

Applicant Information:
 First Name: SUNIL, Middle Name: PANNALAL, Last Name: YADAV
 Gender: M F Transgender
 Date of Birth: 07/06/1983
 Status: Married Single Other

Spouse Information:
 First Name: SUNEETA, Middle Name: SUNIL, Last Name: KUMAR
 Date of Birth: 07/06/1983
 Last Name: YADAV

Parent Information:
 First Name: PANNALAL, Middle Name: GANESH, Last Name: HRAM
 Date of Birth: 07/06/1983
 Last Name: YADAV

Identification:
 UID No.: 481382516183
 PAN No.: ABYPY5378E
 Driving License No.:
 MGNREGA Job Card No.:
 Citizenship:

Personal Details:
 Status: Resident NRI / CIO
 Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General

Signature: Sunil yadav

Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

ROOM NO 5,
 SAI NIWAS R. K. NAGAR
 HARI OM VELLY TITWALA EAST
 421605
 Village: MANDA, City: TITWALA
 THANE, State: MAHARASHTRA, Country: INDIA
 9029777094, Email ID: SUNILYADAV@Sunil.yadav181111@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

ROOM NO 4,
 DEVCHAYA BLDG, M. L. ROAD
 MULUND (W) MUMBAI
 400080
 Village: MULUND, City: MUMBAI
 MUMBAI, State: MAHARASHTRA, Country: INDIA
 9029777094, Email ID: Sunil.yadav181111@gmail.com

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Chairman/ MD or other director:
 First Name: Middle Name: Last Name:

Director of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.
 First Name: Middle Name: Last Name:

Relationship of applicant/ co applicant/ guarantor (Independent):
 Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
 Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

Scan Done 13/10/23

CRM NO ~~19625774~~ 20400691
RLMS - YLAPHL ~~202309003968332~~
20231000A284852

Saving A/c No. 32366218743	Branch FILE NO
CIF No.	Tie up on (if applicable)
LOS Reference No 501231006030181	PAL/Take Over/NEW/Resale/Topup

Applicant Name Mr. Sunil Kumar Yadav **MULUND WEST BR. (03225)**
 Co-Applicant Name Mrs. Suneeta Sunil Kumar Yadav

↓
 CIF- 90802556830 A/c NO 40373410811
 Contact (Resi) _____ Mobile No. _____

Loan Amount <u>11,00,000/=</u>	Tenure <u>15 years / 20 years</u>
Interest Rate _____	EMI _____
Loan Type <u>Take Over from DCB</u>	SBI LIFE
Hsg. Loan _____	Maxgain _____
Reality _____	Home Top up _____

Property Location _____
 Property Cost _____
 Name Of Developer / Vendor _____
 RBO - _____ ZONE - _____ Branch _____ (Code No.) _____
 Contact Person _____ Mobile No. _____
 Name of RACpC Co-ordinator along with Mob. No. _____

	DATE		DATE
SEARCH - 1	<u>16/10/23</u> <u>L.G. Nalk</u>	RESIDENCE VERIFICATION	<u>Comp</u> <u>16/10</u>
SEARCH - 2		OFFICE VERIFICATION + ITR verif	<u>Comp</u> <u>16/10</u>
VALUATION - 1	<u>16/10/23</u> <u>Veer-Ho-Kaalya</u>	SITE INSPECTION	
VALUATION - 2			

