

BST

Asset liability? Rev.

PMAY Yes/No	Annual Gross Income
CIF No. 90420731334	PAL
Existing SBI A/C No.	Tie up (If applicable)
LOS Reference No. 50124022802870	Take Over

DE Done 27/12/24

Applicant Name : Mrs. Mandakini Shankar Shange
 Co-Applicant Name :
 Contract (Resi.) Mobile :

Loan Amount : Rs. 500000	Tenure :
Interest Rate :	EMI :
Loan Type : Home Home Loan	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :
 Property Cost :
 Name of Developer / Vendor :

SA/OC

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

Reports to be initiated Agreement to be received 14/2/2024

Interim

	DATE		DATE
SEARCH - 1	✓ V.S. Legal 22/12/2024	RESIDENCE VERIFICATION	waived
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	✓ Vadakala	SITE INSPECTION	Same Bahi 23/02/2024
VALUATION - 2			

Gross Amount:

73457
 27/02/2024
 APP 26554198

SBI
BANK OF INDIA
OUTH MUMBAI

Reference Staff PF ID :
 Reference Staff Name :



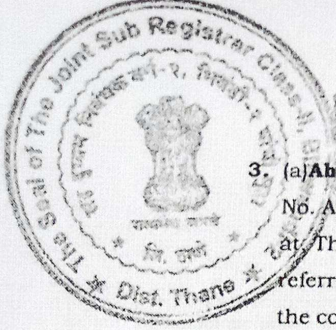
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AGREEMENT FOR SALE

This Agreement made at Bhiwandi, this 6th day of Feb in the year 2024

Between

1. (a) **Shahid Abdul Hamid Momin** (PAN No. AJEPM3592L), (b) **Siraj Ahmad Abdul Hamid Momin** (PAN No. CLVPM7811D), (c) **Shakera Sharif Hasan Momin** (PAN No. AJPPM1124R), (d) **Mohammad Zain Sharif Hasan Momin** (PAN No. CMPPM3542Q) and (e) **Misha Sharif Hasan Momin** (PAN No. BLPPM3909P) residing at block number 411, Gauripada, Bhoiwada, Taluka Bhiwandi, District Thane 421302, hereinafter collectively referred to as the "**Owners No.1**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **FIRST PART**;
2. (a) **Balaram Shankar Thakkray** (PAN No. ASZPT7408C) and (b) **Ananta Shankar Thakkray** (PAN No. ASPPT2729Q) collectively residing at, Thakurpada Taluka Bhiwandi, District Thane- 421302 hereinafter collectively referred to as the "**Owners No.2**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder, Prakhhyat Dwellings LLP, of the **SECOND PART**;



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3. (a) **Abhimanyu Padu Tare** (PAN No. ATFPT3020P), (b) **Datta Baliram Tare** (PAN No. AXRPT5963H) residing at Thakurpada Taluka Bhiwandi, District Thane 421302 hereinafter collectively referred to as the "**Owners No.3**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **THIRD PART**;
4. **Shrimati Baimabai Gauru Patil** (PAN No. BMOPP1612E), residing at, Thakurpada Taluka Bhiwandi, District Thane- 421302 hereinafter referred to as the "**Owner No.4**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **FOURTH PART**;
5. (a) **Pandhrinath Gauru Patil** (PAN No. ATEPP2067R), (b) **Devananda Gauru Patil** (PAN No. BDFPP0724H) residing at, Thakurpada Taluka Bhiwandi, District Thane- 421302 hereinafter collectively referred to as the "**Owners No.5**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **FIFTH PART**;
6. **Suresh Ratan Mhatre** (PAN No. AGHPM0418M) residing at 81, Krushan Gopal Niwas, Village - Bhadwad, Taluka - Bhiwandi, District - Thane, hereinafter referred to as the "**Owner No.6**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **SIXTH PART**;
7. (a) **Jayesh Jagdishchandra Raval** (PAN No. ADVPR8958G), residing at 4B/15, 101, 1st Floor, Gopal Krishna Housing Society, Gopal Nagar, Taluka Bhiwandi, District Thane- 421302, (b) **Rajesh Dilipkumar Gupta** (PAN No. AEXPG1907P) residing at 202, 2nd Floor, Sagar Apartment, Kapal, Taluka Bhiwandi, District Thane- 421302 and (c) **Chandrakali Madanlal Gupta** (PAN No. AAWPG2145A), (d) **Madanlal Amrutal Gupta HUF** through its karta, (e) **Madanlal Amrutal Gupta**, (PAN No. AAHHM5990G) (f) **Hitesh Madanlal Gupta** (PAN No. AFRPG2770D) and (g) **Rohit Madanlal Gupta** (PAN No. AGLPG2848R)[(c), (d), (e), (f) collectively residing at D- 4, Vasupijya Apartment, Chaudhari Compund, Kamatghar Road, Taluka Bhiwandi, District Thane-421302 hereinafter collectively referred to the "**Owners No.7**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **SEVENTH PART**;
8. **Messers Shahapur Dwellings** (PAN No. ACQFS5507E) having its address at 803/804, Silver Court, B.P.S Compound, Devidayal Road, Mulund(W), Mumbai - 400 080, hereinafter referred to as the "**Owner No.8**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners for the time being and from time to time constituting the firm, and the



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survivors or survivor of them and the legal heirs, administrators and successors of the last surviving partner and their assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **EIGHTH PART**;

9. (a) **Sandeep Mhatre** (PAN No. BLRPM6094B), (b) **Shivdas Mhatre** (PAN No. BTLPM6722J), (c) **Amrut Mhatre** (PAN No. CKRPM8514J), (d) **Dwarkanath Mhatre** (PAN No. BYBPM7208M), (e) **Somnath Mhatre** (PAN No. CKRPM8517M) having address at Ranjoli, Taluka - Bhiwandi, District - Thane, hereinafter collectively referred to as the "**Owners No.9**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **NINETH PART**;

