



30/06/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3
दस्त क्रमांक : 2334/2020
नोदंणी :
Regn:63m

गावाचे नाव : पाले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1575000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1900000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिवेचे नाव:अंबरनाथ इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे पाले अंबरनाथ जिल्हा ठाणे येथील स. नं. 54 हिस्सा नं 3ब,54/3ड,57/1 प्लॉट बी यावरील बांधलेल्या जे. पी. रिजेन्सी,फेज 1 टाईप ए मधील अकराव्या मजल्यावरील सदनिका नं 1110 चे एकूण क्षेत्र. 39. 579 पैकी कारपेट क्षेत्र 29. 809 चौ. मी. त्यापैकी बाल्कनी,कबर्ड व ओपन टेरेस क्षेत्र 9. 77 चौ. मी.((Survey Number : 54/3ब, 54/3ड, 57/1 ;))
(5) क्षेत्रफळ	1) 39.579 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:-मेसर्स दीप्ती होम मेकर्स प्रा. ली. तर्फे डायरेक्टर चंदुलाल कल्याणजी शाह यांचे कु. सु. म्हणून सचिन आर शाह - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शिवधाम कॉम्प्लेक्स अंबरनाथ , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AAACD3545L 2): नाव:-मान्यता देणार मेसर्स जे. पी डेव्हलोपर्स तर्फे भागीदार विजय ईश्वरभाई पटेल कु. सु. म्हणून नितीन डोंगरदिचे - वय:-28; पत्ता:-, -, -, उल्हासनगर , उल्हासनगर-4, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421004 पॅन नं:-AAIFJ9337M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पलक विजय सुखेजा --- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: आनंद प्यालेस फ्लॅट नं. 302 नेताजी रोड संजीवनी हॉस्पिटल उल्हासनगर 4 , महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-DNGPS5907A 2): नाव:-विजय चंदरलाल सुखेजा - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: आनंद प्यालेस फ्लॅट नं. 302 नेताजी रोड संजीवनी हॉस्पिटल उल्हासनगर 4, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-CJOP6068P
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2020
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2020
(11)अनुक्रमांक,खंड व पृष्ठ	2334/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	114000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19000
(14)शेरा	

सह दुय्यम निबंधक सह
उल्हासनगर क.३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

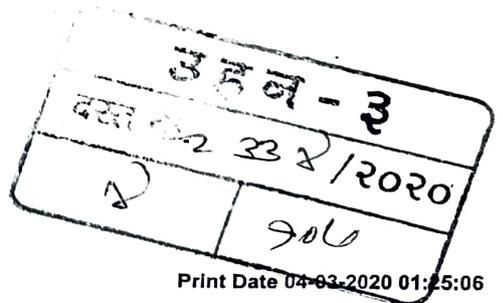


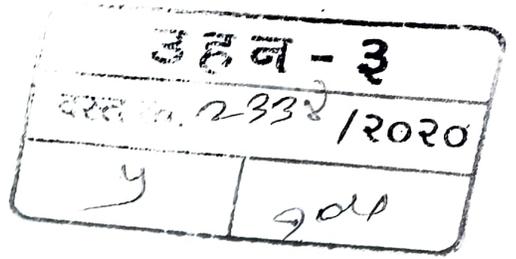
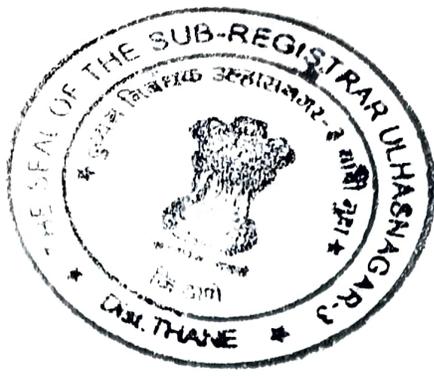
CHALLAN
MTR Form Number-6



GRN	MH012924413201920E	BARCODE	Date		04/03/2020-13:23:50	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)				
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR		PAN No.(If Applicable)	AAACD3545L			
Location	THANE		Full Name	DIPTI HOME MAKERS PVT LTD			
Year	2019-2020 One Time		Flat/Block No.	FLAT NO. 1110, BUILDING TYPE A, 11TH			
Account Head Details			Amount In Rs.	Premises/Building			
0030046401	Stamp Duty	114000.00	Road/Street	J P REGENCY			
0030063301	Registration Fee	19000.00	Area/Locality	PALEGAON AMBERNATH EAST			
			Town/City/District				
			PIN	4	2	1	5 0 1
			Remarks (If Any)	PAN2=DNGPS5907A~SecondPartyName=PALAK SUKHEJA AND VIJAY SUKHEJA-			
Total	1,33,000.00		Amount In	One Lakh Thirty Three Thousand Rupees Only			
Payment Details			Words				
BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02300042020030435039	004585962	
Cheque/DD No.			Bank Date	RBI Date	04/03/2020-13:24:49	Not Verified with RBI	
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 8793307333
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