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



HL TO BE PARKED AT MULUND WEST 03225 BRANCH



CHALLAN
MTR Form Number-6



GRN	MH013557023202223M	BARCODE	[Barcode]		Date	11/01/2023-10:19:37	Form ID	25.2	
Department	Inspector General Of Registration								
Type of Payment	Stamp Duty Registration Fee	Payer Details							
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			TAX ID / TAN (If Any)					
Location	THANE			PAN No.(If Applicable)	ABYPY5378E				
Year	2022-2023 One Time			Full Name	SUNIL P YADAV				
Account Head Details		Amount In Rs.	Flat/Block No.	SURVEY NO 80/5 98/1					
0030046401	Stamp Duty	104400.00	Premises/Building						
0030063301	Registration Fee	15000.00	Road/Street	OPPOSITE HOLLYROSE SCHOOL					
			Area/Locality	MANDA					
			Town/City/District						
			PIN	4	2	1	6	0	5
			Remarks (If Any)	PAN2=ADUFS1326C--SecondPartyName=SAI VAISHNAVI ENTERPRISES--CA=1490697					
			Amount In Words	One Lakh Nineteen Thousand Four Hundred Rupees Only					
Total		1,19,400.00							
Payment Details		STATE BANK OF INDIA							
Cheque-DD Details		FOR USE IN RECEIVING BANK							
Cheque/DD No.		Bank CIN	Ref. No.	00090672023014128472 CPACJUBK08					
Name of Bank		Bank Date	RBI Date	11/01/2023 12/01/2023					
Name of Branch		Bank-Branch	STATE BANK OF INDIA KALYAN						
		Scroll No. , Date	213, 12/01/2023						

DEFACED
₹119400.00
DEFACED



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 करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by D& DIRECTORATE OF ACCOUNTS AND TREASURY, MUMBAI 02
Date: 2023.01.19 08:38:47 IST
Reason: IGR/S Secure Doc
Location: India

Challan Defaced

क. ल. न. २
Mobile No. 9820720011
दस्ता क्र. 923 2023
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Sr. No.	(IS)-71-1323	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-71-1323	0006922769202223	19/01/2023-08:36:28	IGR125	15000.00
2	(IS)-71-1323	0006922769202223	19/01/2023-08:36:28	IGR125	104400.00
Total Defacement Amount					1,19,400.00

ANNEXURE

A : Title Certificate.	Name of Village- Manda
B : Property Card/Extract of 7/12	Stilt Plus + 7 Upper Floors
C- : Copy of Approved Layout	Wing: B Floor No. 3rd
C-2: Copy of Proposed Layout	Flat/Shop/Unit No.304
D : Flat Approved to be purchased	Area: 22.30 Sq. Mts. (Carpet)
Scheme "Nilgiri Residency"	Market Value Rs. /-
Market Rate Rs.47,900/- Per SqMt	Actual Value Rs.14,90,697/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE IS MADE AND EXECUTED AT Kalyan on this 19th day of JANUARY 2023

BETWEEN

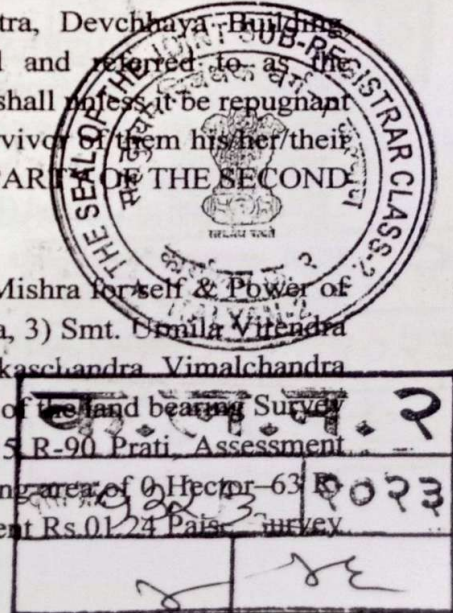
M/s.SAI VAISHNAVI ENTERPRISES, a Partnership Firm, Pan No. **ADUFS1326C**, email address:..... having its office at Shop No.1 & 2. Sai Bhavtarini Ashray CHS, Anand Marg, Veer Savarkar Nagar, Manda, Titwala (East), Taluka-Kalyan, District Thane, represented by their authorized Partner Shri Ganesh Gokarnanath Shukla, Pan No.ADRPS0265R, age about 52 years, Occupation-Business, Indian Inhabitant, R/at Pratiksha, Veer Sawarkar Nagar, Anand Marg, Manda (East), Taluka-Kalyan, District-Thane, Pin-Code No.421605, hereinafter called and referred to as the **"BUILDERS/TRANSFERORS/PROMOTERS"**(which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the Partner or Partners for the time being of the said partnership firm, the survivor or survivors of them and the their heirs, successors, survivors, executors, administrators, surviving partner/s, and assigns) being the **PARTY OF THE FIRST PART.**

AND

- 1) **Mr.Sunil P Yadav** Aged about 39 Years, Occupation Service Pan No. ABYPY5378E Email address.....
- 2) **Mrs.Sunita Sunil Kumar Yadav** Aged about 34 Years, Occupation Housewife Pan No. JNTPS5652H Email address.....