10. (a) **Ramaji Mavaji Patel** (PAN No. AAWPP8684R) residing at Vijay Saw Mill, Maankholi, Anjur Road, Bhiwandi, Dist. Thane, (b) **Dhiraj Shankarlal Patel**, (PAN No. AAWPP3725F) (c) **Tulsidas Shakarlal Patel**, (PAN No. AAXPP8652N), (b) and (c) collectively residing at 23/B-702, Ashok Nagar, Kalyan Road, Bhiwandi, Dist. Thane, (d) **Pravin Harchandrai Agarwal**, (PAN No. AFBPA2376R), having address at 23/B-403, Prabhukunj, Ashok Nagar, Bhiwandi, Dist. Thane, hereinafter referred to as the "**Owners No.10**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **TENTH PART**;

11. (a) **Pawan Hanuman Tare** (PAN: ATFPT3013J) (b) **Suvarna Hanuman Tare**, residing collectively at Rahnar, Thakurpada, Taluka Bhiwandi, District Thane hereinafter referred to as the "**Owners No.11**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns) through their Power of Attorney holder Prakhhyat Dwellings LLP, of the **ELEVENTH PART**;

AND

PRAKHHYAT DWELLINGS LLP (PAN No. AARFP3608A), (LLP CIN- AAE-2222), a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 having its regional office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079, hereinafter referred to as the "**Developer**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners for the time being and from time to time constituting the firm, and the survivors or survivor of them and the legal heirs, executors, administrators and successors of the last surviving partner and their assigns) of the **TWELTH PART**;

AND

M. Bhanu

Mrs. Mandakini Shankar Bhange (PAN No. ACIPB2910J), aged 55 years, an adult Indian Inhabitant, residing at 6, Mount Abu, DAE Quarters, Anushakti Nagar, Mumbai, Maharashtra 400094, India:

OR



MESSERS

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 (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____

_____, through its authorized representative _____, authorized vide Partner's Resolution dated _____;

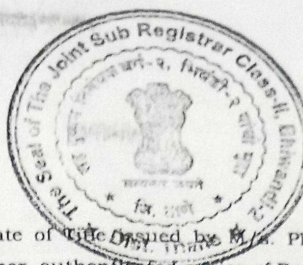
OR

_____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____,

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRTEENTH PART.**

The Owners No. 1, Owners No. 2, Owners No. 3, Owners No. 4, Owners No. 5, Owner No. 6, Owners No. 7, Owner No. 8, Owners No. 9, Owners No. 10 and Owners No.11 and are collectively referred to as "**Owners**". The Owners, Developer and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

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- M. The authenticated copy of Certificate of Title Issued by M/s. Pheonix Legal, Advocates & Solicitors of the Developer, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Developer to the Project Property on which the Apartment/ Flat are constructed or are to be constructed have been annexed hereto and marked as **Annexure E**, respectively.
- N. The Developer 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, including but not limited to Occupancy Certificate of the said Building.
- O. The statutory approvals mandatorily require the Developer/LLP to hand over certain stipulated area of the Larger Property/Layout to the concerned authorities as amenity open space or develop the same as public amenity, as the case maybe. The Developer/LLP shall determine and identify the location of such area out of the Larger Property/Layout and hand the same over to the concerned authorities as per the terms and conditions of statutory approvals. ("**AOS Handover**").
- P. While sanctioning the layout the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project Property and the said Building/s 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.
- Q. The Developer has accordingly commenced construction of the said Building/s in accordance with the said Plans.
- R. The Purchaser/s has applied to the Developer for allotment of an Apartment/ Flat No. **1008** on **10th** floor in Building(s)/Wing no(s). **Godrej Nirvaan Tower 4** ("Apartment/Flat") being constructed in the said Phase and **0 (Zero)** independent / **01 (One)** dependent covered parking space(s) situated in the **Multilevel Car Park Building ("Car Park(s))** situated at **Third Floor** having size 2.5 mtrs. X 5.5 mtrs. Bearing No. **GNNTM3US0348** located on **Upper-Mechanical Stack** floor as more particularly earmarked at Annexure "F1" as annexed hereto.
- S. The Carpet Area of the said Apartment /Flat is **58.89** square meters and Exclusive Areas of the said Apartment/Flat is **5.17** square meters aggregating to Total Area of **64.06** square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Apartment/ Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/ Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Apartment/ Flat and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/ Flat for exclusive

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in a segment-wise / phase-wise manner to be determined by the Developer in its absolute discretion from time to time. The Purchaser/s are aware and acknowledge that the Layout has certain common areas as specified in **Annexure H1** including club house/s which shall be a common entitlement of all phases ("Common Areas"). The Purchaser/s are also aware that the Developer shall be constructing a clubhouse, in Godrej Nirvaan which will form a part of the Layout, as may be permissible under the Relevant Laws (hereinafter referred to as the "**Club House**") and the facilities of the Club House shall be made available for all the Purchasers in the Layout, subject to terms and conditions as may be specified by the Developer or society / association / apex body. The Developer shall endeavor to complete the construction and make the Club House operational by 30th December, 2024 subject to any further extension by the government/competent authority from time to time. The Clubhouse will be managed by the Developer and/or its nominee/s and/or contractor/ Facility Management Company and all costs, charges and expenses of maintenance, repairs, reconstruction, renovation, payment of outgoings shall be borne and paid by the members of the Club House, whether or not any such member utilizes and enjoys the benefits of the Club House. The Purchaser(s) shall abide by such rules and regulations as may be framed from time to time by the Developer for the use and management of the Club House (including proportionate running and maintenance charges). The Purchaser/s further acknowledge/s and confirms that the Developer may, at any time, vary/modify the Layout plan in such manner as the Developer may deem fit, subject however to the sanction of the concerned authorities. The Developer shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as per Relevant Laws.