AGREEMENT FOR SALE

THIS AGREEMENT MADE AT AMBERNATH
ON THIS 30 DAY OF June 2020
B E T W E E N

M/s **Dipti Home Makers Pvt Ltd**, a company registered under the provisions of the Companies Act, 1956 having its office at 1, Hendre Castle, Gokhale Road (North), Dadar (W), Mumbai - 400028 through its Director / Authorised Signatory Mr. Chandulal Kalyanji Shah hereinafter called and referred to as the **Vendor** (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 First Part**;

- A N D
1. PALAK VIJAY SUKHEJA Age - 38 PAN :- DNGPS59071
 2. VIJAY CHANDERLAL SUKHEJA Age - 44 PAN:- CJOP560631
 3. _____ Age - PAN:-

Address :- ANAND PALACE, FLAT NO. 302, NETAJI ROAD,
OPP. SANTIVANI HOSPITAL, ULHASNAGAR - 4
hereinafter called and referred to as the **Purchaser** (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**;

A N D

M/s. **JP Developers**, a Partnership Firm having its office at D-16, Dharmaji Palace, Ambernath gaon, Shiv Mandir Road, Ambernath (East) through its partner VIJAY ISHWARBHAI PATEL hereinafter called and referred to as the **Promoter/Developer** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, survivors, administrators and assigns) being the **Party of the Third Part / Confirming Party**

WHEREAS Shri Pradhan Dharma Patil and Shri Manojkumar Alguprasad Gupta are the owners of all that piece and parcel of land lying being and situate at village Pale, Taluka Ambernath, District Thane, bearing Survey No. 54 Hissa No. 4A admeasuring 3400 Sq. meters within the limits of the Ambernath Municipal Council hereinafter called and referred to as the **Property No. I** and the said Shri Pradhan Dharma Patil and Shri Manojkumar Alguprasad Gupta by and under the Development Agreement dated 29.10.2012 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.5520/2012 on 29.10.2012 granted the Property No. I for development to M/s. J.P. Developers and in pursuance thereof also executed the Power of Attorney in favour of M/s J.P. Developers on 29.10.2012 and the same is registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under

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serial No. 5521



on 29.10.2012 and in pursuance thereof the parties to the said agreement also executed Supplementary Agreement on 06.06.2016 and the same is notarized before Dnyaneshwar Adv. Yashwant Gaikwad under serial No. 529 in Register No. 17.

AND WHEREAS the Promoter herein are the owners of all that piece and parcel of land admeasuring 350 sq. meters forming a part of the land lying, being and situate at Village Pale, Taluka Ambarnath District Thane, bearing Survey No. 57 Hissa No. 2 totally admeasuring 9940 sq. metres within the limits of the Ambarnath Municipal Council hereinafter called and referred to as the Property No. II and the Promoter herein have acquired the said Property No. II from Shri Gunwant S. Kherodiya and Shri Sunil W. Chaudhari under Deed of Conveyance dated 21.01.2016 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.1059/2016 on 22.01.2016 and in pursuance thereof necessary Deed of Correction stood executed between the parties on 30.06.2016 and the same is registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.6808/2016 and the Property No. II stands mutated in the name of JP Developers as evident by mutation entry No. 2021.

AND WHEREAS Shri Jayantilal Premji Patel and three others are the owners of all that piece and parcel of land admeasuring 1150 sq. meters forming a part of the land lying, being and situate at Village Pale, Taluka Ambarnath District Thane, bearing Survey No. 57 Hissa No. 1 totally admeasuring 5640 sq. metres within the limits of the Ambarnath Municipal Council hereinafter called and referred to as the Property No. III and the said Shri Jayantilal Premji Patel and three others by and under the Development Agreement dated 31.03.2017 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.3458/2017 on 03.04.2017 granted the Property No. III for development to M/s. J.P. Developers and in pursuance thereof also executed the Power of Attorney in favour of M/s JP Developers on 31.03.2017 and the same is registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 3459/2017 on 03.04.2017

AND WHEREAS the Owner viz. Shri Chandulal Kalyanji Shah owns and was seized and possessed of and well and sufficiently entitled to the pieces and parcels of land lying, being and situate at Village Pale, Taluka Ambarnath District Thane, bearing Survey No. 54 Hissa No. 3/B, admeasuring 8850 sq metres, Survey No. 54 Hissa No. 3/D, admeasuring 8100 sq. metres while the Vendor Developer owns and is seized and possessed of and well and sufficiently entitled to the pieces and parcels of land bearing Survey No. 57 Hissa No.1 of Village Pale admeasuring 2000 sq. metres within the limits of Ambarnath Municipal Council hereinafter together called and referred to as the " **Property No. I**" more particularly described in the **First Schedule** hereunder written;

