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SSL

GM02/199715

Code No. MUM99999

File

Ref No. GM02/199715

ASM	ADHISHCHIC PANDOLY	P42203656P	PANDOLY ADHISHCHIC N22@CINMAIL.COM
Cluster Head	SHEKHAR JADHAV	0221084304	SHEKHAR.JADHAV@SBI.CAP.SCC.COM
	ANUP DUDUSIKAR	223PR30001	ANUP.DUDUSIKAR@SBI.CAP.CCL.COM

LOS Number	15052361
LOS Branch Name	MGRHV NAGPUR URBAN CW
Branch Code	12924
Source Type	CONNECTOR
Expected Disbursement Date	AIC-38323860888
Reference ID	GU-77812719759
Applicant Name	SNAGAL SHRIMVAS URBABLE
Co-Applicant Name	CH-85046942980
Date of Birth	01/06/1986
Pat Card Number	EMPIC 3333 E
Bank Account Number	20000421796
E-mail ID	SNAGALURBABLE.20P@GMAIL.COM
Mobile No.	8369064096
Loan Amount & Interest Rate	30LAK / P. 10%
Tenure	25YGR
Connector Name & Code	RICH BOSS
Proposal Type	HOMG LOAN
Property Final : Yes / No	YES
RACPC	SIGN
RBO	SIGN
AMT NO.	

H-58864

MGRHV

SBI
27/3/21



8/25/246

Checked / Verified
For MIS Kochar & Associates

SSL MUM99999

AMT	
PROCESSING OFFICER	Case - ITR - 20/2/19
RES/OFF	Prism - 7/2/19
TIR	Subhedar - 7/2 - led
VALUATION	Vasthakar 7/2 - led
SITE	8/2/19

Village	: Davdi	कतक ६०२	२०१९
Flat Area (Carpet)	: 40.00Sq.Mt.		
Market Value	: Rs. 19,42,000/-	3	००
Actual Value	: Rs.4100100/-		
Stamp Duty Paid	: Rs.246100/-		
Registration. Fee	: Rs. 30,000/-		

AGREEMENT FOR SALE

This Agreement made and entered into at Davdi, on this 21 Jan day of 2019.

BETWEEN

M/s. **Regency Nirman Limited**, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

AND

Mrs. Snehal Shriniwas Kamble, aged about 32 years residing at 303, Radha Residency Phase- 1, A- Wing, Deshmukh Home, Tata power, Dombivli (E), Maharashtra - 421201 hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Dhondu Rama Bhoir was the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	2	0-06-8	0.94
50	2	0-14-4	1.31

hereinafter for the sake of brevity collectively called and referred to as the "Property No.1".

AND WHEREAS by and under an agreement dated 30.03.2008 the owner Dhondu Rama Bhoir and others granted the said property No.1 to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3063/2008 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2008 and in furtherance thereto the said Dhondu Rama Bhoir and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. 1 stands mutated in the name of the Promoter herein under mutation entry No. 1080;

AND WHEREAS Machhindra Sitaram Patil and others were the owners of all those

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pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing	
२	७०

pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/A	2-54-5	4.88

hereinafter for the sake of brevity collectively called and referred to as the "Property No.II".

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Machhindra Sitaram Patil and others granted the said property No.II to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 and in furtherance thereto the said Machhindra Sitaram Patil and others executed the Deed of Conveyance in favour of the Promoter on 31.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 and the said property No. II stands mutated in the name of the Promoter herein under mutation entry No. 1118;

AND WHEREAS Anant Shriram Patil and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

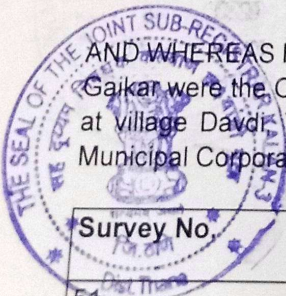
Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/B	2-50-5	4.89

hereinafter for the sake of brevity called and referred to as the "Property No.III".

AND WHEREAS by and under an agreement dated 21.03.2007, the owners Anant Shriram Patil and others granted the said property No.III to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1609/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Anant Shriram Patil and others executed the Deed of Conveyance in favour of the Promoter on 08.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. III stands mutated in the name of the Promoter herein under mutation entry No. 1094;

AND WHEREAS Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
51	2/A	0-59-1	5.30
52	2	0-23-8	3.75



hereinafter for the sake of brevity No.IV".