2. **Description of Apartment/Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

2.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer:-

- (a) a residential Apartment/Flat of the aforesaid Total Area bearing No. **1008**, on the **10th** floor of the Building/Wing "**Godrej Nirvaan Tower 4**" ("**Apartment/Flat**"), which is more particularly described in **Annexure "F"** hereunder written and shown in brown hash on the plan thereof.
- (b) **0 (Zero)** independent / **01 (One)** dependent covered parking space(s) situated in the **Multilevel Car Park Building ("Car Park(s))** situated at **Third Floor** having size 2.5 mtrs. X 5.5 mtrs. Bearing No. **GNNTM3US0348** located on **Upper-Mechanical Stack** floor as more particularly earmarked at Annexure "F1" as annexed hereto, along with the right to use the Common Areas more particularly described in the

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Annexure "H1" and Facilities more particularly described in the Annexure

The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Apartment/Flat to be provided by the Developer in the said Building(s)/Wing(s) and the Apartment/Flat as are set out in Annexure "G", annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Apartment/Flat is **58.89** square meters and the **Exclusive Areas** of the Apartment/Flat is **5.17** square meters aggregating to **Total Area** of **64.06** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital 'R' above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total sale consideration of **Rs.7229530/-** ("Total Consideration"), comprising of the following:-

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Apartment/Flat.	7229530
(ii)	Towards the Exclusive Areas of the Apartment/Flat.	-
(iii)	Towards Car Park(s).	-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Apartment/Flat.	-
(v)	Towards Facilities as set out in Annexure H2.	-

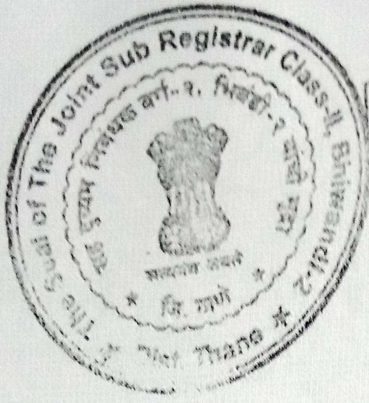
20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 8 of this Agreement.

3. **VARIATION IN AREA**

The Developer shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Apartment/ Flat, Total Consideration payable for the Carpet

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SCHEDULE II
(Description of Flat)

Apartment/Flat No. **1008** on **10th** floor in Building/Wing **Godrej Nirvaan Tower 4** admeasuring **58.89** square meters of Carpet Area and Exclusive Areas of the Apartment/Flat admeasuring **5.17** square meters aggregating to **64.06** square meters ("Total Area") along with **01 (One)** parking space(s) in the **Multilevel Car Park Building** ("Car Park(s)")

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IN WITNESS WHEREOF parties hereinabove named have signed this Agreement for Sale at **Bhiwandi** in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED)
 by the "Owners")
 through their duly constituted attorney)
Prakhhyat Dwellings LLP through its)
 Authroized Signatory)
Mr. Norbert Mendes)



in the presence of :

1. Latman Mhaki)
2. Avinash Mali - Doshi)

For Prakhhyat Dwellings LLP
(Signature)
 Authorized Signatory

SIGNED AND DELIVERED by the)
 withinnamed **Developer, Prakhhyat**)
Dwellings LLP through its constituted)
 attorney)
Mr. Norbert Mendes)



in the presence of :

1. Latman Mhaki)
2. Avinash Mali - Doshi)

For Prakhhyat Dwellings LLP
(Signature)
 Authorized Signatory

SIGNED AND DELIVERED by the)
 withinnamed **Purchaser/s**)
Mrs. Mandakini Shankar Bhange)

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in the presence of :

1. Latman Mhaki)
2. Avinash Mali - Doshi)

Annexure "B"
Development Permission & Sanctioned Layout Plans.

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी, जि.ठाणे.



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जा.क्र.नं.र.वि./प्राप्र/८१७८
दिनांक: १०/१२/२०२०

मुधारीत बांधकाम परवानगी/प्रारंभ प्रमाणपत्र

(म.प्रा.व.नं.अधि.१९६६ चे कलम ४५ (१) व मु.प्रा.म.न.पा.अधि.१९४९ चे कलम २५३ नुसार)

प्रति,

श्रीम. वायमावाई गोरु पाटील,वेवीवाई रघुनाथ म्हात्रे व इतर-१३,अभिमन्यु पट्टे व इतर-०,देवानंद गोरु पाटील व इतर-१, चंद्रकली मदनलाल गुप्ता व इतर-२, जयेश रावल व इतर-२,शाहीद अहमद मोमीन व इतर-४,पंढरीनाथ गोरु पाटील, मे.शहापूर डेवेलिगज एलएलपी,सुवर्णा हनुमान तरे व इतर-१, संदिप विठ्ठल म्हात्रे व इतर-४,धिरज शंकर पटेल व इतर-३,सुरेश रतन म्हात्रे,बाळाराम शंकर ठाकरे व इतर-१ तर्फे कुलमुखत्यारपत्रधारक व स्वतः मे. प्रख्यात डेवेलिगज एलएलपी तर्फे श्री. नरेश जगदीश शर्मा व इतर-२

द्वारा : श्री. अलीम फौजी,ईंजिनियर,मे.फौजी अॅण्ड असो.
१०१/१०२,कोणार्क आर्केड,तहसिल ऑफिस समोर,भिवंडी

- संदर्भ :- १) या कार्यालयाकडील बांधकाम परवानगी जा.क्र.नं.र.वि./१७४९,दि.१०/०६/२०१९.
२) या कार्यालयाकडील मुधारीत बांधकाम परवानगी जा.क्र.नं.र.वि./२००४, दि. २९/०६/२०१९
३) या कार्यालयाकडील बांधकाम प्रारंभ प्रमाणपत्र जा.क्र.नं.र.वि./२२८०,दि.२६/०७/२०१९
४) या कार्यालयाकडील मुधारीत बांधकाम परवानगी जा.क्र.नं.र.वि./२५८६, दि. २९/०८/२०१९
५) या कार्यालयाकडील मुधारीत बांधकाम परवानगी जा.क्र.नं.र.वि./३६३६, दि.२६/१२/२०१९
६) आपला दि.३१/०८/२०२० रोजीचा अर्ज