BOTH residing at Room No.4, Bank of Maharashtra, Devchhaya Building, M.G.Road, Mulund West-400080. hereinafter called and referred to as the **TRANSFEE/S/PURCHASER/S** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his/her/their heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART.**

WHEREAS 1) Shri Ashokkumar Krishnadatta Mishra for self & Power of Attorney Holder of 2) Shri Santosh Krishnadatta Mishra, 3) Smt. Umila Vitendra Shukla, 4) Smt. Anita Vinod Shukla & 5) Shri Vikaschandra Vimalchandra Dwivedi are the absolute owners of the piece and parcel of land bearing Survey No. 80, Hissa No. 5, admeasuring area of 0 Hector-15 R-90 Prati Assessment Rs.00.66 Paise, Survey No. 98, Hissa No. 1, admeasuring area of 0 Hector-63 R-00 Prati + Potkharaba 0 Hector-03 R-00 Prati, Assessment Rs.01.24 Paise, Survey



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No. 98, Hissa No. 2, admeasuring area of 0 Hector-32 R-00 Prati + Potkharaba 0 Hector-01 R-00 Prati, Assessment Rs.00.72 Paise, lying, being and situate at Village-Manda, Taluka-Kalyan, District-Thane, within the limits of the Kalyan Dombivli Municipal Corporation, Kalyan. (Hereinafter this property is called and referred to as the "SAID PROPERTY".

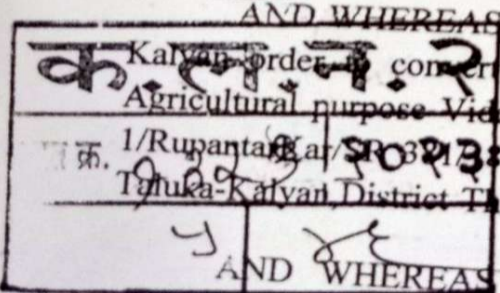
AND WHEREAS the Agreement for Development in respect of the residential area of 2914.56 Square Meters + Commercial area of 304.70 Square Meters having total area of 3219.26 Square Meters, executed by Shri Ashokkumar Krishnadatta Mishra for self & Power of Attorney Holder of Santosh Krishnadatta Mishra, Urmila Virendra Shukla, Anita Vinod Shukla & Vikaschandra Vimalchandra Dwivedi in favour of "SAI VAISHNAVI ENTERPRISES", a Partnership Firm through its Partners (1) Shri Ashokkumar Krishnadatta Mishra, (2) Shri Santosh Krishnadatta Mishra, (3) Shri Ganesh Gokarnanath Shukla and (4) Shri Vikesh Vijaykumar Shukla on 17.10.2019, which is registered in the office of the Sub-Registrar, Kalyan-2 under Serial No. 14154 on the same day in respect of the said property.

AND WHEREAS in pursuance thereof Development Agreement the land owners have also granted the Irrevocable General Power of Attorney dated 17.10.2019 in favour of the Builders/Promoters hereinabove pertaining to the said property, which is registered in the office of the Sub-Registrar, Kalyan-2 under Serial No.14155 on the same day and the Promoters/Builders herein declare that the said Development Agreement and the General Power of Attorney executed between them are still valid, subsisting and completely in force and accordingly the said owners have granted the Development Rights in respect of the said property to "SAI VAISHNAVI ENTERPRISES".

AND WHEREAS the Office of the Tahasildar cum Executive Magistrate, Kalyan order to convert the revenue Survey No.98, Hissa No.1, in to Non-Agricultural purpose Vide their order Outward No. Table-2/Mahasul/Jamin Bab-1/Rupantar Kar/88-278/18 dated 21.03.2018 lying and being at Village Manda, Taluka-Kalyan, District-Thane.



