



॥ जय माता दी ॥

Mob.: 9029835888



# वैष्णवी डेव्हलपर्स

ऑफिस : वैष्णवी प्लाझा, शॉप नं. १, चिंचपाडा गांव, शिव मंदिर समोर, कल्याण (पूर्व) - ४२१ ३०६.

संदर्भ क्र.

दिनांक :

DATE:- 17/05/2021.

To,

STATE BANK OF INDIA

MATUNGA, MUMBAI - 400019.

Sub : Flat Cost Detail For Booking Of Flat No .404 On 4<sup>TH</sup> Floor In Building "VAISHNAVI HEIGHTS" Situated At Near Balaji Jewellers Chinchpada Goan Katemanivali Road Kalyan (East) 421-306.

PROJECT	: VAISHNAVI HEIGHTS
CLIENT NAME	: MR. LAHU SHIVAJI CHAVAN
FLAT AREA	: 540 SQ.FT.
FLAT NO	: 404 4 <sup>TH</sup> FLOOR
BASIC FLAT Amount	: 28,00,000/-
Stamp Duty & Registration 7%	: 2,21,000/-
Society	: 2,00,000/-
GST 1%	: 28,000/-
Total	: 32,49,000/-

OF VAISHNAVI DEVELOPERS

*Handwritten Signature*  
Proprietor

**KALYAN DOMBIVLI MUNICIPAL CORPORATION**  
**TOWNPLANNING DEPARTMENT**

**OCCUPANCY CERTIFICATE**  
**APPENDIX 'H'**

Outward No.KDMC/TPD/CC/27Village/177.  
Date - 10/08/2023.

To,  
Owner – Mr. Darshan Sukarya Mhatre & Others  
P.O.A. - M/s. Vaishnavi Developers through partner Mr. Navin Bhiva Mhatre  
Architect – Mr. John Varghese, kalyan (w)

Ref. No. :- 1) No. KDMC/TPD/BP/27 Village//2019-20/13/12, Dt.08/04/2021.  
2) Your application dated 30/08/2022.

The development work on Revenue S.No. 20, H.No. 22 Village Chinchpada completed under the supervision of Mr John Varghese, kalyan (w), Architect License No - CA/92/15118 may be occupied on the following conditions.

Sr.No.	Floor	Details	Area (Sq,mt )
1	Ground Floor	Stilt + 01 Society Office	10.50
2	First Floor	10 Tenements	333.44
3	Second Floor	10 Tenements	333.44
4	Third Floor	10 Tenements	333.44
5	Fourth Floor	10 Tenements	382.18
6	Fifth Floor	10 Tenements	390.94
7	Sixth Floor	10 Tenements	403.56
8	Seventh Floor	10 Tenements	443.95
Total – 70 Tenements + 01 Society Office			2631.45

1. In case of road widening the land within the marginal space have to surrendered to KDMC Free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The conditions mentioned in the previous Building Permission will be binding upon you.

Encl : As above.

Office Stamp



CC to :-

- 1) Tax Assessor And Collector, K.D.M.C.
- 2) Ward Officer, 'T' Ward, K.D.M.C.

Yours faithfully,

*[Signature]*  
Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.



**VAISHNAVI**  
DEVELOPERS

## Possession Letter

DATE: 18/09/2023

We are Glad to inform you that, we are giving you possession for flat No 404 on 4<sup>TH</sup> floor , Survey No 20/22 , IN : **VAISHNAVI HEIGHTS** Situated at : near balaji jewelers chinchpada gaon kalyan east , tal: Ambernath , Dist: Thane,

**MR.LAHU SHIVAJI CHAVAN & MRS. MAYAVATI LAHU CHAVAN**  
at Address - **CHINCHPADA , KALYAN EAST 421306**, We have receive agreement value full and final payment as per agreement Registration no . ~~4334~~  
4334 DATED 2021.