निम्नलिखित जागेमध्ये संदर्भिय क्र.१ अन्वये एकूण १० इमारतीचे रहिवास व वाणिज्य वापरसाठीचे बांधकाम करण्यास परवानगी मंजूर करण्यात आली होती. तदनंतर यापूर्वी मंजूर केलेल्या नकाशांमध्ये फेरबदल करण्याचे प्रस्तावित केलेले असल्याने त्यानुसार संदर्भ क्र. २ अन्वये एकूण १० इमारतीचे बांधकाम करणेस मुधारीत बांधकाम परवानगी मंजूर करण्यात आलेली आहे. तदनंतर संदर्भ क्र. ३ अन्वये बांधकाम प्रारंभ प्रमाणपत्र मंजूर केलेले आहे. तदनंतर यापूर्वी मंजूर केलेल्या नकाशांमध्ये फेरबदल करण्याचे प्रस्तावित केलेले असल्याने त्यानुसार एकूण १८ इमारतीचे बांधकाम करण्यास संदर्भ क्र. ४ अन्वये मुधारीत बांधकाम परवानगी मंजूर करण्यात आलेली आहे. तदनंतर हस्तांतरणीय विकास हक्क क्षेत्र वापरून यापूर्वी मंजूर केलेल्या नकाशांमध्ये फेरबदल करण्याचे प्रस्तावित केलेले असल्याने त्यानुसार संदर्भ क्र.५ अन्वये मुधारीत बांधकाम परवानगी मंजूर करण्यात आलेली आहे. आता यापूर्वी मंजूर करण्यात आलेल्या नकाशांमध्ये विकास योजना रस्त्याखालील, अॅमिनिटी स्पेस खालील क्षेत्र व हस्तांतरणीय विकास हक्क क्षेत्र वापरून फेरबदल करण्याचे प्रस्तावित करून त्यानुसार संदर्भ क्र. ६ अन्वये मुधारीत बांधकामाचे नकाशे मंजूरीसाठी सादर केले आहेत

त्यानुसार आपण आमचेकडे दि.२४/११/२०२० रोजी बांधकामाचे परवानगीसाठी पूर्तता केली असून त्याचा विचार करता तुम्हास खाली नमुद करण्यात आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशा प्रमाणे इमारतीचे पुढील प्रमाणे बांधकाम करण्यास परवानगी देण्यात येत आहे.

जागा भोजे भादवड येथील स.नं.४०/१/२,४०/२,४०/३,४०/४,४०/५,४०/६,४०/७,४०/८,४०/९,४०/१०,
४०/११,४०/१२,४०/१३/१अ,४०/१३/२,४२,४३/१,४३/२,४३/३,४४/१,४४/१/२,४४/२/१,४४/२/२,
४४/२/३,४४/३/१,४४/३/२,४४/४,४४/५,४४/६,४५/१,४५/२/१,४५/२/२,४५/३/१,४५/३/२,४५/४,४५/५,
४५/६,४५/७,४५/८,४५/९,४५/१२,५८/६,५८/७/१,५८/७/२,५८/८,५८/९,५८/११,५८/१२,५८/१३,५८/१४,
५८/१६,५८/१७,५८/१८,५८/१९,५८/२०/१,५८/२०/२,५८/२१,५८/२२,८३/३,८३/४,८३/६,८३/७,८३/९,८४

Handwritten signature

M.Bhange



व व ड - २	
द. नं. १७१०	१०२४
पाने ५३/१२५	

दि. नं. १२८/३/१/२, १२८/३/२, १२८/३/३, १२८/३/४, १२८/३/५, १२८/३/६, १२८/३/७, १२८/३/८, १२८/३/९, १२८/३/१०

रहिवाम व वाणिज्य वापरगणती
(मंजूर नकाशाप्रमाणे.)

अ. क्र.	इमारतीचे टाईप	संख्या	मजले	वापरकामधोरण (चौ. मी.)
१		१	तळमजला --- वाहनतळ	३४५.३४
			पहिला मजला --- रहिवासी	३४५.३४
			दुसरा मजला --- रहिवासी	३४५.३४
			तिसरा मजला --- रहिवासी	३४५.३४
			चौथा मजला --- रहिवासी	३४५.३४
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			अंशतः आठवा मजला --- रहिवासी	३४५.३४
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			अकरावा मजला --- रहिवासी	३४५.३४
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			एकोणीसवा मजला --- रहिवासी	३०२.२२
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अंशतः तेवीसवा मजला --- रहिवासी	३४५.३४			
चौवीसवा मजला --- रहिवासी	३०२.२२			
पंचवीसवा मजला --- रहिवासी	३४५.३४			
			एकुण	८४६१.०२
२		१	तळमजला --- वाहनतळ	४६२.२४
			पहिला मजला --- रहिवासी	४६२.२४
			दुसरा मजला --- रहिवासी	४६२.२४
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			चौथा मजला --- रहिवासी	४६२.२४
			पाचवा मजला --- रहिवासी	४६२.२४
			सहावा मजला --- रहिवासी	४६२.२४
			सातवा मजला --- रहिवासी	४६२.२४
			अंशतः आठवा मजला --- रहिवासी	४६२.२४
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पंधरावा मजला --- रहिवासी	४६२.२४			
			एकुण	४६२.२४



