



बवट्ट - १
द. क्र. १७३९९ / २०२२
पाने ३/२

MTR Form Number

GRN	MH011887656202223E	BARCODE					Date	08/12/2022-19:44:44	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)						
Type of Payment				PAN No.(If Applicable)						
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR			Full Name	SUN REALTORS					
Location	THANE			Flat/Block No.	SHIVAALIK PARK					
Year	2022-2023 One Time			Premises/Building						
Account Head Details	Amount In Rs.		Road/Street	TEMGHAR, BHIWANDI						
0030046401 Stamp Duty	31000.00		Area/Locality	DIST. THANE						
0030063301 Registration Fee	14980.00		Town/City/District							
			PIN	4 2 1 3 0 2						
			Remarks (If Any)	SecondPartyName=DINESH VISHWAKARMA-						
			Amount In	Forty Five Thousand Nine Hundred Eighty Rupees Onl						
Total	45,980.00		Words	y						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details	Bank CIN	Ref. No.	69103332022120821084			2781279960				
Cheque/DD No.	Bank Date	RBI Date	08/12/2022-19:45:33			Not Verified with RBI				
Name of Bank	Bank-Branch			IDBI BANK						
Name of Branch	Scroll No. , Date			Not Verified with Scroll						

Department ID :

Mobile No. : 9876543210

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.



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पृ. क्र. 5/12

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Bhiwandi, this 9th day of December, in the year Two Thousand and Twenty Two (2022),

BETWEEN

M/S. SUN REALTORS (PAN-ACEFS3836Q), a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at **Survey No. 80/16 Paiki, Temghar, Bhiwandi, Dist. Thane**, hereinafter referred to as the "**Developer**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and the heirs, executors and administrators of the last surviving partner of the said firm) of the **One Part**;

AND

(1) **DINESH VISHWAKARMA (PAN: AHSPV2816L)**, Age 38 Years, Indian Inhabitant/s, (2) **KIRAN (PAN: EWVPK7494D)**, Age 32 Years, Indian Inhabitant/s, having his/her/their address at **Flat No. 23, First Floor, Sanjay Gandhi Nagar, Pestom Sagar Road No. 6, Chembur (W), Mumbai - 400089**, hereinafter referred to as the "**Purchaser/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 and administrators and assigns) of the **Other Part**.

The Developer and the Purchaser/s, are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred to as "**Parties**".

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WHEREAS:

- A. One (1) Kamalakar Balaram Naik, (2) Gulab Balaram Patil, (3) Devidas Balaram Naik, (4) Pralhad Balaram Naik, (5) Balaram Hendrya Naik (hereinafter referred to as the "**Owner**") has given development rights of Plot of Land bearing Survey No. 74 Hissa No. 0 paiki admeasuring about 840 sq.mtrs. area, Survey No. 80/16/A/1 (Old Survey No. 80 Hissa No. 16 paiki) admeasuring about 2220 sq.mtrs. area, Survey No. 80/16/A/6 (Old Survey No. 80 Hissa No. 16 paiki) admeasuring about 2220 sq.mtrs. area, Survey No. 80 Hissa No. 16 paiki admeasuring about 2220 sq.mtrs. area, total admeasuring about 7500 sq.mtrs. area, situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, to the Developer vide registered Development Agreement No. BVD1-9409-2012 and executed separate power of Attorney in respect of the development of said Land vide registered No. BVD1-9410-2012 dated 03/11/2012 in favour of Partner of M/s. Sun Realtors (hereinafter referred to as the "**Owner's Land**"); more particularly described Firstly in the **First Schedule** hereunder written;
- B. One (1) Balaram Hendrya Naik, (2) Pralhad Balaram Naik, (hereinafter referred to as the "**Owner**") has given development rights of Plot of Land bearing Survey No. 73/2 (Old Survey No. 73 Hissa No. 0 paiki) admeasuring about 1820 sq.mtrs. area, Survey No. 80 Hissa No. 16 paiki admeasuring about 2210 sq.mtrs. area, total admeasuring about 4030 sq.mtrs. area, situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, to the Developer vide registered Development Agreement No. BVD3-1233-2013 and executed separate power of Attorney in respect of the development of said Land vide registered No. BVD3-1234-2013 dated 21/02/2013 in favour of Partner of M/s. Sun Realtors (hereinafter referred to as the "**Owner's Land**"); more particularly described Secondly in the **First Schedule** hereunder written;
- C. One Balaram Hendrya Naik (hereinafter referred to as the "**Owner**") has given development rights of Plot of Land bearing Survey No. 77 Hissa No. 1 admeasuring about 1160 sq.mtrs. area, situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, to the Developer vide registered Development Agreement No. BVD3-5117-2013 and executed separate power of Attorney in respect of

