

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Dombivli, Taluka Kalyan, District Thane on this ^{07th} day of December in the year 2023.

BETWEEN

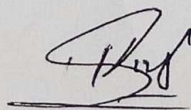
M/S. S S LIFESPACES (PAN : ADYFS0727P), a Partnership Firm duly formed and registered under the provisions of Indian Partnership Act, 1932, having its principal place of business at Shop No. 5, 6, 7 & 8, Balaji Emerald, Padmavati Building, Behind Balaji Aangan Complex, Thakurli (East), Taluka Kalyan, District Thane 421201, duly represented through its AUTHORISED PARTNER MR. SANJAY RAMNARAYAN SINGH, Age - 52 years, Indian Inhabitant, hereinafter called and referred to as "PROMOTERS" (which expression shall unless the context or meaning thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all existing partners, incoming Partners, their respective legal heirs, successors in interest, executors, administrators and assigns) OF THE ONE PART;

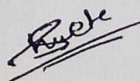
AND

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दस्त क्र.	१००१४/२०२३
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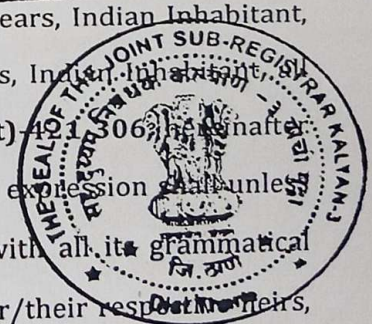
- 1) MR. KEVAL AJAY SINGH, (PAN : NBEPS7016A) Age - 23 years, Indian Inhabitant,
 - 2) MRS. SHWETA AJAY SINGH, (PAN : HOLPS2098Q) Age - 25 years, Indian Inhabitant,
 - 3) MRS. ABHA AJAY SINGH, (PAN : CFPPS2927L) Age - 48 years, Indian Inhabitant,
- residing at 201, F-Wing, Rai Paradise, Vithalwadi, Kalyan (East) - 421306, hereinafter called and referred to as the "ALLOTTEES/PURCHASERS" (which expression shall unless repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions shall mean and include his/her/their respective heirs, administrators, executors, successors and assigns) of the OTHER PART;

&





Abha A Singh



WHEREAS-

(A) Shri. Pralhad Raghunath Bhoir and others are the owners of and are well and sufficiently entitled to the rights, title and interests in respect of all that piece and parcel of agricultural land bearing Old Survey no. 101, Hissa No. (Part), New Survey no. 29, Hissa No. 5, admeasuring 4919.19 square meters out of total area admeasuring 9620 square meters, lying, being and situate at Revenue Village Kanchangaon, Taluka Kalyan, District Thane, hereinafter called and referred to as the "SAID ENTIRE PROPERTY" and more particularly described in the FIRST SCHEDULE hereunder written.

(B) By and under a Development Agreement dated 4th October 2019 executed by and between Shri. Pralhad Raghunath Bhoir and 2 others, therein referred to as the Vendors and M/s. S S Lifespaces, through its partner Mr. Sanjay Ramnarayan Singh, therein referred to as the Developers and herein as the Promoters, the said Vendors granted and assigned development rights in respect to the Said Entire Property unto and in favour of the said Developers therein for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 04/10/2019 is duly registered in the Office of the Sub Registrar of Assurances, Kalyan - 4 at serial no. KLN4-12839/2019 dated 04/10/2019. The said Development Agreement dated 04/10/2019 is still legal, valid, subsisting and enforceable under law and that the same is binding on the parties thereto.

(C) By virtue of an Irrevocable Power of Attorney dated 4th October 2019 executed by Shri. Pralhad Raghunath Bhoir and 2 others, therein referred to as the Vendors in favour of M/s. S S Lifespaces, through its partner Mr. Sanjay Ramnarayan Singh, therein referred to as the Developers and herein as the Promoters, the said Vendors granted powers and authorities in respect of the development of the Said Entire Property unto and in favour of the said Developers therein. The said Irrevocable Power of Attorney dated 04/10/2019 is duly registered in the Office of the Sub Registrar of Assurances, Kalyan - 4 at serial no. KLN4-12840/2019 dated 04.10.2019. The said Irrevocable Power of Attorney dated 04/10/2019 is still legal, valid, subsisting and enforceable under law and that the same is binding on the parties thereto.