AND WHEREAS Shri Chandulal Kalyanji Shah by and under Development Agreement dated 16.12.2013 registered at the office of Sub-Registrar of Assurances Ulhasnagar - 3 under serial No. 7794/2013 on 16.12.2013 the said Shri Chandulal Kalyanji Shah granted the development rights of the abovementioned pieces and parcels of land lying, being and situate at Village Pale, Taluka Ambarnath, District Thane, bearing Survey No. 54 Hissa No. 3/B, admeasuring 8850 sq. metres, Survey No. 54 Hissa No. 3/D, admeasuring 8100 sq. metres to M/s. Dipti Home Makers Private Limited and thus M/s Dipti Home Makers Private Limited viz. the Vendor herein is well and sufficiently entitled to land admeasuring **18950 sq mtrs.**

Dipti Home Makers



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AND Further the said Diplojima Makers Private Limited by and under the Development Agreement dated 03.03.2017 registered at the office of Sub-Registrar of Assurances Ulhasnagar-3 under serial No. 4325/2017 granted the development rights in respect of the portion of land admeasuring **1260.63** sq. metres forming an integral part of Survey No.54/3B totally admeasuring 8850 sq. metres on 25.04.2017 to **M/s. JP Developers** marked as "Plot B" hereinafter called and referred to as the **Property No. II** more particularly described in the **Second Schedule** hereunder written in lieu of 8787 sq. ft. carpet residential area including open terrace in Building Type "A" along with specific flats and car parking as mentioned the agreement therein as consideration in kind hereinafter referred to as the "**Vendor's Quota**".

AND WHEREAS thus M/s JP Developers is well and sufficiently entitled to land admeasuring **1260.63** sq. metres forming an integral part of Survey No.54/3B

AND WHEREAS the said Owner Shri Chandulal Shah has obtained NA permission and the property is duly converted to non agricultural use under the order passed by the Collector, Thane under No. Mahasul/ K-1 / T-14 / NAP / Pale-Taluka Ambarnath / SR-104 / 2013 (21/13) dated 20.06.2013.

AND WHEREAS thereafter M/s JP Developers therein has amalgamated the three portions of land admeasuring 7883.63 sq. metres (comprising of pieces and parcels of land admeasuring 4483 sq. metres, 1260.63 sq. metres and 2140 sq. metres) along with the land admeasuring 4900 sq. metres and obtained the revised building permission on the total amalgamated land admeasuring **12783.63** sq. metres from Ambarnath Municipal Council under No. ANP/NRV/BP/17-18/ 912/8774/58 dated 29.09.2017 and out of such amalgamated an area admeasuring 1858.66 sq. metres stands deducted for proposed 24 metre wide DP from Survey No. 57/1, 166 sq. metres for centre for handicapped from Survey No. 57/1 and 580 sq. metres for Community Centre from Survey No. 57/1 and thus after deducting the total land for reservations admeasuring 2604.66 sq. metres the balance land stands at 10178.97 sq. metres hereinafter called and referred to as the "**Property No. III**" and more particularly described in the **Third Schedule** hereunder written.

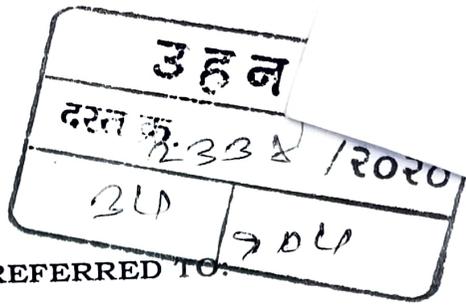
AND WHEREAS the Promoter own and possess all that portion of land admeasuring **4483** sq. metres along with the development rights forming a part of all that piece and parcel of land lying being and situate at village Pale, Taluka Ambarnath, District Thane, bearing Survey No. 131 Hissa No. 8/1A + 2C area admeasuring 1 Hectare 15 Are 0 Prati Pot Kharaba 7 Are 0 Prati within the limits of the Ambarnath Municipal Council and the Promoter have acquired the land admeasuring 6200 sq. metres out of Survey No.131 Hissa No. 8/1A + 2C area admeasuring 1 Hectare 15 Are 0 Prati Pot Kharaba 7 Are 0 Prati under the Deed of Conveyance dated 16.06.2010 registered at the office of Sub Registrar of Assurances at Ulhasnagar-2 under serial No. 2524/2010 from Shri Shantaram Dunda Patil and Others and thereafter out of 6200 sq. metres the Promoter conveyed the land admeasuring 1717 sq. metres to M/s. P.A. Construction under the Deed of Conveyance dated 04.12.2014 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under serial No. 5884/2014 and accordingly the land admeasuring **4483** sq. metres stood owned and possessed by the Promoter herein hereinafter called and referred to as the **Property No. IV**.