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- H. The said project in which the said buildings are constructed is registered under the Public Private Partnership Scheme brought up by the Central Government, under the Housing Scheme of Pradhan Mantri Awas Yojana. However, it is agreed that the guidelines provided by the Central and State Government, and its amendments from time to time, shall be binding upon the Developer and the Purchaser.
- I. Mr. Suraj L. Jain, Advocates have investigated the title to the said Land and have issued their Certificate of Title a photocopy whereof is hereto annexed and marked **Annexure 'A'**. A copy of the Property Register Card of the said Land is also annexed hereto and marked **Annexure 'B'**;
- J. The Developer has begun the construction of RCC Building on a demarcated portion of the Land as per plan and specification approved by the Bhiwandi Nizampur City Municipal Corporation, Bhiwandi;
- K. The Purchaser/s being desirous of purchasing a flat in the buildings to be constructed by the Developer, has/have inspected the documents, writings, Certificate of Title and the layout plans, building plans, IOD, CC, designs and specifications prepared by the Project Architects and all other documents as are specified under Real Estate (Regulation and Development) Act, 2016 (RERA) (hereinafter referred to as the "**Rules**"), and the Developer have provided to the Purchaser/s photocopies of the aforesaid documents as are mentioned in the Rules and as demanded by the Purchaser/s, as well as the plans in respect of the Building/s as presently approved and sanctioned by the BNCMC. The Purchaser has/have satisfied himself/herself/themselves/itself that the Developer title to the Land is clear and marketable, and that the Developer has the requisite permissions to exclusively construct and the right to allot areas in the Building/s and has/have also fully familiarized himself/herself/themselves/itself with the Scheme of Development outlined in hereinabove;
- L. AND WHEREAS, the said project is approved under the PMAY Scheme of Development by State Level Appraisal Committee (SLAC) on 18/06/2019 and also by State Level Sanctioning and Monitoring Committee (SLSMC) on 25/06/2019 and by Central Sanctioning and Monitoring Committee (CSMC) during its 44th meeting held on 28/06/2019 vide letter bearing outward No. 3242/2020 dated 23/12/2020 issued by the Maharashtra Housing And Area Development Authority.
- M. In view of the above, the Developer has agreed to sell and the Purchaser/s has/have agreed to purchase **Flat No. G-3** on the **Ground Floor** admeasuring approximately **29.91 sq.mtrs.** Carpet area in **Wing A** of **Building No. 12** in the project to be known as '**SHIVAALIK PARK**' at

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or for a consideration of ~~RS 14,98,000/-~~ (Rupees Fourteen Lakh Ninety Eight Thousand Only) (hereinafter referred to as "said Flat");

- N. The Purchaser hereby declares that he/she/they fall within the definition of Pradhan Mantri Awas Yojna and is eligible to get flat allotted in the PMAY (Urban) PPP Mode Scheme under category of Economic Weaker Section (EWS), i.e. the annual income of the Purchaser is below Rs. 6,00,000/-. In case of false declaration, the Purchaser will surrender the said premises without any claim and will indemnify Promoter and Firm for the loss which the Developer may incur due to such false declaration.
- O. The parties hereto state that they have not availed any concession or remission of Stamp Duty before, and are aware that the project proponent or the Purchaser of any unit which availed the reduction under the PMAY Scheme shall not be entitled for concession or remission of Stamp Duty as per any other order or policy, according to the Government Regulation (GR) bearing RNI No. MAHBIL/2009/37831 dated 11/04/2018.
- P. The Purchaser/s with full knowledge of the Scheme of Development outlined above and all the terms, conditions and covenants contained in the papers, plans, and approvals referred to herein above, has/have agreed to purchase and acquire from the Developer, said Flat for the agreed consideration and other amounts, deposits and liabilities referred to herein, and upon and subject to the terms and conditions and covenants recorded and contained herein;
- Q. The subject matter of this Agreement is **Building No. 12** comprising of stilt, ground plus upper floors of the Residential Building in project known as '**SHIVAALIK PARK**' to be constructed on Land and as more particularly described in the **First Schedule** hereunder written and shown on the Plan hereto annexed and marked as **Annexure "C"**;
- R. AND WHEREAS, the Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority bearing No. P51700023966; copy is attached.
- S. As per provision of Real Estate (Regulation and Development) Act, 2016 (RERA), the Developer is required to execute a written Agreement for Sale of the Flat in favour of the Purchaser/s, being these presents, and to register the same under the Indian Registration Act, 1908.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