A love
M. Bhande



ब ब ड - २	
व. क्र. १७१०	२०१४
पान ५४ १२५	

			योज्यावा मजला मजलावा मजला अंशतः अठरावा मजला एकोणीसवा मजला बिसावा मजला --- रहिवासी एकविसावा मजला --- रहिवासी बावीसवा मजला --- रहिवासी अंशतः तेवीसवा मजला --- रहिवासी चौवीसवा मजला --- रहिवासी पंचवीसवा मजला --- रहिवासी	४६२.२४ ४६२.२४ ४०४.४० ४६२.२४ ४६२.२४ ४६२.२४ ४६२.२४ ४०४.४० ४६२.२४ ४६२.२४ एकुण १२३२४.६४
३	३	१	तळमजला --- वाहनतळ पहिला मजला --- रहिवासी दुसरा मजला --- रहिवासी तिसरा मजला --- रहिवासी चौथा मजला --- रहिवासी पाचवा मजला --- रहिवासी सहावा मजला --- रहिवासी सातवा मजला --- रहिवासी अंशतः आठवा मजला --- रहिवासी नउवा मजला --- रहिवासी दहावा मजला --- रहिवासी अकरावा मजला --- रहिवासी बारावा मजला --- रहिवासी अंशतः तेरावा मजला --- रहिवासी चौदावा मजला --- रहिवासी पंधरावा मजला --- रहिवासी सोळावा मजला --- रहिवासी सतरावा मजला --- रहिवासी अंशतः अठरावा मजला --- रहिवासी एकोणीसवा मजला --- रहिवासी बिसावा मजला --- रहिवासी एकविसावा मजला --- रहिवासी बावीसवा मजला --- रहिवासी अंशतः तेवीसवा मजला --- रहिवासी चौवीसवा मजला --- रहिवासी पंचवीसवा मजला --- रहिवासी	--- ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३०२.२२ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३०२.२२ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ ३४५.३४ एकुण ८४६१.०२
४	४	१	तळमजला --- वाहनतळ पहिला मजला --- रहिवासी दुसरा मजला --- रहिवासी तिसरा मजला --- रहिवासी चौथा मजला --- रहिवासी पाचवा मजला --- रहिवासी सहावा मजला --- रहिवासी सातवा मजला --- रहिवासी अंशतः आठवा मजला --- रहिवासी नउवा मजला --- रहिवासी दहावा मजला --- रहिवासी	--- ४१५.०२ ४१५.०२ ४१५.०२ ४१५.०२ ४१५.०२ ४१५.०२ ४१५.०२ ३५४.४५ ४१५.०२ ४१५.०२

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ख.स.स. - २
 व.स. १०१० २०२४
 पाने ८८ १४५



Bhiwandi-nizampur Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : **BNMC/FO/2023/APL/00004**
 Proposal Code : **BNMC-23-ENTRY-75060**

Building Proposal Number - **209521**
 Date : **27/09/2023**

Building Name :	2(Residential)	Floor :	Ground Floor and excess area(141.62 Sq mt), 1 st to 7 th Floor(462.24 Sq mt)(Typical Floor), 8 th Floor(404.40 Sq mt), 9 th to 12 th Floor(462.24 Sq mt)(Typical Floor), 13 th Floor(404.40 Sq mt), 14 th to 17 th Floor(462.24 Sq mt)(Typical Floor), 18 th Floor(404.40 Sq mt), 19 th to 22 th Floor(462.24 Sq mt)(Typical Floor), 23 th Floor(404.40 Sq mt), 24 th to 25 th Floor(462.24 Sq mt)(Typical Floor)
Building Name :	4(Residential)	Floor :	Ground Floor and excess area(141.62 Sq mt), 1 st to 7 th Floor(415.02 Sq mt)(Typical Floor), 8 th Floor(354.45 Sq mt), 9 th to 12 th Floor(415.02 Sq mt)(Typical Floor), 13 th Floor(354.45 Sq mt), 14 th to 17 th Floor(415.02 Sq mt)(Typical Floor), 18 th Floor(354.45 Sq mt), 19 th to 22 th Floor(415.02 Sq mt)(Typical Floor), 23 th Floor(354.45 Sq mt), 24 th to 25 th Floor(415.02 Sq mt)(Typical Floor)
Building Name :	5(Residential)	Floor :	Ground Floor and excess area(141.62 Sq mt), 1 st to 7 th Floor(415.02 Sq mt)(Typical Floor), 8 th Floor(354.45 Sq mt), 9 th to 12 th Floor(415.02 Sq mt)(Typical Floor), 13 th Floor(354.45 Sq mt), 14 th to 17 th Floor(415.02 Sq mt)(Typical Floor), 18 th Floor(354.45 Sq mt), 19 th to 22 th Floor(415.02 Sq mt)(Typical Floor), 23 th Floor(354.45 Sq mt), 24 th To 25 th Floor(415.02 Sq mt)(Typical Floor)
Building Name :	6(Residential)	Floor :	Ground Floor and excess area(141.62 Sq mt), 1 st to 7 th Floor(415.02 Sq mt)(Typical Floor), 8 th Floor(354.45 Sq mt), 9 th to 12 th Floor(415.02 Sq mt)(Typical Floor), 13 th Floor(354.45 Sq mt), 14 th to 17 th Floor(415.02 Sq mt)(Typical Floor), 18 th Floor(354.45 Sq mt), 19 th to 22 th Floor(415.02 Sq mt)(Typical Floor), 23 th Floor(354.45 Sq mt), 24 th to 25 th Floor(415.02 Sq mt)(Typical Floor)
Building Name :	14(Parking)(Residential)	Floor :	Ground Floor(96.11 Sq mt), 1 st to 5 th Floor(0.00 Sq mt)(Typical Floor)

