers thereof under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Maharashtra Ownership of Flats Act, 1963 or otherwise howsoever to exploit the commercial potentiality of the same and to receive and appropriate the sale proceeds thereof or benefit therefrom;

AND WHEREAS, the Government of India has launched an initiative to ensure housing for all under the Pradhan Mantri Awas Yojana and the Government of Maharashtra vide various Government Notifications/Resolutions dated 11/01/2018, 24/01/2018, 21/02/2018, 11/06/2018 and 26/11/2018 has implemented the Pradhan Mantri Awas Yojana through Competent Authority - M.H.A.D.A;

शहित चोरशि
R
aniprakash

AND WHEREAS, the said Promoter submitted the Detailed Project Report (D.P.R) to the State Government through the Nodal Agency – M.H.A.D.A and the State Government submitted the said DPR with recommendations to State Level Appraisal Committee (S.L.A.C) and the S.L.A.C recommended the same to State Level Sanctioning and Monitoring Committee (S.L.S.M.C). The S.L.S.M.C has recommended the proposal to the Central Government through the Central Sanctioning and Monitoring Committee (C.S.M.C) which has approved the D.P.R in it's 53rd Committee Meeting dated 22/02/2021 under Vertical-III AHP-PPP Model with PMAY;

AND WHEREAS the M.H.A.D.A as Planning Authority has sanctioned the layout and building plans and has granted Commencement Certificate under the Vertical-III AHP-PPP Model with respect to said Land as per TPB जा. क्र अ.मं.व.बां.प.क्ष./PMAY/037/2022 dated 31/01/2022;

AND WHEREAS, the Promoter has proposed to construct one Building of 07 storeys and three buildings of 8 storeys and four buildings of 9 storeys and one School Building and one Commercial Complex No. 3 as per sanctioned building plans;

AND WHEREAS the Promoter has entered into a standard agreement with Ms. Poonam Mirgane who is registered with the Council of Architects and such an Agreement is as per the Agreement prescribed by the Council of Architects and the Promoter has appointed M/s. Vitarag Associates for the preparation of the structural design and drawings of the said Building and the Promoter accepted the professional supervision of the said Architects and the said Structural Engineer till the completion of project, provided however that the Promoter reserves the right to change the said Architect and Structural Engineers at any time before the completion of the Project and any such change will be effected accordingly;

AND WHEREAS the Promoter has applied to the Maharashtra Real Estate Regulatory Authority under the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and obtained the Registration No. P51700034000 dated 17/03/2022 of the said Project;

AND WHEREAS the Allottee/s herein has / have expressed his/ her/ their desire to purchase a Flat in the said Building named "Karas Darshan Tower No. "04" and for that, demanded details of the availability for sale on ownership basis, amenities to be provided



Act 2016	क.न.२
Rules and Regulations	१०६९५/२०२३
Registration bearing	७
No. P51700034000	८०

श्रीधर चौशिसया

Raviprakash

therewith and sanctioned building plans and specifications, permissions, common amenities being paid and free amenities, maintenance policy, title deeds, title report prepared by advocate of the Promoter etc. to scrutinize the marketable title and accordingly, the Promoter herein has given the information and further supplied the copies of such & other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and rules made thereunder. At the request of Promoter Allottee/s has also carried out an independent search, by appointing his/her/their own Advocate regarding the marketable title of the Owner and beneficial title and rights and authorities of the Promoter herein;

AND WHEREAS, the Promoter herein has agreed to construct the Flat/flats and the Promoter is entitled to deal with and dispose of Flat/ Flats which includes Said Flat;

AND WHEREAS as per the availability, the Allottee/s has applied to the Promoter for allotment of a Flat admeasuring 29.98 sq. mtrs. RERA Carpet area bearing Flat No. 910 on 9th Floor in Tower No. 04 of the said Scheme/Project named and known as "Kalas Darshan" Tower No. 04 being constructed on the said Land and which Flat is more particularly described in the Schedule II written hereunder and the same is hereinafter referred to for the sake of brevity as "the said Flat";



WHEREAS relying upon the aforesaid Application, the Promoter has agreed to allot and sell to the Allottee/s the aforesaid Flat for the consideration and on the terms, conditions, stipulation and provisions hereinafter appearing and Allotment/Booking letter dated 11/06/2023 and pursuant to the said letter, the purchaser/s made payment of Rs. 1,95,000 /- (One Lac Ninety Five Thousand Only) before execution hereof to the Promoter;

क. ल. न. २	
दिनांक १०/०६/२०२३	२०२३
८	२०

AND WHEREAS a copy of the Title Certificate issued by the Advocate of the Promoter, Property Card Extract, Index-II in respect of the Said Land showing the nature of the title of the Owner and beneficial title of the Promoter to the said Land and a copy of the Building plan sanctioned by the concerned Authority and copy of the Floor plan of the Flat to be purchased by the Allottee/s have been annexed hereto as Annexures to this Agreement;

AND WHEREAS the RERA carpet area of the said Flat is 29.98 sq. mtrs. and under the said Act "the RERA carpet area" means the net usable floor area of an Flat, excluding the area covered by the

→

श्री एन. चंद्रशेखर
R
aniprakash

external walls, areas under services shafts, but includes the area covered by the internal partition walls of the Flat;

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, under section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of the Flat with the Allottee/s, being in fact these presents and also to register said Agreement under Registration Act, 1908;

NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

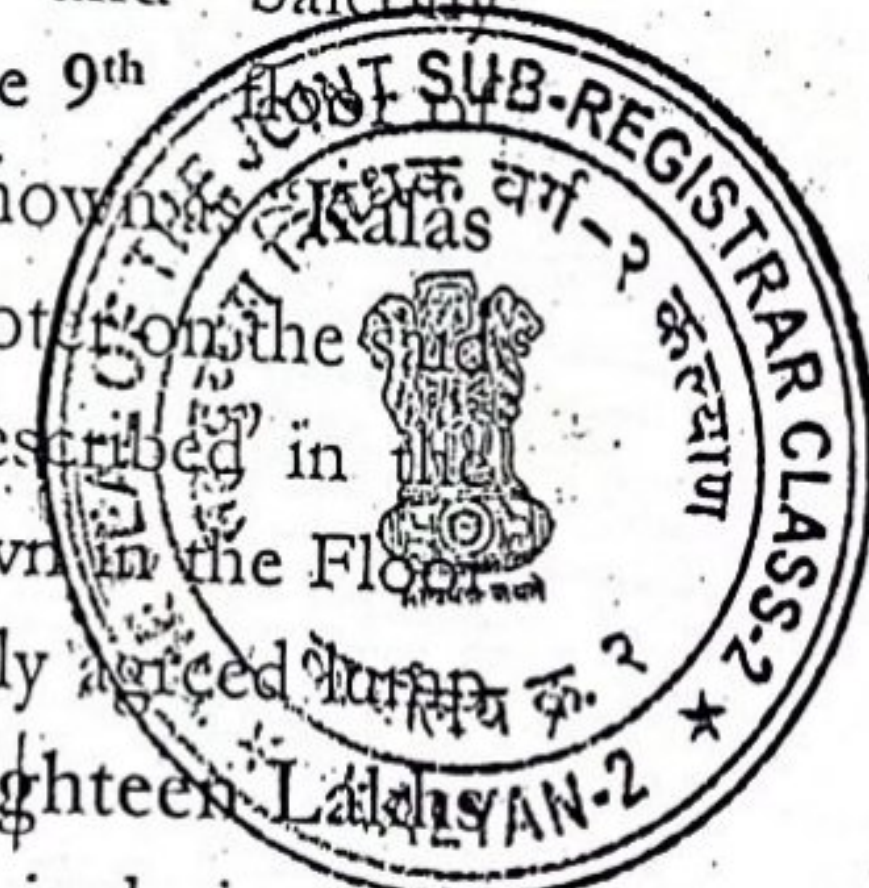
1. CONSTRUCTION :-

The Promoter is proceeding with the construction work of the Building known as "Kalas Darshan" Tower No. 04 in accordance with plans, designs and specifications approved by the concerned Authority from time to time on the said Land.