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पानं १०/७

1. The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement, and this Agreement shall be read and construed in its entirety.
2. The "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.
3. The Developer will, under normal circumstances, construct or get constructed on the demarcated portion of the Land, as more particularly described Firstly, in the First Schedule hereunder written, 14 RCC Buildings bearing Nos. 1 to 14, in the project to be called "**SHIVAALIK PARK**", in accordance with the plans sanctioned by the BNCMC under the Commencement Certificate seen and approved by the Purchaser/s, and the original whereof have been inspected by the Purchaser/s prior to the execution of this Agreement. The Purchaser/s hereby agree/s to the Developer making such variations, modifications and additions in the plans and in the said Buildings, as the Developer or its Project Architects may consider necessary or expedient by or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser/s to the Developer under the provision of the Real Estate (Regulation and Development) Act, 2016 (RERA) for carrying out such changes in the building plans. However, any modifications of the building plans adversely affecting the area of the said Flat agreed to be purchased shall require the specific consent of the Purchaser/s.
4. The Purchaser/s hereby agrees to purchase and acquire from the Developer the said Flat being **Flat No. G-3** on the **Ground Floor** admeasuring approximately **29.91 sq.mtrs. Carpet area** in **Wing A** of **Building No. 12** in the project to be known as '**SHIVAALIK PARK**' to be constructed on the Land as shown in the Floor Plan hereto annexed and marked **Annexure "D"** as more particularly described in the Second Schedule hereunder written for a consideration of **Rs. 14,98,000/- (Rupees Fourteen Lakh Ninety Eight Thousand Only)** (hereinafter referred to as the "**Purchase Price**").
5. The Purchaser/s hereby agree/s and undertake/s to pay to the Owner the said Purchase Price of **Rs. 14,98,000/- (Rupees Fourteen Lakh Ninety Eight Thousand Only)** by cheques drawn in favour of the Developer in the following installments, time being of essence:

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or their agents will attend the Sub-Registry and admit execution thereof, upon and after the Purchaser/s inform/s the Developer of the number under which it has been lodged for registration.

49. As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

(a) The Developer states as under:

We are assessed to Income Tax and the Permanent Account Number allotted to us is **ACEFS3836Q**.

(b) The Purchaser/s states as under:

I/We, the Purchaser/s within named, am/are assessed to Income-Tax and the Permanent Account Number allotted to us is **(1) AHSPV2816L** and **(2) EWVPK7494D**.

The First Schedule Above Referred To:

(Description of the Land)

Firstly: All that piece or parcel of Plot of Non Agriculture Land bearing Survey No. 80/16/A/1 (Old Survey No. 80 Hissa No. 16 paiki) admeasuring about 2420 sq.mtrs. area, Survey No. 80/16/A/6 (Old Survey No. 80 Hissa No. 16 paiki) admeasuring about 2220 sq.mtrs. area, Survey No. 73/2 (Old Survey No. 73 Hissa No. 0 paiki) admeasuring about 1820 sq.mtrs. area, Survey No. 74/1/77/1/80/16/U/80/16 admeasuring about 6430 sq.mtrs. area, total admeasuring about 12890 sq.mtrs. area, situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane and bounded as per the record of rights.

The Second Schedule Above Referred To

(Description of the said Flat)

Flat No. G-3 on the **Ground Floor** admeasuring approximately **29.91 sq.mtrs.** Carpet area in **Wing A** of **Building No. '12'** in the project to be known as '**SHIVAALIK PARK**', situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

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भिवंडी निजामपूर शहर महाविहारपालिका, भिवंडी जि.ठाणे.