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar granted the said property No.IV to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 11897/2016 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 and in furtherance thereto the said Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar executed the Deed of Conveyance in favour of the Promoter on 31.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 and the said property No. IV stands mutated in the name of the Promoter herein under mutation entry No. 1118;

AND WHEREAS Jalindar Jairam Patil and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.
49	1
101	3/D

hereinafter for the sake of brevity No.V".

AND WHEREAS by and under an agreement dated 21.03.2007, the owners Jalindar Jairam Patil and others granted the said property No.V to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1663/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Jalindar Jairam Patil and others executed the Deed of Conveyance in favour of the Promoter on 28.08.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. V stands mutated in the name of the Promoter herein under mutation entry No. 1094;

AND WHEREAS Jagdish Tukaram Gaikar and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.
47

hereinafter for the sake of brevity No.VI".

AND WHEREAS Jagdish Tukaram Gaikar and others granted the said property No.VI to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1663/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Jagdish Tukaram Gaikar and others executed the Deed of Conveyance in favour of the Promoter on 28.08.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. VI stands mutated in the name of the Promoter herein under mutation entry No. 1123;

AND WHEREAS Jagdish Tukaram Gaikar and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

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AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2**.

AND WHEREAS the authenticated copies of the plans and specifications of the premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D & E**.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

AND WHEREAS the Promoter has disclosed to the Purchaser that they have proceeded with the said scheme of construction under Section 80 IBA of the Income Tax Act and accordingly the Purchaser is bound by the provisions of the said Act.

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

AND WHEREAS the Purchaser approached and applied to the Promoter for allotment to the Purchaser a proposed Residential dwelling unit in the project being Flat being No. 203 on 2 floor in the Building No.14 (GARGET) of the scheme of construction known as "**Regency Anantam**" being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the Carpet Area of the said premises is **40.00** square meters equivalent to **430.55** sq feet and exclusive Balcony area of **9.00** sq metres equivalent to **96.85** square feet. Carpet area means the net usable floor area of the said premises, including the area covered by the internal partition walls of the premises but excludes the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchasers.

AND WHEREAS the Promoter has disclosed the following to the Purchaser and the Purchaser strictly agrees and assures to adhere to the said requisitions viz.

i. The Purchaser understands that the Promoter intends to avail benefits u/s 80 IBA of the Income Tax Act, 1961 for the project "**Regency Anantam**" as eligible project and thus the Purchaser agrees not to demand allotment or otherwise acquire more than one residential unit in his/her own name and further if one residential unit is allotted to him/her not to demand allotment or otherwise acquire another residential unit in name of his/her spouse or minor children.

ii. The Purchaser hereby undertakes to deduct and pay TDS u/s 194IA of The Income

Tax Act, 1961 to the cr
the prescribed timeline
shall be further liable t
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iii. The Purchaser de
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any contravention or
Act, 2002 and rules/
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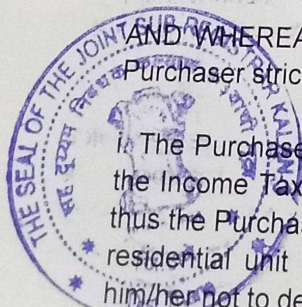
AND WHEREAS
assurances of ea
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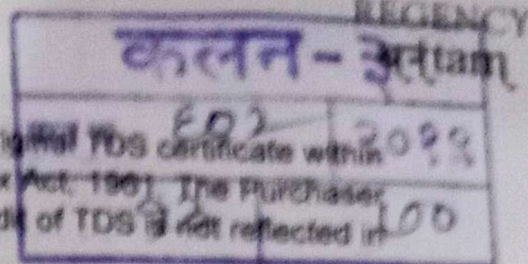
AND WHEREAS
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Tax Act, 1961 to the credit of the Promoter and submit the original TDS certificate within the prescribed timelines as per provisions of The Income Tax Act, 1961. The Purchaser shall be further liable to indemnify the Promoter if proper credit of TDS is not reflected in the PAN of the company.

iii. The Purchaser declares and confirms that the monies paid and payable by the Purchaser under this agreement towards the said unit is not involved directly or indirectly to any proceeds of the scheduled offence/s and is/are not designated for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same, from time to time [collectively Anti-Money Laundering Regulations]. The Purchaser authorizes the Promoter to give his/their personal information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided herein is/are true and correct in all respects and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser further unequivocally agrees and confirms that in case the Promoter becomes aware and/or in case promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for sale. Upon such termination the Purchaser shall not have any right, title or interest in the said unit neither have any claim/demand against Promoter. In event of such cancellation/termination, the monies paid by the Purchaser shall be refunded by the Promoter to the Purchaser subject to forfeiture clause and in accordance with terms of this agreement only after Purchaser's furnishing to Promoter no-objection/consent letter from the statutory authorities permitting such refund of the amounts to Purchaser.