To,
 i) M/s. Prakhyaat Dwellings Llp Through Its Partner, Rahul Purushottam Ladda and others,
 TEMGHAR S.NO. 128/3/1/2, KALYAN ROAD, BHIWANDI
 ii) ALIM FOUZI (Structural Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **2(Residential), 4(Residential), 5(Residential), 6(Residential), 14(Parking)(Residential)** Plot No . Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **Temghar S.No. 128/3/1/2, 128/3/2, 128/3/4, 128/3/5, 129/1, 181 and Bhadvad S.No. 40/1/2, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9, 40/10, 40/11, 40/12, 40/13/1/A, 40/13/2, 42, 43/1, 43/2, 43/3, 44/1/1, 44/1/2, 44/2/1, 44/2/2, 44/2/3, 44/3/1, 44/3/2, 44/4, 44/5, 44/6, 45/1, 45/2/1, 45/2/2, 45/3/1, 45/3/2, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/12, 58/6, 58/7/1, 58/7/2, 58/8, 58/9, 58/11, 58/12, 58/13, 58/14, 58/16, 58/17, 58/18, 58/19, 58/20/1, 58/20/2, 58/21, 58/22, 83/3, 83/4, 83/6, 83/7, 83/9, 84**, Village Name/Mouje **Temghar and Bhadvad**, Sector No. , completed under the supervision of **Structural Engineer**, License No **TP/STRU.ENGR/162** as per approved plan vide Permission No. **2470** Date **26/08/2022** with deviation within 1% within permissible FSI, may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

A
MSBhange



खण्ड - २	
द. नं. १७१०	२०२४
पाने ६५	१४५



Bhiwandi-nizampur Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : BNMC/FO/2023/APL/00004
Proposal Code : BNMC-23-ENTRY-75060

Building Proposal Number - 209521
Date : 27/09/2023

A set of certified completion plans is returned herewith.

Signature valid

Digitally signed by Anil Ramdas, DN: cn=Anil Ramdas, o=Bhiwandi-Nizampur Municipal Corporation
Date: 2023.09.27 22:50:36
Reason: Approved Certificate
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-75060
Application Number : BNMC/2023/209521/34960
Proposal Number : 209521
Certificate Number : BNMC/FO/2023/APL/00004



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पिबंदी 2

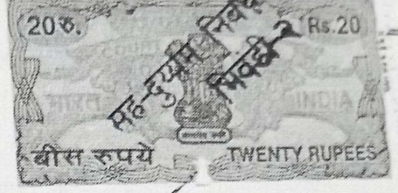
दस्त क्रमांक : 1710/2024

नोंदणी :

Regn 63m

गावाचे नाव : भादवड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7229530
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4628684.437
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	



1) पालिकेचे नाव:भिंबंडी-निजामपूर मनप इतर वर्णन :सदनिका नं: प्लॅट नं. 1008, माळा नं. 10 वा मजला, इमारतीचे नाव: गोदरेज निर्वाण टॉवर- 4, ब्लॉक नं: मौजे भादवड व टेमघर,ता. भिंबंडी,जि. ठाणे, रोड : .. इतर माहिती: क्षेत्र-58.89 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-5.17 चौ. मीटर यांसी एकूण क्षेत्र-64.06 चौ. मीटर कारपेट. सोबत एक कारपाकिंग स्पेससहित.(इतर माहिती दस्तात नमुद केऱ्याप्रमाणे.)((Survey Number : मौजे भादवड यांसी सर्व्हे नं. 45/1, 45/3/1पार्ट, 45/3/2, 45/2/1पार्ट, 45/2/2, 45/4पार्ट, 45/5, 45/6, 45/9पार्ट, 45/12, 40/3पार्ट, 40/4पार्ट, 40/7पार्ट, 40/8पार्ट, 58/6, 58/7/1पार्ट, 58/7/2पार्ट, 58/11, 58/12पार्ट,58/14पार्ट, 58/17पार्ट, 58/19, 58/20पार्ट, 58/21पार्ट, 83/4पार्ट, 83/7पार्ट. मौजे टेमघर यांसी सर्व्हे नं. 128/3/1पार्ट, 128/3/2पार्ट, 128/3/4पार्ट. ;))

(5) क्षेत्रफळ

1) 64.06 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:- (1) शाहीद अब्दुल हमीद मोमीन व इतर-4, (2) बाळाराम शंकर ठाकरे व इतर-1, (3) अभिमन्यू पदु तरे व इतर-2, (4) श्रीमती. बायमाबाई गौरू पाटील, (5) पंढरीनाथ गौरू पाटील व इतर-1 तर्फे कुलमुख्यतार प्रख्यात इवेलिंग्ज एल.एल.पी. चे ऑंधोराइज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार लक्ष्मण म्हात्रे बय:-58; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AARFP3608A

2): नाव:- (6) सुरेश रतन म्हात्रे, (7) जयेश जगदीशचंद्र रावल व इतर-6, (8) से. शहापूर इवेलिंग्ज, (9) संदीप म्हात्रे व इतर-4, (10) रामजी मावजी पटेल व इतर-3, (11) पवन हनुमान तरे व इतर-1 तर्फे कुलमुख्यतार प्रख्यात इवेलिंग्ज एल.एल.पी. चे ऑंधोराइज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार लक्ष्मण म्हात्रे बय:-58; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AARFP3608A

3): नाव:-प्रख्यात इवेलिंग्ज एल.एल.पी. चे ऑंधोराइज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार लक्ष्मण म्हात्रे . . बय:-58; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AARFP3608A

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

1): नाव:-मंदाकिनी शंकर भांगे . . बय:-55; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 6, माऊंट अबु, डीएई क्वार्टर्स अणुशक्ती नगर, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400094 पॅन नं:-ACIPB2910J

(9) दस्तऐवज करून दिल्याचा दिनांक

06/02/2024

(10)दस्त नोंदणी केल्याचा दिनांक

06/02/2024

(11)अनुक्रमांक,खंड व पृष्ठ

1710/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

506100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)थेरा

मुळ दस्तारोबतची प्रत.