बां.प्र.क्र./६५/२०१९-२०२०.
जा.क्र.न.र.वि./ 922
दिनांक: 30. 2020



क्रि.नं. (अर्ज)

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द. क्र. 9039९ / १०-२३

बां. ५०/८२

बांधकाम परवानगी

(म.प्रा.व.न.र.अधि.१९६६ चे कलम ४५ (१) व मु.प्रा.म..न.पा.अधि.१९४९ चे कलम २५३ नुसार)

प्रति,

श्री. कमलाकर बाळाराम नाईक व इतर-३ तर्फे कुलमुखत्यारपत्रधारक
से. सन रियाल्टस् तर्फे भागीदार श्री. शमीम खान व इतर-२
द्वारा :- श्री. शमीम खान, इंजिनिअर
जिलानी विल्डींग, पेटल कंपा, धामणकर नाका, भिवंडी

- संदर्भ :- १) आपला दि.११/०१/२०१९ रोजीचा अर्ज व दि. १५/०५/२०१९ रोजीची पूर्तता
२) या कार्यालयाकडील पत्र जा.क्र.न.र.वि./३१०८ व ३१०९, दि.१९/११/२०१९
३) या कार्यालयाकडील पत्र जा.क्र.न.र.वि./३२८५, दि. ०४/१२/२०१९
४) दि.११/१२/२०१९ रोजीची पूर्तता

उपरोक्त नमूद अर्जान्वये प्रस्तुत प्रस्ताव हा प्रधानमंत्री आवास योजने अंतर्गत सार्वजनिक खाजगी भागीदारी (पीपीपी) तत्वावर प्रकल्पास दि.१३/११/२०१९ अन्वये तत्त्वतः मंजूरी दिलेली असून, त्याप्रमाणे आधिकार्याची पूर्तता करण्यासाठी संदर्भ क्र.२ व ३ अन्वये नोटीस देण्यांत आलेली आहे. सदर नोटीसीच्या अनुषंगाने दि.११/१२/२०१९ रोजी आर्थिक बाबींची व विकास/ बांधकामाचे परवानगीसाठी आवश्यक कागदपत्रे/नकाशे इत्यादींची पूर्तता केली त्या अनुषंगाने खालील नमूद केलेल्या अटी व शर्तीना अधिन राहून बांधकाम प्रस्तावामें मंजूरी देण्यांत येणारे आहे.

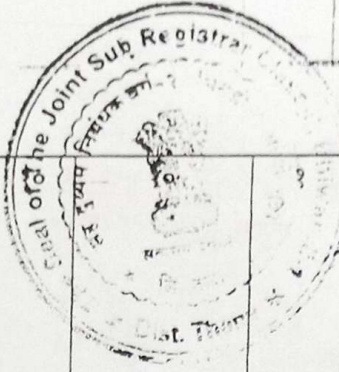
जागा मौजे टेमघर येथील स.नं. ७४/१/७७/१/८०/१६(उ)/८०/१६, स.नं.७३/२, स.नं. ८०/१६/अ/१.

स.नं. ८०/१६/अ/६ मधील १२८७४.२६ चौ.मी.

बांधकामाचा वापर :- रहिवास व पूरक वापरासाठी

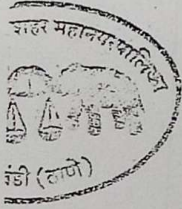
बांधकामाचा तपशिल :- (मंजूर नकाशाप्रमाणे.)

अ.क्र	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र(चौ.मी.)
१	१	१	अंशतः तळमजला — पूरक वापर अंशतः तळमजला — रहिवासी वापर पहिला मजला — रहिवासी वापर दुसरा मजला — रहिवासी वापर तिसरा मजला — रहिवासी वापर चौथा मजला — रहिवासी वापर एकुण	७७.०१ २६५.८२ ३२९.९६ ३२९.९६ ३२९.९६ ३२९.९६ ३२९.९६ १६६२.६७
२	२	१	तळमजला — रहिवासी वापर पहिला मजला — रहिवासी वापर दुसरा मजला — रहिवासी वापर तिसरा मजला — रहिवासी वापर चौथा मजला — रहिवासी वापर एकुण	५११.६४ ४९९.७६ ४९९.७६ ४९९.७६ ४९९.७६ २५१०.६८
३	३	१	अंशतः तळमजला — पूरक वापर अंशतः तळमजला — रहिवासी वापर	७७.०१ ४३९.५८