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Abha A Singh

(R) The Promoters have also appointed M/s. Shanti Consultants, the Structural Engineer for the preparation of the structural designs and drawings of the proposed buildings to be constructed thereon and the Promoters accept the professional supervision of the said Architect and the Structural Engineer till the completion of the said buildings.

(S) In accordance to the Building Commencement Certificate sanctioned and approved by the Kalyan Dombivli Municipal Corporation, the Promoters are entitled to and shall commence the construction work of Building No. 1 namely "BALAJI KRISHNA" consisting of Ground floor Stilt and Commercial + 23 upper floors at their own cost, charges, expenses and on their account in accordance with the Building Commencement Certificate and the Building Plans sanctioned therewith by the Kalyan-Dombivli Municipal Corporation and also in accordance with the revised Building Plans which shall be sanctioned and approved by the Municipal Corporation under the supervision of Architect M/s. Sthapatya Nirman. The Promoters shall commence the construction work of Building No. 1 namely "BALAJI KRISHNA" consisting of Ground floor commercial and Stilt +23 upper floors, hereinafter for the sake of brevity referred to as "THE SAID PROJECT".

(T) The Promoters declare that the above referred Development Agreements, Power of Attorneys, Deeds of Conveyance, Construction permissions, sanctions and approvals are legal, valid, subsisting and completely in force in respect of the Said Project on the Said Property.

(U) The Promoters, in terms of the above Agreements, sanctions and approvals are entitled to develop the Said Project on the Said Property and carry out the construction of the said building known as "BALAJI KRISHNA" on the above Said property by seeking revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats/Shops/units constructed in the ownership basis and to enter into agreements with the prospective Home/stand to receive the sale price in respect thereof and upon such disposal of the flats/shops/office /units to convey the said Property as shown in the sanctioned plan together with the building constructed thereon in favour of the co-operative housing society or Federation or Association or Apex Body of all those several persons acquiring the respective flats /shops /units as per the provisions of the said RERA act, rules and regulations made thereunder.

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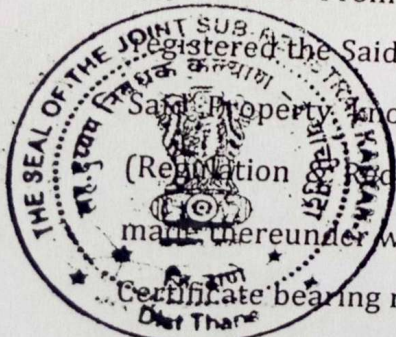
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Abha A Singh

(V) The Allottee/s represent and declare that the Allottee/s herein have searched for appropriate residential premises/Shop for their own use, enjoyment and occupation and thereby have visited various projects in the vicinity of the Said Project and in other areas in the city of Kalyan-Dombivli. The Allottee/s further represent and declare that through reliable sources like friends and relatives the Allottee/s got knowledge of the Said Project of the said Building no. 1 proposed to be constructed on the Said Property and therefore the Allottee/s approached the Promoters with a proposal to purchase from the Promoters **RESIDENTIAL FLAT bearing No. 2108, on 21st Floor, admeasuring 32.86 Sq. Meters of carpet area (as defined under RERA) + 1.44 Sq. Meters cupboard + 3.03 Sq. Meters balcony along with 4.95 Sq. Meters attached terrace for exclusive use, in the Building no. 1 Known as "BALAJI KRISHNA" (Building no. 1 as shown in the sanctioned plan) and as shown in the floor plan thereof hereto annexed along with NIL parking space, more particularly described in the THIRD SCHEDULE hereunder written and hereinafter referred to as the "SAID FLAT" (Present Car Parking Space, if purchased / allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters) vide Letter of Intent issued by the Allottee/s to the Promoters.**

(W) The Allottee/s is/are offered a **RESIDENTIAL FLAT bearing No. 2108, on 21st Floor, admeasuring 32.86 Sq. Meters of carpet area (as defined under RERA) + 1.44 Sq. Meters cupboard + 3.03 Sq. Meters balcony along with 4.95 Sq. Meters attached terrace for exclusive use, in the Building no. 1 Known as "BALAJI KRISHNA" (Building no. 1 as shown in the sanctioned plan) and as shown in the floor plan thereof hereto annexed along with NIL parking space, being the Said Flat being constructed on the Said Property which is described in the Third Schedule hereunder written.**

