

## सूची क्र.2

दुय्यम निबंधक : सह द.नि. उल्हासनगर 3

दस्त क्रमांक : 12410/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

1) विलेखाचा प्रकार	कगारनामा
2) मोबदला	4445000
3) बाजारभाव(भाडेपट्ट्याच्या वनितपट्टाकार आकारणी देतो की पट्टेदार समुद्र करावे)	3207900
4) भ-सापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : इतर माहिती: विभाग-3/11-मी-7,मोजे वडवली,तालुका अंबरनाथ,मि. टी. एम. नं 8971(पैकी),जुना स नं- 33,हि नं-9,नविन स. नं. 33/9/2,क्षेत्र 620 चौ. मी. वर्गीत जय गुरुप्रसाद को. ऑप. ही सो. लि.,महावा मजला,सदनिका क्र 601,क्षेत्र- 46.48 चौ. मी. कार्गेट + 10.20 चौ. मी. फ्लॉवर बेंड(एकूण क्षेत्र - 56.68 चौ. मी.)(610 चौ फुट कार्गेट)(( Survey Number : 33/9/2 ; ) )
5) क्षेत्रफळ	1) 56.68 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एन.वाय.पी डेव्हलपर्स भागीदारी संस्था यांचे तर्फे भागीदार आनंद अविनाश नाईक आणि चंद्रप्रकाश लालचंद्र यादव यांचे तर्फे कबुलीजवाबा करिना कु. मु. धारक कविता महेंद्र मोंगे - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शांन नं. 9, शांनदा दीप मीणचणसाल, शिवाजी नगर पोलिस स्टेशन जवळ, वडवली अंबरनाथ, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- AAQFN2191M 2): नाव:-जय गुरुप्रसाद को. ऑप. ही सो. लि. ह्यांचे तर्फे कु. मु धारक मेसर्स एन.वाय.पी डेव्हलपर्स भागीदारी संस्था यांचे तर्फे भागीदार आनंद अविनाश नाईक आणि चंद्रप्रकाश लालचंद्र यादव यांचे तर्फे कबुलीजवाबा करिना कु. मु. धारक कविता महेंद्र मोंगे वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडवली अंबरनाथ (पूर्व), ता. अंबरनाथ, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- AAQFN2191M
8) दस्तगवेज करून घेणा-या पक्षकारांचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिद्धांत विलास ओंकार - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं 105 च्या समोर, कुर्ला कॅम्प रोड, शिवमेना शाखेजवळ, समता नगर नं 1, उल्हासनगर- 4, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ADDPO6443K 2): नाव:-विलास रामदास ओंकार - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं 105 च्या समोर, कुर्ला कॅम्प रोड, शिवमेना शाखेजवळ, समता नगर नं 1, उल्हासनगर- 4, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AAKPO2545C 3): नाव:-पोर्णिमा विलास ओंकार - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं 105 च्या समोर, कुर्ला कॅम्प रोड, शिवमेना शाखेजवळ, समता नगर नं 1, उल्हासनगर- 4, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421004 पॅन नं:-TAXPO3110E
9) दस्तगवेज करून दिल्याचा दिनांक	20/10/2023
10) दस्त नोंदणी केल्याचा दिनांक	20/10/2023
11) अनुक्रमांक, खंड व पृष्ठ	12410/2023
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	266700
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरग	



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क.३

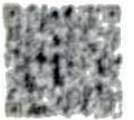
व्यांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



CHALLAN  
MTR Form Number-6



MH0001864320134E	BARCODE	Date 19/10/2023 22:58:28	Form ID 252
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Department Inspector General (P Registration)		Payer Details	
Stamp Duty	TAX ID / TAN (If Any)		
Mode of Payment Registration Fee	PAN No (If Applicable)	ACQFYJ644 3P	
Officer Name U H S U HASNAGAR 3 JI SUB REGISTRAR	Full Name	Siddhant Vitas Onkar	
Station THANE	Flat/Block No.	Flat no. 601, 6th Floor, Jai Guruprasad CHSL	
Period 2023-2024 (One Time)	Premises/Building	Village Vadavali, Ambarnath	
Account Head Details	Amount In Rs.	Road/Street	Dist Thane
0046401 Stamp Duty	266700.00	Area/Locality	
0063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 5 0 1
		Remarks (If Any)	PAN2=AAQFN2191M-SecondPartyName=NYP Developers-
		Amount In	Two Lakh Ninety Six Thousand Seven Hundred Rupees
		Words	Only
	2,96,700.00		



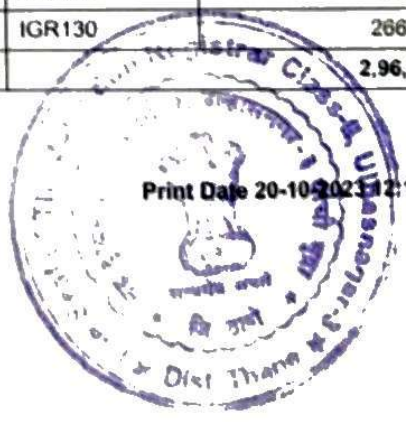
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	69103332023102010804 2834362370
Cheque/DD No	Bank Date	RBI Date	19/10/2023-22:58:12 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID: \_\_\_\_\_ Mobile No.: 8108157216  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हे दस्तावेज केवल दुर्यम निवाक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

381-2  
 दस्त. 9/10/20 2023  
 2 29

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-339-12410	0005138183202324	20/10/2023-12:08:37	IGR130	30000.00
2	(IS)-339-12410	0005138183202324	20/10/2023-12:08:37	IGR130	266700.00
Total Defacement Amount					2,96,700.00



1

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Ambernath, on this 20<sup>th</sup> day of October, 2023

B E T W E E N

M/s NYP Developers (PAN Card No. AAQFN2191M) a partnership Firm registered under the provisions of Indian Partnership Act, 1932, through its Partner (1) Mr. Anand Avinash Naik, age 38 years, Occ. Business; (2) Mr. Chandraprakash L. Yadav age 37 years, Occ- Business; having its registered office at Shop No.9, Sharda Deep CHSL, Near Shivaji Nagar Police Station, Vadavali, Ambernath, Dist.- Thane, Maharashtra 421501 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 constituting the said partnership firm for the time being and their heirs, executors, administrators and assigns) PARTY OF THE FIRST PART.