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			तळमजला — रहिवासी वापर	३४१.५२
			पहिला मजला — रहिवासी वापर	३३३.६०
			दुसरा मजला — रहिवासी वापर	३३३.६०
			तिसरा मजला — रहिवासी वापर	३३३.६०
			चौथा मजला — रहिवासी वापर	३३३.६०
			एकुण	१६७५.९२
११	११ (पी.एम.ए.वाय)	१	तळमजला — रहिवासी वापर	४६४.८२
			पहिला मजला — रहिवासी वापर	४५२.९४
			दुसरा मजला — रहिवासी वापर	४५२.९४
			तिसरा मजला — रहिवासी वापर	४५२.९४
			चौथा मजला — रहिवासी वापर	४५२.९४
			एकुण	२२७६.५८
१२	१२ (पी.एम.ए.वाय)	१	तळमजला — रहिवासी वापर	४६४.८२
			पहिला मजला — रहिवासी वापर	४५२.९४
			दुसरा मजला — रहिवासी वापर	४५२.९४
			तिसरा मजला — रहिवासी वापर	४५२.९४
			चौथा मजला — रहिवासी वापर	४५२.९४
			एकुण	२२७६.५८
१३	१३ (पी.एम.ए.वाय)	१	तळमजला — रहिवासी वापर	४६४.८२
			पहिला मजला — रहिवासी वापर	४५२.९४
			दुसरा मजला — रहिवासी वापर	४५२.९४
			तिसरा मजला — रहिवासी वापर	४५२.९४
			चौथा मजला — रहिवासी वापर	४५२.९४
			एकुण	२२७६.५८
१४	१४ (पी.एम.ए.वाय)	१	तळमजला — रहिवासी वापर	४६४.८२
			पहिला मजला — रहिवासी वापर	४५२.९४
			दुसरा मजला — रहिवासी वापर	४५२.९४
			तिसरा मजला — रहिवासी वापर	४५२.९४
			चौथा मजला — रहिवासी वापर	४५२.९४
			एकुण	२२७६.५८



अटी व शर्ती :-

- प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीचे वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहीजे अथवा मुदतवाढीचा अर्ज केला पाहीजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.
- प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रांमध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.
- जागेच्या मालकी हक्काबाबत काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरुंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- अर्जदाराने नियोजित इमारतीचा वापर मंजुरीनुसार करावयाचा असुन या व्यतिरीक्त जागेवर वेगळा वापर केल्यास ही परवानगी रद्द समजण्यांत येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्यांची गुणवत्ता व उर्जा प्रस्तावित इमारतीचे स्टील डिझाईननुसार उभारणी तसेच इमारतीची स्टॅबिलिटी व आयुष्यमानाबाबत संबंधित विकासकर्ता, वास्तुविशारद, सल्लागार अभियंता, स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.

प्रारंभ प्रमाणपत्र

प्रति,
श्री. कमलाकर बाळाराम नाईक व इतर-३ तर्फे कुलमुखत्यारपत्रधारक
मे. सन रियालर्टस् तर्फे भागीदार श्री. शमीम खान व इतर-२
द्वारा : श्री. शमीम खान, इंजिनिअर
जिलानी बिल्डींग, पटेल कंपा. धामणकर नाका, भिवंडी

विषय :- बांधकाम प्रारंभ प्रमाणपत्र मिळणेबाबत

मौजे-टेमघर येथील स.नं. ७४/१/७७/१/८०/१६(उ)/८०/१६, स.नं. ७३/२
स.नं. ८०/१६/अ/१, स.नं. ८०/१६/अ/६

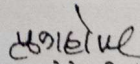
संदर्भ :- १) या कार्यालयाकडील बांधकाम परवानगी क्र.न.र.वि./१२२
दि. ०३/०१/२०२०
२) आपला दि. ०४/०९/२०२० रोजीचे पत्र

महोदय,

उपरोक्त विषयांकीत जागेमध्ये आपणांस बांधकाम परवानगी संदर्भ क्र.१ अन्वये मंजूर करण्यात आली आहे. त्या अनुषंगाने संदर्भ क्र.२ मधील अर्जांन्वये बांधकाम प्रारंभ प्रमाणपत्र अपेक्षिलेले आहे. सबब आपणांस कळविण्यांत येते की, मंजूर बांधकाम परवानगीतील अटी/ शर्तीच्या व खालील अटी / शर्तीच्या अधिन सहन इमारतीचे बांधकाम प्रारंभ करण्यास अनुमती देण्यात येत असून त्यानुसार जोत्यापर्यंत बांधकाम पूर्ण करावे व त्यानंतर जोता तपासणी प्रमाणपत्र मिळणेसाठी विकास नियंत्रण नियमावलीतील अर्पेडीक्स "XII" नुसार अर्ज करावा व अर्पेडीक्स "XIII" नुसार जोता तपासणी प्रमाणपत्र प्राप्त केल्यानंतरच जोत्यावरील पुढील बांधकामास सुरुवात करावी.

