

To,
The Branch Manager,
State Bank of India

Date: 16th December, 2023

Dear Sir/ Madam,

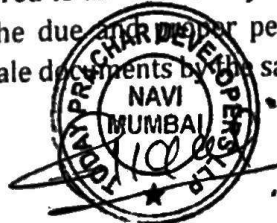
We M/s. Today Prachar Developers LLP here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me to **MR. GULAM JILANI**, here in after referred to as "The Purchasers" subjects to the due and proper performance and compliances of all the terms and conditions of the **Agreement for Sale Dated 15/03/23** (here in after referred to as the "Sale Agreement").

Description of the Property:

Flat No / House No.	807
Building No. / Name	MANGALAM - WING C - BLDG No. 2
Plot No.	Survey No. 19, Hissa No. 01,
Street No. / Name	Dhansar
Locality Name	"MANGALAM"
Area Name	DHARNA CAMP
City Name	Navi Mumbai
Pin Code	410208

2. That the total Consideration for this transaction is **Rs. 40,31,944/- (Rupees Forty Lakh Thirty One Thousand Nine Hundred and Forty Four Only)** towards sale Agreement.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. We confirm that We have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (Herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale documents by the said purchaser.



353/4192

पावती

Original/Duplicate

Wednesday, March 15, 2023

नोंदणी क्र.: 39M

5:06 PM

Regn.: 39M

पावती क्र.: 4917 दिनांक: 15/03/2023

गावाचे नाव: धरणाकैप
दस्तऐवजाचा अनुक्रमांक: पवल2-4192-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: गुलाम जिलानी --

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 180

रु. 30000.00

रु. 3600.00

एकूण:

रु. 33600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:20 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
(पनवल -२)

बाजार मुल्य: रु.3314572.8 /-
मोबदला रु.4031944/-
भरलेले मुद्रांक शुल्क : रु. 282300/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202303649 दिनांक: 15/03/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403202301301 दिनांक: 15/03/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016801284202223E दिनांक: 15/03/2023
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत दिला

लिपीक

दुय्यम निबंधक, पनवल-२

मूळ दस्तऐवज परत मिळाला

Gulam Jilani
साकारची सही

सूची क्र.2

दस्तावेज क्र. : मह. दु. नि. पनव. 2
 दिनांक : 4192/2023
 नं. :
 R gn:63m


गावाचे नाव : धरणाकॅम्प

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	4031944
(3) वाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते नसूद करावे)	3314572.8
(4) भू-मापन, पोटॉमिन्स व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.807, आठवा मजला, सी विंग, विल्डिंग क्र.02, मंगलम, सर्व्हे क्र.19, हिस्सा क्र.1, धरणाकॅम्प, ता.पनवेल, जि. रायगड. क्षेत्र 48.64 चौ.मी. प्लॉट ((Survey Number : 19/1 ;))
(5) क्षेत्रफळ	1) 48.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले नक्शा.	
(7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. टुडे प्रचार डेव्हलपर्स एल.एल.पी. तर्फे भागीदार भरत राजेश शाह यांचे कु.मु. म्हणून प्रतिश विलास शिंदे - वय:-37; पत्ता:- प्लॉट नं. - माळा नं. - इमारतीचे नाव: फिम क्र.१६०१, १६०२, केसर मॉलीटरी, पाल्म वीज रोड, प्लॉट क्र.५, सेक्टर १९, मानपाडा, नवी मुंबई., ब्लॉक नं. - गोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AANFT3706H
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गुलाम जिलानी - - वय:-29; पत्ता:- प्लॉट नं. - माळा : - इमारतीचे नाव: मुलतानगर खुर्द, लार्धी, मरगी, सिवान, बिहार, ब्लॉक नं. - गोड नं. - बिहार, सीवान. पिन : ड:-841434 पॅन नं:-BERPJ1761B
(9) दस्तावेज करून दिल्याचा दिनांक	15/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2023
(11) अनुक्रमांक, खड व पृष्ठ	4192/2023
(12) वाजारभावाप्रमाणे मूद्रांक शुल्क	282300
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शून्य	

मूल्याकनामाठी विचारात घेतलेला तपशील:-

मूद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagar Panchayat 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.


 सह मुख्य निबंधक वर्ग-२
 (पनवेल -२)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202303151938				
15 March 2023, 01:57:15 PM पवल2					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	1.1-महामार्गासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी				
क्षेत्राचे नांव	A Class Palika				
सर्व्हे नंबर /न. भू. क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7380	59000	67900	73800	67900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	53.504चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.61950/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((61950-7380) * (100 / 100)) + 7380) = Rs.61950/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 61950 * 53.504 = Rs.3314572.8/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र नूल्य + लगतच्या गर्चीचे मूल्य(खुली बाल्कनी) + वरील गर्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3314572.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3314573/- = ₹ तेहेतीस लाख चौदा हजार पाच शो त्र्याहत्तर /-			

Home

Print

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

पवल - २
४९९२२०२३
१ / १५०



CHALLAN
MTR Form Number-6

GRN	MH016802178202223E	BARCODE	Date	15/03/2023-12:52:55	Form ID	ZS2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	PNL3 PANVEL JOINT SUB REGISTRAR		PAN No.(If Applicable)	BERPJ1761B		
Location	RAIGAD		Full Name	GU_AM JILANI		
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 807 8TH FLOOR C WING BUILDING		
			Premises/Building	NO 02 MANGALAM		

पवेल - ३
१५/०३/२०२३
३/१९१०

Account Head Details	Amount In Rs.	Road/Street	SURVEY/HISSA NO 19/1 VILLAGE DHARU CAMP			
0030046401 Stamp Duty	99000.00	Area/Locality	TAL-PANVEL DIST-RAIGAD			
		Town/City/District				
		PIN	4	1	0	2 0 0 8
		Remarks (If Any)	SecondPartyName=TODAY PRACHAR DEVELOPERS LLP-			
		Amount In	Ninety Nine Thousand Rupees Only			
		Words				
Total	99,000.00					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023031514504	2797692580	
Cheque/DD No.		Bank Date	RBI Date	15/03/2023-12:53:24	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



GRN	MH016802178202223E
Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	PNL3 PANVEL JOINT SUB REGISTRAR
Location	RAIGAD
Year	2022-2023



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Gulamjilani
Print Date 15-03-2023 12:53


Total	
Payment Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	
Department ID	
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.	
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.	
Sr. No.	
1	(SI)-353-4

Challan Defaced

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Panvel on this 15th day of March, 2023 between M/S. TODAY PRACHAR DEVELOPERS LLP, a limited liability partnership duly registered under the LLP Act, 2008, represented by its Designated Partners (1) SHRI BHADRESH RAJESH SHAH (2) SHRI RAKESHKUMAR NEMICHAND JAIN (3) SHRI BHAVESH SHAH (4) SHRI RAJESH NEMICHAND JAIN (5) SHRI RATANLAL NEMICHAND JAIN & (6) SHRI RAJESH SHAH, having its office at Office No.-1601 & 1602, 16th Floor, Kesar Solitare, Palm Beach Road, Plot No.-5, Sector No.-19, Sanpada, Navi Mumbai-400 705,

For Today Prachar Developers LLP



Partner



प व ल
 १७६३
 १६०/१९०



hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor(s) and permitted assignees) OF THE ONE PART and MR. GILAM JILANI, having his/her/their address at SULTANPUR KHURD, POST - LADHI SARARI, SARARI, SIWAN, BIHAR - 841434, hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of Partnership firm the partners constituting the firm for the time being and the survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART;

Whereas (1) SHRI BHADRESH RAJESH SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN, both designated partners of promoter's firm are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of vacant land or ground bearing Survey/Hissa No.-19/1, admeasuring 1-02-00 H.R.P. plus potkharaba 0-00-20 H.R.P. aggregating to 1-02-20 H.R.P., equivalent to 10220 Sq. Mts., situate, lying and being at Village-Dharna Camp, within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad and more particularly described in the schedule hereunder written and hereafter referred to as "THE SAID PROPERTY/PLOT OF LAND". Hereto annexed and marked 'Annexure-A' is the copy of the 7/12 extracts of the said plot of land;

And whereas the said (1) SHRI BHADRESH RAJESH SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN, have purchased the aforesaid plot of land bearing Survey/Hissa No.-19/1 admeasuring 10220 Sq. Mts. from (1) SHRI NISAR AHMAD MO. AMEEN KHAN (2) SHRI MOHAMMED HASAN MOHAMMED AMEEN KHAN (3) SHRI MOHAMMED ALI SHAUKAT ALI ALIAS MOHAMMED ALI SHAUKAT ALI KHAN (4) SHRI ATIULLAH FASHIULLAH SIDDHIQI ALIAS ATIULLAH MOHAMMED FASIULLAH SIDDHIQI (5) SHRI AFJAL AHEMAD EKBAL AHEMAD KHAN (6) SHRI ALLAHUDIN KITABULLAH KHAN (7) SHRI