A N D

"JAI GURUPRASAD CO-OPERATIVE HOUSING SOCIETY LIMITED" a co-operative Housing society registered under the Maharashtra Co-operative Societies Act 1960 bearing Registration No. TNA/ ULR/HSG/(TC)/6561/2005-2206/2005, hereinafter called the "Society" represented through their Chairman Mr. Madhukar Laxman Pawar, Secretary Mr. Manish Madhukar Chavan , Treasure Mr. Seetharaman Gopalan through their POA Holder M/s. NYP Developers through its Partner (1) Mr. Anand Avinash Naik age 38 years, Occ. Business; (2) Mr. Chandraprakash L. Yadav age 37 years, Occ-Business; (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners constituting the said partnership firm for the time being and their heirs, executors, administrators and assigns)

AND

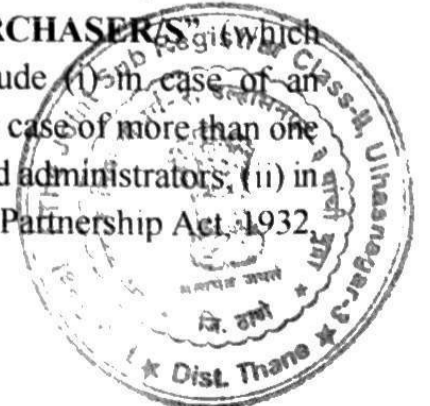
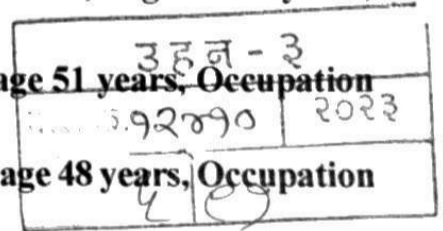
(1) Mr. Siddhant Vilas Onkar, Pan No. ADDPO6443K, Age:- 24 years, Occupation : Service,

(2) Mr. Vilas Ramdas Onkar, Pan No. AAKPO2545C, age 51 years, Occupation :- Service,

(3) Mrs. Pornima Vilas Onkar, PAN no. AAXPO3110E, age 48 years, Occupation :- Service,

All residing at Opp Block no. 105, Kurla Camp Road, Near Shivsena Shakha, Samta Nagar no. 1, Ulhasnagar-4, Dist. Thane, Maharashtra 421004;

hereinafter collectively called and referred to as the "PURCHASERS" (which expression shall unless the context otherwise requires, include (i) in case of an individual, his or her heirs, executors and administrators and in case of more than one purchaser survivor of them, their respective heirs, executors and administrators; (ii) in the case of a partnership firm within the meaning of the Indian Partnership Act, 1932



Solkar Vilas Onkar PNM

any or each of the partners and survivor/s of them and partners from time to time and their respective heirs, legal representatives, executors, administrators and permitted assigns, successors of the firm, (iii) in the case of a joint HUF, the Karta of the joint HUF and any or each of the adult members / coparceners of the joint HUF and the survivor/s of them and their respective heirs, legal representatives, executors, administrators and permitted assigns) (iv) in the case of a Corporate Body its successors and assigns) **PARTY OF THE SECOND PART.**

**WHEREAS** Jai Guruprasad Co-operative housing Society is the owner and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being (as per revenue records) old survey no. 33, New Survey no. 33/9/2 area admeasuring 620 Sq. Mtrs. and situated at Village Vadavali, City Survey no. 8971 (part) of village Ambemath, Taluka Ambemath, Dist. Thane and within the limits of the Ambemath Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar, which property is more particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter are called and referred to as the "**SAID PROPERTY**";

1. **AND WHEREAS** the said Society acquired the ownership rights of the said Property along with building from the former land owner by way of Conveyance Deed dated 23/08/2021 registered at serial no. 12300/2021 at the office of sub-registrar Ulhasnagar-2 and simultaneously mutation entry was carried out and the name of the said society was mutated on 7/12 extract and thus 7/12 extract of the said property along with building shows the name of the society as absolute owner.

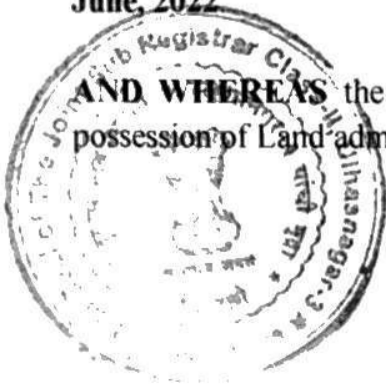
2. **And Whereas** the said plot of land is owned and possessed by the Society according to the latest 7/12 extract issued by the Talathi and it is in the possession of the society till date,

3. **AND WHEREAS** the existing building on the said land is old and dilapidated condition and the said building is consisting of Ground plus three floors having 12 residential flats.