Regards

Yours Truly,

Authorised Signatory

For VAISHNAVI DEVELOPERS  
*Signature*

BILL NO.(GGN): 000002166898964

ग्राहक क्रमांक : 021791008007

मोबाईल/ईमेल : 84xxxxxx14

mayawati lahu chavhan

vaishnavi heights flat no 404 KALYAN THANE Kalyan-Dombivli (M Corp.) 421306

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 30-09-2023  
देयक रक्कम रु : 670.00

देय दिनांक : 20-10-2023  
या तारखे नंतर : 680.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत



बिलींग युनिट : 4151/KALYAN (E) S/DN-II/KALYAN (EAST)  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक : 00000001  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 8/36/8018/0200/4151133  
मिटर क्रमांक : 02310099785  
रिडिंग ग्रुप : Y8

पुरवठा दिनांक : 11-01-2023  
मंजूर भार : 1.00 KW  
सुरक्षा ठेव जमा (रु) : 1000.00  
चालु रिडिंग दिनांक : 25-09-2023  
मागील रिडिंग दिनांक : 25-08-2023

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
567	486	1.00	81	0	81

Meter Status: Normal  
Bill Period: 1.03/

महत्वाचे

छापील विला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलामागे 10 रूपांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील विलापर वरच्या बाजूला डाव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 25-10-2023 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

"ऑनलाइन पेमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पेमेंट सुविधेचा अदलब करा आणि 0.25%(जास्तीत जास्त रु.500)सवलत मिळवा संबधित प्रश्नांसाठी कृपया [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा."



वीज वापर  
सप्टेंबर - 2023 : 81

विशेष संदेश

\* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.८४XXXXXX९४ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२१७९१००८००७. महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

### तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप कर किंवा ॲप वर मत सांगा



QR कोड स्कॅन करा ॲप डाउनलोड करा App मध्ये सर्वे भरा आणि आकर्षक बक्षीस जिंका



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स्थळप्रत बिलींग युनिट : 4151 ग्राहक क्रमांक : 021791008007 पी.सी. : Y8 दर : 90

अंतिम तारीख 20-10-2023 Rs. 670.00

या तारखे पर्यंत भरल्यास 09-10-2023 Rs. 670.00

या तारखे नंतर भरल्यास 20-10-2023 Rs. 680.00

बँकेची स्थळप्रत:

बिलींग युनिट : 4151 ग्राहक क्रमांक : 021791008007  
41518021791008007201020230000006700010000910230000

डिटिसी क्र. : 4151133  
पी.सी. Y8 दर: 90

अंतिम तारीख 20-10-2023 Rs. 670.00

या तारखे पर्यंत भरल्यास 09-10-2023 Rs. 670.00

या तारखे नंतर भरल्यास 20-10-2023 Rs. 680.00

*(Handwritten signature)*

CHALLAN  
MTR Form Number-6



001285964202122E	BARCODE	Date 18/05/2021-11:01:42		Form ID 25.2
Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID / TAN (If Any)		
Registration Fee		PAN No. (If Applicable)	CKAPC6123L	
ULH3_ULHASNAGAR 3 JT SUB REGISTRAR		Full Name	Mayavati Lahu Chavan	
THANE		Flat/Block No.	Flat No 404 4th Floor	
2021-2022 One Time		Premises/Building		
Account Head Details		Amount In Rs.		
0046401 Stamp Duty		168000.00	Road/Street	Chinchpada
0063301 Registration Fee		28000.00	Area/Locality	Kalyan
			Town/City/District	
			PIN	4 2 1 3 0 6
		Remarks (If Any)		
		PAN2=AAABV2907K~SecondPartyName=Ms Vaishnavi Developers~		
		Amount In	One Lakh Ninety Six Thousand Rupees Only	
		Words	1,96,000.00	
Payment Details		FOR USE IN RECEIVING BANK		
IDBI BANK		Bank CIN	Ref. No.	69103332021051810738 2681069016
Cheque-DD Details		Bank Date	RBI Date	18/05/2021-11:02:36 Not Verified with RBI
Cheque/DD No.		Bank-Branch	IDBI BANK	
Name of Bank		Scroll No. , Date	Not Verified with Scroll	



Payment ID: 0000000000  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.  
 नोट: चालन केवल दुरयम निबंधक कार्यालयतः नोदणी करावयाच्या दस्तावादी लागू आहे. नोदणी जे कोठ्याच्या दस्तावादी लागू आहे.