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**THE FIRST SCHEDULE ABOVE REFERRED TO:
(PROPERTY NO. I)**

All that pieces and parcels of land lying, being and situate at Village Pale, Taluka Ambarnath, District Thane, bearing Survey No. 54 Hissa No. 3/B, admeasuring 8850 sq. metres, Survey No. 54 Hissa No. 3/D, admeasuring 8100 sq. metres and land bearing Survey No. 57 Hissa No.1 of Village Pale admeasuring 2000 sq. metres within the limits of Ambarnath Municipal Council together admeasuring **18950 sq mtrs.**

On or towards North by : Boundary of Ambarnath
On or towards South by : Survey No. 54/3
On or towards West by : Survey No. 54/A & B
On or towards East by : Survey No. 54 (P)

together with all easement rights etc.,

**THE SECOND SCHEDULE ABOVE REFERRED TO
(PROPERTY NO. II)**

All that piece and portion of land admeasuring **1260.63** sq. metres forming an integral part of Survey No.54/3B totally admeasuring 8850 sq. metres on 25.04.2017 marked as "Plot B" and bounded as follows:

On or towards East : Survey No. 54 (pt)
On or towards West : 24 mt wide D.P. Road
On or towards South : Survey No. 57 Hissa No.1 and 2
On or towards North : Boundary of Ambarnath

together with all easement rights etc.,

**THE THIRD SCHEDULE ABOVE REFERRED TO
(PROPERTY NO. III)**

All that portion of land 10178.97 sq. metres forming a part of all those pieces and parcel of land lying, being and situate at Village Pale, Taluka Ambarnath District Thane, bearing

Survey No.	Hissa No.	Area (sq. metres)
54	4/A	3400.00
57	2	350.00
57	1	1150.00
131	8/1/A+2/C	4483.00
54	3B	1260.63
57	1	2140.00
	Total →	12783.63

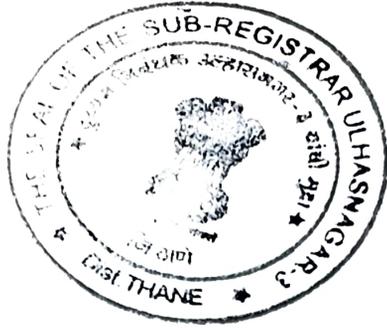
being the contiguous and amalgamated land within the limits of the Ambarnath Municipal Council together with all easement rights and benefits.

May 2021

[Signature]

Palak-Sukhoja

[Signature]



SIGNED & DELIVERED
by the within named
Vendor

M/s. Dipti Home Makers Pvt Ltd
through its Director,
Mr. Chandulal K. Shah

For Dipti Home Makers Pvt. Ltd.

SIGNED & DELIVERED
by the within named
Purchaser/s

PALAK VIJAY SUKHEJA

VIJAY CHANDERLAL SUKHEJA

[Signature]
Director
Palak-Sukheja
Vijay Chanderalal



SIGNED & DELIVERED
by the within named

Promoter/Developers: JP Developers
through its Authorised Partner
VIJAY ISHWARBHAI PATEL
Confirming Party



WITNESS:

- Mahesh H. Dussiya*
- Suresh S. Vanavari*



RECEIPT

Received a sum of Rs. 21000/- (Rupees TWENTY
ONE THOUSAND ONLY only) from time to
time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
24/09/18	000013	21000/-	THE NAVJEEVAN CO-OP BANK

from the purchaser herein as and by way of advance / part consideration
subject to realisation.

I/We say received

Vendor

For M/s. Dipti Home Makers Pvt Ltd

Director,

[Signature]

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30 900

[Signature]



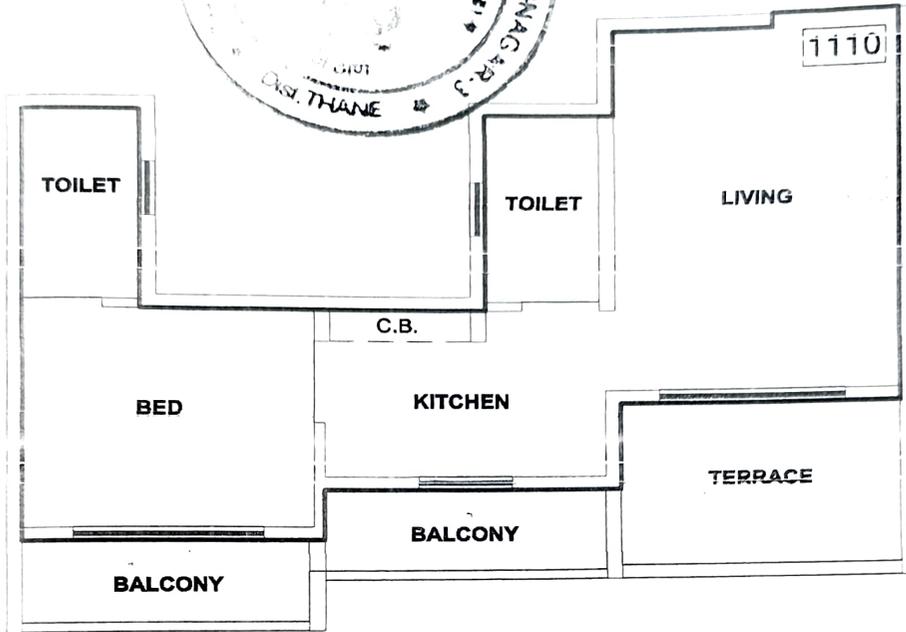
ANNEXURE 'A'