4. **AND WHEREAS** by and under **Redevelopment Agreement dated 30<sup>th</sup> June, 2022**, registered at the Office of Sub-Registrar of Assurances at **Ulhasnagar -2 under Sr. No. 11497/2022 dated 30<sup>th</sup> June, 2022** made and executed between Jai Guruprasad Co-operative Housing Society Limited as the party of the first part and Developer herein as the party of the other part, the said Jai Guruprasad Co-operative Housing Society Limited granted the redevelopment rights in respect of said property in favour of Developer and in pursuance thereof the said owners have also granted the power of attorney in favour of said Developer and the said **Power of Attorney is registered with Sub- Registrar Ulhasnagar 2 at Sr. No. 11199/2022 dated 30<sup>th</sup> June, 2022**

**AND WHEREAS** the Society is sole exclusive and absolute owners in lawful possession of Land admeasuring 620 Sq. Mtrs. being old survey no. 33, New Survey

Jai Guruprasad Co-operative Housing Society Limited  
32833  
Ulhasnagar-2



Handwritten signatures and initials: [Signature], V. J. [Signature], [Signature], [Signature], [Signature]

no. 33/9/2 area admeasuring 620 Sq. Mtrs. and situated at Village Vadavali, City Survey no. 8971 (part) of village Ambemath, Taluka Ambemath, Dist. Thane

AND WHEREAS the said Society acquired the ownership rights of the said Property along with building from the former land owner by way of Conveyance Deed dated 23/08/2021 registered at serial no. 12300/2021 at the office of sub-registrar Ulhasnagar-2 and simultaneously mutation entry was carried out and the name of the said society was mutated on 7/12 extract and thus 7/12 extract of the said property along with building shows the name of the society as absolute owner.

And Whereas the said plot of land is owned and possessed by the Society according to the latest 7/12 extract issued by the Talathi and it is in the possession of the society till date,

AND WHEREAS the existing building on the said land is old and dilapidated condition and the said building is consisting of Ground plus three floors having 12 residential flats.

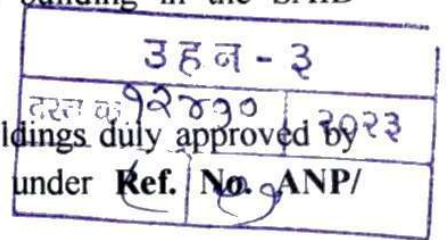
AND WHEREAS by and under **Redevelopment Agreement dated 30<sup>th</sup> June, 2022** registered at the Office of Sub-Registrar of Assurances at **Ulhasnagar -2 under Sr. No. 11197/2022 dated 30<sup>th</sup> June, 2022** made and executed between Jai Guruprasad Co-operative Housing Society Limited as the party of the first part and M/s. NYP Developers – as Developer herein as the party of the other part, the said **Jai Guruprasad Co-operative Housing Society Limited** granted the redevelopment rights in respect of said property in favour of Developer and in pursuance thereof the said owners have also granted the power of attorney in favour of said Developer and the said **Power of Attorney is registered with Sub- Registrar Ulhasnagar 2 at Sr. No. 11199/2022 dated 30<sup>th</sup> June, 2022.**

AND WHEREAS Developer herein with a view to develop the said property, by constructing 1 building; comprising of Gnd + Seven story building thereon, submitted necessary plan to that effect with Ambemath Municipal Council and Ambemath Municipal Council granted Construction Permission / Commencement Certificate bearing under no. **ANP/ NRV/BP/2022-23/962/9372/64** dated **28/10/2022** in respect of said property for the construction of the residential building in the SAID PROPERTY.

AND WHEREAS the Promoters designed plans of the buildings duly approved by Town Planner Ambemath Municipal Council approval under **Ref. No. ANP/ NRV/BP/2022-23/962/9372/64 dated 28/10/2022.**

AND WHEREAS the Architect **Mr. Suraj Andhare and Associates** having No. AR/ / has issued an Estimate for construction of a Residential Building in the Said Property situated at Village Vadavali and village Ambemath

AND WHEREAS the Promoter has appointed a structural Engineer **Mr. Atul**









**Kurtadkar and Associates** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the above deeds of Redevelopment executed after allotment of the flats to the members of the Society as per the Redevelopment Agreement between the society and Developer, the Promoter has sole and exclusive right to sell the Flats / Flat / Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Purchaser(s)/s of the Flat / Apartments to receive the sale consideration in respect thereof

AND WHEREAS the Promoter has opened the plans for sale on ownership basis, the residential Flat / Apartments in the proposed complex named as "Jai Guruprasad Co-op. Hsg. Soc. Ltd." to be constructed in the said property.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Suraj Andhare and Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; and the allottee has acknowledged the receipt of the same.

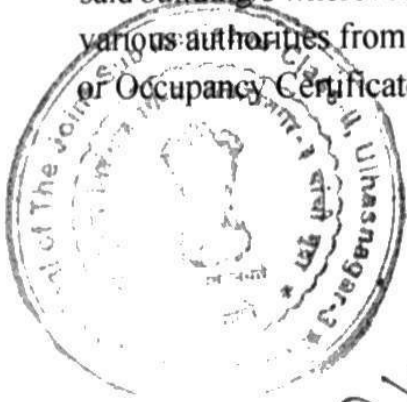
AND WHEREAS the authenticated copies of Certificate of Title issued by **Adv. Rucha Joshi, dated 01/07/2022**, showing the nature of the title of the promoter to the project land on which the Flat / Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Competent Authority have been annexed.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat / Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the competent authority wherever applicable have been annexed hereto.