(X) The Promoters represent, declare and assure that the Promoters have duly registered the Said Project building being Building No. 1 proposed to be constructed on the Said Property known as "BALAJI KRISHNA" under the provisions of the Real Estate (Regulation & Development) Act, 2016 and Maharashtra Rules, 2017 and regulations made thereunder with the Real Estate Regulatory Authority and have obtained registration Certificate bearing no. P51700026423 dated 08.09.2021 the authenticate copy of the said Certificate is attached herewith.



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Abha A Singh

(EE) The Promoters have annexed to this presents the authenticated copies of the following documents pertaining to the Said Project :

- (a) Certificate of Title issued by advocate of the Promoters M/s. Ray Legal;
- (b) 7/12 extract;
- (c) Index II of Development Agreement;
- (d) Building Construction Permission;
- (e) Sanctioned Building Plan;
- (f) Floor Plan exhibiting the Said Flat / Said Shop.

(FF) The Promoters represent and assure that while sanctioning the said plans of the Said Project the Kalyan Dombivli Municipal Corporation and/or concerned authorities has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Said Project being **Building no. 1 "BALAJI KRISHNA"** and upon due observance and performance of which only the completion or occupancy certificate in respect of the Said Project shall be granted by the concerned local authority. Upon completion of the construction work in accordance with the said plans, permissions and specifications sanctioned and approved by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities and upon observance, compliance and discharge of the terms, conditions, obligations, stipulations and restrictions, the Promoters shall obtain Occupation Certificate with respect to the Said Project within such period as specified under the provisions of RERA Act and Rules thereunder and/or other applicable laws and enactments.

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(GG) The Allottee/s has/have applied to the Promoters vide Application for allotment dated ___ for allotment of the **RESIDENTIAL FLAT** bearing No. **2108**, on **21st Floor**, admeasuring **32.86 Sq. Meters** of carpet area (as defined under RERA) **Meters cupboard + 3.03 Sq. Meters balcony** along with **4.95 Sq. Meters** attached terrace for exclusive use, in the **Building no. 1** Known as "**BALAJI KRISHNA**" (Building no. 1 as shown in the sanctioned plan) (building no. 1 as shown in the sanctioned plan) and as shown in the floor plan thereof hereto annexed alongwith **NIL parking space**, more particularly described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as the "**SAID FLAT**".



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Abha A Singh

(HH) Relying upon the said application, declaration and agreement, the Promoters have agreed to sell to the Allottee/s the Said Flat/Said Shop at the price and on the terms and conditions hereinafter appearing.

(II) The Allottee/s has/have inspected the Said Project building plans, designs, specifications and permissions and documents pertaining to the Said property and the Said Project building and agreed to purchase **RESIDENTIAL FLAT bearing No. 2108, on 21st Floor, admeasuring 32.86 Sq. Meters of carpet area (as defined under RERA) + 1.44 Sq. Meters cupboard + 3.03 Sq. Meters balcony along with 4.95 Sq. Meters attached terrace for exclusive use, in the Building no. 1 Known as "BALAJI KRISHNA" (Building no. 1 as shown in the sanctioned plan) and as shown in the floor plan thereof hereto annexed along with NIL parking space, more particularly described in the THIRD SCHEDULE hereunder written and hereinafter referred to as the "SAID FLAT", proposed to be constructed on the Said Property at and for the price/consideration of Rs. 40,83,780/- (Rupees Forty Lakhs Eighty Three Thousand Seven Hundred Eighty Only) in addition to other payments mentioned in this agreement.**

(JJ) The carpet area of the Said Flat is 32.86 sq. mtrs. and 'carpet area' means the net usable floor area of the Said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of the Allottee/s or Verandah area and exclusive open terrace area appurtenant to the said Flat /Said Shop for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Said Flat.