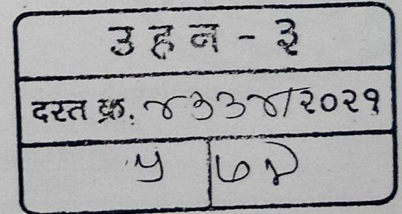
Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(S-339-4334	0000630495202122	18/05/2021-15:03:02	28000.00
2	(S-339-4334	0000630495202122	18/05/2021-15:03:02	168000.00
Total Defacement Amount				1,96,000.00

उहन - ३  
 दस्त क्र. ४३३४/२०२१  
 २७३

Ground Plus 7<sup>th</sup> Floor

Ward No. : \_\_\_\_\_  
Village : **CHINCHPADA**  
Flat/Shop No. : **404**, On 4<sup>th</sup> Floor,  
in the Complex Known as  
**"VAISHNAVI HEIGHTS"**  
Area of Flat/Shop : **30.83** Sq. Meters (Carpet).  
Market Value : **Rs. 15,32,000/-**  
Actual Value : **Rs. 28,00,000/-**  
Stamp Duty : **Rs. 1,68,000/-**



### AGREEMENT FOR SALE

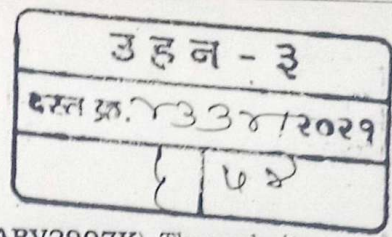
THIS ARTICLE OF AGREEMENT MADE AT **AMBERNATH**

ON THIS 16<sup>th</sup> DAY OF **May**, 2021

**BETWEEN**

Buyer

Sellor  
Sade mayd



M/S. VAISHNAVI DEVELOPERS, (Pan Card No. AAABV2907K) Through its Proprietor Mr. Navin Bhiva Mhatre, Age 47 Year, Occupation - Business, having its Office at - Vaishnavi Plaza, Shop No.1, Near Nageshwar Mandir, Chinchpada Gaon, Post - Katemanivali, Tal. Ambernath, Dist. Thane 421307. Email address at vaishnavideveloper9090@gmail.com hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to context or meaning thereof mean and include partners constituting the said Firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

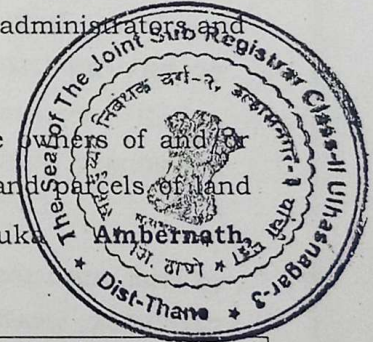
1) MAYAVATI LAHU CHAVAN, Age 25 Years, Occupation - Service/Housewife/Business, Pan Card No. CKAPC6123L, Aadhar No. 7288 0826 8409,

2) LAHU SHIVAJI CHAVAN, Age 31 Years, Occupation -Service/Business, Pan Card No. ASYPC9299B, Aadhar No.3683 0100 9035

Both are Residing At - Pandit Nagari, Building No.205, C wing, Chinchpada Gaon, Chinchpada, Kalyan (East) 421306.

hereinafter called and referred to as the "ALLOTTEES/PURCHASERS" (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 Dashrath Sukarya Mhatre And Other are the owners of and/or otherwise well and sufficiently entitled to all those piece and parcels of land lying being and situated at Village - Chinchpada, Taluka Ambernath, District - Thane bearing:-



Survey No.	Hissa No.	Area As per Extract of 7/12 (Sq. Meters)	Area Under development from total area (In SqMeters)
20	22	2000	1750

And within the limits of the KALYAN DOMBIVALI MUNICIPAL CORPORATION/GRAMPANCHAYAT CHINCHPADA and within the Jurisdiction of Registration District Thane, Sub Registration District Ulhasnagar-3, hereinafter called and referred to as the "SAID PROPERTY" and is more particularly described in the SCHEDULED hereunder written;

AND WHEREAS by under Development Agreement dated 18/04/2017 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under Sr. No. 4009-2017 and Sr. No. 4011-2017 dated 18/04/2017 made and

*Handwritten signature/initials*

*Handwritten signature: Dashrath*

*Handwritten signature/initials*

उद्देश - ३  
दस्तावेज क्र. ३३४/२०२७  
११ ७४

accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme ;

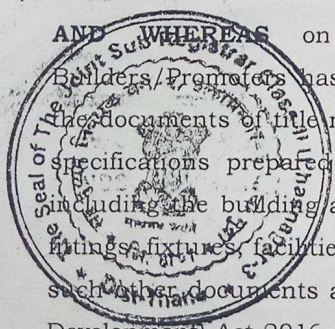
**AND WHEREAS** it is further specifically brought to the notice of allottee/s/purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R. Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by 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 allottee/s/purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same;