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

AND WHEREAS, under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said premises with the Purchaser, 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 Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 203 carpet area admeasuring **40.00** sq. metres equivalent to **430.55** sq. ft. along with exclusive balcony area of **9.00** sq metres equivalent to **96.85** sq ft. on **2** floor of the type **1 BHK** in **Building No.14 (GARGET)** of the scheme of construction known as "**Regency Anantam**" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked **Annexure D** for the consideration of Rs. **4100100 (Rupees forty one lakh one hundred Only)** which is inclusive of Goods & Services Tax and further

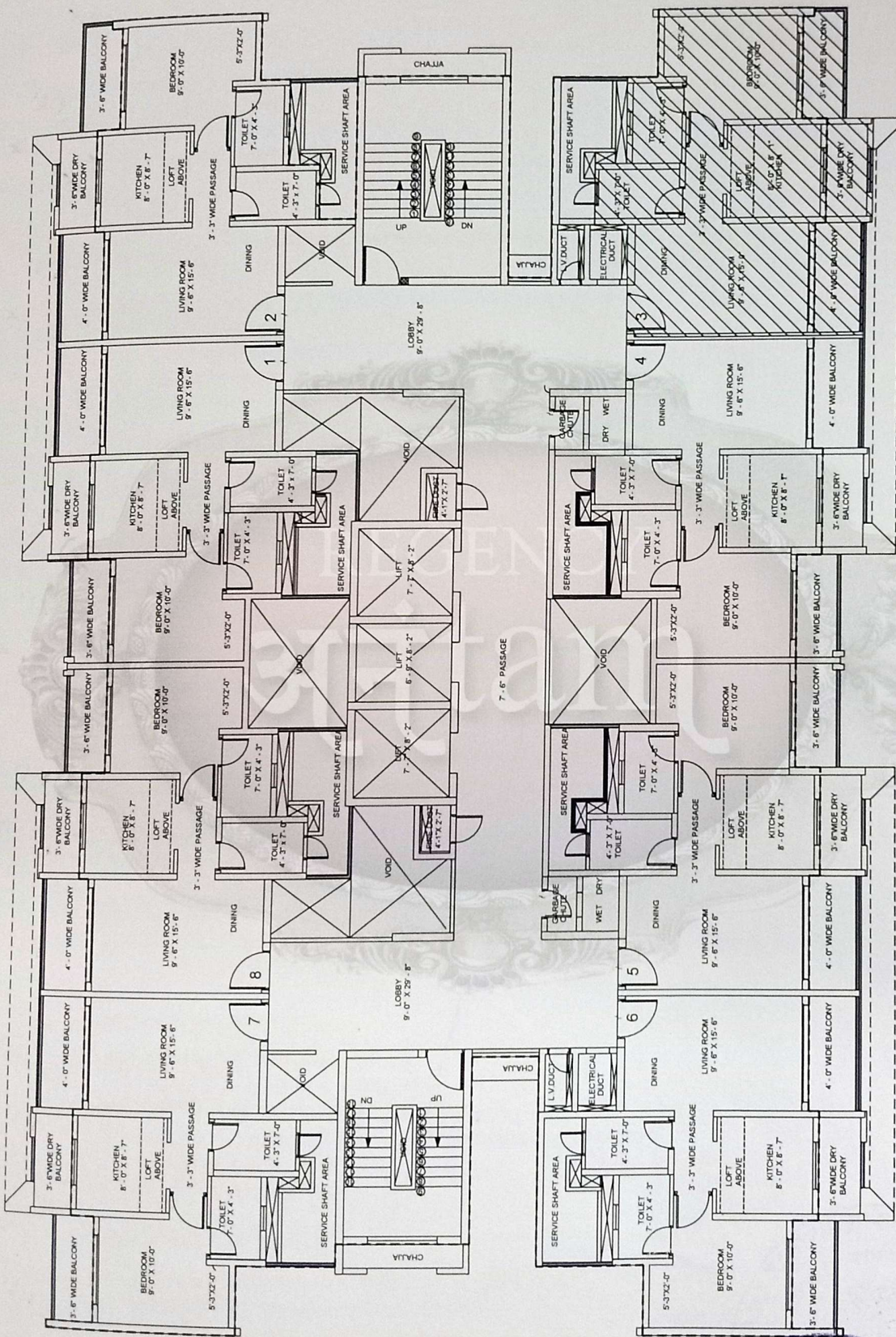
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 PROMOTER