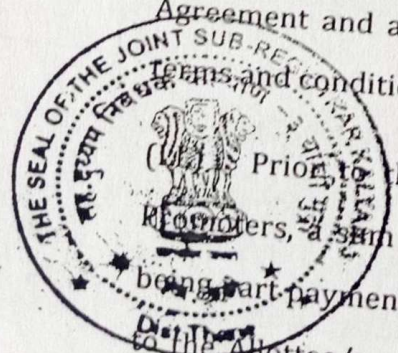
The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

Prior to the execution of this agreement, the Allottee/s has/ have paid to the Promoters, a sum of Rs. 3,36,000/- (Rupees Three Lakhs Thirty Six Thousand Only) being part payment of the consideration of the Said Flat agreed to be sold by the Promoters to the Allottee/s as an advance money (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) which shall not exceed Ten percent of the sale price of

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Abha A Singh

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(KK) The Parties	



SECOND SCHEDULE

Out of the total area of the Said Entire Property i.e. 4919.19 square meters, an area admeasuring 51 square meters is physically isolated and excluded from the development scheme, and out of the remaining area admeasuring 4868.19 square meters an area admeasuring 512 square meters which is reserved for "18 meters wide D.P. Road" and area admeasuring 1767.96 square meters which is reserved for "24 meters wide D.P. Road" as per the Development plan for the said region of the Municipal Corporation of Kalyan-Dombivli, therefore total area under present development scheme is 4868.19 square meters, lying, being and situate at Revenue village Kanchangaon, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan (herein referred as the "Said Property").

THIRD SCHEDULE

All that piece and parcel of RESIDENTIAL FLAT bearing No. 2108, on 21st Floor, admeasuring 32.86 Sq. Meters of carpet area (as defined under RERA) + 1.44 Sq. Meters cupboard + 3.03 Sq. Meters balcony along with 4.95 Sq. Meters attached terrace for exclusive use, in the Building no. 1 Known as "BALAJI KRISHNA" (Building no. 1 as shown in the sanctioned plan) being constructed on area admeasuring 4868.19 square meters out of the total area of land bearing Old Survey No. 101, Hissa No. (Part), New Survey no. 29, Hissa No. 5, admeasuring 4868.19 square meters out of total area admeasuring 9620 square meters, lying, being and situate at Revenue village Kanchangaon, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan.