**AND WHEREAS** the allottee/s/purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;

**AND WHEREAS** the allottee/s/purchaser/s has/have seen the site of said building/s and the work of construction of the said buildings being in progress and is satisfied with the quality of the work and has approved the same ;

**AND WHEREAS** the carpet area of the said premises is **30.83** square meters and "carpet area" means the net usable floor area of an Flat/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/unit for exclusive use of the allottee/s/purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/unit for exclusive use of the allottee/s/purchaser/s, but includes the area covered by the internal partition walls of the Flat/Unit.

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

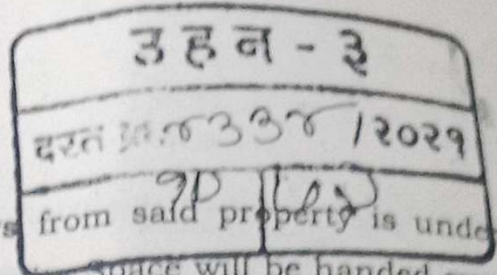


**AND WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders/Promoters, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other

*Attorney - [Signature]* *[Signature]* *11 May 2027*

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a. That an area admeasuring 1750 Sq. Meters from said property is under Amenity Space (\_\_\_%) and said area under Amenity Space will be handed over to Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada.

b. The Builders/Promoters herein intent to acquired adjacent property bearing Survey No 20, Hissa No. 22 and/or any other adjacent property and Builders/Promoters have reserved their rights to amalgamate said adjacent properties with said property in future and accordingly Flats/Units constructed on such adjacent properties will form part of said complex to be known as "VAISHNAVI HEIGHTS", i.e. whole idea of Builders/Promoters herein to develop the said property and adjoining/adjacent properties as one complex to be known as "VAISHNAVI HEIGHTS".

c. All other common areas, garden, internal road, any other facilities if constructed shall be for use and enjoyment of all Flat /Unit Purchaser/s in the building/s to be constructed on said property and Building/s to be constructed on said adjacent properties i.e. for Flats /Unit purchaser of whole complex to be known as "VAISHNAVI HEIGHTS".

d. That, 18 Meter Wide D. P. Road is passing through said property and area affected by said 18 meter D. P. Road will be handed over by the Builders/Promoters herein for and on behalf of said Owners to Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada in due course.

AND WHEREAS allottee/s/purchaser/s herein by understanding and agreeing to above said facts/matters/things granted his/her/their unequivocal consent for the same and on 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 allottee/s/purchaser/s and agreed to sell him Flat /Unit by becoming member/share holder/constituent of the proposed co-operation society and the allottee/s/Purchaser/s shall pay to the Builders/Promoters **Rs.1,37,000/- (Rupees One Lakh Thirty Seven Thousand only)** as the agreed lumpsum price/consideration in respect of the said Flat/ Unit bearing No.404, On 4<sup>th</sup> floor in admeasuring **30.83 Sq. Mtrs Carpet + Balcony 8.06 Sq. Mtrs** in the complex known as "VAISHNAVI HEIGHTS" hereinafter for the sake of brevity called and referred to as the said "Said Premises" allotted to the allottee/s/Purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;



AND WHEREAS the allottee/s/purchaser/s have agreed to pay the sale price/consideration in respect of said premises to Builders/Promoters herein in

*Handwritten signature*

*Handwritten signature: Dhavay*

*Handwritten signature: mayy*

provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

32. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan/Ambarnath courts will have the jurisdiction for this Agreement.