ANNEXTURE " D "



BUILDING NO: 14
 BUILDING NAME: Garget
 FLAT NO: 203
 RERA CARPET: 40.59 sq.mt
 EXCLUSIVE BALCONY: 9 sq.mt


 PURCHASER



ANNEXURE - "F"



REGENCY	
कालन-३ अनंतम	
दस्ता क्र. ८०२	२०१९
५९	७०

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 : P51700017874

Project: Regency Anantam Phase I Plot Bearing / CTS / Survey / Final Plot No.: S NO 101/3A,3B,3C,3D, 47/1, 44/2, 49/1, 50/1, 50/2, 50/4, 50/5, 51/2A, 54/1, 97, 52/2, 51/4 at Dawadi, Kalyan, Thane, 421201;

1. Regency Nirman Ltd having its registered office / principal place of business at Tehsil: Ulhasnagar, District: Thane, Pin: 421002.
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 24/09/2018 and ending with 31/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 24/09/2018

Place: Mumbai

Signature valid

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

ANNEXURE - "G"



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दस्त क्र. ६०२	२०१९
नगररचना विभाग	सुधरित ५३ ७०
जा.क्र.कडोमपा/नरवि/बांप/२७गावे/२०१८-१९/१४/२६	
दिनांक :- ३१/१०/२०१८	

(सुधारीत बांधकाम परवानगी)

प्रति,
मे. रिजन्सी निर्माण लि.
द्वारा - श्री. अनिल निरगुडे (वास्तु), कल्याण (प.)
स्थापत्य अभियंता - श्री. अच्युत वाटवे, पुणे.

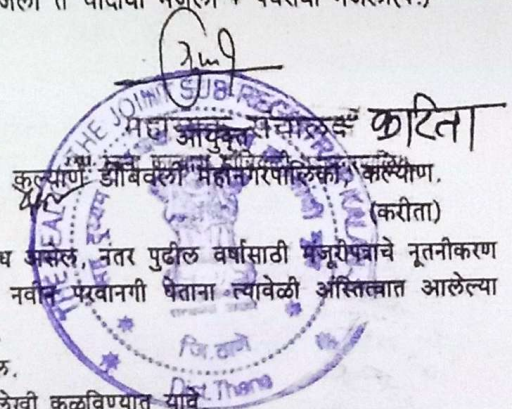
विषय : मौजे-दावडी, ४४/२, ४७/१, ४८, ४९/१, ४९/२, ५०/१, ५०/२, ५०/४, ५०/५, ५१/२अ, ५१/४, ५२/२, ५४/१, स.नं.९७, स.नं. १०१/३अ, ३ब, ३क, ३ड या भूखंडावर सुधारीत बांधकाम परवानगी करण्याच्या मंजूरीबाबत.

संदर्भ : १) जा.क्र.कडोमपा/नरवि/बांप/२७गावे/२०१८-१९/१४, दि. ०५/०९/२०१८ रोजीची बांधकाम परवानगी.
२) आपला दि. २६/०९/२०१८ रोजीचा श्री.अनिल निरगुडे, वास्तुशिल्पकार, कल्याण यांचे मार्फत सादर केलेला प्रस्ताव क्र. २५६४७.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. १०१/३अ, ३ब, ३क, ३ड, ४७/१, ४४/२, ४९/१, ४९/२, ५०/१, ५०/२, ५०/४, ५०/५, ५१/२अ, ५१/४, ५२/२, ५४/१, स.नं.९७, मौजे-दावडी मध्ये १२३०५२.०० चौ.मी. क्षेत्राच्या भूखंडावर १२३४७३.०७ चौ.मी. करीत बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती. सद्यस्थितीत मौजे दावडी स.नं. ४८ या भूखंडाचे ३८७०.०० चौ.मी. क्षेत्र समाविष्ट करून एकूण १२७१९४.०० चौ.मी. क्षेत्राच्या भूखंडावर १२७१०२.४० चौ.मी. क्षेत्राचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २६/०९/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह इमारतीच्या बांधकामाबाबत, 'सुधारीत बांधकाम प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल. या अटीवर हे बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