2. DETAILS OF THE FLAT and CONSIDERATION:

2.1 The Allottee/s hereby agrees to purchase from the Promoter and the Promoter herein agrees to construct and sell to the Allottee/s Flat bearing No. 910 admeasuring 29.98 sq. mtrs RERA carpet area and balcony admeasuring 4.7 sq. mtrs. situated on the 9th Tower No. 04 of the said Building to be known as "Kalas Darshan" being constructed by the Promoter on the Land, which Flat is more particularly described in Schedule II written hereunder and as shown in the Floor plan annexed hereto, at or for the mutually agreed sum consideration of Rs. 18,75,000/- (Eighteen Lakh Seventy Five Thousand Only) inclusive of proportionate price of the common Amenities Facilities.

2.2 In addition to the aforesaid consideration, the Allottee/s shall be liable to bear and pay all expenses GST, other similar taxes/electricity meter charges/ levies/charges/ fines/interest/duties/legal fees etc. which may be imposed/ charged by the Government or Local body/Authority from time to time in connection with the



क.स.न.२	
१०९५	२०२३
९	८०

→

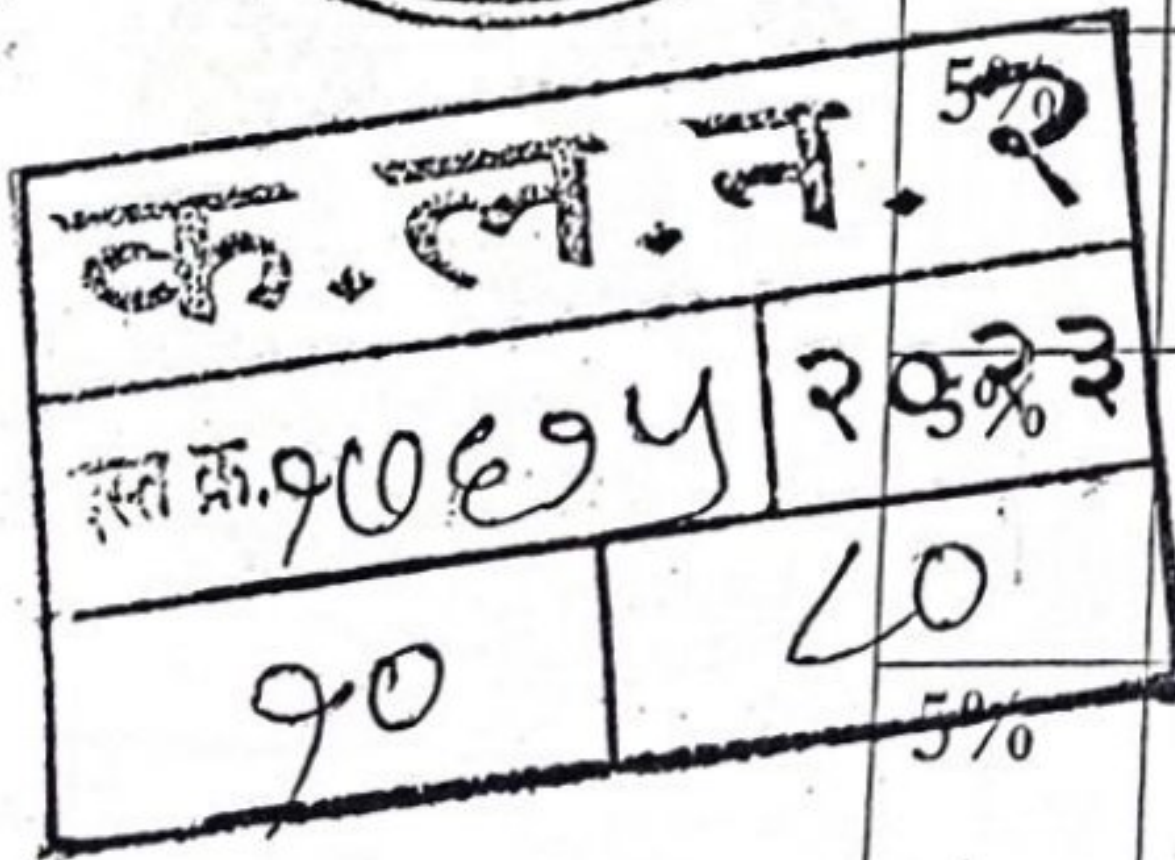
शैल चौरशिया

Raviprakash

construction of and carrying out the Project payable by the Promoter, which will have to be paid by the Allottee/s to the Promoter or concerned authority separately and other charges and outgoings towards common areas, facilities, etc. as mentioned herein.

2.3 The Allottee/s hereby agrees to pay to the Promoter the sale consideration in the manner mentioned hereunder :-

10%	Booking
10%	At the time of registration of the Agreement
10%	Upon completion of excavation
5%	On completion of Plinth of the Building in which Said Flat is situated
5%	On completion of 1 st Slab of the building in which Said Flat is situated
5%	On completion of 2 nd Slab of the building in which Said Flat is situated
5%	On completion of 3 rd Slab of the building in which Said Flat is situated
5%	On completion of 4 th Slab of the building in which Said Flat is situated
5%	On completion of 5 th Slab of the building in which Said Flat is situated
5%	On completion of 6 th Slab of the building in which Said Flat is situated
5%	On completion of 7 th Slab of the building in which Said Flat is situated
5%	On completion of 8 th Slab of the building in which Said Flat is situated
5%	On completion of 9 th Slab of the building in which Said Flat is situated
5%	On completion of 10 th Slab of the building in which Said Flat is situated
5%	On completion of plumbing and waterproofing of the building
5%	On completion of the internal electrical fittings



रोहित चोपड़ा
Raviprakash

	of said Flat
5%	At the time of handing over of possession of Said Flat or after receipt of Occupancy /Completion Certificate.

2.4 The total price/consideration is escalation free save and except escalation /increases, due to increase on account of development charges payable to the competent Authority and /or any other increase in charges which may be levied/imposed by the competent Authority /MSEDCL/Local Body/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for the increase in development charges, cost or levies imposed by the competent Authority/MSEDCL etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s.