**SCHEDULE OF THE ABOVE REFERRED PROPERTIES**

ALL THAT piece and parcels of land lying being and situated at Village - **Chinchpada**, Taluka - **Ambarnath**, District - **Thane** bearing:-

Survey No.	Hissa No.	Area As per Extract of 7/12 (Sq. Meters)	Developing Area (Sq. Meters)
20	22	2000	1750

And within the limits of the **KALYAN DOMBIVLI MUNICIPAL CORPORATION**/Grampanchayat Chinchpada and within the Jurisdiction of Registration District Thane and Sub Registration District Ulhasnagar-3 and bounded as follows:-

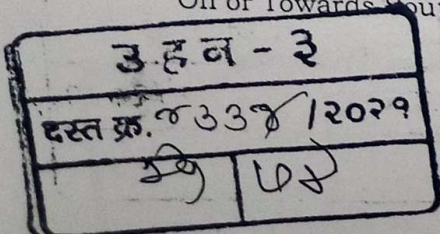


On or Towards East :- Open Land ;

On or Towards West :- Open Land ;

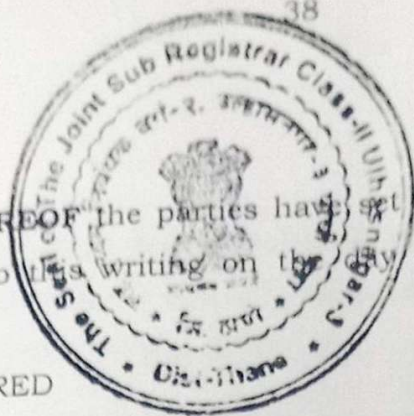
On or Towards North :- Vaishnavi Apartment ;

On or Towards South :- Open Land ;



*Shiray*  
May 9

*AM*



IN WITNESS WHEREOF the parties have signed and subscribed their respective hands and seals to this writing on the day and the Year first hereinabove mentioned.

SIGNED & DELIVERED  
By the within named Builders/Promoters

M/S. VAISHNAVI DEVELOPERS,  
Through its Proprietor,  
MR. NAVIN BHIVA MHATRE,



*Navin Mhatre*



SIGNED & DELIVERED

By the within named  
Allottee/Purchasers *Maya*



1) MAYAVATI LAHU CHAVAN,



*Maya*



2) LAHU SHIVAJI CHAVAN,

WITNESS:-

1) *Vishal P. Dubey*  
Address :- *Kalyan (E.)*

*Vishal Dubey*

2) *Ganesh Poojar*  
Address :- *Kalyan (E.)*

*Ganesh*



**RECEIPT**

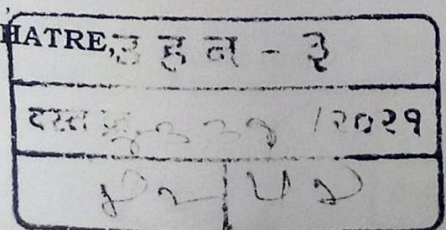
Received a sum of Rs.1,37,000/- (Rupees One Lakh Thirty Seven Thousand Only) from time to time prior to execution of this agreement in the following manner.

Amount	Cash/Cheque Online Transfer	Date	Bank	Branch
1,37,000/-	126184	22/12/2020	The Municipal Co. Op. Bank Ltd	-

From the purchaser herein as and by way of advance/part consideration.

Rs.1,37,000/-

I say received  
M/S. VAISHNAVI DEVELOPERS,  
Through its Proprietor,  
MR. NAVIN BHIVA MHATRE,



*Navin Mhatre*

Builders/Promoters

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 P51700023882

Project VAISHNAVI HEIGHTS Plot Bearing / CTS / Survey / Final Plot No.: PLOT BEARING S NO 20 H NO 22  
Chinchpada, Ambarnath, Thane, 421306,

1. Vaishnavi Developers having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421306

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
- OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

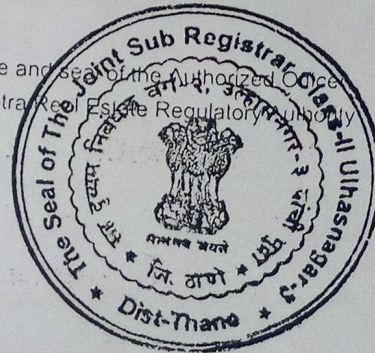
- The Registration shall be valid for a period commencing from 09/01/2020 and ending with 01/01/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

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.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 09-01-2020 15:10:33