AND WHEREAS the Office of the Tahasildar cum Executive Magistrate, Kalyan order to convert the revenue Survey No.98, Hissa No.2, in to Non-Agricultural purpose Vide their order Outward No. Mahasul/ Table-2/Jamin Bab-1/Rupantar Kar/88-278/18 dated 19.07.2018 lying and being at Village Manda, Taluka-Kalyan, District-Thane.



AND WHEREAS the Office of the Tahasildar cum Executive Magistrate, Kalyan order to convert the revenue Survey No.80, Hissa No.5, in to Non-Agricultural purpose Vide their order Outward No. Mahasul/Table-2/Jamin Bab-1/Rupantar Kar/88-278/18 dated 19.10.2018 lying and being at Village Manda, Taluka-Kalyan, District-Thane.

AND WHEREAS the Promoters/Builders have further obtained the necessary commencement certificate for construction of building while making the development of the property admeasuring area of 5192.28 Square Meters of Plot A, Wing A, consisting of Ground (P)+ First + 7 for Residential + Commercial. Wing B consisting of Ground (P) + First + 6 + 7th Floor Part for Residential + Commercial

[Handwritten signature]

Sunil yadav

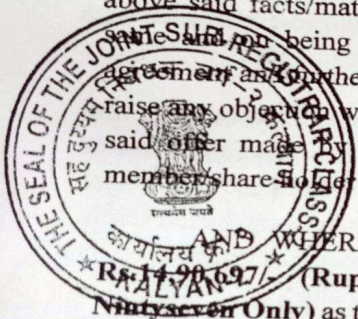
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property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flat constructed in the building on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat/Shop in the building subject to terms, conditions, facts and circumstances as mentioned in these presents.

AND WHEREAS the Promoters are carrying out construction on the said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flat/Shop in the proposed building on the said property in the Scheme to be known as "Nilgiri Residency" and Purchaser/s herein shown his/her/their willingness to purchase Flat in the proposed building on the said property in the said Scheme.

AND WHEREAS the Promoters have specifically brought to the notice and clarified to Purchaser/s herein that Promoters may get shops sanctioned on ground level of Building and Purchaser/s has/have No-Objection for the same and has/have granted his/her/their unequivocal consent for the same and no separate NOC is required for the same and the Promoters have specifically brought to the notice and clarified to Purchaser/s herein that all common areas, facilities etc will be for the benefit and enjoyment of all the flat/unit/shop/office purchasers in the building/s to be constructed on the said property.

AND WHEREAS purchaser/s herein by understanding and agreeing to above said facts/matters/things granted his/her/their unequivocal consent for the agreement and being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders/Promoters have accepted the said offer made by the purchaser/s and agreed to sell him Flat by becoming member/share holder constituent of the proposed cooperative society.



AND WHEREAS the purchaser/s shall pay to the Builders/Promoters **Rs. 14,90,697/- (Rupees Fourteen Lakh Ninty Thousand Six Hundred Nintyseven Only)** as the agreed lump sum price/consideration in respect of the said Flat bearing No. 304-B Wing admeasuring 22.30 Square Meters (Carpet) on 3rd floor in the scheme to be known as "Nilgiri Residency", hereinafter for the sake of brevity called and referred to as the "Said Premises" allotted to the purchaser/s and shown and marked accordingly on the floor plan annexed hereto.

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AND WHEREAS the purchaser/s have agreed to pay the sale price/consideration in respect of said premises to Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme and it is further specifically brought to the notice of purchaser/s that Promoters herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by the Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of buildings may be raised to upper floors and/or construction in stilt are may be carried out and the purchaser/s herein

Sunil Yadav

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AND WHEREAS the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. **P51700025000** AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders/Promoters is/are required to execute a written Agreement for sale of the said Flat with the Purchaser/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908 and 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;

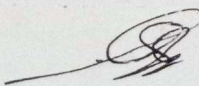
NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

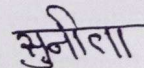
1] The Promoters have started construction and shall construct the building/s on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variation and modification as the Builders may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser/s hereby gives consent.