इमारत क्र. १ व ६	-	स्टिल्ट + पोडीयम + पहिला मजला ते सहावा मजला (रहिवास)
इमारत क्र. ४ व ५	-	Lower Ground + स्टिल्ट + पोडीयम + पहिला मजला (रहिवास)
इमारत क्र. ७, ८ व १०	-	स्टिल्ट + पोडीयम + पहिला मजला ते सहावा मजला (रहिवास)
इमारत क्र. ११, १६ व १७	-	Lower Ground + स्टिल्ट + पोडीयम + पहिला ते तेवीसावा मजला (रहिवास)
इमारत क्र. ९	-	स्टिल्ट + पोडीयम + पहिला मजला ते अकरावा मजला (रहिवास)
इमारत क्र. १२, १३, १४ व १५	-	स्टिल्ट + पोडीयम + पहिला मजला ते तेवीसावा मजला (रहिवास)
इमारत क्र. १८	-	Lower Ground + स्टिल्ट + पोडीयम + पहिला मजला ते बारा मजला (रहिवास)
वाणिज्य इमारत क्र. १	-	तळ मजला (वाणिज्य)
Assembly Building	-	Lower Ground + तळ मजला + पहिला मजला (वाणिज्य)
Inclusive Housing करीता-		इमारत क्र.१ - स्टिल्ट + पहिला मजला ते पंधरावा मजला इमारत क्र.२ - स्टिल्ट + पहिला मजला ते चौदावा मजला + पंधरावा मजला (पै.)
Health Club	-	तळ मजला + पहिला मजला

स्थळप्रतीवर मा. सहायक
संचालक नगर रचना यांची
स्वाक्षरी असे.



- सदर सुधारीत बांधकाम प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी 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.
- वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभिंतीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे सुधारीत बांधकाम प्रमाणपत्र रद्द झाले असे समजण्यात येईल.



21/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 602/2019

नोंदणी :

Regn:63m

गावाचे नाव : दावडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4100100
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1942000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रं. 54/172, दर रु 32500/- मौजे दावडी स.नं. 101/3अ, 3ब, 3क, 3ड, 47/1, 44/2, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2अ, 51/4, 52/2, 54/1, 97 वरील रिजन्सी अनंतम प्रोजेक्ट मधील बिलिंग नं. 14, गार्गेट बिलिंग, सदनिका नं. 203, दुसरा मजला, क्षेत्रफळ 430.55 चौ.फू. (40.00 चौ.मी.) कार्पेट + बाल्कनी 96.85 चौ.फू. (9.00 चौ.मी.) कार्पेट + 1 अबोव्ह पोडीअम पार्किंग स्पेस सहित ((Survey Number : 101/3अ, 3ब, 3क, 3ड, 47/1, 44/2, 48 व इतर ;))
(5) क्षेत्रफळ	1) 40.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा- या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून अनिलकुमार तुलस्यान यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु.मु. पत्रधारक म्हणून ज्योती शिंदे वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं: -, रोड नं: अमन सिनेमा रोड, विष्णू दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहल श्रीनिवास कांबळे वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधा रेसिडेन्सी फेज -1, ए विंग, ब्लॉक नं: 303, रोड नं: देशमुख होम, टाटा पॉवर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-EEMPK3333E
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	602/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	246100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

यु. सह दुय्यम निबंधक वर्ग-३ कल्याण क्रं-३



मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

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

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mrs. Snehal Shreeniwas Kamble**

Residential Flat No. 203, 2nd Floor, Building No. 14, "**Garget Building**", Regency Anantam Phase 1, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421201, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'27.6"N 73°06'41.8"E

Valuation Done for:

**State Bank of India
RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2nd Floor, Building No. 14, "**Garget Building**", Regency Anantam Phase 1, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421201, State - Maharashtra, Country - India belongs to **Mrs. Snehal Shreeniwas Kamble**.