For Today Prachar Developers LLP

(Signature)

(Signature)

प व ल
8782/2023
90/920



hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor(s) and permitted assignees) OF THE ONE PART and MR. GULAM JILANI, having his/her/their address at SULTANPUR KHURD, POST – LADHI SARARI, SARARI, SIWAN, BIHAR - 841434, hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART;

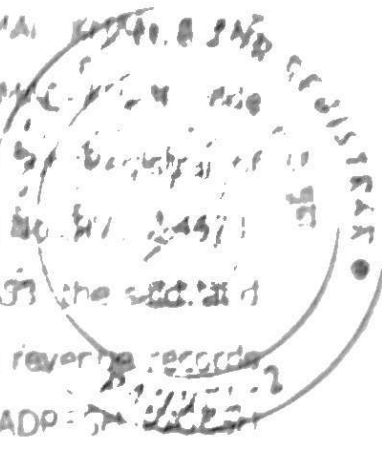
Whereas (1) SHRI BHADRESH RAJESH SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN, both designated partners of promoter's firm are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of vacant land or ground bearing Survey/Hissa No.-19/1, admeasuring 1-02-00 H.R.P. plus potkharaba 0-00-20 H.R.P. aggregating to 1-02-20 H.R.P., equivalent to 10220 Sq. Mts., situate, lying and being at Village-Dharna Camp, within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad and more particularly described in the schedule hereunder written and hereafter referred to as "THE SAID PROPERTY/PLOT OF LAND". Hereto annexed and marked 'Annexure-A' is the copy of the 7/12 extracts of the said plot of land;

And whereas the said (1) SHRI BHADRESH RAJESH SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN, have purchased the aforesaid plot of land bearing Survey/Hissa No.-19/1 admeasuring 10220 Sq. Mts. from (1) SHRI NISAR AHMAD MO. AMEEN KHAN (2) SHRI MOHAMMED HASAN MOHAMMED AMEEN KHAN (3) SHRI MOHAMMED ALI SHAUKAT ALI ALIAS MOHAMMED ALI SHAUKAT ALI KHAN (4) SHRI ATIULLAH FASHIULLAH SIDDHIQI ALIAS ATIULLAH MOHAMMED FASIULLAH SIDDHIQI (5) SHRI AFJAL AHMAD EKBAL AHMAD KHAN (6) SHRI ALLAHUDIN KITABULLAH KHAN (7) SHRI

For Today Prachar Developers LLP

पंचल - २
१०/१०/२३
१०/१०/२३

SHRI MOHA NARAYAN KHAN ALIAS SAJJAD MOHAMMED
(10) SHRI SHAHID STRANJAD HAJZULAH KHAN (11) SHRI
KHAN (12) SHRI MOHAMMED AZAM JAMAL KHAN (13)
SHAHID JAMAL KHAN ALIAS MOHAMMED SAJJAD JAMAL KHAN (14)
SMT SAIYADA VAJULAH KHAN (15) SMT JAHIDA JAMAL KHAN
JAHIDA JAMAL AHIMAD KHAN & (16) SMT SAJJIDA JAMAL
Kharedi khat dated 12/04/2019, duly registered before the
Assurances at Panvel 2 under Receipt No -5525, Document No. 3193
2019 on 12/04/2019 and pursuant to Mutation Entry No 3193
bearing Survey/Hissa No.-19/1, has been transferred in the records
of the concerned authority in the names of (1) SHRI BHADRESH
SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN.



And whereas (1) SHRI BHADRESH RAJESH SHAH & (2) SHRI RAKESHKUMAR NEMICHAND JAIN along with (3) SHRI BHAVESH SHAH (4) SHRI RAJESH NEMICHAND JAIN (5) SHRI RATANLAL NEMICHAND JAIN & (6) SHRI RAJESH SHAH are carrying out its business activities under the name and style of M/S. TODAY PRACHAR DEVELOPERS LLP, hereinafter referred to as "THE PROMOTERS" for development of the said plot of land and have obtained permission and approvals from the competent authority and they have also procured all the requisite and the necessary permissions and sanctions of the plans, the specifications, elevations, sections and details of the buildings to be constructed from the concerned authority i.e. Panvel Municipal Corporation, Panvel;

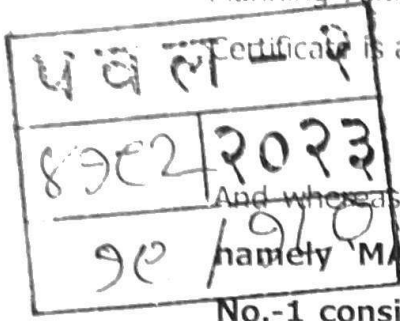
And whereas the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the Development Permission/Commencement Certificate bearing reference number PMC/TP/Dharna Camp/19/1/21-21/16184/2441/2021, dated 30/11/2021, granted by the Assistant Director of Town Planning, Panvel Municipal Corporation, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the

For Today Prachar Developers LLP

Partner

Planning Authorities. Copy of the Development Permission/Commencement

Certificate is annexed herewith as "Annexure-B";



And whereas the Promoters have proposed to construct **buildings project** namely 'MANGALAM' comprising of 2 (Two) Buildings i.e. Building No.-1 consisting A & B Wing & Building No.- 2 consisting C Wing, both having Ground plus 11 (Eleven) upper floors on the project land for residential cum commercial use;



And whereas the Allottee(s) is/are offered a **Flat bearing number 807** admeasuring **48.64 Sq. Mts.** Carpet area on the **8th Floor** in "C" Wing of **Building No.- 02** (hereinafter referred to as "THE SAID FLAT") of the buildings' project to be known as '**MANGALAM**' (hereinafter referred to as "THE SAID BUILDING") being constructed of the said project, by the Promoters;

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flat and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flat and Other Units therein and to receive the sale price in respect thereof;

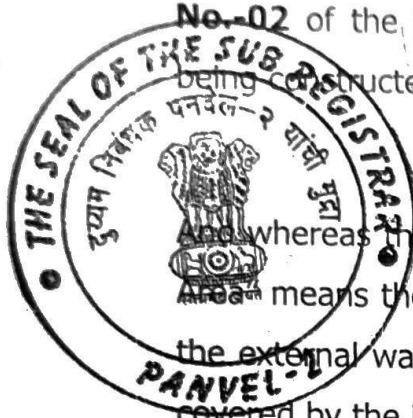
For Today Prachar Developers LLP

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And whereas the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans;

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number 807 on the 8th Floor in "C" Wing of Building No.-02 of the proposed buildings' project to be known as "MANGALAM"

being constructed of the said Project;



And whereas the carpet area of the said Flat is **48.64 Sq. Mts.** and "Carpet" means the net usable floor area of Flat, excluding the area covered by the external walls, for exclusive use of the Allottee(s) but includes the area covered by the internal partition walls of the Flat;

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 hereafter;

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 65,000/- (Rupees. Sixty Five Thousand Only)** being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real

For Today Prachar Developers LLP

Estate Regulatory Authority at Mumbai No. P52000032461; the authenticated copy of the Certificate is annexed herewith as "Annexure-F"

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And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat/Shop with the Allottee(s) being in fact these presents and also to register said Agreement under the Registration Act, 1908:.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop.



Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoters shall construct the said buildings project to be known as 'MANGALAM' comprising of 2 (Two) Buildings i.e. Building No.-1 consisting A & B Wing & Building No.- 2 consisting C Wing, both having Ground plus 11 (Eleven) upper floors on the project land in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authority/ Government to be made in any Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

For Today Prachar Developers LLP

Partner

2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No. 807, admeasuring 48.64 Sq. Mts. carpet area on the 8th Floor in "C" Wing of Building No.- 02 of the proposed buildings' project to be known as "MANGALAM", hereinafter referred to as "THE SAID FLAT", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of Rs. 40,31,944/- (Rupees. Forty Lakh Thirty One Thousand Nine Hundred and Forty Four Only) being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the "Third Schedule" written hereunder.

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3) The Allottee(s) have paid on or before execution of this agreement a sum of Rs. 65,000/- (Rupees. Sixty Five Thousand Only) as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of Rs. 39,66,944/- (Rupees. Thirty Nine Lakh Sixty Six Thousand Nine Hundred and Forty Four Only) in the following manner. TDS at 1% of the total aggregate consideration amount need to be paid by Allottee(s), if applicable.