Provided that the Promoters is entitled to carry out development of the said Property to the fullest extent and utilize entire development potential in respect of the said property by utilizing entire FSI, Additional FSI, TDR or any other development potential in respect of the said property on payment of premium or otherwise by constructing the said buildings as well as remaining buildings to be constructed on the said property with such alterations and/or additions and/or modifications as they may desire and obtained revised building permissions for said purpose without consulting and/or obtaining any permission from the Purchaser/s and/or from the society of the Purchaser/s.

2] Provided further that this shall operate as an irrevocable consent in writing of the Purchaser/s to the Promoters carrying out such changes in the building plans and the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect said premises of the Purchaser/s except any alteration or addition required by any Government authorities or change in law.

3] The Purchaser/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to purchaser/s the flat bearing **Flat No. 304 in B- Wing, Rs.14,90,697/- (Rupees Fourteen Lakh Ninty Thousand Six Hundred Nintyseven Only)** admeasuring 22.30 Sq. meters (Carpet) on 3rd floor in the scheme to be known as "**Nilgiri Residency**" as the agreed lump sum price/consideration in respect of the said premises and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lump sum price/consideration of **RS.14,90,697/- (Rupees Fourteen Lakh Ninty Thousand Six Hundred Nintyseven Only)** and the said lump sum consideration includes proportionate price of the common areas and facilities appurtenant to the premises. That the said premises will have Patio/Open Terrace of sq. meters C.B. Area ofsq. meters, Enclosed Balcony of sq. meters which areas shall be for exclusive use and benefit of said premises.


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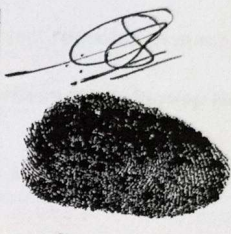
	Total Area 1 - 14 - 90 (Hec.-R-Prati)
Out of the total Area, the Area of 2914.56 Sq. Mtrs. for Residential Purpose Out	
of the total Area, the Area of 304.70 Sq. Mtrs. for Commercial Purpose	
Thus the Total Area of 3219.26 Square Meters for the purpose of Development.	

Within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration Kalyan.

- On or Towards East : The Property of Survey No. 97, Hissa No.-.
- On or Towards West : The Property of Survey No. 80, Hissa No.10.
- On or Towards South : The Property of Survey No. 98, Hissa No.5.
- On or Towards North : The Property of Survey No. 86.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED by the within Named **"BUILDERS/PROMOTERS"** Sai Vaishnavi Enterprises a Partnership Firm, through its Partner **Shri Ganesh Gokarnanath Shukla** In the presence e of



SIGNED & DELIVERED by the within Named **"ALLOTTEE / PURCHASER"** 1) **Mr. Sunil P Yadav**



2) **Mrs. Sunita Sunil Kumar Yadav**



WITNESS:
 1. Signature [Signature]
 Name: Rajesh Joshi
 Age about 38 years, Occupation- Service
 Address: Radha Nagari, Deshekar Nagar, Manda-Titwala East

2. Signature [Signature]
 Name: Madan Kadav
 Age about 52 years, Occupation-Service
 Address: Manda-Titwala East



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२६	२६



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

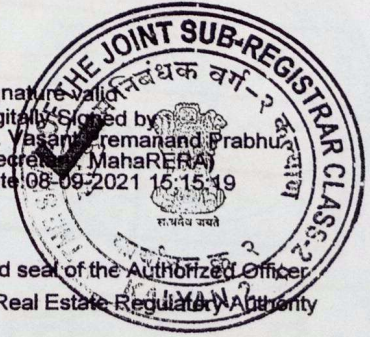
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700025000**

Project: **Nilgiri Residency** , Plot Bearing / CTS / Survey / Final Plot No.: **Survey No.80 Hissa No.5, Survey No.98 Hissa No.1 and 2 at Manda, Kalyan, Thane, 421605;**