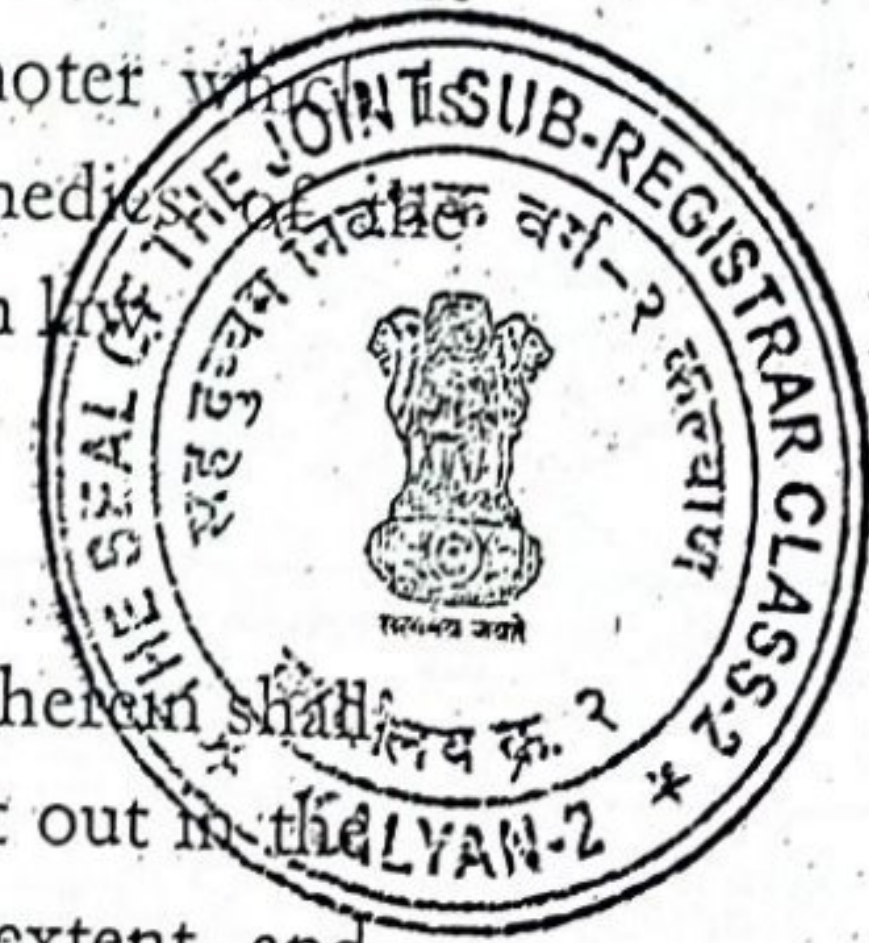
2.5 The Allottee/s agrees to pay to the Promoter interest as agreed herein on all the delayed payments which becomes due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter without prejudice to the right and remedies of the Promoter available in this Agreement and in law.

3. SPECIFICATIONS AND AMENITIES:

The Flat agreed to be purchased by the Allottee/s, hereon shall be provided with the specifications, which are set out in the Schedule III written hereunder. The nature, extent and description of common facilities and amenities of the Project to be provided by the Promoter on the said Land are set out in the Schedule III hereunder written.

4. PAYMENT OF CONSIDERATION:-

4.1 The Allottee/s shall make payment of the said agreed consideration amount to the Promoter in the name of "Jay Ganesh Developers" according to the Schedule of Payments set out herein.



प्लान नं. २	
ब्लॉक नं. १०६१५	२०२३
११	८०

→

श्री एन चौरसिया

Raviprakash

- 4.2 The Allottee/s herein shall pay the aforesaid consideration to the Promoter herein on due dates or within 7 (seven) days from the date of written intimation given by the Promoter calling upon the Allottee/s to make the payment of due instalment. Payment in time is the essence of the contract. If the Allottee/s fails to make the payment of instalments in time to the Promoter as mentioned herein, then without prejudice to the right of the Promoter to take action for breach arising out of the delay in the payment of the instalments on the due dates, the Allottee/s shall be bound and liable to pay interest @ 18% pa on all the amounts which become due and payable by the Allottee/s to the Promoter till the date of actual payment.
- 4.3 Payment of any instalments if made in advance by the Purchaser shall be adjusted to the instalment and no interest shall be paid by the Promoter for such advance payments made by the Allottee/s or by housing finance companies/ banks, etc.
- 4.4 The Allottee/s hereby declare that, they are registered as workers under the Maharashtra Buildings and Other Construction Worker's Welfare Board and are eligible for financial assistance from the State Government for payment of consideration of the said Flat.



In the event if the financial assistance is not paid/availed by the Allottee/s the Allottee/s shall be responsible for payment of the differential amount. If the financial assistance is paid/availed by the Allottee/s after payment of consideration to the said Promoter the Promoter shall be responsible to refund the amount of financial assistance so received by the Allottee/s.

क.ल.न.२	
दि. १०/६/१५	२०१३
१२	२०

- 4.6 Further it is clarified and agreed by and between the Parties hereto that in the event the financial assistance is not paid/availed by the Allottee/s and the Promoter terminates the present Agreement and the Allottee/s has/have availed any housing loan/finance from any Bank/financial institute, the Promoter shall refund the amount so refundable in terms of these presents to such Bank/financial Institute and on such refund, the Promoter shall stand discharged from its obligation of refund.

श्रीधर चं.