- ❖ '2x2' Vitrified flooring in all rooms.
- ❖ AC point in all Bedrooms.
- ❖ Provision for washing machine point in flat.
- ❖ Decorative main door with wooden frame.
- ❖ Concealed copper wiring with modular switches.
- ❖ Granite kitchen platform with stainless steel sink.
- ❖ Concealed plumbing with good quality fittings.
- ❖ Hot and Cold Mixer in Bathroom.
- ❖ Power Coated aluminum sliding window with marble frame.
- ❖ Distemper paint for internal.
- ❖ Acralic paint for external face of the Building.
- ❖ Special water proofing treatment in terrace area.

Gijay

*Gijay Sukhe
Palak. Sukhe Jee*

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BUILDING TYPE-A ELEVENTH FLOOR PLAN



FLAT NO.	<u>CARPET AREA</u>	<u>BALCONY AREA</u>	<u>COR. AREA</u>	<u>TERRACE AREA</u>	<u>SERVICE AREA</u>
1110	29.809 SQ. MTS.	4.912 SQ. MTS.	--NIL--	4.860 SQ. MTS.	--NIL--
BLDG. TYPE					
A					
<u>PURCHASERS SIGNATURE</u>		<u>DEVELOPERS SIGNATURE</u>		<u>PROJECT NAME</u>	
				JP REGENCY	
				<u>DESCRIPTION OF PROPOSAL</u>	
				REVISED BUILDING PLAN APPROVAL FOR PLOT BEARING.S. NO. 54 / 4A, S. NO. 57 /1(PT) , S. NO. 57/2(PT), S.NO : 131, H. NO : 8/1A+2K , C.T.S NO. : 9379 (PT), S.NO : 54,H.NO : 3B, S.NO : 57,H.NO : 1. AT VILLAGE : PALE, TAL. AMBARNATH.DIST. THANE.	
				<u>DEVELOPER</u>	
				FOR : M/S J.P DEVELOPERS	
<u>NOTES :-</u>					
<ul style="list-style-type: none"> • DO NOT SCALE THE DRAWING. • DRAWING IS IN METRIC SCALE. • ALL ROOM DIMENSIONS ARE OF UNFINISHED WORK. • ALL ROOM DIMENSIONS OF CARPET AREA ARE FROM UNFINISHED WALL SURFACES. MINOR VARIATIONS (+/-3%) IN ACTUAL CARPET AREAS MAY OCCUR ON ACCOUNT OF COLUMN POSITIONS. 					

Diby Subba
Palak-Sukhoja

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दस्त क्र. 2338/202
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अंबरनाथ नगरपरिषद, अंबरनाथ

जा.क्र.अंनप/नरवि/१९-२०/१०१४
अंबरनाथ नगरपरिषद, अंबरनाथ
दिनांक : २५/१०/२०१९



बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र

मे.ज.पि. उ.प. नगरपालिका अॅण्ड असोसिएटस्, वास्तुशिल्पकार, अंबरनाथ, परवाना क्र. CA/96/20286 यांचे दिनांक १०/१०/२०१९ चे अंमोदित मान्यता देण्यात येते की, त्यांनी अंबरनाथ नगरपरिषद हद्दीत, पौने फाल व अंबरनाथ, म.न.२०/२०१९/५४/३८, ५७/१, ५७/१(क.), ५७/२ (क.), म.नं.१३५, हि.नं.८/१८+२८, व.मु.क्र.१३७९(पि.) अंबरनाथ नगरपरिषद यांचे अर्जाबांधकाम परवानगी (२) जा.क्र.अंनप/नरवि/बांघ/२०१६-२०१७/७३३/८६४६/३६ दि.०६/०२/२०१६ व (२) जा.क्र.अंनप/नरवि/बांघ/२०१७-२०१८/२१२/८७७४/५८ दि.२१/०९/२०१७ अन्वये मंजूर केलेल्या नकाशे प्रमाणे रहिवास व वाणिज्य वापरामाठी बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अर्जाबांधकामाची वापर परवानगी देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख १०/१०/२०१९)