इंद्रवर्दन अ. सोनवणे

सह दुय्यम निबंधक (वर्ग-२)
भिंबंडी क्र. २, जि. ठाणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

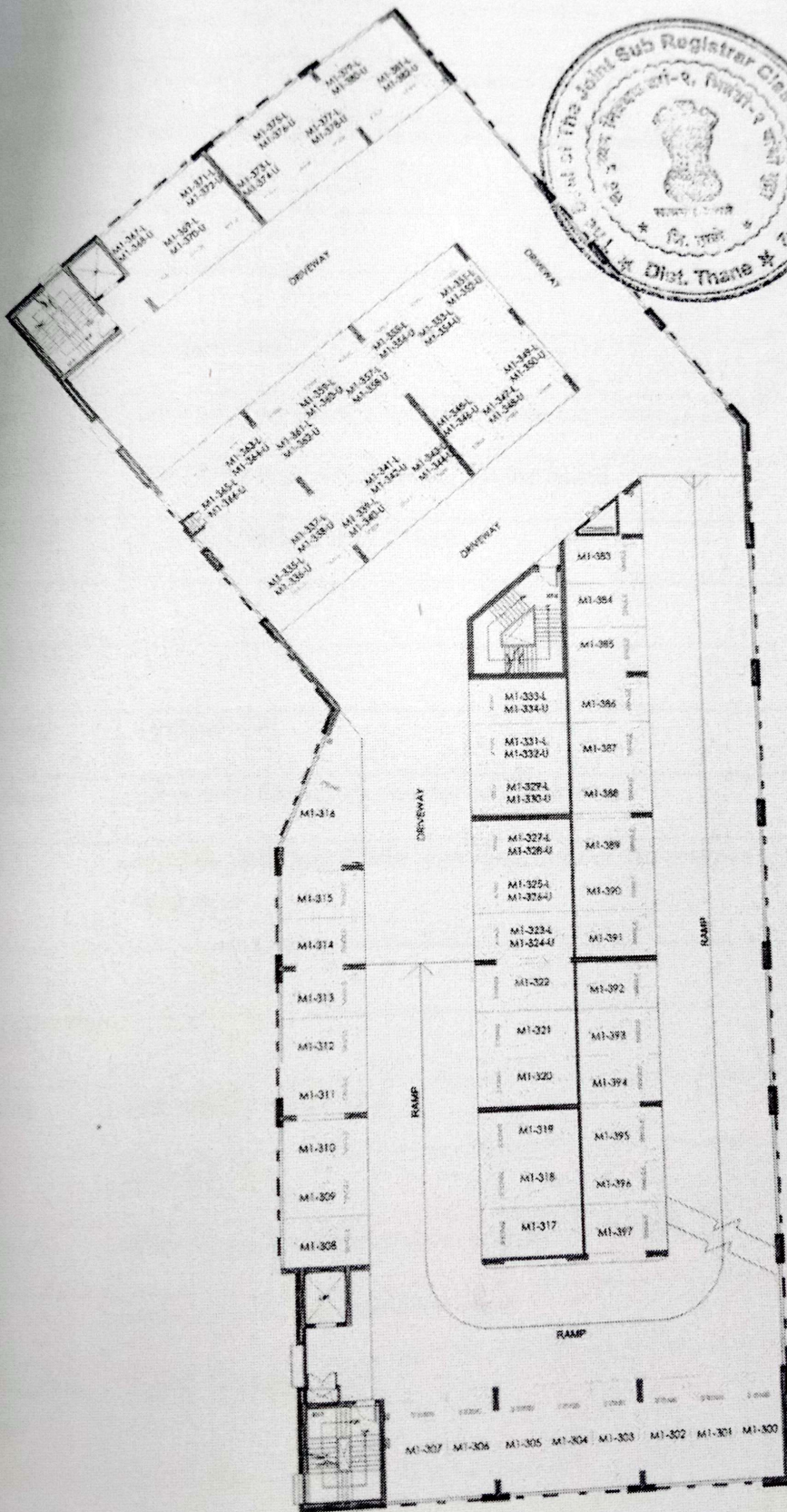
MLCP NO-01

ANNEXURE-F1 PARKING LAYOUT

PARKING NO-
GNNTM3080348



खण्ड - २	
स. क्र. १७१०	२०२४
पन्ने १११	१४५



3RD FLOOR PLAN

M. Bhangse



LEGEND	
L	LOWER LVL CAR
M	MIDDLE LVL CAR



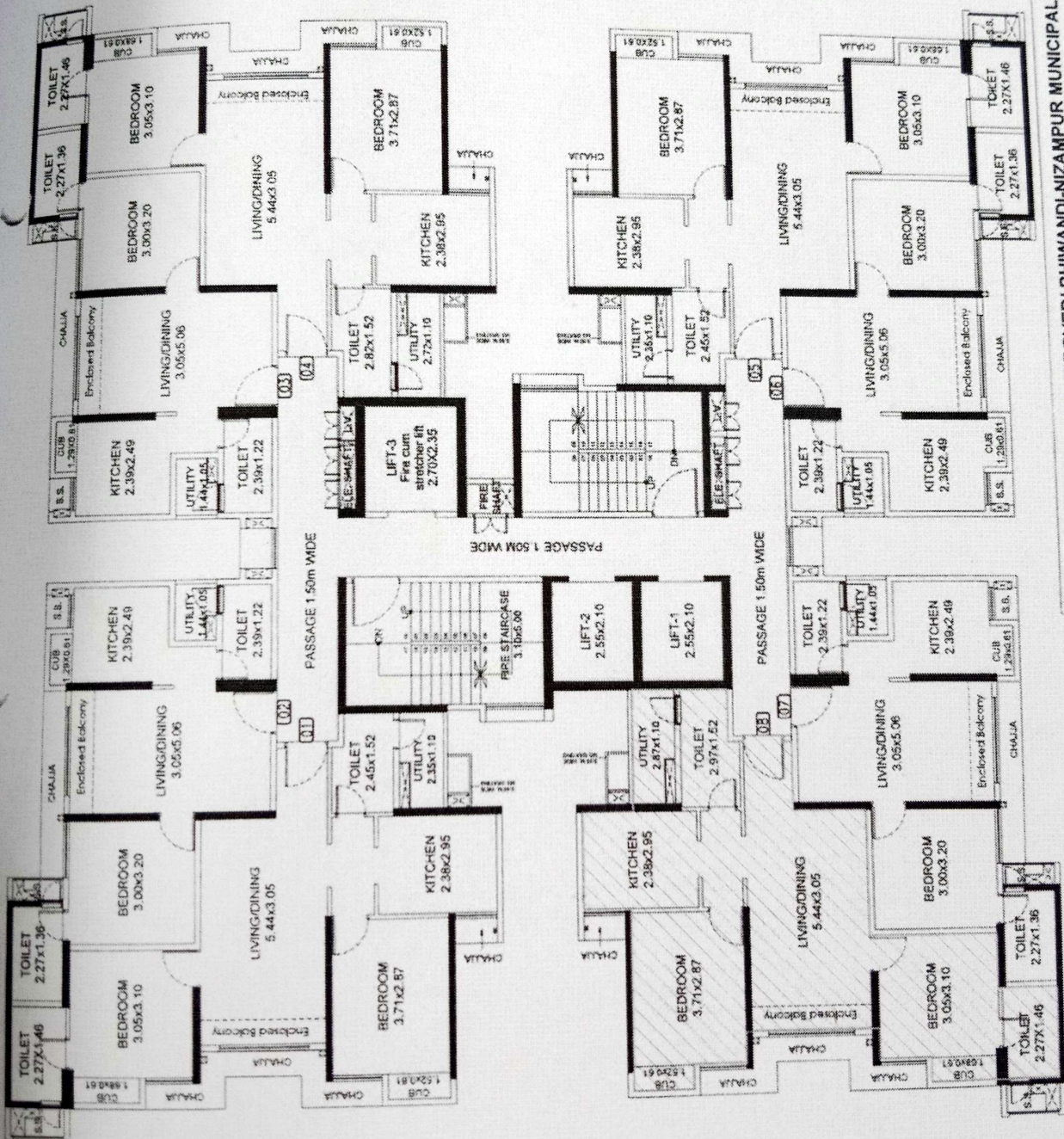
मसुदा - २
 नं. १०१०
 दिनांक ११/०१/२३

Annexure:- F

Tower No. 4

Flat No. 1008

Floor No. 10th



THIS PLAN HAS BEEN APPROVED/ BHIWANDI-NIZAMPUR MUNICIPAL CORPORATION.
 APPROVAL NO.: BNMC/FO/2023/APL/00004
 PROPOSAL CODE: BNMC-23-ENTRY-75060
 BUILDING PROPOSAL NUMBER-209521, DATE:-27/09/2023

TYPICAL FLOOR PLAN OF TOWER 4
 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH,
 19TH TO 22ND, 24TH & 25TH

Handwritten signature

MSBhange



PERSONAL DETAILS

Customer: Yes No

APPLICANT

CIF No/ Account No. **10536135912**

First Name

Middle Name

Last Name

Birth:

MANDAKINI SHANKAR BHANGE

26021968

PAN: **ACIPB2910J**

6291743746

msbhange7@gmail.com

Spouse:

SHANKAR BHIKAJI BHANGE

1

Father:

RAMCHANDRA GHAMAJI MILAKHE

Male Female Third Gender

Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Passport / UID No. **202336946597**

ID No.

Port No.:

Driving License No.

REGA Job card No.

Issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

RETIRED SERVICE UNDER:

Benefit Pension New Pension Scheme

Address:

Address:

Vastu/SBI/Mumbai/12/2019/16362/31865

18/12-162-V

Date: 18.12.2019

MASTER VALUATION REPORT OF "Godrej Nirvaan"