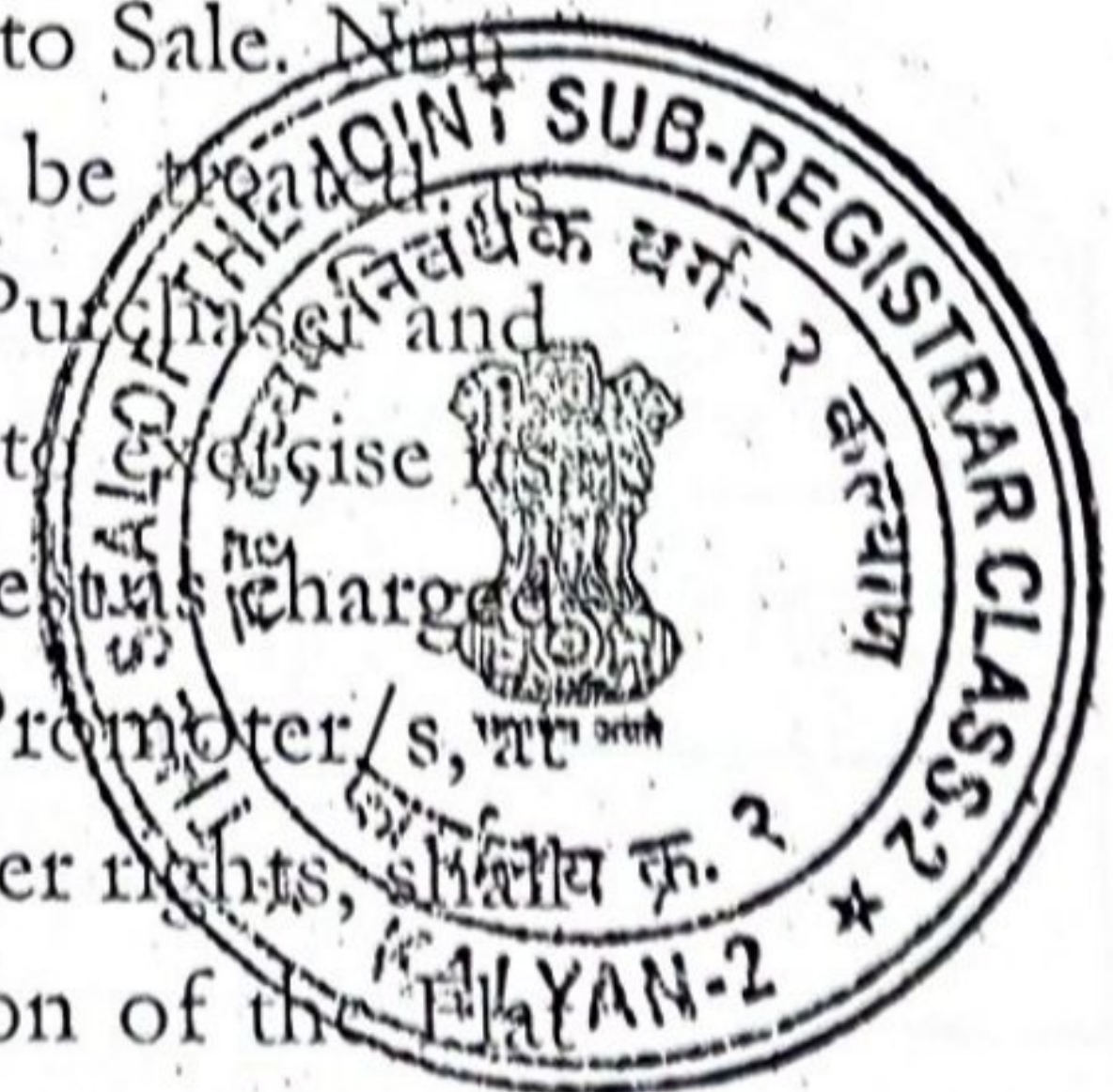
R
aviprakash

4.7 Before taking the possession of the said Flat, the Allottee/s shall make payment of all due amount/charges/outgoings i.e. maintenances charges, GST, fine/interest for any delay/ outstanding payment to the Promoters/Government or Local Authority etc. as agreed hereunder, as Payment in time is the essence of this Agreement.

4.8 The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head (s) of dues including deposits against lawful outstanding including the interest on delayed payment, if any, in his/her/their name/s as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/ direct the Promoter to adjust his/her/their payment in any manner.

5. TDS DEDUCTION BY THE ALLOTTEE/S:-

Any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under the law for while making any payment to the Promoter/s under this Agreement shall be considered to have been paid by the Allottee/s and received by the Promoter/s and acknowledged/credited by the Promoter/s, only upon Allottee/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. Such certificate shall be given by the Allottee/s within 15 days of the execution of this Agreement to Sale. Non compliance of the terms of this clause shall be treated as non-payment or default on the part of the Purchaser and Promoter/s at its discretion shall be entitled to exercise its rights accordingly including charging of interest as charged by Income Tax Dept., termination, etc. The Promoter/s, at its discretion and without prejudice to its other rights, shall be entitled to withhold delivery of possession of the Flat until Allottee/s complies the above. Without prejudice to its other rights and at its discretion/option, before handing over the possession of the Flat, if any such certificate is not produced, the Allottee/s shall, on demand made by the Promoter/s, pay equivalent amount as interest free deposit with the Promoter/s, which deposit shall be refunded by the Promoter/s on the Purchaser producing such certificate within 4 months of the possession. Provided



90694		2023
93		20

→

श्री एन चारीश्या

SCHEDULE I(Description of the Said Land referred to above)

All that piece and parcel of non-agricultural land admeasuring 04 H 27 Ares consisting of below mentioned land parcels :-

Sr. No.	Survey No.	Area
1.	Survey No. 73/4/A	01 H 21.00 R
2.	Survey No. 73/4/B	01 H 22.00 R
3.	Survey No. 73/4/C	00 H 26.00 R
4.	Survey No. 73/5/A	00 H 85.00 R
5.	Survey No. 73/2/A	00 H 73.00 R
	Total	04 H 27 Ares

situated at Village Titwala, Taluka Kalyan, District Thane, within local limits of Kalyan-Dombivali Municipal Corporation and within jurisdiction of Sub-Registrar Kalyan and together bounded as follows :

On or towards:

North : Survey No. 73/2/B, 2/C, 2/D and Survey No. 8
 East : Survey No. 8
 South : Survey No. 73/5/B
 West : Survey No. 7/1, 7/2, 7/3

SCHEDULE II(Description of Flat/Flat)

of following description to be constructed on Said Land

Building Name	Kalas Darshan
Wing	Kalas Darshan Tower No. 04
Flat No.	910
Floor No.	09
Area of Flat	29.98 sq.mtr
Balcony/terrace	attached 4.7 sq.mtr



36	LO
----	----

शेखर चौधरी

(R) Aviprakash

SCHEDULE III(Specifications of the Flat and Amenities and Facilities in Building)

1. RCC framed structure with seismic resistant design.
2. All walls with 6 inches thick bricks
3. Vitrified tile flooring in all rooms with skirting
4. Kitchen platform in granite and glazed tiles dado with stainless steel sink
5. Glazed tiles dado in toilet with antiskid flooring and with good quality fittings
6. Powder coated aluminium windows with mosquito nets
7. Attractive main door, Flush door with RCC /ply door frames to all rooms
8. Aluminium sliding/openable door to living room and bedroom
9. Provision for exhaust fan in kitchen and toilets
10. External surface finished with cement paint and internal surface finished with lustre paint
11. Concealed wiring and plumbing
12. TV, Telephone and cable points in living and master bedroom Amenities, Impressive entrance lobby.
13. Fire fighting system
14. Standard make lift per building power backup to lifts and common areas
15. Concrete/paved internal pathways
16. Rainwater harvesting for recharge pit
17. Aesthetically designed and well lit compound wall and front compound wall facade.
18. Underground water tank and a separate overhead water tank with sufficient water capacity and auto level controllers.

14

श्रीधर. यारसिया

Raviprakash



क. ल. न. २	
३०६९५	२०२३
३०	१०

अहवाल दिनांक 24.08.2022



महाराष्ट्र शासन

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।
 गाव नमुना सात (अधिकार अभिलेख पत्रक)
 गाव :- टिटवाळा (943680)
 तालुका :- कल्याण
 भूमापन क्रमांक व उपविभाग : 73/2/अ
 भूमापना पध्दती : भोगवटादार वर्ग -1
 जिल्हा :- ठाणे