- Sai Vaishnavi Enterprises** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421605.**
- 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 **18/03/2020** and ending with **30/06/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Armanand Prabhu
(Secretary, MahaRERA)
Date: 08/09/2021 15:15:19



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

Dated: 08/09/2021

Place: Mumbai

क.ल.न.२	
दि. ०९/०९/२०२३	२०२३
३०	४६

(बांधकाम प्रारंभ प्रमाणपत्र)



जा.क्र.कडोंमपा/नरवि/बांध/कवि/२०१८-०६५५
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक - २९/०२/२०१८

श्री. अशोक कुमार के. मिश्रा व इतर
द्वारा- श्री. विजय पांडे (वास्तू.), कल्याण (प.).
स्थापत्य अभियंता - श्री. अशोक के पटेल, मुंबई.

विषय:- स.नं. ८०/५, ९८/१, ९८/२, मौजे-मांडा येथे बांधकाम प्रारंभ प्रमाणपत्राबाबत.

संदर्भ:- आपला दि. २७/१२/२०१८ येथी Auto DCR व्दारे श्री.विजय पांडे, वास्तुविशारद,
कल्याण(प.) यांचे मार्फत सादर केलेला पूर्तता अर्ज क्र. SE7/MAN/0255/18-19.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ८०/५, ९८/१, ९८/२, मौजे-मांडा मध्ये ११४९०.०० चौ.मी. क्षेत्राच्या मुखंडावर ५१९२.२८ चौ.मी. क्षेत्राचा विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २७/१२/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे 'रहिवासी + वाणिज्य' इमारतीच्या बांधकामाबाबत, 'बांधकाम प्रारंभ प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

प्लॉट 'A' - विंग 'A' - तळ(पै) + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)

विंग 'B' - तळ(पै) + पहिला मजला ते सहावा मजला + सातवा मजला(पै.) (रहिवास + वाणिज्य)

प्लॉट 'B' -

प्लॉट 'C' - इमारत-C - तळ(पै) + पहिला मजला ते चौथा मजला (वाणिज्य)

(Signature)