Boundaries of the property :

North	Building no. 13 & Road
South	Open Plot
East	Road & Open Plot
West	Building No. 15

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 44,88,000.00 (Rupees Forty Four Lac Eighty Eight Thousand Only)**. As per site inspection / site information 15% construction work is completed as on date.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



Mumbai

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Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

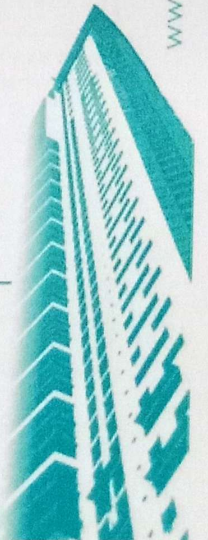
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
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Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

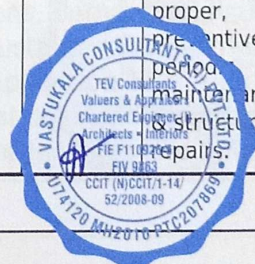
Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Valuation Report of Immovable Property

1 Customer Details									
Name(s) of the owner(s).		Mrs. Snehal Shreeniwas Kamble							
Application No.									
2 Property Details									
Address		Residential Flat No. 203, 2nd Floor, Building No. 14, " Garget Building ", Regency Anantam Phase 1, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421201, State - Maharashtra, Country - India.							
Nearby Landmark / Google Map Independent access to the property		Landmark: Near Shree Siddhivinayak Hospital Latitude Longitude: 19°12'27.6"N 73°06'41.8"E							
3 Document Details					Name of Approving Authority				
Layout Plan		N.A.		-		Approval No.		-	
Building Plan		No		Details not provided		Approval No.		Details not provided	
Construction Permission		No		Details not provided		Approval No.		Details not provided	
Legal Documents		Yes		1. Copy of Index - II dated 21.01.2019					
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Road & Open Plot		Building No. 15		Building no. 13 & Road		Open Plot	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries	-	Plot Demarcated	Yes	Approved land use	Residential purpose	Property Type	Residential		
No. of rooms	Living	1	Bed Room	1	Kitchen	1	Dining		
	Toilet		Bath room	1	WC	1	Small Room	0	
Car Parking		Along with One Above Podium Parking Space							
Total no. of Floors	Proposed Stilt + 1 Podium + 23 upper floors.	Floor on which the property is located	2 nd Floor	Approx. Age of the property	Under Construction	Residual age of the property	60 years (After Completion) Subject to proper preventive period maintenance & structural repairs.	Type of structure : R.C.C. Foundation	
5 Occupancy Details - Building Under Construction									
Tenant Name(s)		N.A.							



Status of Tenure		N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
Expected Income from the property		₹ 9,000.00 Expected Income from the property per month after completion				
6 Stage of Construction						
Stage of construction				Under Construction		
If under construction, extent of completion						
Foundation		Completed		RCC Plinth	Completed	
Ground/Stilt		Completed		Podium	Completed	
RCC work for Floors		Completed up to 1 st Floor		Total	15% work completed	
7 Violations if any observed						
Nature and extent of violations				Approved Building plans were not provided and not verified.		
8 Area Details of the Property						
Carpet Area in Sq. Ft.	Carpet Area = 431.00 Balcony Area = 97.00 Total Area = 528.00 (Area as per Index- II)	Plinth area / Built up area in Sq. Ft.		517.20		
Remarks:						
9 Valuation						
i. Mention the value as per Government Approved Rates also						
Guideline rate obtained from the Stamp Duty Ready Reckoner				₹ 32,100.00 per Sq. M. i.e. ₹ 2,982.00 per Sq. Ft.		
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.						
Indicator						
Property : Residential Apartment for Sale in Regency Anantam 1, Dawadi, Dombivli (East) Source : magicbricks.com Carpet Area : 508.00Sq. Ft. Expected Price : 45,00,000.00 Expected Rate/Sq. Ft : 8,858.00 per Sq. Ft (Carpet Area)						
Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 8,500.00 rate per Sq. Ft. (Inclusive of site and general development for pound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).						
Summary of Valuation						
i. Guideline Value						

	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	517.20	2,982.00	15,42,290.00
ii. Fair Market Value of the Property			
Carpet Area	528.00 Sq. Ft.		
Prevailing market rate	₹ 8,500.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 8,500.00		
Total Value of the property	₹ 44,88,000.00(Including car parking)		
vi. Realizable Value of the Property	₹ 40,39,200.00		
vii. Distress / Force Sale Value	₹ 35,90,400.00		
viii. Insurable Value of the Assets	₹ 13,44,720.00		
10 Assumptions /Remarks			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Yes		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		
11 Declaration			
i. The property was inspected by me / my authorized representative personally on 08.02.2019			
ii. The undersigned does not have any direct / indirect interest in the above property.			
iii. The information furnished here in is true and correct to the best of our knowledge.			
iv. I have submitted Valuation report directly to the Bank			



Actual Site Photographs



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