- भुखंडाच्या महसुली हद्दीनुसार तसेच विकास योजना रस्त्याच्या रुपरेषे (Alignment) नुसार कुंपणांचे बांधकाम करणे अर्जदारावर बंधनकारक राहिल अशा मंजूर नकाशाच्या हद्दीप्रमाणे सामासिक अंतरे तपासणी वेळी उपलब्ध होतील याची सर्वस्वी जबाबदारी ही अर्जदाराची राहिल.
- प्रस्तावित बांधकामास जोता तपासणी प्रमाणपत्र व वापर दाखला घेतल्याशिवाय इमारतीचा वापर करू नये अन्यथा तो अनधिकृत समजून कार्यवाही करण्यात येईल.
- प्रस्तुत प्रकरणी सादर करण्यांत आलेल्या पर्यावरण विभागाकडील ना-हरकत दाखल्यातील अटी व शर्तीचे पालन करणे व त्याची पूर्तता करणे आपणांवर बंधनकारक राहिल.
- प्रस्तुत प्रकरणी महानगरपालिकेशी करण्यांत आलेल्या करारनाम्यातील अटी व शर्तीचे पालन करणे आपणांवर बंधनकारक राहिल.
- तसेच संदर्भ क्र. १ अन्वये मंजूर बांधकाम परवानगीतील इतर अटी/शर्तीचे देखील पालन करणे आपणांवर बंधनकारक आहे.

आपला,


(प्रल्हाद हिंगेपाटील)

सहाय्यक संचालक, नगररचना

भिवंडी निजामपूर शहर महानगरपालिका
भिवंडी.



बवड - १
६. १६३९९ / २०२२
पाने ५०/८

SHEET NO. 1/3

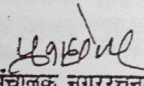


कार्यालयाचे पत्र क्र. बा.प्र.क्र. (६५) २०१९-२०२०

जा.क्र.न.र.वि. ९२२ दिनांक ३१.१२.२०२० अन्वये

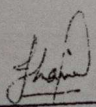
शर्तीना अधिन राहुन व हिरव्या रंगाने दुखस्ती सुद्धिवा प्रमाणे स्विकार व पुस्तक

बांधकाम/विकाल परवानगी मंजूर


सहायक संचालक नगररचना
मिहंडी निजामपूर शहर महानगरपालिका

(स्थळप्रतीवर मा.आयुक्त यांची स्वाक्षरी असे)

ADDRESS:-
69, JILANI BUILDING, PATEL COMPOUND,
DHAMANKAR NAKA, BHIWANDI - 421302.
E-MAIL : shamimuniversal7860@gmail.com
MOB. NO : 9322075334

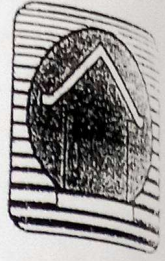
AUTHORISED SIGNATORY	JOB TITLE:
FOR:  M/S. SUN REALTORS (Authorised Attorney Of Mr. Kamlakar Balaram Naik Mr. Prahlad Balaram Naik Mr. Devidas Balaram Naik Mrs. Gulab Balaram patil)	PROPOSED RISEDENTIAL BUILDING AT S.NO. 74/1/77/1/80/16(U)/80/16, S.NO.73/2, S.NO.80/16/A1, S.NO. 80/16/A6 AT: VILLAGE TEMGHAR, TALUKA BHIWANDI, DIST. THANE. FOR : Mr. Kamlakar Balaram Naik Mr. Prahlad Balaram Naik Mr. Devidas Balaram Naik Mrs. Gulab Balaram patil



ए व ड - १
द. क्र. १७३१९ / २०२२
पाने ५७/६०८२

महाराष्ट्र गृहनिर्माण क्षेत्र विकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



जा.क्र.मु.अ.-२/प्राधि/ 3282 / २०२०
दिनांक- 23/9/2020

प्रति,
मे.सन रिअॅल्टर्स,
टेमघर पाडा, भिवंडी.