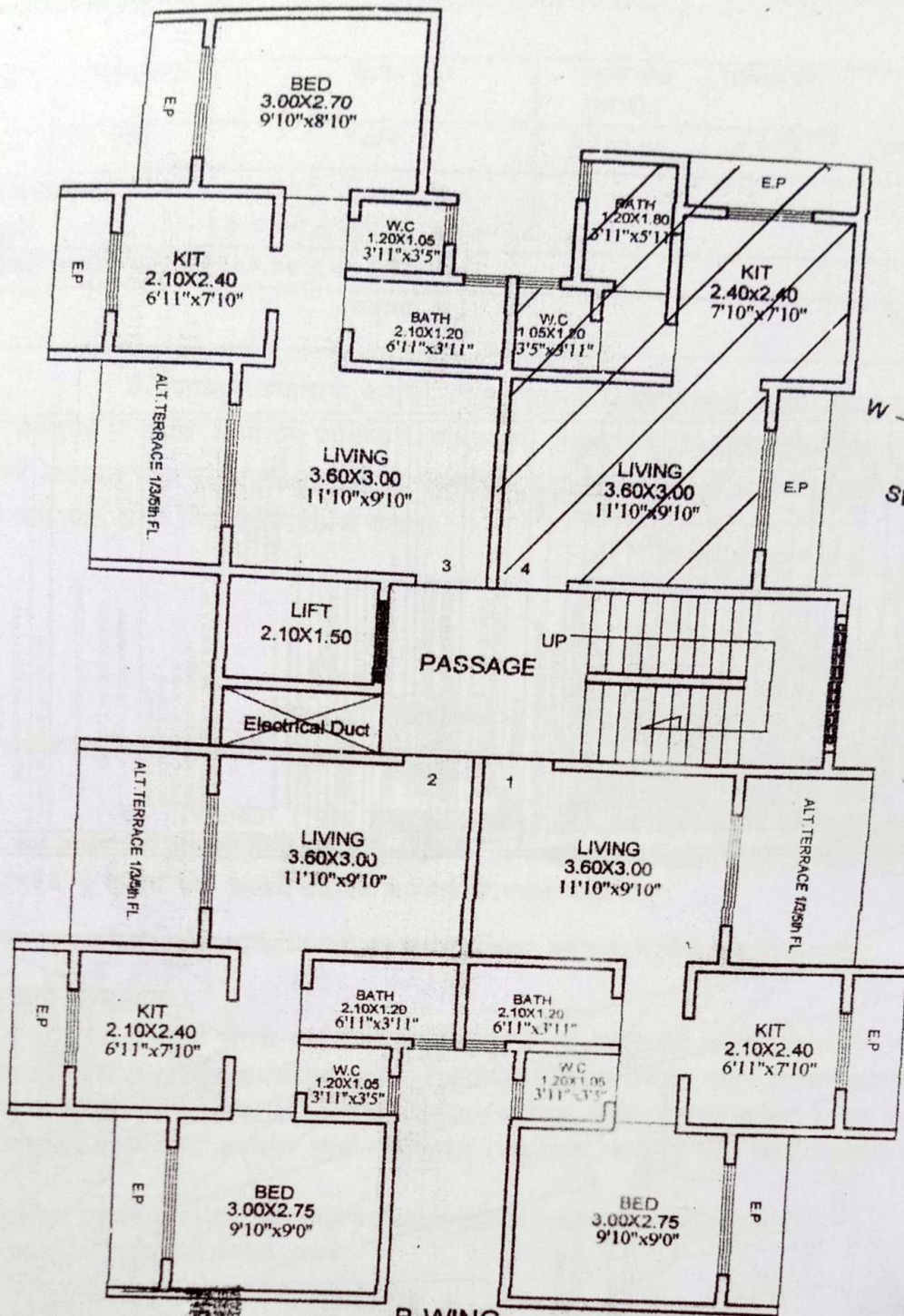
सहाय्यक संचालक नगररचना, कल्याण

कल्याण डोंबिवली महानगरपालिका, कल्याण.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाढेभित्त व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाढेभित्तीचे व जोत्याचे बांधकाम केल्या-बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन जोत्याचे बांधकाम केल्या-दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सर्व बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल केले नये, तसेच प्लॉटच्या इतदीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची जबाबदारी आपलेवर राहिल.
- मुखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र मिळालेले स्वरूपमाने दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसे रस्ता-व्हाईपबंद केले जाईल.



प्रारंभ प्रमाणपत्र	निर्माणित स्वरूपमाने
१३२३	२०१८
७३२३	२०१८
७३२३	२०१८



B-WING
3/5th FLOOR
SC.1:100



80/5, 98/1 & 98/2.
VIL. MANDA, TALUKA KALYAN, DIST. THANE.

DT. 08/03/19.



ARCHITECT.
M/S VJAY PANDEY & ASSOCIATES.
303-RAJKAMAL TOWER,
ABOVE KOTAK MAHINDRA BANK,
SANTOSHI MATA RD. KALYAN (W)
TEL 9370480016 / 0251-2204441.

क.ल.न.२
दस्ता क्र. १३२३/२०२३
४३ ४६

Sunil yadav

सुनीता



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कल्याण 2

दस्त क्रमांक : 1323/2023

नोंदणी :

Regn:63m

गावाचे नाव : मांडा

(1) विलेखाचा प्रकार

अॅग्रीमेंट टू सेल

(2) मोबदला

1490697

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1282000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मौजे मांडा येथील व कल्याण डोंबिवली महापालिका कल्याण विभागाचे हद्दीतील सर्व नंबर 98, हिस्सा नंबर 1, सर्व नंबर 98, हिस्सा नंबर 2 आणि सर्व नंबर 80, हिस्सा नंबर 5 या जमिनीचे मिळकती वरील "साई वैष्णवी एन्टरप्रायजेस" या स्टील्ट अधिक 1 ला मजला ते 7 मजले अशा बहु मजली इमारतीचे "निलगिरी रेसिडेन्सी" बिल्डिंग मधील "बी" बिंग चे 3 रे मजल्यास असलेली निवासी फ्लॅट नंबर 304, क्षेत्र 22.30 चौरस मीटरस कारपेट क्षेत्रफळ असलेली सर्व सोईनीयुक्त 1 आरके अशी निवासी तदनिकेची मिळकत. (Survey Number : 80, Hissa No.5, Survey No.98, Hissa No. 1 & 2 ;))