खाले क.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	शेताचे स्थानिक नाव	कुल्ल. खंड व इतर अधिकार
751	प्रल्हाद मदन पेठे सुरेश मदन पेठे नंदकुमार मदन पेठे भारती प्रल्हाद पेठे गजानन मदन पेठे देवि का देवेंद्र घोसालकर दिनेश मदन पेठे स्वाती योगेश तेखडे माधुरी मेघनाथ आवरणे हेमांगी प्रल्हाद पेठे मनोज प्रल्हाद पेठे प्राची अजित गिध अनुराधा रमेश पोतदार सामाईक क्षेत्र				(2975) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3093) (3185)		कुल्लेचे नाव व खंड इतर अधिकार [मोदीय.अधिकार क्षेत्र मंडळी] 2975 [मा.दिवाणी न्यायालय कल्याण रे.मु.ने ०३-२०१२ अन्वये चौथी फंडरी] (2960) [1252/2016/50] (2960) पल्लेज करणाऱ्या शेतकरी फेरफार क्रमांक 3185 व दिनांक 24.08.2022
1032	मे.जय गणेश डेकलपर्स तर्फे भागीदार राजेंद्र सुखदेव गिरगणे मे.जय गणेश डेकलपर्स तर्फे भागीदार सुभाष हरिदेव रनावत मे.जय गणेश डेकलपर्स तर्फे भागीदार करण सातेश मिसाळ मे.जय गणेश डेकलपर्स तर्फे भागीदार आशिम गणेश फडणवीस मे.जय गणेश डेकलपर्स तर्फे भागीदार महेश नामदेव इंगळे सामाईक क्षेत्र				(3093) (3093) (3093) (3093) (3166) (3185)		
		9.13.00	0.16				
		63.87.00	1.09				

गाव नमुना वारा (पिकांची नोंदवही)
 महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
 गाव :- टिटवाळा (943680)
 तालुका :- कल्याण
 भूमापन क्रमांक व उपविभाग : 73/2/अ
 जिल्हा :- ठाणे

पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
क्र.	हंगाम	खाले क्रमांक	मिश्र पिकांखालील क्षेत्र			निभेळ पिकांखालील क्षेत्र			स्वरूप	क्षेत्र	(१५)	(१६)			
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी							

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

गाव नमुना कामासाठी निशुल्क पत्र.
 दिनांक :- 24/08/2022
 ताकदिक क्रमांक :- 272100124213300036920221159



क.ल.न.२
 दिनांक १०/०९/२०२३



अधिकार विभाग

महाराष्ट्र शासन
 गाव नमुना सात (अधिकार अभिलेख पत्रक)
 गाव :- टिटवाळा (943680)
 तालुका :- कल्याण
 भू-शासना पध्दती : भोगवटादार वर्ग -1
 शताव स्थानिक नाव :

खता क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	मी. ख.	फे. फा.	कुल खंड व इतर क्षेत्र
1032	म. जय गणेश टेकतपती तर्फे भागीदार महेसा नामदेव इंगळे म. जय गणेश टेकतपती तर्फे भागीदार राजेंद्र सुखदेव मिरगणे म. जय गणेश टेकतपती तर्फे भागीदार सुभाष हस्तिनाथ रंगावत म. जय गणेश टेकतपती तर्फे भागीदार अश्विनी महाधर कुडपाटीस म. जय गणेश टेकतपती तर्फे भागीदार करण सतिश मिरावडे सामाईक क्षेत्र		409.000	2.05	839.000	कुल खंड व इतर क्षेत्र शुद्धता फेरफार इर्षांक 24-000-2022

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम 1972 यातील नियम 2, 3, 4 आणि 5.
 गाव नमुना वारा (पिकांची नोंदवही)
 गाव :- टिटवाळा (943680)
 तालुका :- कल्याण
 भू-शासना पध्दती : भोगवटादार वर्ग -1
 जिल्हा - ठाणे

वर्ष	हंगाम	खता क्रमांक	पिकांखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे क्षेत्र				
			मिश्र पिकांखालील क्षेत्र			निभळ पिकांखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			क्षेत्र			
(1)	(2)	(3)	पिकाचे नाव	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)

गावना :- रादरचे क्षेत्र अकृषक क्षेत्रांमध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न. 12 ची आवश्यकता नाही



(नाव :- यशमन गणेश मुरगळे)
 तलाठी सादरा :- टिटवाळा - कल्याण जिल्हा

क. ल. न. २
 दस्त क्र. 01/04/01

आवक दिनांक : 20/09/2022



महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
गाव :- टिटवाळा (943680)
तालुका :- कल्याण

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।
जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 73/4/व
धारणा पध्दती : भोगवटादार वर्ग - 1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	शेताचे स्थानिक नाव	कूळ, खंड व इतर अधिकार
12201		प्रकाश बालकृष्ण पेडे लक्ष्मण बालकृष्ण पेडे सामाईक क्षेत्र						
1032		मे.जय गणेश डेकलपर्स तर्फे भागीदार सुभाष हस्तिमल रानवत मे.जय गणेश डेकलपर्स तर्फे भागीदार राजेंद्र सुखदेव भिरगणे मे.जय गणेश डेकलपर्स तर्फे भागीदार महेश नामदेव इंगळे मे.जय गणेश डेकलपर्स तर्फे भागीदार अशिश गंगाधर फडणवीस मे.जय गणेश डेकलपर्स तर्फे भागीदार करण सतिश गिरसाळ सामाईक क्षेत्र	0.00.00	0				
			0.26.00	0.62				
			26.00.00	0.52				

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- टिटवाळा (943680)
तालुका :- कल्याण

भूमापन क्रमांक व उपविभाग : 73/4/व

पिकाखालील क्षेत्राना तपशील

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्र			निभळ पिकाखालील क्षेत्र			सांगवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
			आर. जो.मी	आर. जो.मी		आर. जो.मी	आर. जो.मी					

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"शासकीय कामासाठी निशुल्क प्रत."
दिनांक : 20/09/2022
सांकेतिक क्रमांक : 272100124213400036920221162

(नाव : योगेश गणेश पुराणीक)
तलाठी साडा : टिटवाळा : कल्याण जि. ठाणे



20/09/2022

AREA DEVELOPMENT AUTHORITY

MHADA

Building Permission Cell, PMAY cell/A
(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)
Amended Approval Letter
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/ 273 /2022
Dated: - 26 MAY 2022

To,
Jay Ganesh Developers
Flat number 301 Butter Cup,
Hiranandani Meadows,
Thane-400607.

- SUB: Proposed development for 1381 EWS tenements & School building on plot bearing on Land Bearing S. No. 7/1,7/2,7/3, 73/2/A,73/4/A,73/4/B, 73/4/C, 73/5A at Village Titwala, Tal. Kalyan, Dist. Thane under vertical AHP - PPP model under PMAY scheme.
- REF: 1. M/s Jay Ganesh Developers application dated 02/03/2022 and 15/03/2022.
2. IOA letter No. EE/BP/PMAY/MHADA/117/2022 dated 23/03/2022.
3. M/s Jay Ganesh Developers application dated 08/04/2022.

Sir,

With reference to your application dated 08/04/2022 for development permission and grant Approval for amended plan Proposed development of building no. 1 to 8 (8 buildings) for 1381 EWS tenements & School building on plot bearing S. No. 7/1,7/2,7/3, 73/2/A,73/4/A,73/4/B, 73/4/C, 73/5/A at Village Titwala, Tal. Kalyan, Dist. Thane under AHP model (PPP) under PMAY scheme.