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at Revenue village	

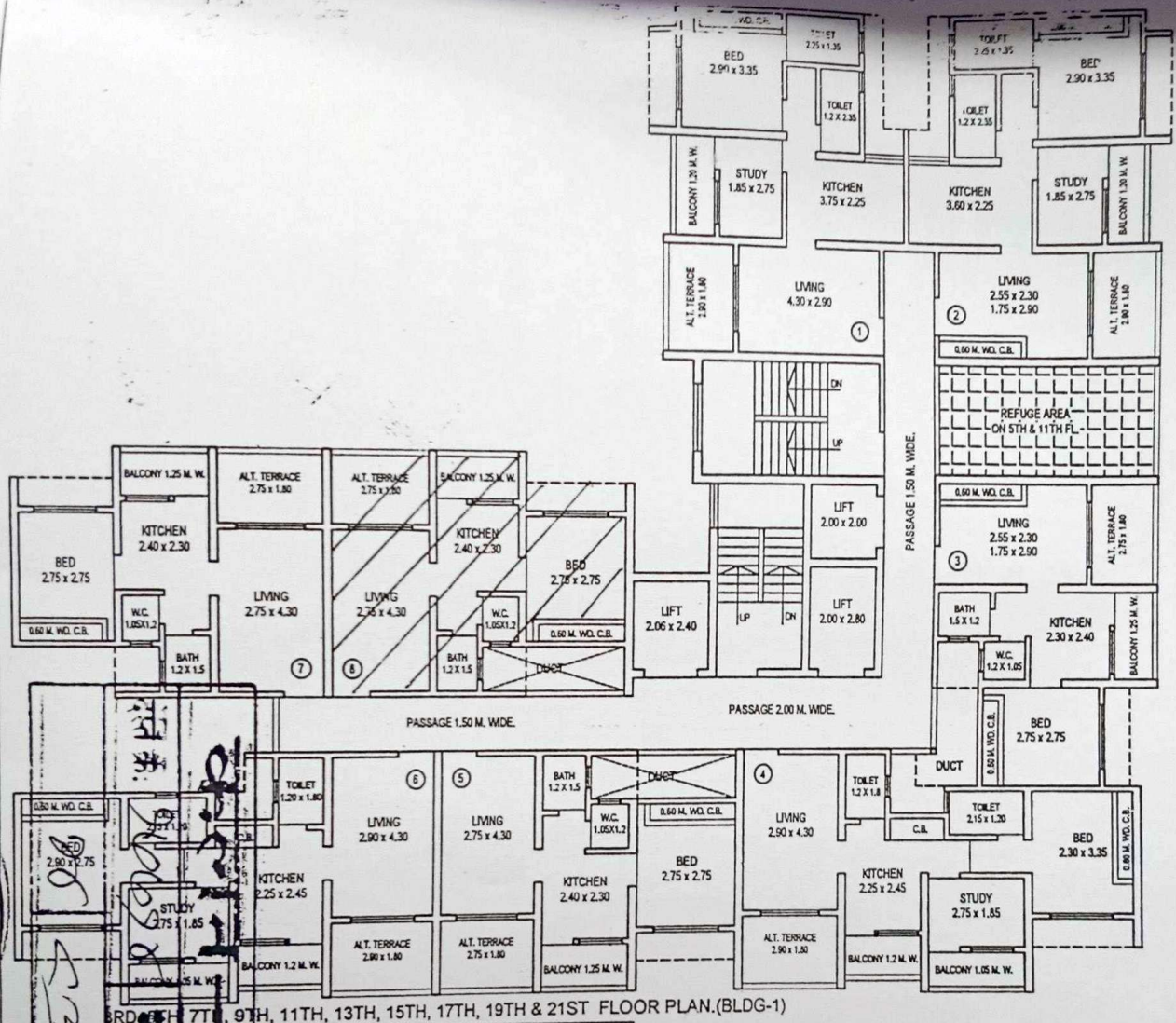


Adha N Singh

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3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH & 21ST FLOOR PLAN.(BLDG-1)

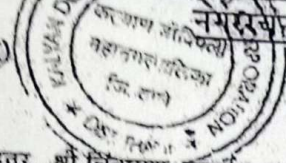


SIGN OF PURCHASER <i>Abha A. Singh</i>	SIGN OF BUILDER <i>S</i>	PURCHASER <u>Keval A. Singh</u>
		SHR/ SMT. <u>Shweta A. Singh</u> <u>Abha A. Singh</u> BLDG. NO. - <u>1</u> WING - FLAT NO. <u>2108</u> ON <u>21st</u> FLOOR. CARPET AREA <u>32.86</u> + SFT <u>1.44 + 4.95</u> = <u>59</u> sq. meters

DESCRIPTION OF PROPOSAL & PROPERTY BUILDERS & DEVELOPERS

PROPOSED BUILDING ON PLOT BEARING S.NO.(OLD)101, (NEW) S.NO. 29, H.NO. 5, S.NO. 30, H.NO. 1& 2 AT VILLAGE KANCHANGAON, TAL-KALYAN, DIST-THANE. S S LIFE SPACES

कल्याण डोंबिवली महानगरपालिका, कल्याण



नगररचना विभाग सुस्थिति
जा.क्र.कडोमपा/नरवि/बांप/डोंवि/209E-20/0028/20C
दिनांक - 28/01/2023

(समावेशक आरक्षणाचे धर्तीवर)
सुधारीत बांधकाम प्रमाणपत्र
प्रति,

श्री. प्रल्हाद रघुनाथ भोईर व इतर, श्री.चिंतामण जनादेन पाटील व इतर, जानू तुकाराम कोमस्कर व इतर
कु.मु.प.धा - मे. एस.एस.लाईफ स्पेसेस व मे. साई बालाजी एंटरप्रायजेस तर्फे श्री. संजय रामनायक्यण सिंग
वास्तुशिल्पकार- मे. स्थापत्य निर्माण तर्फे श्री. शिरीष गजानन नाचणे, डोंबिवली.
स्थापत्य अभियंता - श्री. अरविंद पटेल, डोंबिवली

विषय:- मौजे कांचनगाव, डोंबिवली (पूर्व), स.नं. २९ (जुना) १०१ (नविन), हि.नं. ५ व
स.नं. ३० (जुना), १०२ (नविन), हि.नं. १ व २(पै) या भूखंडावर समावेशक आरक्षणाचे
धर्तीवर सुधारीत बांधकाम परवानगी मिळणेबाबत.