(5) क्षेत्रफळ

1) 22.30 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे.साई वैष्णवी एन्टरप्रायजेस, या भागीदारी संस्थे तर्फे भागीदार गणेश गोकर्णनाथ शुक्ला वय 52 वर्ष वय:-; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: प्रतीक्षा, वीर सावरकर नगर, आनंद मार्ग, शिवसेना शाखा समोर, मांडा टिटवाळा पूर्व, तालुका कल्याण, जिल्हा ठाणे., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-ADUFS1326C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-श्री.सुनील पी.यादव . . वय:-39; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रुम नंबर 4, बँक ऑफ महाराष्ट्र जवळ, देवछाया बिल्डिंग, एम.जी. रोड, मुलुंड पश्चिम- 400080., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABYPY5378E
2): नाव:-सी. सुनीता सुनील कुमार यादव . . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रुम नंबर 4, बँक ऑफ महाराष्ट्र जवळ, देवछाया बिल्डिंग, एम.जी. रोड, मुलुंड पश्चिम- 400080., ब्लॉक नं: ., रोड नं: ., MAHARASHTRA, ठाणे. पिन कोड:-421301 पॅन नं:-JNTPS5652H

(9) दस्तऐवज करून दिल्याचा दिनांक

19/01/2023

(10) दस्त नोंदणी केल्याचा दिनांक

19/01/2023

(11) अनुक्रमांक, खंड व पृष्ठ

1323/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

104400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

14910

(14) शेरा

(सही) जी.बी.सतदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2023/APL/00023
Proposal Code : KDMCC-23-ENTRY-67594

Building Proposal Number - 204690
Date : 08/09/2023

Building Name : Wing A(Mixed)	Floor :	Ground Floor (232.18 Sq mt),First Floor (295.06 Sq mt),Second Floor (295.06 Sq mt),Third Floor (295.06 Sq mt),Fourth Floor (295.06 Sq mt),Fifth Floor (263.50 Sq mt),Sixth Floor (295.06 Sq mt),Seventh Floor (295.06 Sq mt)
Building Name : Wing B (Mixed)	Floor :	Ground Floor (72.52 Sq mt),First Floor (132.96 Sq mt),Second Floor (132.96 Sq mt),Third Floor (132.96 Sq mt),Fourth Floor (132.96 Sq mt),Fifth Floor (132.96 Sq mt),Sixth Floor (107.95 Sq mt),Seventh Floor (107.95 Sq mt)

To,

- i) Ashokkumar Mishra , Ashokkumar K Mishra And Others,
S.NO-80,H.NO-5,S.NO-98.H.NO-1,S.NO-98,H.NO-2,MANDA TITWALA
- ii) VIJAY PANDEY (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **Wing A(Mixed),Wing B (Mixed)** Plot No , Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **98/1,98/2,80/5** , Village Name/Mouje **Manda**, Sector No. , completed under the supervision of **Architect**, License No **CA/1996/20081** as per approved plan vide Permission No. **KDMC/TPD/BP/KD/2018-19/55/21** Date **12/04/2023** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No **KDMC/TPD/BP/KD/2018-19/55/21** Date **12/04/2023**

Signature Not Verified

Digitally signed by **CHHAI PRABHAKAR SAWANT**
Date: 2023.09.08 18:47:14 IST
Reason: Approved Certificate
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-67594
Application Number : KDMCC/2023/204690/32929
Proposal Number : 204690
Certificate Number : KDMCC/FO/2023/APL/00023



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Assistant Director Town Planning,
Kalyan Dombivli Municipal Corporation,