For Today Prachar Developers LLP

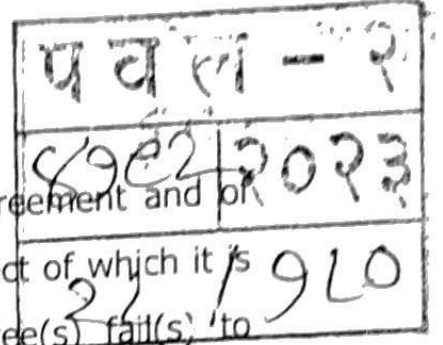
Partner

Sr. No.	Particulars	Percent	Amount
1.	EMD at the time of booking	10%	4,01,944/-
2.	Upon execution of Agreement	20%	8,06,390/-
3.	Completion of Plinth	15%	6,04,793/-
4.	On completion of 1 st Slab	4%	1,61,219/-
5.	On completion of 2 nd Slab	3%	1,20,958/-
6.	On completion of 3 rd Slab	3%	1,20,958/-
7.	On completion of 4 th Slab	3%	1,20,958/-
8.	On completion of 6 th Slab	3%	1,20,958/-
9.	On completion of 8 th Slab	3%	1,20,958/-
10.	On completion of 10 th Slab	3%	1,20,958/-
11.	On completion of 12 th Slab	3%	1,20,958/-
12.	On completion of walls, internal plaster	5%	2,01,597/-
13.	On completion of staircases, lift wells, lobbies.	5%	2,01,597/-
14.	On completion of External plumbing, external plaster, elevation and terraces.	5%	2,01,597/-
15.	On completion of flooring, doors and windows and sanitary fitting, etc.	5%	2,01,597/-
16.	On completion of lifts, water pumps, electrical fittings, paving, etc.	5%	2,01,597/-
17.	On Possession upon receipt of Occupancy Certificate	5%	2,01,597/-
	Total	100%	40,31,944/-

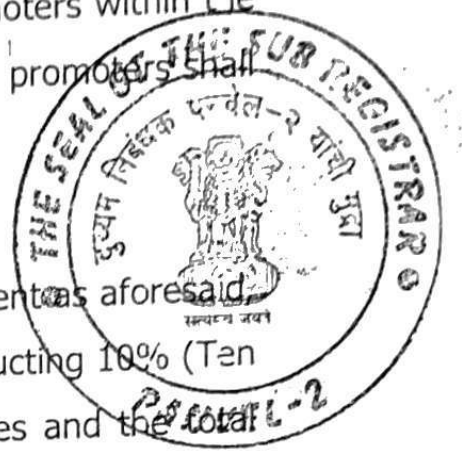
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 Amount
 (Rs) 2023
 4,01,944/-
 20/12/20



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the Allottee(s) of their intention to terminate this Agreement and of the specific breach(s) of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fail(s) to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoters shall be entitled to terminate this Agreement.



b) Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the interest payable due to delayed payments of the previous installments till the date of cancellation by the Promoters to the Allottee(s) as agreed liquidated damages within a period of 30 (Thirty) days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee(s) to the Promoters.

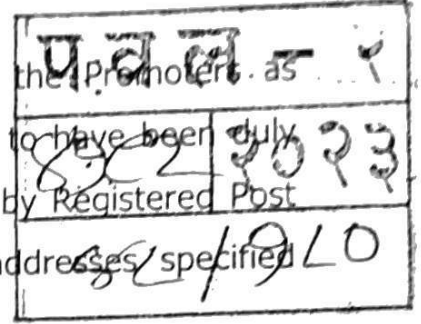
14) The fixture and fittings and amenities to be provided by the Promoters in the Flat are those that are set out in the "Third Schedule" mentioned hereunder and the cost is already included in the purchase price.

15) **The Promoters shall give possession of the Flat to the Allottee(s) on or before 31/12/2024.** If the Promoters fail or neglect to give possession of the Flat to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in Clause No.-12 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of

For Today Prachar Developers LLP

Partner

- 65) All notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:



PROMOTERS:

M/S. TODAY PRACHAR DEVELOPERS LLP

Office Nos.-1601 & 1602, 16th floor, Kesar Solitare, Plot No-5,

Palm Beach Road, Sector No.-19, Sanpada,

Navi Mumbai-400 705.

Notified Email ID – crmmangalam@todayglobal.in



ALLOTTEE(S):

MR. GULAM JILANI

SULTANPUR KHURD, POST – LADHI SARARI,

SARARI, SIWAN, BIHAR - 841434

Notified Email ID – gulamjilani073@gmail.com

It shall be the duty of the Allottee(s) and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoters or the Allottee(s), as the case may be.

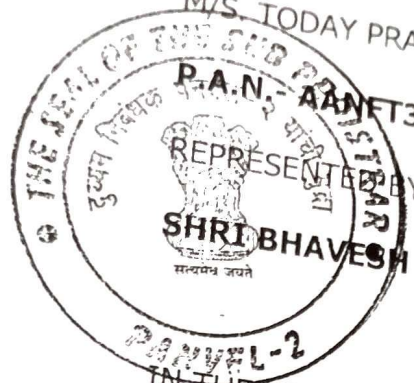
- 66) That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

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In witness whereof the parties hereto have executed
 agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
 BY THE WITHIN NAMED PROMOTERS)

M/S. TODAY PRACHAR DEVELOPERS LLP)



For Today Prachar Developers
[Signature]

REPRESENTED BY ITS PARTNERS)
 SHRI BHAVESH RAJESH SHAH)

IN THE PRESENCE OF

- 1) _____) *[Signature]*
- 2) _____) *[Signature]*

SIGNED, SEALED & DELIVERED BY)
 THE WITHIN NAMED PURCHASERS)

MR. GULAM JILANI)

Gulam Jilani

P.A.N.- BERPJ1761B)

IN THE PRESENCE OF

- 1) _____) *[Signature]*

to have executed
above written.

day Prachar Developers
Gulam Jilani
Part

Gulam Jilani

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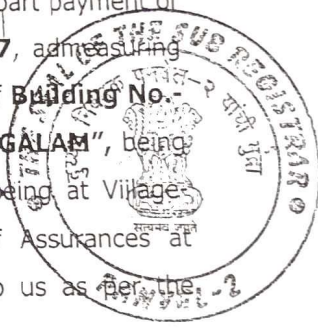
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RECEIPT

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MR. GULAM 53/920

Received of and from the withinnamed Purchaser(s) **MR. GULAM JILANI**, the day and the year first herein above written the sum of **Rs.65,000/- (Rupees. Sixty Five Thousand Only)** being part payment of the consideration against the sale of **Flat bearing No. 807**, admeasuring **48.64 Sq. Mts.** carpet area on the **8th Floor** in "**C**" wing of **Building No. 02** of the proposed buildings' project to be known as "**MANGALAM**", being constructed on Survey/Hissa No.-19/1, situate, lying and being at Village Dharna Camp, within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:



Date	Cheque/RTGS/DD/PO No.	Drawn on (Bank & Branch)	Amount in RS
09-06-2022	-----	UPI	11,000/-
04-02-2023	-----	UPI	54,000/-
(Rupees. Sixty Five Thousand Only)			65,000/-

We say received for M/s. Today Prachar Developers LLP.