क्र.	तळमजला	TYPE - A		TYPE - B	
		सदनिका	खोल्या	सदनिका	खोल्या
१	तळमजला	०७ दुकाने, स्टिल्ल घे.			
२	पहिला मजला	१०	३२	१४	४५
३	दुसरा मजला	१०	३२	१४	४५
४	तिसरा मजला	१०	३२	१४	४५
५	चौथा मजला	१०	३२	१४	४५
६	पाचवा मजला	१०	३२	१४	४५
७	सहावा मजला	१०	३२	१४	४५
८	सातवा मजला	१०	३२	१४	४५
९	अटवी मजला	९ सदनिका + रेफ्युज एरिया	३९	१२ सदनिका + रेफ्युज एरिया	३९
१०	नववा मजला	१०	३२		
११	दहावा मजला	१०	३२	१४	४५
१२	अकरावा मजला	१०	३२	१४	४४
१३	बारावा मजला	१०	३२	१४	३९

- जेव्हा मज्जा (बाल्कनी) बंदीस्त करण्यात आला असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुक्स, मत्वास, शटर्स अथवा शील्स लावणे अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी रेलीज्ड शटर्स बंदीस्त करणे आवश्यक राहिल.
- कोणत्याही परिस्थितीत आंठला बंद करता येणार नाही. तसेच तळमजल्यावर व टॅरेस फ्लोअरला बाल्कनी बंदीस्त करणे अनूनाय असणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकामा घ्यातिरिक्त शहर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६९ चे कलम ५२ व ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
- भविष्यात सामाजिक अंतरातील आगा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरित करावी लागेल. टॅरेस व पॉकेट टॅरेस बंदीस्त करू नये.
- पावसाची पाणी जाहून घ्या जावू नये यासाठी रफ टॉप हायड्रॉस्टिंग करणेत घाबे व पाणी जमीनीमध्ये मुरवावे.
- आंठला व सूका फवरा विलगीकरणासाठी व राख करणाऱ्यासाठी स्वतंत्रपणे आगा निर्धारित करून कचरा-घाबर प्रक्रीया करण्यासाठी सर्वत्र उभारण्याची जबाबदारी विकासकाची आहे.

सहाय्यक नगररचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ



मुख्याधिकारी व नियोजन प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

उत्तर - ३
दस्तावेज क्र. २३३२ / २०२०
१२ / १०६



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 P51700013777

Project **Jp Regency Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: S NO 54 H NO 4A, S NO 57 H NO 57 H NO 2PT, S NO 54 H NO 3B, S NO 131 H NO 8, 1A, 2K at Ambarnath(M Cl), Ambarnath, Thane, 421**

1. **Jp Developers** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Ambarnath, Pin: 421501.**

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 (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Projects, Registration 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 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 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 cost of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **25/10/2017** and ending with 31/12/2017 and shall be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act;
 - 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 including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