The Building Permit is granted subject to compliance of mentioned in IOA dated 23/03/2022 and following conditions:

1. That the compliance of the condition mentioned in IOA No - EE/BP/PMAY/MHADA/117/2022 dated 23/03/2022 shall be submitted.
2. That the revised R.C.C design and plan shall be submitted.
3. That the all payment shall be paid under Mumbai demand note No - EE/PA/PMAY/A/273/2022 dated 26/05/2022.



Griha Nirman Bhavan, Kalyan, Tal. Kalyan, Dist. Thane, Mumbai-400 654.
Phone : 66405000.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५४.
दूरध्वनी ६६४० ५०००

Handwritten signature and date: 26.5.22

- 4. That the CC shall be re-endorsed for carrying out the work as per amended plans.
- 5. That the CFO NOC shall be submitted before plinth CC & Completion certificate shall be submitted before O.C.C.

VP & CEO/MHADA has appointed Shri. Dinesh Mahajan (Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Sd/-
Executive Engineer/B.P.Cell
PMAY/MHADA

Copy forwarded for favour of information :

- 1. Arch.Poonam Mirgane, 2511, Snehshree Chambers, Telgiri Chowk, Barshi, Dist-Solapur for information.
- 2. Chief Officer, Konkan Board, MHADA.
- 3. Commissioner, KDMC.
- 4. Asst. Director of Town Planning, KDMC.

[Signature]
25/5
Executive Engineer/B.P.Cell
PMAY/MHADA



क.म.न.२	
१०६९५	२०२३
२६	८०



अभिन्यास मंजूरी व बांधकाम परवानगी कक्ष /नियोजन प्राधिकरण /
पंतप्रधान आवास योजना ,म्हाडा.

जा.क्र.अ.मं.व बां.प.कक्ष/PMAY/207/2022
दि.29/4/2022

फेर मंजूरी

टिप - सदर प्रकल्पास यापूर्वी पंतप्रधानमंत्री आवास योजना म्हाडा
जा.क्र.अ.मं.व बां.प.कक्ष./PMAY/993/2022 दि.94/03/2022
रोजी देण्यात आलेली मंजूरी रद्द करण्यात येत असून यास
खालीलप्रमाणे मंजूरी ग्राह्य धरण्यात यावी.

प्रति,

मे.जय गणेश डेव्हलपर्स
फ्लॉट नं. 309, बटरकप,
हिरानंदानी मेडॉवस
ठाणे - 400609.

विषय - प्रधानमंत्री आवास योजनेमध्ये AHP (PPP) अंतर्गत प्रस्तावित
स.नं. 0/9, 0/2, 0/3, 0/3/2/A, 0/3/8/B, 0/3/8/C, 0/3/8/A - मौ.टिटवाला
ता.कल्याण वरील अत्यल्प उत्पन्न गट योजनेकरीता अभिन्यास मंजूरीबाबत
प्रधानमंत्री आवास योजने अंतर्गत प्रस्तावित अभिन्यासास मंजूरीबाबत.

संदर्भ - मे.जय गणेश डेव्हलपर्स यांचा दि.06/08/2022 रोजीचा प्रस्ताव.

महोदय,

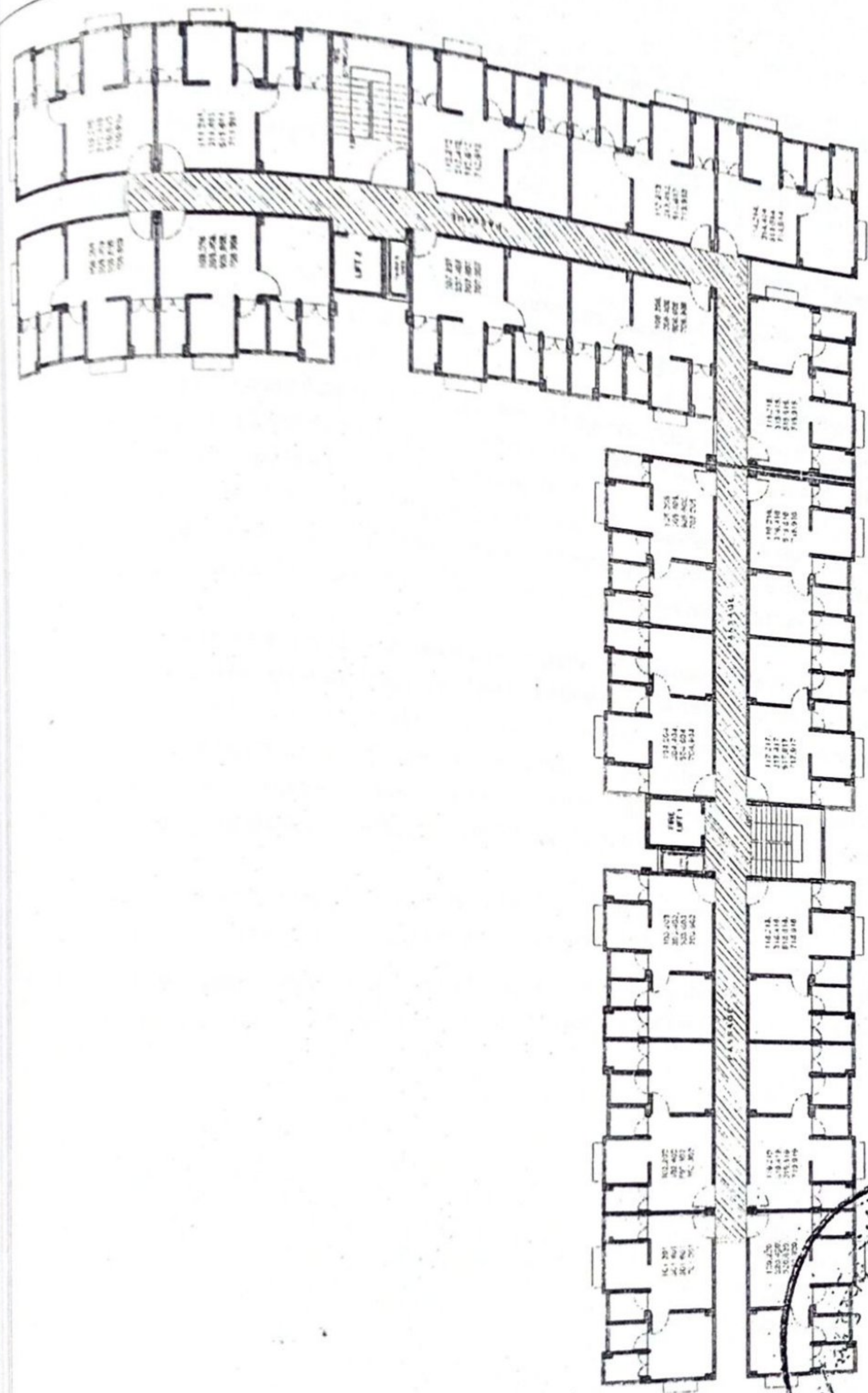
सदर पत्रान्वये प्रधानमंत्री आवास योजनेमध्ये AHP (PPP) अंतर्गत प्रस्तावित
स.नं. 0/9, 0/2, 0/3, 0/3/2/A, 0/3/8/B, 0/3/8/C, 0/3/8/A मौ.टिटवाला ता.कल्याण वरील अत्यल्प
उत्पन्न गट योजनेकरीता प्रधानमंत्री आवास योजनेअंतर्गत प्रस्तावित अभिन्यासास खालील अटी व
शर्तीच्या अधिन राहून मंजूरी प्रदान करण्यात येत आहे.