विषय- प्रधानमंत्री आवास योजना मंजूर प्रकल्पाच्या दाखल्यावबत.
संदर्भ- आपले पत्र क्र.निरंक दिनांक २२/१२/२०२०.

महोदय,

संदर्भाधिन विषयानुसार आपणास कळविण्यात येते की, भिवंडी निजामपूर शहर महानगरपालिका हद्ददीत असलेल्या प्रधानमंत्री आवास योजना अंतर्गत सदर झालेल्या AHP-PPP अंतर्गतच्या प्रस्तावास महाराष्ट्र राज्य शासनाच्या SLAC च्या दिनांक १८/०६/२०१९ रोजीच्या बैठकीत व SLSMC च्या दिनांक २५/०६/२०१९ रोजीच्या बैठकीत मान्यता प्रदान केलेली असून, त्यानुसार सदर प्रस्तावास केंद्र शासनाच्या CSMC च्या दिनांक २८/०६/२०१९ रोजीच्या ४४ व्या बैठकीत मान्यता प्रदान केलेली आहे.

वरील माहिती आपल्या विनंती नुसार देण्यात येत आहे.

आपला विश्वासू,

मुख्य अभियंता-२, प्राधि.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५९.
दूरध्वनी ६६४० ५०००
फॅक्स नं.: ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



ख व ड - १
द. क्र. 96398/2022
पाने 5/12

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 :
P51700023966

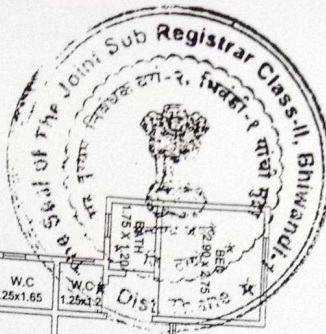
Project: **SHIVAALIK PARK** Plot Bearing / CTS / Survey / Final Plot No.: **S.NO 74/1/77/1/80/16U/80/16,73/2, 80/16/A/1,80/16/A/6** at **Bhiwandi (M Corp.), Bhiwandi, Thane, 421302;**

- Sun Realtors** having its registered office / principal place of business at Tehsil: **Bhiwandi, District: Thane, Pin: 421302.**
- 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 **14/01/2020** and ending with **31/12/2022** 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.

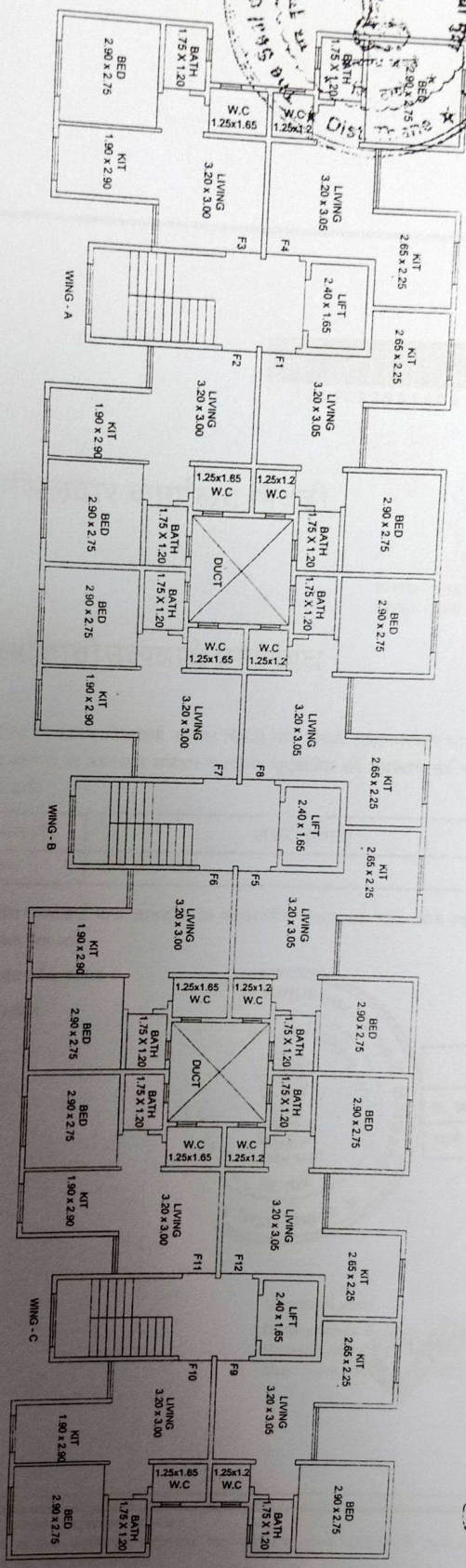
Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:14-01-2020 14:55:29