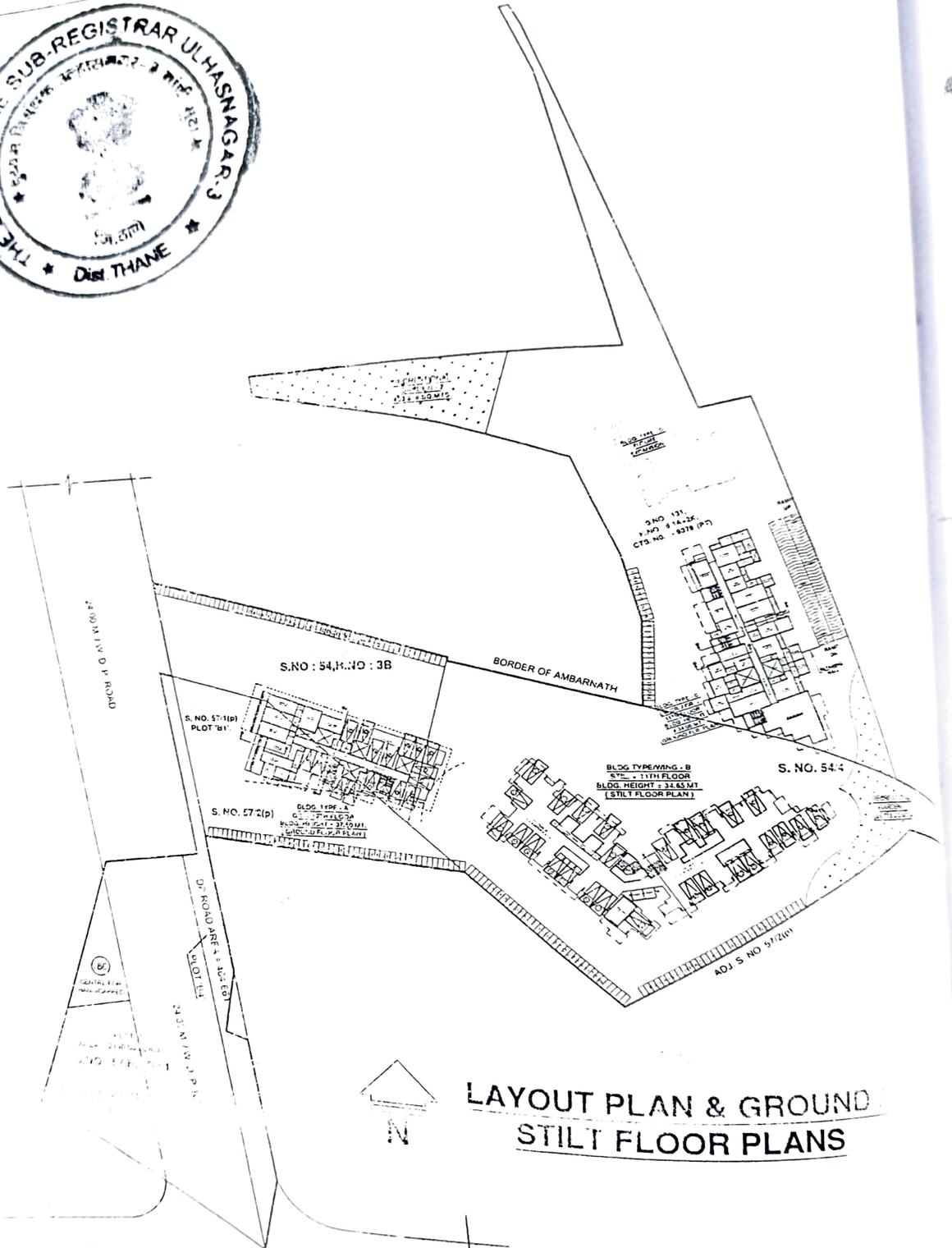


Dated: 25/10/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhakar
(Secretary, MahaRERA)
Date: 25-10-2017 16:48:25

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

567-3
25/10/2017
62
900



LAYOUT PLAN & GROUND STILT FLOOR PLANS

उह न - ३
 दरत क्र ३३४/२०२०
 ७२ १०५



दस्तावेज नंबर भाग-2

उपलब्ध
दस्तावेज नंबर 6285/2018

02/08/2018 3 35 57 PM

दस्तावेज क्रमांक: 338/2018
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	सायाचित्र	अंगठ्याचा ठसा
1	नाव: जेपी डेव्हनवर्मा तर्फे: भागीदार विजय ईश्वरभाई पटेल - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , कार्यालयीन पत्ता - शांति नं.6, जेपी रिजेन्सी, अंबरनाथ गावाजवळ, पाते, अंबरनाथ पूर्व, - , महाराष्ट्र, ठाणे. पॅन नंबर: AAIFJ9337M	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:-		
2	नाव: जेपी डेव्हनवर्मा तर्फे: भागीदार तलिनकुमार श्रा पटेल - पत्ता: - , - , कार्यालयीन पत्ता - शांति नं.6, जेपी रिजेन्सी, अंबरनाथ गावाजवळ, पाते, अंबरनाथ पूर्व, - , आंध्रप्रदेश, दक्षिण, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: AAIFJ9337M	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
3	नाव: नितीन बाबुराव डोंगरदिवे - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , राहणार-मानेरे गांव, उल्हासनगर, - , रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर: BWCPD6224L	पांवर ओफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:-		
4	नाव: अजित रंगनाथ घुळ - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , राहणार-उल्हासनगर-4, रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर: CCCPS3085F	पांवर ओफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कतुल करवात.
शिक्का क्र.3 ची वेळ: 02 / 08 / 2018 03 : 17 : 58 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितानात

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव: - सज्जन इंगोले
पत्ता: - उल्हासनगर-4
पिन कोड: 421004

नाव: - ममदास परे -
पत्ता: - बडलापूर
पिन कोड: 421503



स्वाक्षरी

स्वाक्षरी

Sub-Registrar, Uthasankar, Thane

सायाचित्र

अंगठ्याचा ठसा

शिक्का क्र.4 ची वेळ: 02 / 08 / 2018 03 : 19 : 25 PM

शिक्का क्र.5 ची वेळ: 02 / 08 / 2018 03 : 10 : 58 PM नोंदणी पुस्तक 4 मध्ये

Sub-Registrar, Uthasankar 3

EPayment Details.

उपलब्ध - 3

8219/2018

१५ ३६

उपलब्ध - 3

दस्तावेज क्र. 338/2020

१०९ १०८

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY SUKHEJA

भारत सरकार
GOVT. OF INDIA

CHANDERLAL PHIRANDMAL AGICHA

10/07/1982

CJOPS65907A

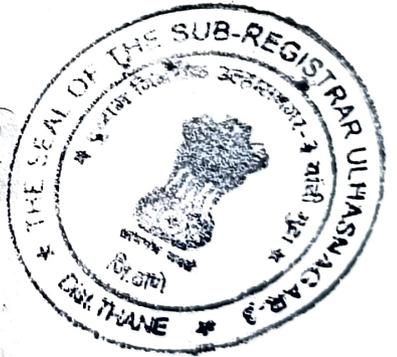
Chanderlal Sukheja



Chanderlal Sukheja

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY C SUKHEJA
CHANDERLAL PHIRANDMAL SUKHEJA
26/06/1976
Permanent Account Number
CJOPS6068P
Signature
Chanderlal Sukheja