- संदर्भ:- १) जा.क्र.कडोमपा/नरवि/बांप/डोंवि/CC/0024/20, दि. ०५/०३/२०२० रोजीची
बांधकाम प्रारंभ परवानगी.
२) जा.क्र.कडोमपा/नरवि/हविह/२७५०, दि. २८/०७/२०२१.
३) जा.क्र.कडोमपा/नरवि/हविह/३०२३, दि. १०/०८/२०२१.
४) आपला दि. ३०/०८/२०२१ रोजीचा वास्तुशिल्पकार मे. स्थापत्य निर्माण तर्फे
श्री. शिरीष नाचणे यांचेमार्फत सादर केलेला प्रस्ताव.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म. प्रा. व न. अधिनियम १९६६ चे
कलम ४५ नुसार स.नं. २९ (जुना) १०१ (नविन), हि.नं. ५ व स.नं. ३० (जुना), १०२ (नविन), हि.नं. १ व २(पै),
मौजे कांचनगाव मध्ये ७/१२ उतान्यानुसार भूखंडाचे क्षेत्र १८९१०.०० चौ.मी. असून त्यापैकी कुळमुखत्यारपत्रानुसार
१४२१०.०० चौ.मी. क्षेत्र प्राप्त होत आहे. त्यापैकी १८.०० मी. रुंद रस्त्याच्या उत्तरेकडील आवेदकांच्या ताब्यातील
७४९९.०४ चौ.मी. क्षेत्राच्या भूखंडावर समावेशक आरक्षणाच्या धर्तीवर शासनाचे दि. ०२/०५/२०१६ रोजीचे
घोरणानुसार आरक्षण क्र. २५ 'बगीचा' या आरक्षणाखालील क्षेत्र व शासनाचे दि. २९/०१/२०१६ रोजीचे ह.वि.ह.
घोरणानुसार १८.०० मी. व २४.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन एकूण
९४७३.३१ चौ.मी. बांधकाम क्षेत्रास संदर्भित पत्र क्र. १ अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आलेली
आहे.

सद्यस्थितीत मा. आयुक्त महोदय यांनी मंजूर केलेले संदर्भित पत्र क्र. २ अन्वये ८०८.०० चौ.मी. व संदर्भित
पत्र क्र. ३ अन्वये ३४५.५२ चौ.मी. असे एकूण ११५३.५२ चौ.मी. ह.वि.ह. क्षेत्र वापरून एकूण १०६६५.६३ चौ.मी.
बांधकाम क्षेत्राचा विकास करावयास महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम
करण्यासाठी केलेल्या दिनांक ३०/०८/२०२१ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून, तसेच हिरव्या
रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या
व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या बाबीवर
हे संमतीपत्र देण्यात येत आहे.

इमारत क्र. १ - स्टिक्ट (पै), तज (पै) + पहिला मजला ते तेवीस मजले (रहिवास + वाणिज्य)
इमारत क्र. २ - स्टिक्ट + पहिला मजला ते पंधरा मजले (रहिवास + वाणिज्य)
(आरक्षण क्र. २५ 'बगीचा' अंतर्गत क.डों.म.पा.स प्राप्त होणारे क्षेत्र - १७९८.३० चौ.मी.)

कलम - ३	
दस्ता क्र. १५७९४	२०२३
५४८३	

सहाय्यक संचालक, नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण



- सदर बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राने पुनर्निर्णय
मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या
नियमांच्या व नियोजित विकास योजने अनुषंगाने छननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत
नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.