AND WHEREAS the promoter has got some of the approvals from the concerned competent authority(s) to the plans, the specifications, elevations, sections and of the said building/s wherever applicable and shall obtain the balance approvals, if any from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said building.



*Sulkan* *Vilaj* *ANR* *[Signature]* *[Signature]*

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser approached Promoter to purchase a residential flat and has inspected all the relevant title documents, approved plans and has agreed to purchase one residential **Flat bearing No. 601, situated on the 6<sup>th</sup> Floor, admeasuring an area of 46.48 Sq. Mt. Carpet + 10.20 Sq. Mt. Flower Bed (Total Area 56.68 Sq. Mtrs.) (610 Sq. Fts. Carpet), in the building named "Jai Guruprasad Co-op. Hsg. Soc. Ltd."** on ownership basis, hereinafter the flat is referred to as "THE SAID FLAT" described in the Schedule-II hereunder written and shown in the plan annexed and the Promoter has agreed to construct the same for the Purchaser and the parties have accordingly agreed on the following terms and conditions.

AND WHEREAS the developer has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra bearing No. **P51700049276**.

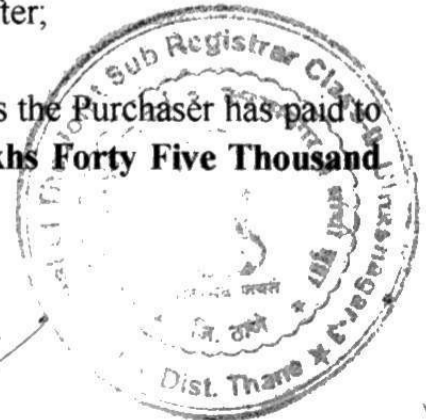
**AND WHEREAS**, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **Rs.4,45,000/- (Rupees Four Lakhs Forty Five Thousand only)**, being 3% paid as earnest money at the time of booking before the execution of these presents (the payment and receipt whereof the Developer doth hereby admit, acquit, acknowledge and discharge the Purchaser absolutely for forever.

**AND WHEREAS** the carpet area of the said Flat / Apartment is **610 Sq. Fts. and "carpet area"** means the net usable floor area of a Flat / Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat / Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the ~~said Flat / Apartment for~~ exclusive use of the Purchaser, but includes the area covered by the ~~internal partition~~ walls of the Flat / Apartment.

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दस्तावेज क्र. 2890	2023
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**AND WHEREAS**, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

**AND WHEREAS**, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **Rs.4,45,000/- (Rupees Four Lakhs Forty Five Thousand**



*Sukar* *Vilof* *AKR* *AK* *AK*

only), being part payment of the sale consideration of the Flat / Apartment agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

**AND WHEREAS**, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 and rules framed thereunder with the Real Estate Regulatory Authority under No P51700049276

**AND WHEREAS**, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat / Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. However, Due to any other reason, if Purchaser/Purchasers are not able to visit the sub-registrar office to sign & register the agreement, Purchaser/Purchaser's hereby agree to remit the amounts due from him/them as and when they are due and hence with Purchaser/Purchaser's agree to not raise any objections under section 13 with regards to payment clause.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the (Flat / Apartment/Plot) along with the garage/covered parking (if applicable)

The Parties have therefore 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 THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

The recitals contained above form an integral and operative part of this Agreement, as if the same were set out and incorporated herein seriatim.

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**1. INTERPRETATION:**

1.1. References to "person" or "persons" shall include references to individuals, sole proprietorships, partnerships, trusts, bodies corporate, associations, joint ventures, governments and governmental and local authorities and agencies or trust or any other entity or organisation.

1.2. Unless the context otherwise requires, words importing the singular include the plural and vice versa, and pronouns importing a gender include each of the masculine, feminine and neuter genders.



*Shivan*

*Vijay Anand*

*[Signature]*

*[Signature]*



to use number of parking spaces delineated in    colour on the plan attached ("said Parking Space/s"). The Purchasers agrees and confirms that the said Parking Space/s shall not be used for any purpose other than for parking motor vehicles

- (iii) The units which have been allotted parking will be sold/allotted with the unit Flat / Apartment for resale. Also, during resale of the said unit to which the exclusive/dedicated parking is allotted cannot be retained and has to be handed over to the buyer/purchaser along with the said unit.
- (iv) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking / Garage spaces bearing No.    situated at Ground / Basement and/or stilt and /or    podium being constructed in the layout for the consideration of Rs.    /-.

1(b) The total aggregate consideration amount for the Flat / Apartment including covered car parking spaces is thus **Rs.44,45,000/- (Rupees Forty Four Lakhs Forty Five Thousand only)**.

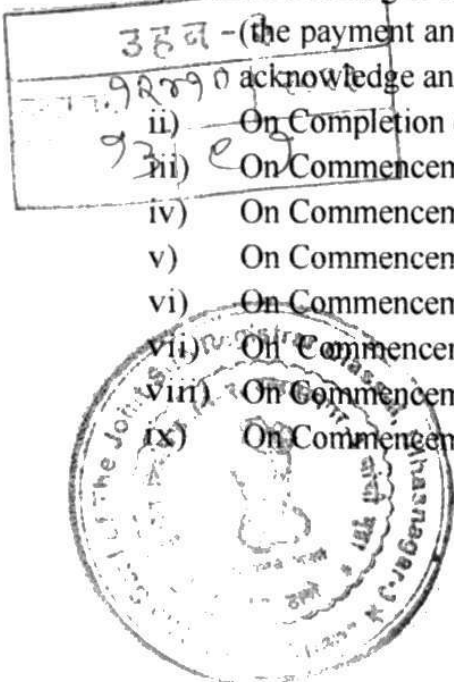
A) The Purchaser has paid the Rs.4,45,000/- ( Rupees Four Lakhs Forty Five Thousand only) as per the details given below:-

- (i) Rs.2,00,000/- (Rupees Two Lakhs only) paid vide Online / cheque mode of transfer bearing reference no. 896850 dated 20/10/2023 drawn on Indian Bank.
- (ii) Rs.2,45,000/- (Rupees Two Lakhs Forty Five Thousand only) paid vide Online / cheque mode of transfer bearing reference no. 000017 dated 20/10/2023 drawn on Bank of Baroda Bank.

**Total payment Received Rs.4,45,000/- ( Rupees Four Lakhs Forty Five Thousand only).**

The purchaser hereby agrees to pay the balance consideration of **Rs.40,00,000/- ( Rupees Forty Lakhs only)** to the Developer the aforesaid consideration / price in the following manner: -

- |                                                                                                                                                    |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| i) On booking & signing                                                                                                                            | 3%  |
| 36000 - (the payment and receipt whereof the Developer doth hereby admit, acquit, acknowledge and discharge the Purchaser absolutely for forever). |     |
| ii) On Completion of Plinth                                                                                                                        | 17% |
| iii) On Commencement of 1st Slab                                                                                                                   | 10% |
| iv) On Commencement of 2nd Slab                                                                                                                    | 10% |
| v) On Commencement of 3rd Slab                                                                                                                     | 10% |
| vi) On Commencement of 4th Slab                                                                                                                    | 10% |
| vii) On Commencement of Masonry                                                                                                                    | 10% |
| viii) On Commencement of Electrical wiring                                                                                                         | 5%  |
| ix) On Commencement of Plaster                                                                                                                     | 5%  |



Sukar

Vijay

[Signature]

[Signature]

x) On Commencement of Plumbing	4%
xi) On Commencement of External Paint	3%
xii) On Commencement of Tiling	3%
xiii) On Commencement of Wood Work	3%
xiv) On Commencement of External Windows	3%
xv) On Commencement of Internal paint	3%
xvi) On handing over Possession	9%

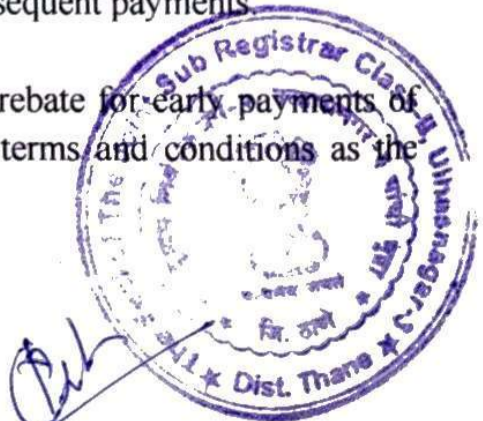
1(c)(i) The above said sum of Rs.27,78,000/- (Rupees Twenty Seven Lakhs Seventy Eight Thousand only) includes the cost of the construction of the said unit and also the cost of the customized amenities in the said unit as per the unit holder's requirement. It is clarified that while above said sum does not include the rights to the Terrace. 1(c)(ii) If the UNIT HOLDERS commits default in payment of any of the installments aforesaid on its respective due dates, as per schedule no. IV and/or in observing and performing any of the terms and conditions of this Agreement, the Builder/Vendor shall, without prejudice to the other rights, be at liberty to terminate this Agreement by giving a prior written notice of fifteen days. The Builder/Vendor shall, however, on such termination, refund to the UNIT HOLDERS the amounts, if any, which may have till then been paid by the UNIT HOLDERS to the Builder/Vendor, after forfeiting an amount of Rs.2,00,000/- (Rupees Two lacs only) without any further amount by way of interest or otherwise.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Infrastructure tax, GST and Cess or any other taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Flat / Apartment/Plot]. The amount of GST is as per Central Goods and Service Tax Act, 2017 (GST Act) is subject to revision as per the applicable rate for the relevant instalments and before taking the possession of the said Flat / Apartment, Purchaser will pay GST or any other tax (if applicable) with interest and penalty if any on the said taxes or statutory charges. At present 18% p.a. interest is payable for late payment, in case of delay in payment of GST, Purchaser will be bound and liable to pay interest @18% p.a. from due date till payment.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges/taxes or other which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser on such terms and conditions as the

*Suban* *Vijay - Suban* *[Signature]*



**SCHEDULE -III**  
**(MODE OF PAYMENT)**

On booking & signing	3%
On Completion of Plinth	17%
On Commencement of 1st Slab	10%
On Commencement of 2nd Slab	10%
On Commencement of 3rd Slab	10%
On Commencement of 4th Slab	10%
On Commencement of Masonry	10%
On Commencement of Electrical wiring	5%
On Commencement of Plaster	5%
On Commencement of Plumbing	4%
On Commencement of External Paint	3%
On Commencement of Tiling	3%
On Commencement of Wood Work	3%
On Commencement of External Windows	3%
On Commencement of Internal paint	3%
On handing over Possession	1%
 Total	 100

**List of Amenities**  
**MODERN AMENITIES FOR FLATS:**

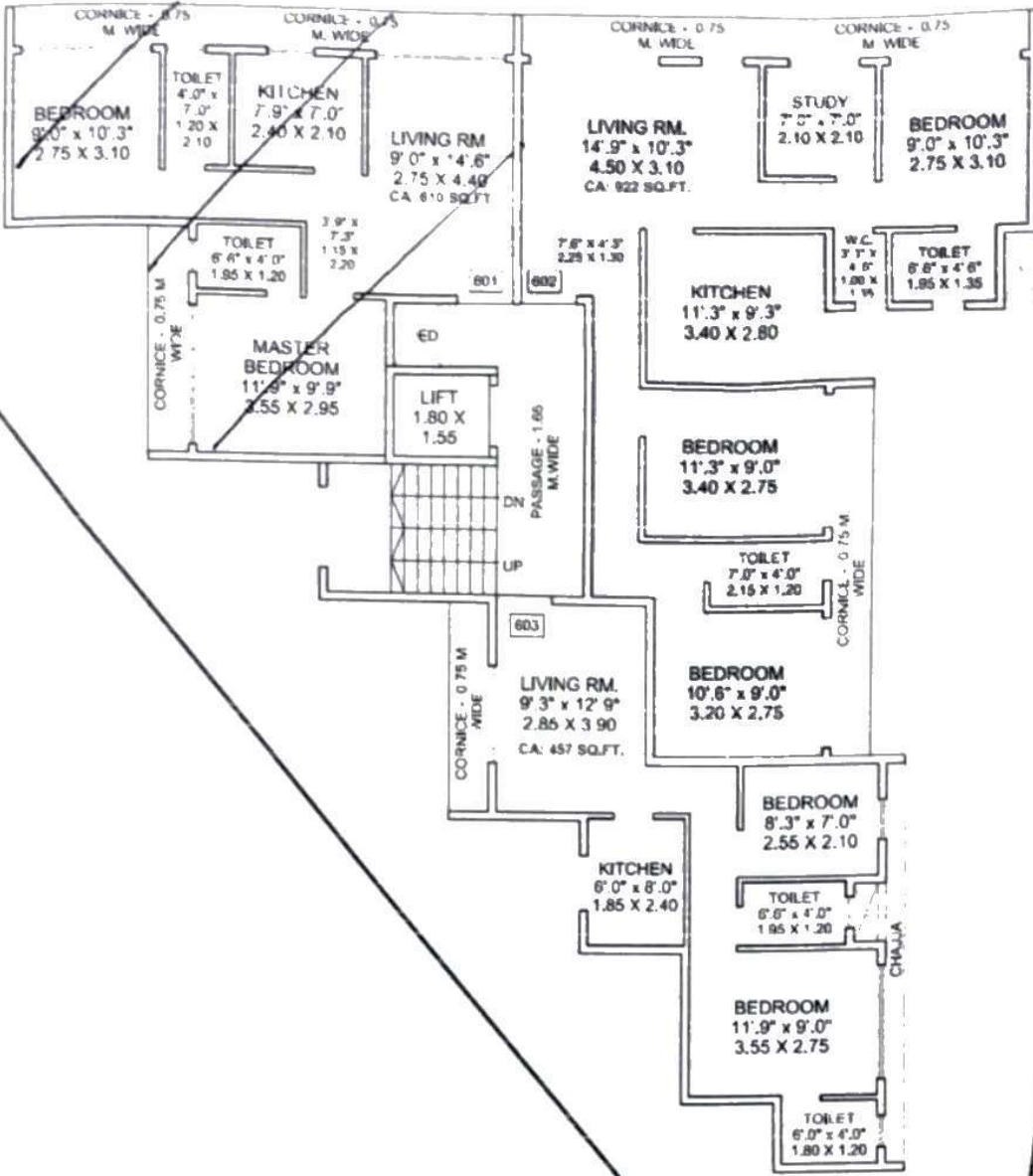
- 1) Earthquake resistant construction & R.C.C. Framed Structure.
- 2) Decorative entrance lobby.
- 3) Decorative POP in living room & Bedroom
- 4) Polycab wiring in all rooms.
- 5) Doors, Both side design main doors with lamination polish & paneled flush doors having paint & handles and locks, Backlight WC & bathroom doors with frame of Granite Marble.
- 6) Windows Powder coating Aluminium French sliding windows with heavy section & sills on windows. Provision of exhaust in kitchen & louvers in WC & Bath.
- 7) Flooring, Premium quality 2.5 x 2.5 Marbonite Vitrified designer flooring (Somany Tiles) in entire flat.
- 8) Granite Kitchen platform & service platform with S.S. Sink
- 9) Toilets WC and Bath Full Tiles, provision of sintex connection to WC & bath  
Branded quality mixture, shower & geyser point, wash basin & master bed  
Western commode with flush.
- 10) All plumbing work will be done by Plumber/Sieco.
- 11) Passage having tiling with fancy look wash basin, storage above the WC & bath in passage. Inverter space provision.
- 12) Concealed plumbing branded UPVC concealed fitting for entire flat for drinking & bore well water with stylish sanitary fittings.
- 13) Electric cables concealed Polycab copper wiring with sufficient points for

उहल - ३
connection to WC & bath
wash basin & master bed
34 29





— 12.00 M. WIDE ROAD —



6TH FLOOR PLAN

उहलन - ३  
दस्त कमीक्षणा ० २०२३  
२२ ९९

Flat no. 601.