अटी व शर्ती

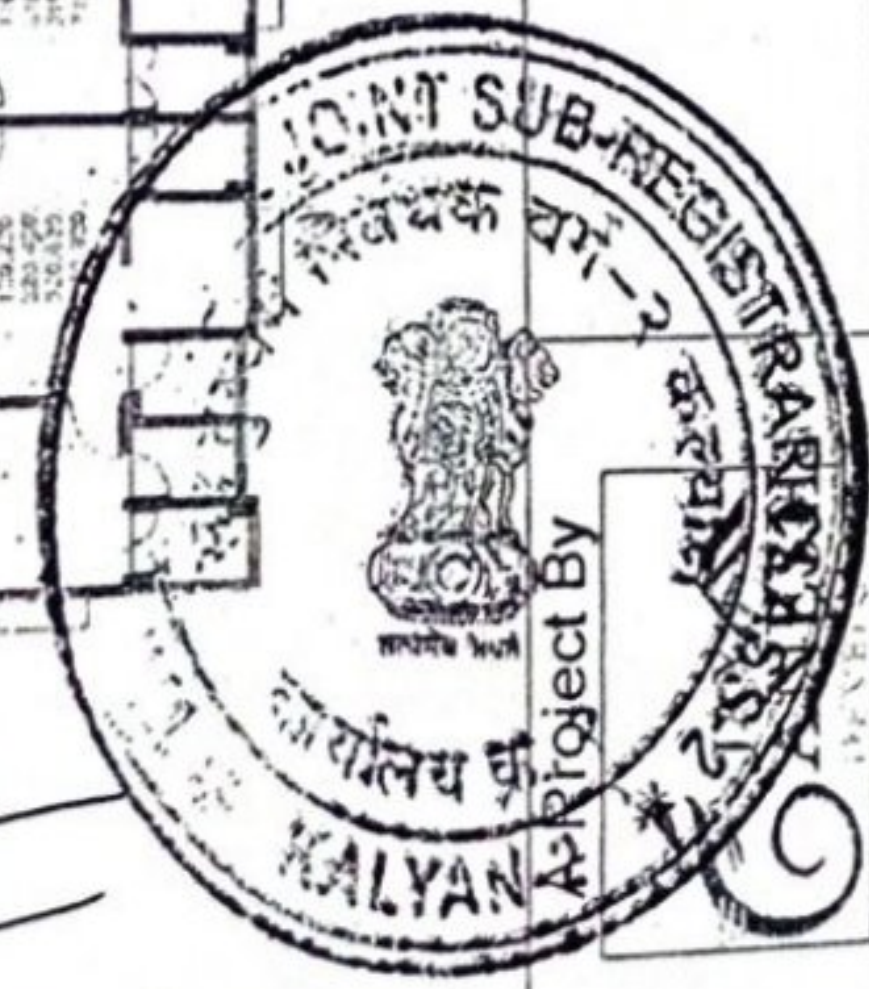
- अर्जदार यांनी रेरा अधिनियमातील (Maharashtra Regulatory ACT-2016) तरतूदीचे पालन करणे बंधनाकारक आहे.
- प्रस्तावित अभिन्यासात भूखंडाचा वापर अभिन्यासात कोट्यावधी रुपयांचे कामे करणे बंधनकारक राहिल.
- नियोजित बांधकामापासून पुढील , मार्गल व बाजूची रस्त्यांवर मंजूरीप्रमाणे वि.नि.नि. मधील तरतूदीनुसार ठेवण्यात यावी. सदर अभिन्यास प्रस्तावित डि पी रस्ता व अंतर्गत रस्ता स्वखर्चाने इमारत बांधकाम प्रारंभ प्रमाणपत्रापूर्वी संबंधित विभागास मंजूर करून घेणे व भोगवटा पमाणपत्र प्राप्त करण्यापूर्वी रस्ता पूर्ण करणे बंधनकारक राहिल तसेच संबंधित

क.ल.न. 2
29/04/2022

कल्याण



TOWER - 4 (TYPICAL FLOOR PLAN)
(G+9)



श्रीधर चौशिसया
Ravi Prakash

क.स.न. २	
त. १०६९५	२०२३
५५	८०

तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय

परीशिष्ट - अ

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ ब/४२क/४२ड मधील तरतुदीन्वये भोगवटादारास द्यायावयाची
सनद
(अकृषिक वापराची परवानगी)

- जय गणेश डेव्हलपर्स तर्फे श्री महेश नामदेव इंगळे पत्ता टिटवाळा ता.कल्याण जि. ठाणे यांचा दिनांक १३/०६/२०२२ रोजीचा अर्ज.
- महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण यांचेकडील जा.क्र.अ.मं.व बां.प.कक्ष/PMAAY/२०७/२०२२ दिनांक २८/०४/२०२२ नुसार रहिवास प्रयोजनासाठी प्राप्त करून घेतलेली अभिन्यास मंजूरी व बांधकाम परवानगी.
- भारतीय स्टेट बँक ऑफ इंडीया मध्ये अकृषिक कर व रुपांतरीत कराची एकत्रित रक्कम रु. ३२२९२/- रु भरणा केलेबाबत चलन क्र. चलन क्र. MH००३९८५५७९ दिनांक २५/०६/२०२२.
- अर्जदार यांचे दिनांक ०६/०६/२०२२ रोजीचे सत्यप्रतिज्ञापत्र.
- महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील अधिसूचना दिनांक ०५/०१/२०१७
- महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परीपत्रक क्रमांक : एनएपी२०२१/प्र.क्र.११८/ज-१अ दिनांक १३/०४/२०२२.
- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ अ व ४२ ब.

ज्याअर्थी जय गणेश डेव्हलपर्स तर्फे श्री महेश नामदेव इंगळे पत्ता टिटवाळा ता.कल्याण जि. ठाणे यांनी मौजे टिटवाळा, ता.कल्याण जिल्हा ठाणे येथील खालील नमुद जमीनीबाबत महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२- ब च्या तरतुदीन्वये उक्त संहितेच्या कलम ४७ अ नुसार देय असणारी रहिवास या अकृषिक प्रयोजनार्थ अकृषिक कर व रुपांतरीत कराची एकत्रित रक्कम रु. ३२२९२/- रु चलन क्र. चलन क्र. MH००३९८५५७९ दिनांक २५/०६/२०२२. नुसार भरणा केली आहे.