Dated: 09/01/2020  
Place Mumbai

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



उ ह न - ३
दस्त क्र. २३३२/२०२१
२६/५२

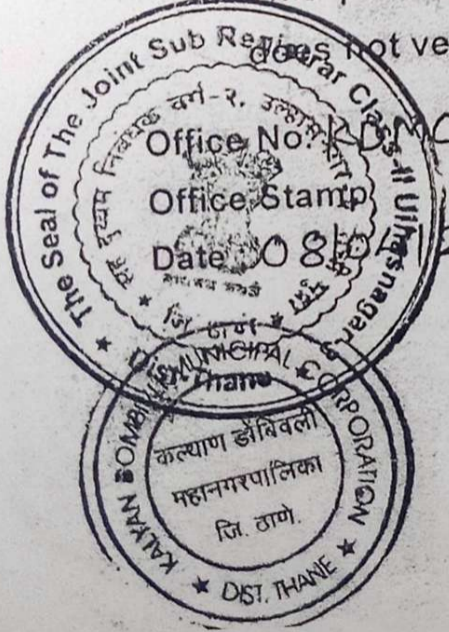
APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,  
 Mr. Dashrath Sukarya Mhatre & Mr. Namdev Sukarya Mhatre  
 P.O.A. - M/s. Vaishnavi Developers thorough Partner  
 Mr. Navin Bhiva Mhatre  
 Architect - Mr. John Varghees, Kalyan  
 Structural Engineer - Mr. Manohar Patil, Dombivli

With reference to your application dated 21/01/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No.20, Hissa No. 22, Village Chinchpada, Kalyan (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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



Yours faithfully,

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

357-3  
 दस्तावेज क्र. 2337/2029  
 96 42

18/05/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 4334/2021

नोदणी :

Regn:63m

गावाचे नाव : चिंचपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1532000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : , इतर माहिती: मौजे चिंचपाडा येथील स नं 20,हि नं 22 यावरील वैष्णवी हार्डट्स या बिल्डींगमधील फ्लॉट नं 404,4 था मजला,क्षेत्र 30.83 चौ. मी. कारपेट,एन्क्लोज्ड बालकनी 8.06 चौ. मी.(( Survey Number : 20 ; HISSA NUMBER : 22 ; ))
(5) क्षेत्रफळ	1) 30.83 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. वैष्णवी डेव्हलपर्स तर्फे मालक श्री. नविन भिवा म्हात्रे वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वैष्णवी प्लाझा, गाळा नं 1, नागेश्वर मंदिराजवळ, चिंचपाडा गांव, पोस्ट काटेमानिवली, ता. अंबरनाथ, जि. ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAABV2907K
(8) वज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-- मायावती लहू चव्हाण वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पंडित नगरी , बिल्डींग नं .205, सी विंग , चिंचपाडा गाव , चिंचपाडा , कल्याण (पूर्व) , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-CKAPC6123L 2) नाव:-- लहू शिवाजी चव्हाण वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पंडित नगरी , बिल्डींग नं .205, सी विंग , चिंचपाडा गाव , चिंचपाडा , कल्याण (पूर्व) , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ASYPC9299B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/05/2021
(10) दस्त नोदणी केल्याचा दिनांक	18/05/2021
1) अनुक्रमांक,खंड व पृष्ठ	4334/2021
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
3) बाजारभावाप्रमाणे नोदणी शुल्क	28000
4) शेर	
चांकगासाठी विचारात घेतलेला तपशील:-	
शुल्क आकारताना निवडलेला न्हेद :-	