SUBJECT TO APPROVAL BY AMC

Units	Carpet Area - 6th Floor				Total (SQ.FT.)	TERRACE (SQ.M.)	TERRACE (SQ.FT.)	BUILT-UP AREA (SQ.FT.)
	Carpet area (SQ.M.)	Flower Bed (SQ.M.)	SER. Slab (SQ.M.)	Total (SQ.M.)				
2BHK	46.48	10.20	-	56.68	610	0.00	0	897
4BHK	73.35	12.30	-	85.65	922	0.00	0	1355
2BHK	39.58	2.93	-	42.51	458	0.00	0	673
<b>Total</b>								<b>2925</b>



Subj. Subcar Vilas  
[Handwritten signatures]



## 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 :  
1700049276

Project: **Jai Guruprasad**, Plot Bearing / CTS / Survey / Final Plot No.: **S No 33/9/2, CTS No 8971at Ambarnath (R), Ambarnath, Thane, 421501,**

1. **Nyp Developers** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin. 421506.**

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

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

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

- The Registration shall be valid for a period commencing from **07/02/2023** and ending with **31/10/2024** 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

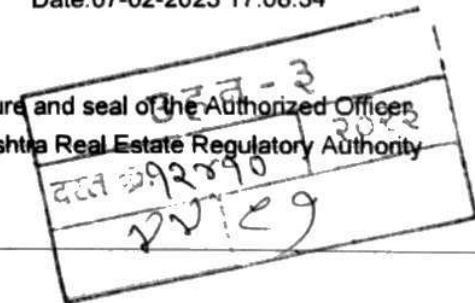
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:07-02-2023 17:08:34

Registered: 07/02/2023

Office: Mumbai

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





## अंबरनाथ नगरपरिषद, अंबरनाथ

Website: www.ambarnathmunicipal.com E-mail: info@ambarnathmunicipal.com  
ambarnathmunicipal@gmail.com  
Phone No. 0251-2647000 / 11802141106

अपीडिक्स डी -१

जावक क्र.अनप/नरवि/बां.प/२०२२-२३/९६२/९३७२/९४

दिनांक: २८/१०/२०२२

प्रति,

जयगुरु प्रसाद को.ऑ.हो.सोसायटी लि. यांचे कु.मु.प.वा.  
भे.एन.वाय.पी. डेव्हलपर्स तर्फे भागीदार श्री.चंद्रप्रकाश यादव  
द्वारा श्री.सुरज अंधारे, वास्तुशिल्पकार, अंबरनाथ.



विषय: महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५.  
स.नं.३३जे. न.मु.क्र.८९७१ मौजे वडवली, ता. अंबरनाथ या भुखंडावर पुनर्विकास अंतर्गत बांधकाम  
करण्याच्या मंजूरी बाबत.

संदर्भ: आपला दि. १५/०६/२०२२ चा श्री.सुरज अंधारे, वास्तुविशारद, अंबरनाथ यांचे मार्फत सादर केलेला  
अर्ज क्र. १३९७६

वरील संदर्भाधीन अर्जांमध्ये विषयांकित स.नं.३३जे. न.मु.क्र.८९७१ मौजे वडवली, ता. अंबरनाथ, मध्ये  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे  
कलम १८९ अन्वये पुनर्विकास अंतर्गत बांधकाम परवानगी करीता अर्ज या कार्यालयास प्राप्त झाला आहे. सदर  
जागा अंबरनाथ शहराच्या मंजूर विकास योजने प्रमाणे रहिवास विभागात समाविष्ट आहे. सदर भुखंडास १२.००  
मी. रुंदीचा विकास योजनेतील रस्ता उपलब्ध आहे.

सबब, विषयांकित प्रकरणातील भुखंडाचे क्षेत्र ६२०.०० चौ.मी. प्रिमियम क्षेत्र १८६.०० चौ.मी.  
टि.डी.आर.क्षेत्र ४५.०० चौ.मी. पुनर्विकास अंतर्गत क्षेत्र ६५१.२० चौ.मी. व ५२९.३२ चौ.मी. अॅनसिलरी क्षेत्र, असे  
एकूण अनुज्ञेय क्षेत्र १४११.५२ चौ.मी. पैकी १४०८.१९ चौ.मी. इतके बांधकाम क्षेत्र प्रस्तावित करून बांधकाम  
करण्यासाठी केलेल्या दि.१५/०६/२०२२ च्या अर्जास अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत,  
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये स्ट्रिक्ट (पाकिंग करीता) + सात मजले,  
रहिवास वापरासाठी / वाडे भिंतीच्या इमारतीच्या बांधकामा बाबत पुनर्विकास अंतर्गत बांधकाम परवाना / प्रारंभ  
प्रमाणपत्र देण्यात येत आहे.

-:अटी :-

१. महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर या बाबतचे अधिकारास अधीन राहून ही परवानगी देण्यात येत आहे.
२. नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी वापरासाठी करावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
३. महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील बिनशेतीबाबत दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिल.
४. स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेप्टिक टँक चे बांधकाम करावयाचे झाल्यास, सदर सेप्टिक टँक चा स्लॅब समोवतालच्या परिसराशी एकत्रितली असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
५. सदर परवानगी कोव्हिड-१९ विषाणूच्या प्रतिबंधात्मक उपाययोजना संदर्भित शासनाच्या दि.१७/०४/२०२०, २०/०४/२०२०, ०२/०५/२०२०, ०३/०५/२०२० आणि १९/०५/२०२० आणि या अधिसूचनांच्या अनुषंगाने मा.जिल्हाधिकारी, ठाणे यांनी आता पर्यंत वेळोवेळी जारी केलेल्या मार्गदर्शक निर्देशांना अनुसरून देण्यात येत आहे. यापुढे शासनाच्या कोव्हिड -१९ बाबतच्या धोरणात बदल झाल्यास त्यानुसार पारित होणारे सर्व निर्देश या परवानगीच्या अंमलबजावणीस लागू असतील.