जमीन मिळकतीचा तपशिल

अ. क्र.	गावाचे नांव	स.नं.	स.नं. प्रमाणे क्षेत्र (चौमी)	जमिनीचा वर्ग	कब्जेदाराचेनाव	इतर हक्कातील नोंद
१	टिटवाळा	७/१	५७२०.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक
२	टिटवाळा	७/२	५७००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे	



दिवाणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे पिन कोड - ४११ २०१
संपर्क क्र ०२५१ - २३१५१२४ • ई-मेल : tahkalyan@gmail.com

ता. न. २
दिनांक १०/६/२०२३



३	टिटवाळा	७३	५६८०.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक
४	टिटवाळा	७३/२/अ	७३००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत व इतर	निरंक
५	टिटवाळा	७३/४/अ	१२२००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक
६	टिटवाळा	७३/४/ब	२६००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक
७	टिटवाळा	७३/४/क	१२१००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक
८	टिटवाळा	७३/५/अ	८५००.००	वर्ग १	मे. जय गणेश डेव्हलपर्स तर्फे भागीदार १) आशिष गंगाधर फडणवीस २) करण सतिश मिसाळ ३) महेश नामदेव इंगळे ४) राजेंद्र सुखदेव मिरगणे ५) सुभाष हस्तिमळ रनावत	निरंक



क.ल.न. २	
दस्ता क्र. १५९५	२०२३
५८	८०



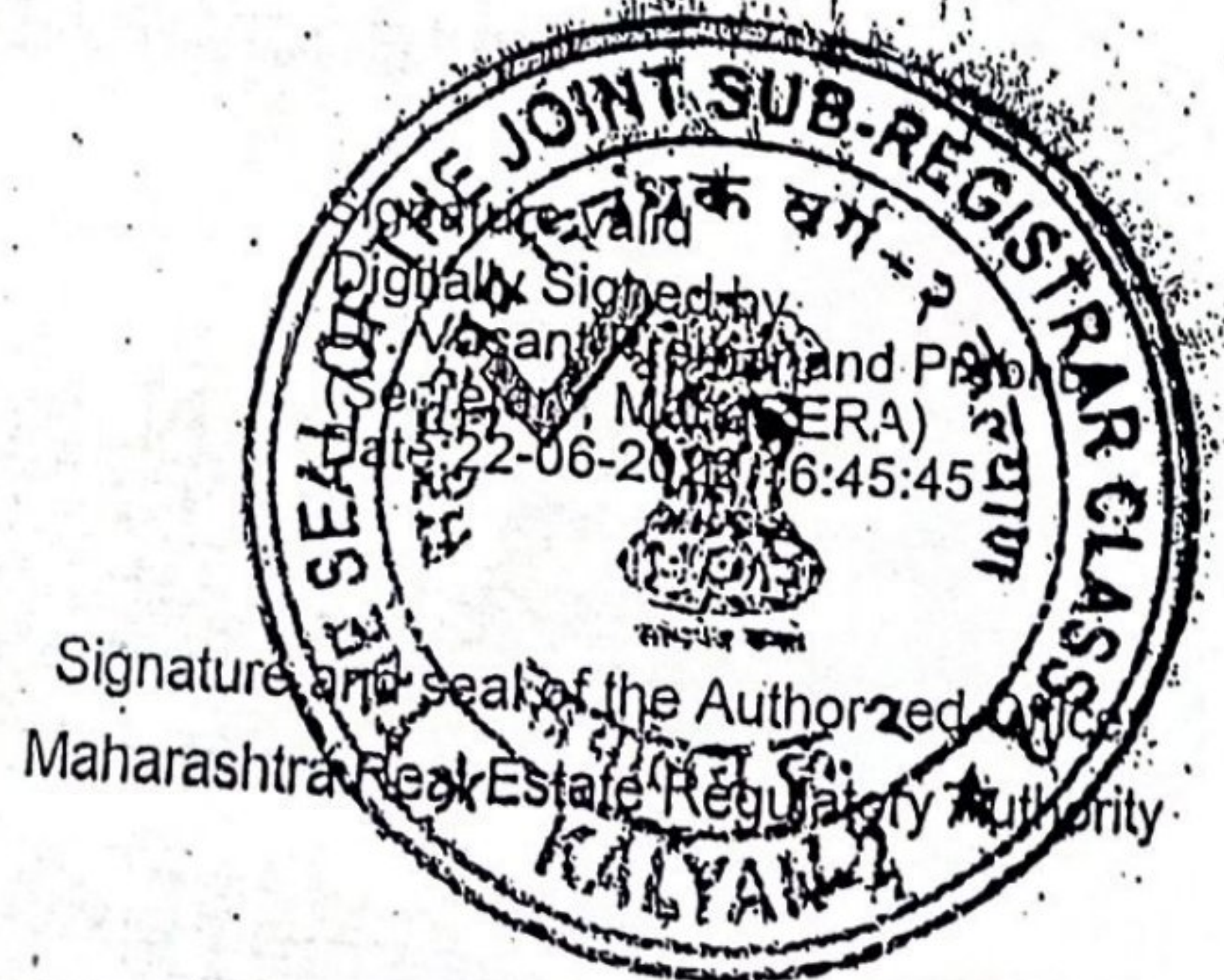
Maharashtra Real Estate Regulatory Authority

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 :
P51700034000
Project: **KALAS DARSHAN**, Plot Bearing / CTS / Survey / Final Plot No.: 7/1, 7/2, 7/3, 73/4/A, 73/4/B, 73/4/C, 73/2/A, 73/5/A
at Titwala, Kalyan, Thane, 421605;

1. Jay Ganesh Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400607.
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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 17/03/2022 and ending with 31/12/2026 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.



क. ल. न. २
२०२२/०६/२२

Index-II

सूची क्र.2

दुय्यम निबंधक ; सह दु.नि. कल्याण 2

दस्ता क्रमांक : 17615/2023

नोंदणी ;

Regn.5/311

गावाचे नाव : टिटवाळा

(1) विनोदनाचा प्रकार	करारनामा
(2) मोबदला	1875000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1903000
(4) घू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्गीत ; इतर माहिती: ; इतर माहिती: मीजे टिटवाळा सर्व्हे नं.73/2/अ,73/4/अ,73/4/ब,73/4/क,73/5/अ, यावरील कळस दर्शन टॉवर नं.04, सदतिका क्र. 910 नववा मजला क्षेत्र 29.98 चौ.मी. कारपेट + 4.7 चौ.मी. बालकनी (Survey Number : सर्व्हे नं.73/2/अ,73/4/अ,73/4/ब,73/4/क,73/5/अ ;)
(5) क्षेत्रफळ	1) 29.98 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, प्रतिबादिचे नाव व पत्ता.	1): नाव:- म.जय गणेश डेव्हलपर्स तर्फे भागीदार महेश नामदेव इंगळे यांचे कबुली जबाबा करीता कुलमुख्याधारक म्हणून संतोष रामचंद्र एखंडे वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एमटीडीसी रिसोर्ट च्या मागे, टिटवाळा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AARFJ2295H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- रोहित श्यामसुंदर श्रीरामिया वय:-30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- हाऊस नं. 797, ए.के. पाडा, शिवसेना शाखेजवळ, दिवा नाका, नवी मुंबई रवाळे ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ATWPC1961F 2): नाव:- रविप्रकाश श्यामसुंदर श्रीरामिया वय:-32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- हाऊस नं. 797, ए.के. पाडा, शिवसेना शाखेजवळ, दिवा नाका, नवी मुंबई रवाळे ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AMOPC8121G
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17615/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	39100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19030
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of Municipal Corporation of



सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

Jyoti - NEC -

Branch. Yashu 350200
Main

Pulvinamiam - 0208351239

Ravi - 8898415403

- 7738968425