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



CR3 Kange  
सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क.३

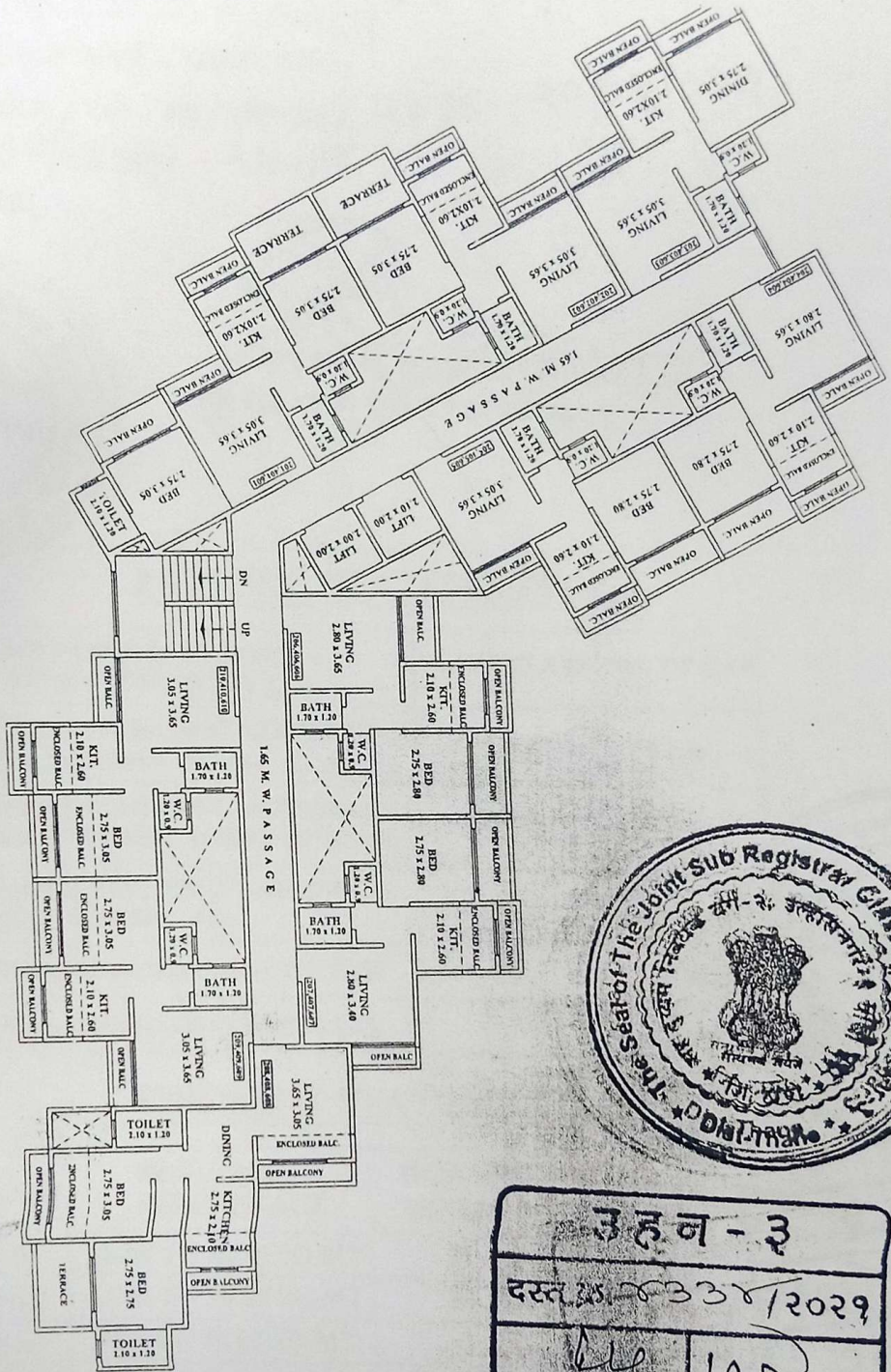
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तोखंडे

38986

2ND, 4TH AND 6TH FLOOR PLAN



उत्तर - ३  
 दस्त. ३३३४/२०२९  
 ६७ ७२

NAME :		
NAME :		
WING :		
SHOP NO. :		
PURCHASER :		
PURCHASER :		
PROMOTER :		
AREA IN SQ.MT.		
CARPET	BALCONY	TERRA
M/s. VAISHNAVI DEVELOPERS DESCRIPTION OF PROPER PROPOSED BLDG. ON PLO BEARING S.NO. 20, H.NO. 7 AT VILL. - CHINCHPADA T KALVAN, DIST. THANE.		

1960  
31/10/23

B.S.T

Please Tick

PMAY Yes/No	Annual Gross Income
CIF No.	PAL
Existing SBI A/C No.	Tie up (if applicable)
LOS Reference No.:	Take Over

Applicant Name : Mr. Lahu Shivraj Chavan  
~~STEVENA STEVENA MOHINI BHOITE~~

Co-Applicant Name : Mrs. Maya Lahu Chavan

Contract (Resi.) Mobile :

Loan Amount : <u>Rs 80000</u>	Tenure :
Interest Rate :	EMI :
Loan Type : <u>Top up</u>	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- <u>Gorandi</u>	Code No.
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<u>REKHA NAYK</u> <u>31/10/23</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>31/10/23</u> <u>Jasheek Kela</u>	SITE INSPECTION	
VALUATION - 2			

Gross Amount:

**SI**  
STATE BA

H-72407

PAL  
Tie up (if applicable)  
Existing SBI A/C No.