Dated: 14/01/2020
Place: Mumbai

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



ब्लॉक - १
द. नं. १०७३९१/२०२२
प्लान ७५/६२



TYPICAL (GROUND TO 4TH) FLOOR PLAN OF PMAY BLDG -12

दिनेश विठ्ठलकर

कि २१



09/12/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 17319/2022

नोंदणी :

Regn:63m

गावाचे नाव : टेमघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1498000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1496995.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: भिवंडी-निजामपूर मनप इतर वर्णन : , इतर माहिती: मौजे टेमघर तालुका भिवंडी येथील सर्वे नं. 80/16/अ/1,80/16/अ/6,73/2,74/1/77/1/80/16/उ/80/16 या जागेवरील 'शिवालिक पार्क' मधील बिल्डींग नं. 12 बिंग-ए तळ मजला सदनिका नं. जी-3 क्षेत्र 29.91 चौ.मी. कारपेट ((Survey Number : 80/16/अ/1,80/16/अ/6,73/2,74/1/77/1/80/16/उ/80/16 ;))
(5) क्षेत्रफळ	1) 29.91 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. सन रिअल्टर्स तर्फे भागीदार शमीम अहमद अब्दुल मन्नान खान तर्फे कबुली जबाब देण्याकरीता कु.मु. म्हणुन सुरजकुमार एल. जैन वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सर्वे नं. 80/16 पैकी, टेमघर, भिवंडी, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ACEFS3836Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश विश्वकर्मा वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॅट नं. 23, पहिला मजला, संजय गांधी नगर, पेस्तोम सागर रोड नं. 6, चेंबूर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-AHSPV2816L 2): नाव:-किरण - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॅट नं. 23, पहिला मजला, संजय गांधी नगर, पेस्तोम सागर रोड नं. 6, चेंबूर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-EWVVK7494D
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	09/12/2022
(11) अनुक्रमांक, खंड व पृष्ठ	17319/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14980
(14) शेर	

S. S. S.
सह दुय्यम निबंधक, पृष्ठ-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.

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name
DINESH VIDYACHARAN VISHWAKA

Date of Birth: PAN:
10041984

Mobile:
9867686350

e-mail:
VISHKARMADEENESH89@GMAIL.COM

Name of Spouse:
KIRAN

Name of Father:
RAMACHAL VISH

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.
593673217339

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:
FLAT NO. 23, FIRST FLOOR, SANJAY GANDHI

Address 2:
PESTOM SAGAR ROAD NO. 6, CHEMBUR

FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

CIF No/ Account No.

First Name Middle Name Last Name

Name: KIRAN

Date of Birth: 01011990 PAN: EHVPK7494D

Mobile: 9324649633

Email:

Name of Spouse: DINESH VISHWAKARMA

Name of Father: RAMACHAL VISHWAKARMA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 972563858749

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: LOHARPURAMA, TOLA-TIVNIHAWA, CAMP TERGA

Address 2:

<h1>SSL</h1>	Code No.	MUM99999
	File	
	Ref No.	
ASE	Naresh Kadam	7208687848
ASM	Sarvesh Pandey	
Cluster Head	Kuldeep Giri	

LOS Number	
LOS Branch Name	Ghatkopar
Branch Code	11711
Source Type	Self
Expected Disbursement Date	
Reference ID	
Applicant Name	Dinesh Vishwakarma
Co-Applicant Name	Kiran
Date of Birth	10/04/1984
Pan Card Number	AHSPV2816L
Bank Account Number	
E-mail ID	
Mobile No.	98676 86350
Loan Amount & Interest Rate	15 Lakh (15,00,000) 9.9,00,000
Tenure	240 month
Connector Name & Code	
Proposal Type	Take over
Property Final : Yes / No	
RACPC	

PROCESSING OFFICER	
SI/OFF	
25/10	Aditi subedar
25/10	Vashtukarla
UATION	
E	
AN A/C	