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 :
P51700026423

Project: *Balaji Krishna* , Plot Bearing / CTS / Survey / Final Plot No.: *Survey No 29 Hissa No 5 at DOMBIVLI,*
Kalyan, Thane, 421201;

1. S S Lifespaces having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421202.*

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 **20/09/2020** and ending with **30/06/2027** 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: 09-09-2021 00:32:09

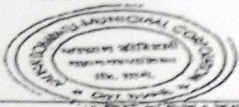
Dated: 08/09/2021

Place: Mumbai

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

STAMP OF APPROVAL OF PLAN SHEET 1 OF 4

शुद्धताम प्रकारा मध्ये 3300
 रंगाने सुचवली बांधकामप्रकाराचे व बांधकाम प्रकार
 प्रमाणपत्र क्र. कडोबाबा / मधील / मधील / मधील / 2022-20/0022/200
 दिनांक 24/12/2022
 विस्तारण अधिकारण



(Signature)
 शिवाजी शिवाजी शिवाजी

AREA STATEMENT		SQ.MT
1	AREA OF PLOT (AS PER 7/12 EXTRACT) S.NO. 109 P (287) OLD, NEW S.NO. 29-5 S.NO. 30-1 S.NO. 30-2 (PT)	9525.00 3875.00 5650.00
1a	AREA OF PLOT CONSIDERED S.NO. 109 P (287) OLD, NEW S.NO. 29-5 S.NO. 30-1, 2154.00 + 81.35 'W' ZONE S.NO. 30-2 (PT)	4855.19 2228.55 405.00
2	DEDUCTION FOR	
a	EXISTING ROAD	
b	PROPOSED ROAD/SET-BACK AREA S.NO. 109 P (287) OLD, NEW S.NO. 29-5 18.00 M RD 622.50 24.00 M RD 1787.56 TOTAL 2410.06 S.NO. 30-1 S.NO. 30-2 (PT) 824.31 1082.18 NOT TAKEN IN P.S.I.	2279.50
c	ANY RESERVATION I) (RES NO. 25 GARDEN) S.NO. 30-1 2154.00 II) (RES NO. 25 GARDEN) S.NO. 30-2 (PT) 405.00 III) (RES NO. 25 H.S.) S.NO. 30-2 (PT) 2015.80 IV) NALLA	2569.00 141.50
d	TOTAL AREA (a+b+c)	2421.45
3	BALANCED AREA OF PLOT - GARDEN AREA 2569.00 + 2500.00 'W' ZONE	5077.55
4	RECREATION GROUND (10%) 2500.00 'W' ZONE	375.28
5	INTERNAL ROAD	
6	NET AREA OF PLOT (5-4)	4701.30
6a)	GARDEN AREA TO BE HANDED OVER TO K.D.M.C. 70% OF 2569.00	1799.30
6b)	GARDEN AREA TO BE DEVELOPED BY OWNER 30% OF 2569.00	770.70
7	ADDITION FOR P.S.I. (2a) set back area 100% OR 40% 2279.50 X 2.05 (2b) reservation NALLA	4673.21 141.50
8	TOTAL AREA (5+6)	9518.71
9	F.S.I. PERMISSIBLE	1.00
9	F.S.I. CREDIT AVAILABLE K.D.M.C. RESOLUTION DATED 10/02/2021 (245/2021)	1153.52
10	PERMISSIBLE FLOOR AREA	10570.23
11	EXISTING FLOOR AREA	
12	PROPOSED FLOOR AREA	10991.11
13	EXCESS BALCONY AREA	4.32
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)	10995.43
15	F.S.I. CONSUMED	1.12

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	
PROPOSED BALCONY AREA	
EXCESS BALCONY AREA	4.32

TENEMENT STATEMENT

a	PROPOSED AREA	10995.43
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	344.70
c	AREA OF TENEMENT (a-b)	10250.73
d	TENEMENT PERMISSIBLE	211 NOS
e	TENEMENT PROPOSED	211 NOS
f	TENEMENT EXISTING	
g	TOTAL NO. OF TENEMENT	211 NOS

APPENDIX - C
 THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTION & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN BALCONY AREA DUE TO NEGLIGENCE OF THE STANDARDS.
 SHRI. CHINTAMINI J. PATIL
 REGISTERED ENGINEER - CIVIL & PLOT SUPERVISOR
 100/2/1, P.O. NO. 110, 1ST FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR ADDRESS SHOWAGDA MAIN ROAD, UMBHOLI (E.)
 K.D.M.C. 472.

CERTIFICATE OF AREA
 CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 01-06-2019 & THE DIMENSIONS OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 7499.00 SQ.MT. & TALLIES WITH THE AREA STATED IN PROVISIONS OF OWNERSHIP & SCHEME REGISTERED CITY SURVEY RECORDS AND RECORD DEPARTMENT.