"Godrej Nirvaan", Proposed Residential Building On Land Bearing Survey No. 40/1/2, 40/2/2, 40/3/2, 40/4 to 12, 40/13/1A, 40/13/2/ 42, 43/1 to 43/3, 44/1, 44/1/2, 44/2/2, 44/2/3, 44/3/1, 44/3/2, 44/4 to 44/6 & others of Village - Bhadvad & Survey No. 128/3, 129/1, 129/2 of Village - Temghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India

Latitude Longitude: 19°16'20.8"N 73°04'59.5"E

NAME OF DEVELOPER: M/s. Prakhhyat Dwellings LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 18th December 2019 for approval of Advance Processing Facility.

1. Location Details:

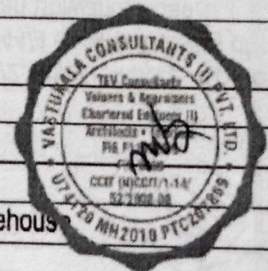
The property is situated at Proposed Residential Building On Land Bearing Survey No. 40/1/2, 40/2/2, 40/3/2, 40/4 to 12, 40/13/1A, 40/13/2/ 42, 43/1 to 43/3, 44/1, 44/1/2, 44/2/2, 44/2/3, 44/3/1, 44/3/2, 44/4 to 44/6 & others of Village - Bhadvad & Survey No. 128/3, 129/1, 129/2 of Village - Temghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane. It is about 7.7 Km. distance from Kalyan railway station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Prakhhyat Dwellings LLP
Project Registration Number	P51700022148
Register office address	5th Floor, "Godrej One", Pirojshah Nagar, Vikhroli (East), Mumbai - 400 079, State - Maharashtra, Country - India
Contact Numbers	Contact Person : Mr. Prakash Barkhade - 9769256407 Mr. Norbert Mendes - 9821422860
E - mail ID and Website	nmendes@godrejproperties.com www.godrejproperties.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road
On or towards East	Open Plot & Pittie Groups Industrial Warehouse
On or towards West	Kalyan Bhiwandi Road



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

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

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

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