महाराष्ट्र शासन

गाव नमुना सार ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकाऱा अभिलेख आणि नोंदवही ( नगर काणे व मुम्बईतील ठेवणे ) नियम, १९७१ च्यातील नियम ३,५,६ आणि ७ ]  
तालुका :- अंबरनाथ जिल्हा :- ठाणे

गाव :- वडवली

भूमापन क्रमांक व उपविभाग : 33/9/2

भूमापन पत्रक नं. भोगवटाधार वर्ग - I

गोताचे स्थानिक नाव :

क्षेत्र	एकूट व अर्ध-गाली	खता क्र.	भोगवटाधारचे नाव	क्षेत्र	आकार	पो.ख.	फ.फा.	कुळ, खंड व इतर अधिकार
अर्ध-गाली	३७	162	के.आर.वराहगिरि-जोशी				(997)	कुळाचे नाव व खंड
एकूट	6.20.00	575	जय गुरुदास को.श्री.सी.सिंग सोसायटी लि.	6.20.00	409.20		(997)	इतर अधिकार
अर्ध-गाली	409.20							प्रत्येक फा.फा. नशी.
								गोळाचा फा.फा. क्रमांक 997 व दिनांक 17/11/2002
								गोला आणि भूमापन फा.फा.

गाव नमुना बारा ( पिकाची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकाऱा अभिलेख आणि नोंदवही ( नगर काणे व मुम्बईतील ठेवणे ) नियम, १९७१ च्यातील नियम २१ ]  
तालुका :- अंबरनाथ जिल्हा :- ठाणे

गाव :- वडवली

भूमापन क्रमांक व उपविभाग : 33/9/2

पिकाखालील क्षेत्राचा तपशील														
			मित्र पिकाखालील क्षेत्र				निर्भेळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन		
वर्ष	हंगाम	खाला क्रमांक	घटक पिके व प्रत्येकपिकाखालील क्षेत्र							स्वरूप	क्षेत्र			
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	

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

"या प्रमाणित प्रतीसाठी की प्रमाण १५/- रुपये मिळाले."  
दिनांक :- 04/05/2022  
सांकेतिक क्रमांक :- 2721001400000353005202215

( नाव :- तुषार बंगी खेडकर )  
हस्ताक्षरी साक्षात :- वडवलीगाव (अंबरनाथ) जि-ठाणे

उहज - ३  
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२५ १९

<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>



महाराष्ट्र



शासन

★ नोंदणी प्रमाणपत्र ★

नोंदणी क्रमांक : टी २२२/पुस्तकार/स्वस्त्यो/टिप्टी/१६५६१/२००५-२००६/सन २००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

~~जय गुरुनाथ सो-जॉयरेटिफ्ड डी मिंग लोतापटी लिमिटेड~~

~~स. नं. ३३, हि. नं. २ (पुना) जे, (नविन) गांवटेवी मंदिरा जवळ,~~

~~अवधनाथ (पुना) सोबत - अवधनाथ, जिन्हाड - ठाणे~~

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

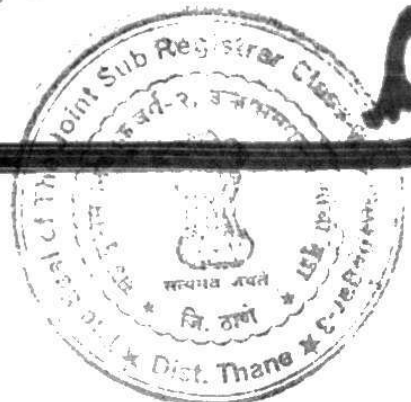
उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था

असून उप-वर्गीकरण भांडेदरु सह मागिदारी गृहनिर्माण संस्था जसे आहे

उहन-३	
दिनांक १२/१०/२०२३	२०२३
पाया १९९	

दिनांक

५ / १० / २००५





- ४४ गटारधारे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटाराम जोडणेसाठी पक्क्या स्वऱ्याची गटारे बांधणीत व भूखंडागोरीत रस्ता पक्क्या स्वरूपात गटाराम तयार केल्यावेगीत वापर परवाना मिळणार नाही
- ४५ इमारतीच्या टोयलेट वॉचे लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
- ४६ इमारतीचे बांधकाम करणाऱ्या कालागारासाठी स्वच्छतागटारी (Toilet) व्यवस्था करण्याची जबाबदारी विक्रेत्याकडील राहिलेले कालागारांनी भावनानुष्या पॉइंटर अडवून केल्यास, इमारतीच्या बांधकामाविरुद्ध कारवाई करण्याची बांधकार नगरपरिषदेस अडतीत
- ४७ महासिद्धांची निवडी घेता रेग कालागारा पुरा कार्पोट क्षेतावर करण्यात यावी.
- ४८ भावनानुष्या भूभागांचे भूनिधाधिकार बांधित होऊ नयेत.
- ४९ नकाशा मध्ये परतारित करण्यात आलेला सर्व्हिस एरिया कोणत्याही परिस्थितीमध्ये बंदित करण्यात येऊ नये अथवा रहिवास वापरासाठी उपयोग करू नये, अन्यथा सदर प्रस्तावास भोगवटा प्रमाणपत्र देण्यात येणार नाही.



नगर रचनाकार  
अंबरनाथ नगरपरिषद, अंबरनाथ

*Dare*  
मुख्य अधिकारी तथा नियोजन प्राधिकारी  
अंबरनाथ नगरपरिषद, अंबरनाथ

प्रत : मा.तहसिलदार, अंबरनाथ यांना महाराष्ट्र शासन राजपत्र, महसूल व वन विभाग दिनांक ५ जानेवारी, २०२३ नुसार कार्यवाही करीता.

उजव-३	
दस्तावेज क्र. १२४१०	२०२३
४९ ९९	