NAME & SIGNATURE OF P.O.A. HOLDER

For S S LIFESPACES Partner
 For SAI BALAJI ENTERPRISES Partner

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED BUILDING ON PLOT BEARING S.NO.(OLD)101, (NEW) S.NO. 29, H.NO. 5, S.NO. 30, H.NO. 18 & 2 AT VILLAGE KANCHANGAON, TAL-KALYAN, DIST-THANE.
 FOR: SHRI. PRALHAD R. SHOR
 SHRI. CHINTAMINI J. PATIL & OTHERS

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN-26	1	AS STATED	RAHUL		

NAME & SIGNATURE OF ARCHITECT

(Signature)
 SHAPATYA NIRMAAN
 Architects & Interior Designers
 ARCHITECT: SHIRISH D. NACHANE
 CA/1924827.
 SHAPATYA NIRMAAN
 CIVIL & ARCHITECTURAL SERVICES
 1ST FLOOR KALAS MARTION, NEAR NEPTA MARINA KARTALATA
 AGARWAL ROAD, GOINBHALI (E.)
 152, 2ND FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR ADDRESS SHOWAGDA MAIN ROAD, UMBHOLI (E.)

कलम - 3

दिनांक 24/12/2022 2023

(Signature)
 SIGN OF ARCHITECT

(Signature)
 SIGNATURE OF P.O.A. HOLDER



गावाचे नाव : कांचनगाव

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

4083780

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

3514000

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

1) पालिकेचे नाव: कल्याण-डोबिवली इतर वर्णन : इतर माहिती: मौजे कांचनगाव येथील जुना सर्व्हे नं 101, हिस्सा नं पैकी, नवीन सर्व्हे नं 29, हिस्सा नं 5, या जमीन मिळकतीवरील बालाजी कृष्णा(मंजूर नकाशात दर्शविल्याप्रमाणे इमारत नं. 1) या इमारतीमधील निवासी मदनिका क्र 2108, एकविमावा मजला, क्षेत्र 32.86 चौ मी कारपेट + 3.03 चौ मी बाल्कनी + 1.44 चौ मी कपवोर्ड + 4.95 चौ मी टेरेस(रेरा नं. पी51700026423)((Survey Number : Old Survey No. 101, Hissa No. (Part), New Survey no. 29, Hissa No. 5 ;))

(5) क्षेत्रफळ

1) 32.86 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 एस एस लाईफस्पेसेस तर्फे भागीदार संजय रामनारायण सिंग यांचे कु मु धारक म्हणून अजय ब्रम्हदेव तिवारी वय:-36; पत्ता:- प्लॉट नं: दुकान क्र 5, 6, 7 व 8, माळा नं: -, इमारतीचे नाव: बालाजी एमराल्ड, पद्मावती विल्डींग, ब्लॉक नं: -, रोड नं: बालाजी आंगन कॉम्प्लेक्सच्यामागे, ठाकुर्ली पूर्व,, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADYFS0727P

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

1): नाव:- केवल अजय सिंह वय:-23; पत्ता:- प्लॉट नं: 201, एफ विंग, माळा नं: -, इमारतीचे नाव: राय पॅराडाईज, ब्लॉक नं: -, रोड नं: विठ्ठलवाडी, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- NBEPS7016A

2): नाव:- श्वेता अजय सिंह वय:-25; पत्ता:- प्लॉट नं: 201, एफ विंग, माळा नं: -, इमारतीचे नाव: राय पॅराडाईज, ब्लॉक नं: -, रोड नं: विठ्ठलवाडी, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- HOLPS2098Q

3): नाव:- आभा अजय सिंह वय:-48; पत्ता:- प्लॉट नं: 201, एफ विंग, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राय पॅराडाईज, विठ्ठलवाडी, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- CFPPS2927L

(9) दस्तऐवज करून दिल्याचा दिनांक

07/12/2023

(10) दस्त नोंदणी केल्याचा दिनांक

08/12/2023

(11) अनुक्रमांक, खंड व पृष्ठ

17714/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

285900

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



सह दुय्यम निबंधक

सह दुय्यम निबंधक : सह दु.नि. कल्याण क्र.3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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