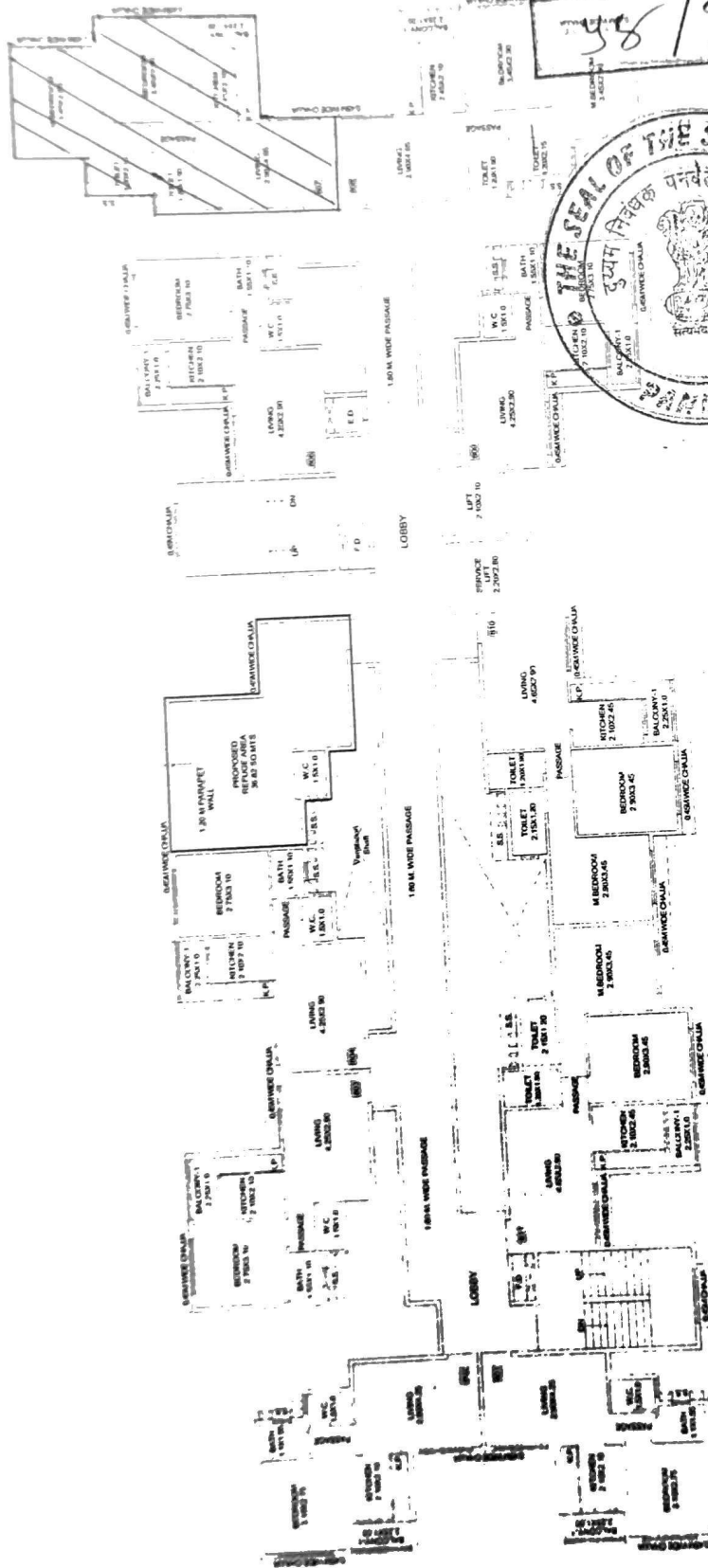


Gulam Jilani

(Partners)

Witness:

1) *[Signature]*



8TH REFUGE FLOOR PLAN

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NAME & SIGN OF PURCHASER
Rudraj Ram
For Today Prachar Developers LLP
Partner

FOR :-
TODAY PRACHAR
DEVELOPERS LLP

PROJECT NAME :- MANGALAM
BUILDING NO:2 - WING C

FLAT NO.
807

... purchasers, at their own cost, ... BANK OF INDIA

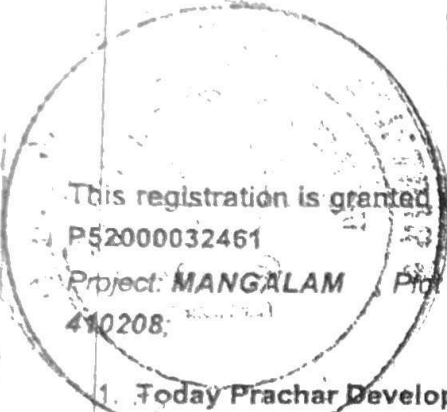
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Maharashtra Real Estate Regulatory Authority

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 P52000032461
Project: **MANGALAM** Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO.-19/1 at Dhansar, Panvel, Raigad 410208;**

1. Today Prachar Developers Llp having its registered office / principal place of business at Tehsil: Thane, Dist: Thane, Pin: 400705.
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 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, Code of Conduct and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account 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 revenue of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 04/01/2022 and ending with 31/12/2024 and shall be 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: 04-01-2022 12:45:04



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel: 022-27469040/4442

No PMC/TP/Dharna Camp/19/1/21-21/16184/ 2879 /2021

To,

M/s Today Prachar Developers LLP,
Through Partner,
Mr. Bhadresh Rajesh Shah & Others.
Office No 1601 & 1602, 16th Floor,
Kesar Solitaire, Plot No. 05,
Palm Beach Rd, Sector 19, Sanpada,
Navi Mumbai - 400 705.

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SUB - Development Permission for Residential Cum Commercial Building On Survey No.- 19/1 (Old Survey No.- 149/1) At.- Dharna Camp, Tal.- Panvel, Dist.- Raigad.

- REF :-
- 1) Your Architect's application no. 12066, Dated 07/07/2021.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/100819/432115, Dated 09/10/2019.
 - 3) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/3030/2021, Dated 06/10/2021.

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 19/1(Old Gut No.- 149/1) At.- Dharna Camp, Tal.- Panvel Dist - Raigad

The Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you.

मा. आयुक्त याच मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO - 1) Architect,
M/s. AN.ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail - panvelcorporation@gmail.com

No PMC/TP/Dharna Camp/19/1/21-21/16184/2021

Tel. (022) 27458040/41/42
Date 26/11/2021
22/2021

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII of 1966) to, M/s Today Prachar Developers LLP Through Partner Mr. Bhadresh Rajesh Shah & Others, As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building No.- 1 (A & B Wing) & Building No.- 2 (C Wing) (Ground + 11 Upper Floors) on Survey No.- 19/1 (Old Gut No.- 149/1), At.- Dharna Camp, Tal.- Panvel, Dist.- Raigad. (Plot Area = 9975.508 Sq.mt., Residential Built Up Area = 18868.186 sq.mt., Commercial Built Up Area = 100.860 sq.mt. Total Built Up Area = 18969.046 sq.mt.)

(No. of Residential Unit - 327 Nos., No. of Commercial Unit - 8 Nos)

- This Certificate is liable to be revoked by the Corporation if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

The Owner / Developer shall:-

- The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - Give written notice to the Corporation regarding completion of the work.
 - Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - Obtain Occupancy Certificate from the Corporation.
- The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
 - The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTA Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1966.

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The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him
Prior Permission is necessary for any deviation / Change in Plan.

The Owner/Developer shall install the Rain Water Harvesting system as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & section 13.3 of UDCPR-2020.

a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.

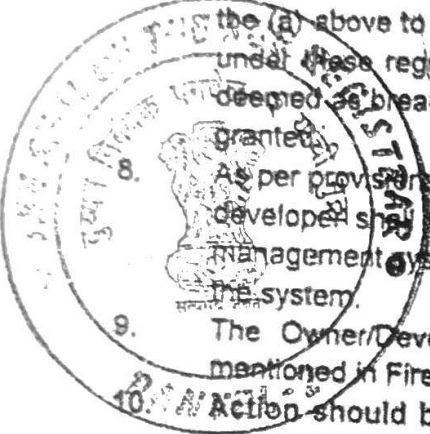
b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.

As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.

9. The Owner/Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.

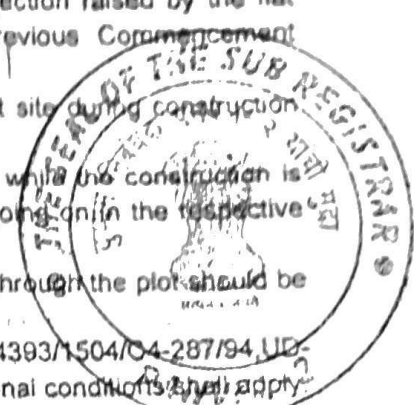
10. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.

11. The Owner/Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFC etc from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. As per UDCPR-2020 Clause No. 3.1.1 (ii) The applicant shall obtained No objection certificate from the Irrigation department. (If Any Applicable)
13. The Owner/Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
15. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner is fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules If any discrepancy observed, the Architect will be held responsible and liable for necessary action.



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- 21 The Owner/Developer shall be fully responsible for any Court (Matter) pending in the Court and the order from Hon. Court shall be binding on the Owner/Developer.
- 22 In case of revised permission wherever third party interest is created by any party / person as specified under RERA act shall be submitted registered agreement to sale or lease etc of the apartment, concept of such interest.
- 23 The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
- 24 It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
- 25 It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
- 26 It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
- 27 As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/04-287/94, UD-11/RDP. Dt.19th July. 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
- 28 As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20. dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
- The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**
- 29 The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The Owner/Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1968" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.



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- 41 The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
- 42 The Owner/Developer is required to construct the discharge line at his own cost.
- 43 The Owner/Developer should set up electrical vehicle charging point in the said plot.
- 44 The Owner/Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
- 45 The Owner/Developer should handover/transfer the land under proposed road in the name of corporation.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

C C TO - 1) M/s Today Prachar Developers LLP,
Through Partner
Mr. Bhadresh Rajesh Shah & Others.
Office No. 1601 & 1602, 16th Floor,
Kesar Solitaire, Plot No. 05,
Palm Beach Rd, Sector 19, Sanpada
Navi Mumbai. - 400 705.

2) Architect,
M/s. AN.ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.

3) Ward Officer,
Prabhag Samati A, B, C, D
Panvel Municipal Corporation, Panvel.

4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

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Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.



Abhishek Bhide

BLS LLB

Advocate High Court

Name of Client: Shri Bhadrash Shah

Kind attention: Shri Bhadrash Shah

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SEARCH REPORT

1. Property Description:

All that piece and parcel of Agricultural Land bearing Survey no/ Hissa No. 19/1, admeasuring about 01 - 02 - 20 (H - R - P) or thereabouts, situated at Village: Dharnacamp, Taluka Panvel, District Raigad within the jurisdiction of Sub - Registrar Assurance Panvel bounded as under;

On or towards the North by: As per Gutbook

On or towards the South by:

On or towards the East by:

On or towards the West by:

(Above land hereinafter referred to as the "said land")



2. Instructions and source of documents and information:

Shri. Bhadrash Shah has requested me to carry out a Search of said land for the period of 30 years and to issue a Search Report and Title Certificate in respect of title and use of said land on the basis of documents, oral information, data and last known facts placed before me as mentioned hereinafter.

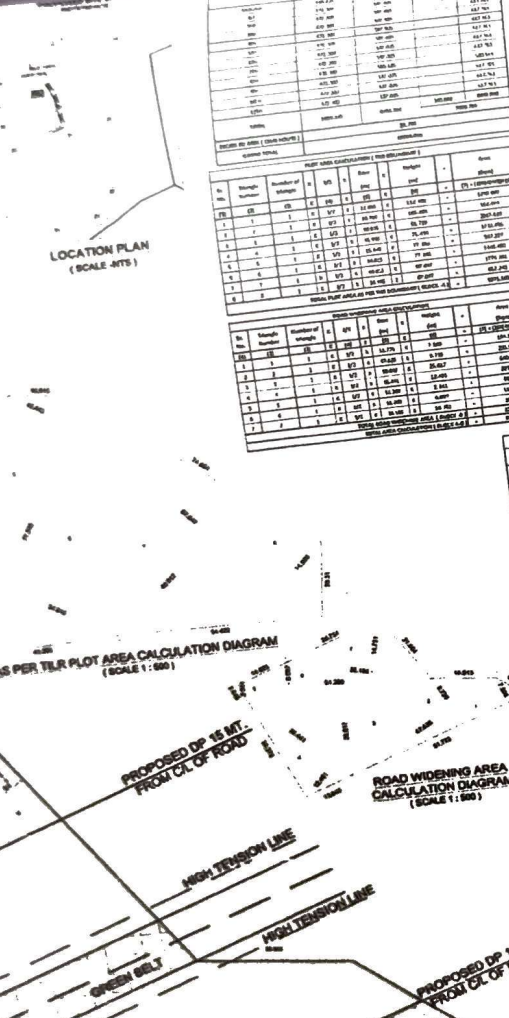
3. List of Documents perused:

a. A copy of 7/ 12 and Pherphar (Mutation Entries).

Index available with Sub - Registrar Offices at Panvel.

A Search report and Title Certificate of Advocate Shri Prasad Konde Deshmukh.





Sl. No.	Particulars	Area (sq. m)	Area (sq. ft)
1	Plot Area	10000	107640
2	Area Under Road	1500	16160
3	Area Under Utility Lines	500	5380
4	Area Under Green Belt	200	2150
5	Area Under Delimitation Sign	100	1075
6	Area Under Proposed DP	100	1075
7	Area Under Road Widening	1500	16160
8	Area Under High Tension Line	500	5380
9	Area Under Green Belt	200	2150
10	Area Under Delimitation Sign	100	1075
11	Area Under Proposed DP	100	1075
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CONTENTS OF SHEET

- Location Plan
- Plot Area Calculation Diagram
- Sectional Area Calculation Diagram
- Area Statement
- Survey Plan
- Proposed DP & Sectional
- Details of U.S. Tank
- Excavation & Retention
- Typical Section of SW, Drain Line / Compound Wall
- Excavation & Retention
- Details of SW, in, Fire Breakage Pit
- Section of Water Cistern
- Section of Water Cistern
- Section of Water Cistern
- Section of Water Cistern

CERTIFICATE OF AREA

Certified that the area and without encumbrance...

TODAY PHADAR DEVELOPERS LLP

TODAY PHADAR DEVELOPERS LLP

FOR MS TODAY PHADAR DEVELOPERS LLP

TODAY P. PRUTHI

SHANUVA RAJESH SHARMA

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FOR MS TODAY PHADAR DEVELOPERS LLP

TODAY P. PRUTHI

SHANUVA RAJESH SHARMA

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SUMP NO.	RECEPTION (PLANT)	POPULATION (PERSONS)	TOTAL WATER CAPACITY (LITERS)	TOTAL WATER CAPACITY (LITERS)						TOTAL WATER CAPACITY (LITERS)	TOTAL WATER CAPACITY (LITERS)	TOTAL WATER CAPACITY (LITERS)
				SUMP 1		SUMP 2		SUMP 3				
				NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)			
1	1	100	10000	1	10000	1	10000	3	30000	30000		
2	2	200	20000	2	20000	2	20000	4	40000	40000		
3	3	300	30000	3	30000	3	30000	6	60000	60000		
TOTAL				6	60000	6	60000	12	120000	120000		

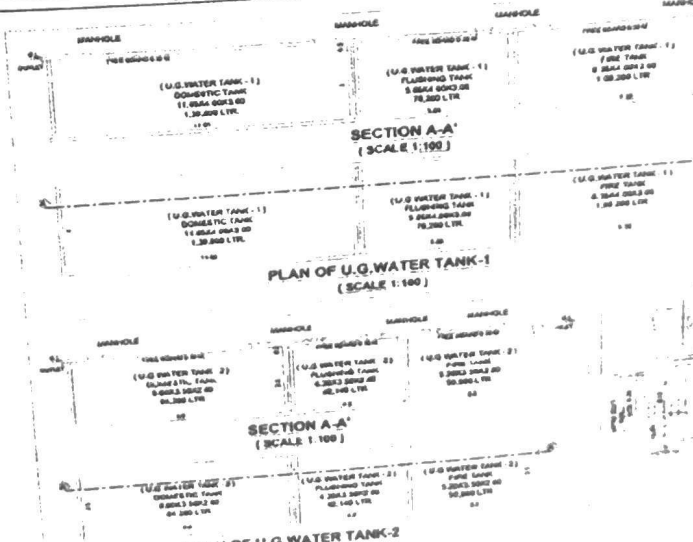
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				NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	
1	1	100	10000	1	10000	1	10000	3	30000	30000
2	2	200	20000	2	20000	2	20000	4	40000	40000
3	3	300	30000	3	30000	3	30000	6	60000	60000
TOTAL				6	60000	6	60000	12	120000	120000

SUMP NO.	RECEPTION (PLANT)	POPULATION (PERSONS)	TOTAL WATER CAPACITY (LITERS)	TOTAL WATER CAPACITY (LITERS)						
				NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	
1	1	100	10000	1	10000	1	10000	3	30000	30000
2	2	200	20000	2	20000	2	20000	4	40000	40000
3	3	300	30000	3	30000	3	30000	6	60000	60000
TOTAL				6	60000	6	60000	12	120000	120000

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				NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	NO.	CAPACITY (LITERS)	
1	1	100	10000	1	10000	1	10000	3	30000	30000
2	2	200	20000	2	20000	2	20000	4	40000	40000
3	3	300	30000	3	30000	3	30000	6	60000	60000
TOTAL				6	60000	6	60000	12	120000	120000

R.G. - 1 AREA DIAGRAM (SCALE 1:200)

R.G. - 2 AREA DIAGRAM (SCALE 1:200)



LINE NO.	SECTION (FEET)	POPULATION	TOTAL AREA (ACRES)	WATER DEMAND (GPD)				WATER SUPPLY (GPD)				TOTAL DEFICIT (GPD)	TOTAL DEFICIT (MGD)	
				MIN	Avg	MAX	TOTAL	MIN	Avg	MAX	TOTAL			
SECTION A	50	0	100	50	10000	100	10000	10000	10000	10000	10000	10000	10000	10000
SECTION B	100	0	200	100	20000	200	20000	20000	20000	20000	20000	20000	20000	20000
SECTION C	150	0	300	150	30000	300	30000	30000	30000	30000	30000	30000	30000	30000
TOTAL														

R.G.-1 AREA DIAGRAM (SCALE 1:200)

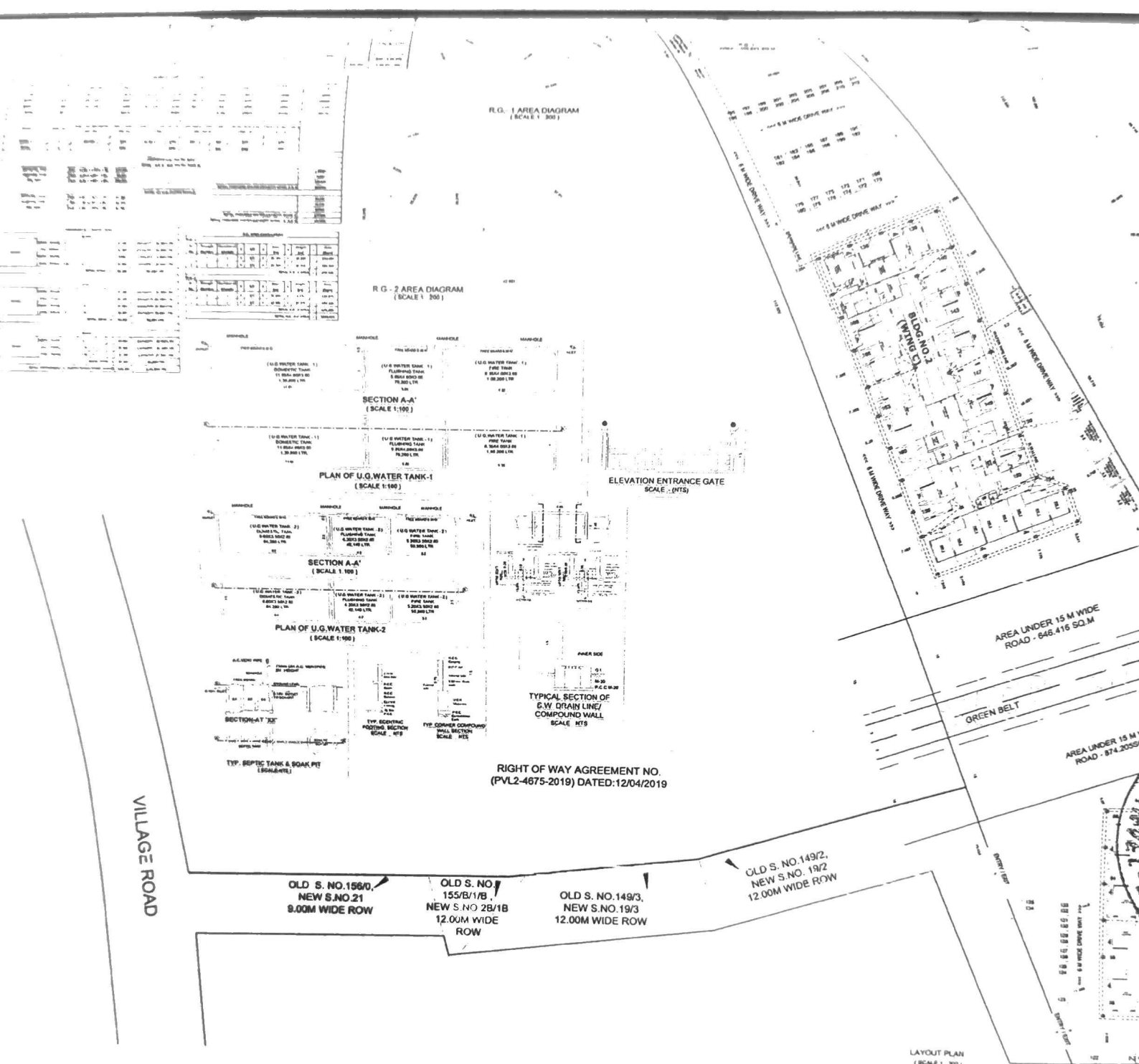
SECTION	LINE NO.	POPULATION	TOTAL AREA (ACRES)	WATER DEMAND (GPD)	WATER SUPPLY (GPD)	TOTAL DEFICIT (GPD)	TOTAL DEFICIT (MGD)
SECTION A	50	0	100	10000	10000	0	0.00
SECTION B	100	0	200	20000	20000	0	0.00
SECTION C	150	0	300	30000	30000	0	0.00
TOTAL							

R.G.-2 AREA DIAGRAM (SCALE 1:200)

SECTION	LINE NO.	POPULATION	TOTAL AREA (ACRES)	WATER DEMAND (GPD)	WATER SUPPLY (GPD)	TOTAL DEFICIT (GPD)	TOTAL DEFICIT (MGD)
SECTION A	50	0	100	10000	10000	0	0.00
SECTION B	100	0	200	20000	20000	0	0.00
SECTION C	150	0	300	30000	30000	0	0.00
TOTAL							

SECTION	LINE NO.	POPULATION	TOTAL AREA (ACRES)	WATER DEMAND (GPD)	WATER SUPPLY (GPD)	TOTAL DEFICIT (GPD)	TOTAL DEFICIT (MGD)
SECTION A	50	0	100	10000	10000	0	0.00
SECTION B	100	0	200	20000	20000	0	0.00
SECTION C	150	0	300	30000	30000	0	0.00
TOTAL							





Head Office :- 1601-1602, 16th Floor, Kesar Solitaire, Plot No. 5, Palm Beach Hu, -
 Phone No.: 022-20878080 / 022-20879191 | Email Id :- info@todayglobal.in | Weu



SECTION BB
(SCALE 1:100)

SECTION CC
(SCALE 1:100)

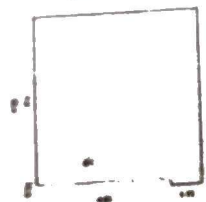
WING-A (S+ 11TH FLOOR)



DRIVER'S ROOM AREA
DIAGRAM & CALCULATION
(SCALE 1:100)



METER ROOM
AREA DIAGRAM
(SCALE 1:100)



SOCIETY OFFICE AREA
DIAGRAM & CALCULATION
(SCALE 1:100)

METER ROOM PART OF AREA CALCULATION					
Sl. No.	Particulars	Length	Breadth	Area	Total Area
1	Room	3.00	2.00	6.00	6.00
2	Door	0.90	2.10	1.89	7.89
3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

DRIVER'S ROOM PART OF AREA CALCULATION					
Sl. No.	Particulars	Length	Breadth	Area	Total Area
1	Room	3.00	2.00	6.00	6.00
2	Door	0.90	2.10	1.89	7.89
3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

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Sl. No.	Particulars	Length	Breadth	Area	Total Area
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4	Window	0.10	1.00	0.10	8.30
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Total					8.30

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4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

SOCIETY OFFICE PART OF AREA CALCULATION					
Sl. No.	Particulars	Length	Breadth	Area	Total Area
1	Room	3.00	2.00	6.00	6.00
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3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

DRIVER'S ROOM PART OF AREA CALCULATION					
Sl. No.	Particulars	Length	Breadth	Area	Total Area
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3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

SOCIETY OFFICE PART OF AREA CALCULATION					
Sl. No.	Particulars	Length	Breadth	Area	Total Area
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2	Door	0.90	2.10	1.89	7.89
3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

- FLOOR PLAN
- ONLY SLAB FLOOR PLAN
- ELEVATION
- SECTION
- AREA DIAGRAM
- B.U. AREA STATEMENT
- SCHEDULE OF DOORS & WINDOWS
- LIGHT & VENTILATION STATEMENT
- W.C. & BATH SINK DETAIL

NOTE: ALL DIMENSIONS ARE IN METER
STATEMENT STATEMENT
COMMERCIAL
1) Total No. of Shops 00 Nos
RESIDENTIAL
1) Total No. of Units 07 Nos

NAME OF THE OWNER & SIGNATURE

FOR. M/S. TODAY PRACHAR
DEVELOPERS LLP.
Today Prachar Developers LLP

[Signature] Partner
BHAVESH RAJESH SHAN
Today Prachar Developers LLP

[Signature] Partner
BHANUBHAI RAJESH SHAN
Today Prachar Developers LLP

[Signature] Partner
RAJESH NEMICHAND JAIN
Today Prachar Developers LLP

[Signature] Partner
RATANLAL NEMICHAND JAIN
Today Prachar Developers LLP

[Signature] Partner
RAJESHKUMAR NEMICHAND JAIN
Today Prachar Developers LLP

[Signature] Partner
RAJESH BHANUBHAI SHAN
Today Prachar Developers LLP

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON
OLD BUT NOT NEW BUT NOT AT
VILLAGE UNDERSTANDING THE PAVEMENT
AND BOUND

ARCHITECT NAME & SIGN
[Signature]

STAMP OF APPROVAL 03/18
BUILDING NO. 1 (WING-A)

Sl. No.	Particulars	Length	Breadth	Area	Total Area
1	Room	3.00	2.00	6.00	6.00
2	Door	0.90	2.10	1.89	7.89
3	Wall	0.10	3.10	0.31	8.20
4	Window	0.10	1.00	0.10	8.30
5	Other	0.00	0.00	0.00	8.30
Total					8.30

Stamp of approval
M/S. TODAY PRACHAR
DEVELOPERS LLP
Today Prachar Developers LLP

8TH FLOOR REFUGE AREA DIAGRAM & CALCULATION SCALE 1:100



NEED REFUGE AREA STATEMENT AS PER OCCUPANCY & FLOOR				
REFUGE AREA 8TH FLOOR	TOTAL NO. OF PERSON ABOVE FLOOR			
	NO. OF FLAT	#	FLOOR	TOTAL
TYPICAL FLOOR	6	2	1	12
PT REFUGE FLOOR	7	2	1	14
TOTAL NO. OF FLAT				13
NO. OF PERSON PER FLAT				2
TOTAL PERSON				26
REQ. 0.3 SQ METR PER PERSON				7.8
TOTAL REQ. REFUGE AREA @ 8TH FLOOR				26.30
TOTAL PROVIDED REFUGE AREA 8TH FLOOR				26.30

REFUGE 8TH FLOOR BUILT UP AREA CALCULATION						
Sl. No.	NUMBER	NUMBER OF DEDUCTION	L/2	W/2	HEIGHT [M]	AREA [SQ.M]
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (2) x (6) - (3) x (4) x (6)
8TH FLOOR BUILT UP AREA CALCULATION						
1	A	1	1	7.500	6.400	48.000
TOTAL ADDITION						48.000
2	1	1	1	7.500	1.200	7.500
3	2	2	1	1.000	0.900	1.440
4	1	1	1	1.500	1.000	2.700
TOTAL DEDUCTION						11.640
NET BUILT UP AREA REFUGE 8TH FLOOR						36.360

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT (WING - A)					
FLOOR	FLAT NO.	NO'S OF UNITS	BUILT UP AREA	CARPET AREA (AS PER REGS)	PROJECTED BALCONY
1ST TO 7TH & 9TH TO 11TH FLOOR	101 TO 101, 901 TO 1101	1	34.377	46.637	2.250
	102 TO 102, 902 TO 1102	1	34.337	46.637	2.250
	103 TO 103, 903 TO 1103	1	34.476	31.567	2.250
	104 TO 104, 904 TO 1104	1	34.675	31.567	2.250
	105 TO 105, 905 TO 1105	1	34.137	46.637	2.250
	106 TO 106, 906 TO 1106	1	34.137	46.637	2.250
	107 TO 107, 907 TO 1107	1	34.675	31.567	2.250
	108 TO 108, 908 TO 1108	1	34.925	31.567	2.250
TOTAL		8	282.728	320.806	18.000
TOTAL 1ST TO 7TH & 9TH TO 11TH FLOOR		8	2827.28	3208.06	180
8TH FLOOR	801	1	34.377	46.637	2.250
	802	1	34.337	46.637	2.250
	803	1	34.675	31.567	2.250
	804	1	34.675	31.567	2.250
	805	1	34.137	46.637	2.250
	806	1	34.137	46.637	2.250
	808	1	34.925	31.567	2.250
TOTAL		7	237.250	288.309	15.750
TOTAL 1ST TO 11TH FLOOR		15	5204.538	6096.365	337.750

8TH FLOOR BUILT UP AREA CALCULATION						
BUILT UP AREA CALCULATION						
Sl. No.	Description	Length	#	Breadth	No.	Area in sqm
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Total						794.800 (A)
Deductions						
1	3.000	#	1.000	#	4	3.000
2	4.800	#	0.900	#	3	14.043
3	10.450	#	0.200	#	1	2.090
4	6.000	#	0.700	#	1	21.113
5	6.000	#	1.300	#	1	21.600
6	3.000	#	1.500	#	1	7.225
7	1.750	#	1.500	#	1	1.700
8	4.000	#	1.500	#	1	11.113
9	6.300	#	1.700	#	1	18.160
10	4.700	#	2.000	#	1	6.800
11	1.000	#	1.500	#	1	1.500
12	1.500	#	1.500	#	1	6.493
13	2.000	#	1.000	#	1	13.710
14	2.600	#	0.800	#	1	6.875
15	2.500	#	1.500	#	1	11.107
16	0.700	#	0.700	#	1	0.490
17	0.000	#	1.000	#	1	6.100
18	1.700	#	1.000	#	1	1.700
19	1.100	#	1.000	#	1	1.000
20	2.000	#	0.500	#	1	1.900
21	1.100	#	1.000	#	1	1.000
22	1.000	#	1.000	#	1	1.700
23	1.100	#	1.000	#	1	46.300
24	1.000	#	1.000	#	1	0.900
25	1.000	#	1.000	#	1	11.113
26	1.700	#	1.000	#	1	1.700
27	1.000	#	1.000	#	1	1.000
28	1.000	#	1.000	#	1	1.000
Total of Deductions						238.440 (B)
NET BUILT UP AREA 8TH FLOOR (A-B)						556.360

WING-A (5+ 11TH FLOOR)

- 8TH FLOOR PLAN
- TERRACE FLOOR PLAN
- AREA DIAGRAM
- B.U. AREA STATEMENT
- TENEMENT AREA STATEMENT
- SCHEDULE OF DOORS & WINDOWS
- LIGHT & VENTILATION STATEMENT
- W.C. & BATH SINK DETAIL

NOTE - ALL DIMENSIONS ARE IN METER.

TENEMENT STATEMENT
COMMERCIAL 00 Nos
RESIDENTIAL 87 Nos
1) Total Nos of Shops
1) Total Nos of Units

NAME OF THE OWNER & SIGNATURE
FOR. M/S. TODAY PRACHAR DEVELOPERS LLP.

Today Prachar Developers LLP
Partner
BHAVESH RAJESH SHAH
Today Prachar Developers LLP
Partner
BHADRESH RAJESH SHAH
Today Prachar Developers LLP
Partner
RAJESH NEMICHAND JAIN
Today Prachar Developers LLP
Partner
RATANAL NEMICHAND JAIN

RAJESH BHOGILAL SHAH
ARCHITECT NAME & SIGN
DESCRIPTION OF PROPOSAL / PROPERLY
PROPOSED RESIDENTIAL BUILDING ON
OLD QUARTER NO. 111, NEW OUTNO 191, AS ST
VILLAGE DURGAMCHAL, ALYAPUR
DIST. HYDRABAD
ARCHITECT NAME & SIGN
RECEIVED 12/12/2020
DATE DRAWN 12/12/2020 SCALE NORTH
AN.ARCH
ARCHITECT & PLANNER
Office no 206-21 -Rajpura Area,
Sec-11 Plot no 91 (NH) Hyderabad - 500011
98494 022 7310100

8TH FLOOR REFUGE AREA DIAGRAM & CALCULATION SCALE 1:100

Table showing dimensions and area calculations for the 8th floor refuge area. Columns include Length, Breadth, and Area to open.

Notes regarding the area calculation and scale. Includes a signature and date.



Main table titled '8TH FLOOR BUILT UP AREA CALCULATION'. It lists room numbers, descriptions, lengths, breadths, and areas for various rooms like corridors, balconies, and staircases.

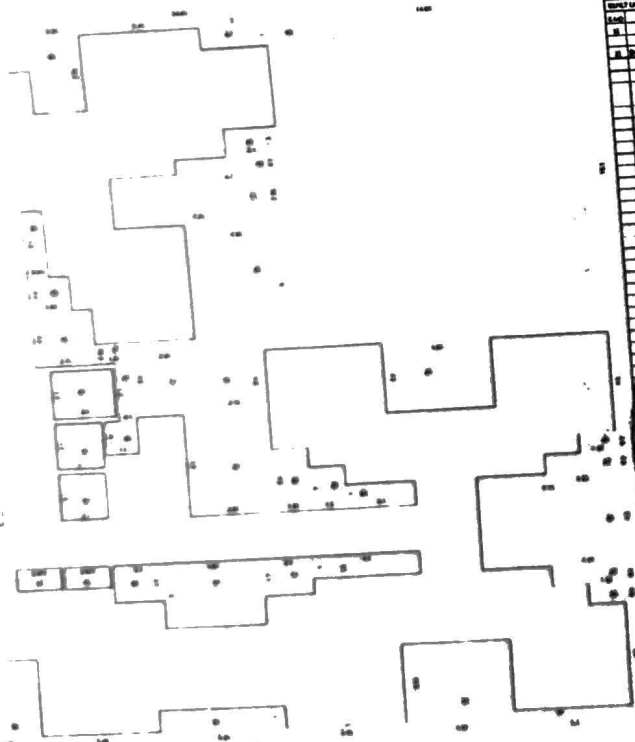
Table titled 'W.C. & BATH ROOMS DETAILS'. It lists room numbers, lengths, breadths, and areas for bathrooms and WCs.

Table titled 'SCHEDULE OF DOORS & WINDOWS'. It lists door and window numbers, types, and areas.

Table titled 'LIGHT & VENTILATION STATEMENT'. It lists room numbers, light and ventilation requirements, and areas.

Notes for Wing-S (+11th Floor) including floor plan, elevation, section, area diagram, and schedule of doors & windows.

8TH TO 11TH FLOOR AREA DIAGRAM (SCALE 1:100)



Main table titled '8TH TO 11TH FLOOR BUILT UP AREA CALCULATION'. It provides a detailed breakdown of the built-up area for floors 8 through 11, including sub-totals for each floor.

FOR MRS. TODAY PRACHI DEVELOPERS LLP. Signatures of project managers and owner representatives.

FOR M/S. ANARCH. Signatures and names of project members. Includes a circular stamp.

Handwritten numbers: 89229023 and 2076170. Includes a signature and date.

STAMP OF APPROVAL 08/08
CLUB HOUSE

RECREATIONAL OPEN SPACE AREA STATEMENT		Area Sq.M
Proposed Recreational Open Space Area		818.306
Permissible Recreational Open Space Area		1023.873
Permissible Structure In Recreational Open Space x (18%) Of 2a		122.748
Allowed On Ground Floor 10%		81.831
Allowed On 1st Floor 5%		40.915
Total Permissible B.U.A.		122.748
Proposed Structure In Recreational Open Space		99.840
Proposed On Ground Floor		49.500
Proposed On 1st Floor		48.500
Total Proposed B.U.A.		98.040
Total Excess B.U.A.		22.708

GROUND FLOOR BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)	(7) 3x4x5x6
1	A	1	1	10.000	3.000	100.000
TOTAL ADDITION						100.000
2	1	1	1	0.800	1.200	0.960
TOTAL DEDUCTION						0.960
TOTAL NET BUILT UP AREA GROUND FLOOR FLOOR						99.040

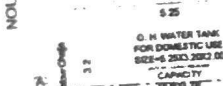
1ST FLOOR BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)	(7) 3x4x5x6
1	A	1	1	10.000	6.000	60.000
TOTAL ADDITION						60.000
2	1	1	1	5.400	2.500	13.500
TOTAL DEDUCTION						13.500
TOTAL NET BUILT UP AREA 1ST FLOOR FLOOR						46.500



06072021
2021
2021

TOP OF O.H. TANK
LVL. +11.00M
1ST FLOOR
LVL. +0.85M
GROUND
LVL. +0.00M

ELEVATION



O.H. TANK FLOOR PLAN (SCALE 1:100)

- CLUB HOUSE**
- GROUND FLOOR PLAN
 - ELEVATION
 - SECTION
 - AREA DIAGRAM
 - B.U. AREA STATEMENT
 - SCHEDULE OF DOORS & WINDOWS
 - LIGHT & VENTILATION STATEMENT

NOTE - ALL DIMENSIONS ARE IN METER.
SPECIFICATIONS
External well thk 0.15m
Internal well thk 0.10m

SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
FD	1.50x2.10	3.150	0.00	FIRE RESISTANCE DOOR
DD	1.20x2.10	2.520	0.00	T.W. PANEL DOOR
DD	0.75x2.10	1.575	0.00	T.W. PANEL DOOR
W	4.50x2.50	11.250	1.30	AL SLIDING FRENCH WINDOW
W	3.00x2.50	7.500	1.30	AL SLIDING FRENCH WINDOW
V	0.600x0.90	0.540	2.70	AL FRAME LOUVERED WINDOW
RU	1.80x1.50	4.500	1.30	R.C.C. RAJ

NAME OF THE OWNER & SIGNATURE

FOR. M/S. TODAY PRACHAR DEVELOPERS LLP.
Today Prachar Developers LLP

BHAVESH RAJESH SHAH Partner
Today Prachar Developers LLP

BHADRESH RAJESH SHAH Partner
Today Prachar Developers LLP

RAJESH NEMICHAND JAIN Partner
Today Prachar Developers LLP

RATANLAL NEMICHAND JAIN Partner
Today Prachar Developers LLP

RAKEESHKUMAR NEMICHAND JAIN Partner
Today Prachar Developers LLP

RAJESH BHOGILAL SHAH Partner
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED CLUB HOUSE OLD GUT NO.149/1,
NEW GUT NO.19/1 AT VILLAGE-DHARNACAMP,
TAL - PANVEL, DIST - RAIGAD.
ARCHITECT NAME & SIGN

NEHA JAIN
REG NO: CA/2008/43603
DATE DRAWN CHKD. BY SCALE NORTH
BY
23-11-2021/Rajeshree Gharal 1:100



AN ARCH

DOOR PLAN (SCALE 1:100)

GULAM JILANI

Gender M F T*
*Transgender

Date of Birth 02-05-1995



Mrs Ms Dr Other

Married Unmarried Other

Name of Spouse HIBA JILANI

No. of Children 3

Name of Father NASIMUL HAQUE

Maternal Name KAMRUN

Category SC ST OBC General

Indian

Residential Status Resident NRI/PIO Religion ISLAM

Bihar

Photo Identification (ID): Type PAN

Identification (ID): Number BERPJ1761B

Photo ID: Valid Upto

License No.

Driving Licence Valid Upto

Passport No.

Passport No.

Passport Valid Upto

Qualification Attained B.Tech

Qualifying Year 2016

Address: Staying at the present address for the past 00 years and 4 Months. Type of Residence Owned Rented Allotted by employer Other

Apartment No. or Name

605 BLUE FIG TOWER

Area & No. and Area/Location

Gaami Road

Gaami Building

NAVI MUMBAI

District RAIGARH

Pin Code 410208

MAHARASHTRA

Country INDIA

(Landline)

Mobile (Primary) 7400292877 Mobile (Secondary)

(Personal)

gulamjilani073@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Apartment No. or Name

Villa + Sutarapur Khurd

Area & No. and Area/Location

DO + Ladh. Saryari

Sipwan

District SISIWAN

Pin Code 841434

BIHAR

Country INDIA

(Landline 1)

Telephone (Landline 2)

Business Address:

Org/Employer, Dept, & Floor

Area & No. and Area/Location

District

Pin Code

Country

(Landline)

Fax

Mobile (Secondary)

(Organizational)

Payment Mode

Check-off

ECS (Electronic Clearing System)

PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others

Relationship with the Bank

1-3 years

More than 3 years

GULAM JILANI

Gender M

Date of Birth 02051995



Status Married

Name of Spouse HIBA JILANI

Dependents 3

Name of Father NASIMUL HAQUE

Maiden Name KAMRUN

Category General

Nationality INDIAN

Residential Status Resident Religion ISLAM

Birth BE HAR

Photo Identification (ID) Type PAN

Identification (ID) Number BERPJ1761B

Photo ID Valid Upto

Passport No.

Driving Licence Valid Upto

GIR No.

Passport No.

Passport Valid Upto

Qualification Attained B.Tech

Qualifying Year 2016

Address: Staying at the present address for the past 00 years and 4 Months Type of Residence Owned Rented Allotted by employer Other

Apartment No. or Name

605 BLUE FIG TOWER

Area & No. and Area/Location

Gaami Road

Gaami Building

NAVI MUMBAI

District RAIGARH

Pin Code 410208

MAHARASHTRA

Country INDIA

Mobile (Primary)

7400292877

Personal

gulamjilani073@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Apartment No. or Name

Village + Sultanpur Khurd

Area & No. and Area/Location

PO + Lakhisarari

Gpwan

District S.SIWAN

Pin Code 841434

BEHAR

Country INDIA

Telephone (Landline 1)

Telephone (Landline 2)

Business Address:

Org./Employer, Dept. & Floor

Area & No. and Area/Location

District

Pin Code

Country

Mobile (Secondary)

Fax

Mobile (Secondary)

Organizational

Payment Mode

Check-off

ECS (Electronic Clearing System)

PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others

Relationship with the Bank

Less than 1 year

1 - 3 years

More than 3 years

Names and addresses of two referees who are not related to you:

Name Ahsan Ali

Name

Imran Ansari

Building 201



HLST - NAVI MUMBAI

Saving A/C No.	RLMS REF. NO.	CRM
----------------	---------------	-----

Tie up Project ID	RERA	Tie up no (if applicable)	RAAS	CIF
			RLMS/LOS	1 2 3

LOS Reference No.	PAL / Take Over / New / Resale/ Top up / LAP
-------------------	--

Applicant Name
Co-Applicant Name
Co-Applicant Name
Co-Applicant Name
Contract (Resi)
Mobile

Loan Amount	Tenure	
Interest Rate	EMI	
Loan Type	SBI LIFE	
Moratorium Require	Yes/No	Moratorium Period

Property Location
Property Cost
Name of Developer / Vendor

RBO - NAVI MUMBAI ZONE - AO EAST Branch	(Code No.)		
Contact Person	Mobile No.		
Name of RACPC Co-ordinator along with Mob No.			
Name of HLC & Connector	HLC Code	Mobile No.	Email ID

	DATE	
SEARCH - 1		ITR VER
SEARCH - 2		RES
VALUATION - 1		OFFIC
VALUATION - 2		SITE IN

HLST / BST / BM / ALONGWITH Mob No.

NOTE :

1. _____
2. _____
3. _____
4. _____

Home Loan
26 Lacs