भारत सरकार
GOVT. OF INDIA



Chanderlal Sukheja

उप न - ३
दस्त क्र 332/2020
703 906

PERMANENT ACCOUNT NUMBER
ADYPD3506D

नाम / NAME
MAHESH HARJASRAI DUSSEJA

पिता का नाम / FATHER'S NAME
HARJASRAI HARPALDAS DUSSEJA

जन्म तिथि / DATE OF BIRTH
17-06-1975

स्विकार / SIGNATURE


अध्यक्ष, आयुक्त, पुणे
 Commissioner of Income-tax, Pune

Dusseja

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOV. OF INDIA

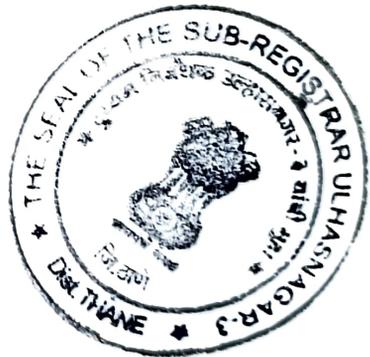
सुरेश जानमल वानवारी
SURESH JANJANMAL VANWARI

जानमल सुमोल वानवारी
JANJANMAL SUMOMAL VANWARI

16/08/1965
 Permanent Account Number
AENPV8089H

Suresh

Suresh.



उत्तर - 3
 2338/2020
 दस्तावेज
 904 / 904



30/06/2020 2 26:11 PM

दस्त गोषवारा भाग-2

उहन3

दस्त क्रमांक:2334/2020

दस्त क्रमांक :उहन3/2334/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स वीसी होम मेकर्स प्रा. सी. तर्फे डायरेक्टर चंदुलाल कल्याणजी शाह यांचे कु. मु. म्हणून सचिन आर शाह - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिवधाम कॉम्प्लेक्स अंबरनाथ, महाराष्ट्र, ठाणे. पॅन नंबर:AAACD3545L	लिहून देणार वय :-36 स्वाक्षरी:- 		
2	नाव:मान्यता देणार मेसर्स जे . पी डेव्हलोपर्स तर्फे भागीदार विजय ईश्वरभाई पटेल कु. मु. म्हणून नितीन डोंगरदिवे - पत्ता:-, -, -, उल्हासनगर, उल्हासनगर-4, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAIFJ9337M	मान्यता देणार वय :-28 स्वाक्षरी:- 		
3	नाव:पलक विजय सुखेजा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आनंद प्यालेस फ्लॅट नं. 302 नेताजी रोड संजीवनी हॉस्पिटल उल्हासनगर 4, महाराष्ट्र, ठाणे. पॅन नंबर:DNGPS5907A	लिहून घेणार वय :-38 स्वाक्षरी:- 		
4	नाव:विजय चंदरलाल सुखेजा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आनंद प्यालेस फ्लॅट नं. 302 नेताजी रोड संजीवनी हॉस्पिटल उल्हासनगर 4, महाराष्ट्र, ठाणे. पॅन नंबर:CJOPS6068P	लिहून घेणार वय :-44 स्वाक्षरी:- 		

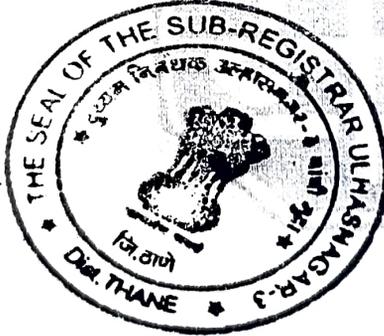
वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:30 / 06 / 2020 02 : 07 : 33 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:महेश दुसेजा --
वय:45
पत्ता:उल्हासनगर-4
पिन कोड:421004



स्वाक्षरी



अंगठ्याचा ठसा



2 नाव:सुरेश वनवारी --
वय:55
पत्ता:उल्हासनगर-4
पिन कोड:421004

स्वाक्षरी



शिक्का क्र.4 ची वेळ:30 / 06 / 2020 02 : 25 : 46 PM

शिक्का क्र.5 ची वेळ:30 / 06 / 2020 02 : 26 : 07 PM नोंवणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 3)

उहन - ३	
दस्त क्र. 2334/2020	
१०५	१०६

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIPTI HOME MAKERS PVT LTD	eChallan	02300042020030435039	MH012924413201920E	114000.00	SD	0000766173202021	30/06/2021
2	DIPTI HOME MAKERS PVT LTD	eChallan		MH012924413201920E	19000	RF	0000766173202021	30/06/2021
3		DHC		2906202000578	2000	RF	2906202000578D	30/06/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2334 /20: