



CHALLAN
MTR Form Number 6

क ल न - ४
दस्त क्र. ४४३५/२०२४
४/६०



IN MH000789245202425E	BARCODE	Date 18/04/2024-12:16:57	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AEPDP1858N	
Office Name KLN3_KALYAN NO 3 JOINT SUB REGISTRAR	Full Name	AJAY BHASKAR DESHMUKH	
Location THANE	Flat/Block No.	SUVIDHI DARSHAN FLAT NO 303 3RD FLOOR	
Year 2024-2025 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	GAJABANDHAN PATHARLI TAL KALYAN DIST THANE
0046401 Stamp Duty	308000.00	Area/Locality	DOMBIVLI EAST
0063301 Registrar Fee	30000.00	Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	PAN2=ABSFS2748E~SecondPartyName=SUBH ASSOCIATES~
		Amount In	Three Lakh Thirty Eight Thousand Rupees Only
	3,38,000.00	Words	
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332024041811291 740856129
Cheque/DD No.	Bank Date	RBI Date	18/04/2024-12:19:57 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 7715070757

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी नों करावयाच्या दस्तांसाठी सदर चालन लागू

Handwritten signatures and the official seal of the Joint Sub Registrar, Kalyan. The seal is circular and contains the text 'SEAL OF THE JOINT SUB REGISTRAR KALYAN' and 'सह दुर्यम निबंधक कल्याण-४ गांधी नगर'.

क ल न - ४
दस्त क्र. ७४३५/२०२४
६/६०

AGREEMENT FOR SALE

THIS AGREEMENT made at **DOMBIVLI** this ¹⁹ day of April in the year **Two Thousand and Twenty Four**.

BETWEEN

M/s SUBH ASSOCIATES, (PAN NO. ABSFS 2748 E), a registered partnership firm having office address at 5, J. M. Darshan, Shiv Mandir Road, Opposite Ganesh Tea, Dombivli (East) - 421 201, Taluka -Kalyan, District - Thane, represented by and through their partner **SHRI PRATIK PRAVIN PATEL**, age - 37 years, occupation - business, office at as above hereinafter referred to as the **PROMOTERS / DEVELOPERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and entrusts) of the party of the **FIRST PART**;

AND

(1) **MR. AJAY BHASKAR DESHMUKH** age - **52** years, occupation - **SERVICE (PAN - AEPPD 1858 N)**,
(2) **MRS. CHITRA AJAY DESHMUKH.** age - **41** years, occupation - **SERVICE (PAN - CDNPD 6179 B)** both residing at BLOCK NO.303, 3RD FLOOR, DATTA DARSHAN, NEAR AGRAWAL HALL, MANPADA ROAD, DOMBIVLI EAST 421201. hereinafter referred to as "**THE ALLOTTEES / PURCHASERS**" party of the **SECOND PART**.

WHEREAS all that piece or parcel of Non agricultural plot of land bearing Survey No. 64, Hissa no. 2 (part), admeasuring 715 sq. yds., bearing corresponding City Survey nos. 11077 to 11084 admeasuring 604.80 sq. mtrs. lying and situate at village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub - Registration District - Kalyan and Registration District - Thane, and bounded as under :

On or towards the East : Manpada road
On or towards the West : Patkar's property
On or towards the North : Kale's property
On or towards the South : Plot no. 2

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(hereinafter the above mentioned property is referred to as the **said project land**)

AND WHEREAS under the Deed of Conveyance dated 14.08.2010 and General Power of Attorney dated 27.02.2004 executed by the owners Shri Zaverbhai Nanji Janzurkia and others in favour of the Developers / Promoters " **M/s SUBH ASSOCIATES** " in respect of above mentioned "Project Land" herein, the said Owners have assigned and transferred and conveyed the said project land in favour of the Developers / Promoters under the above mentioned documents and the Deed of Conveyance have been duly registered with the office of Sub - Registrar, Kalyan-4 under serial no. KLN 1 / 6943 / 2010 dated 14.08.2010.

AND WHEREAS the Developers after acquiring the said " Project Land " obtained all the required permissions from the concerned authorities and have started the construction of building on the said "**Project land**".

AND WHEREAS the Kalyan - Dombivli Municipal Corporation have issued revised construction permission no. KDMC / TPD / BP / DOM / 2021 - 22 / 17 / 172 dated 08.08.2023 and have sanctioned the building plan on the said project land under the same number for construction of residential and commercial building of Ground floor (Commercial) + first floor(commercial) + second floor to Seventh upper floors (residential).

AND WHEREAS the Promoter / Developer are owner of the project land and they are themselves Developers of the property and they have right and authority to sale the flats in the new building to be constructed on the said property to the prospective purchasers including the old tenants in the property.

AND WHEREAS in the said agreement the ' flat ' is referred and mentioned as ' **Apartment** ' and the ' **Purchaser** ' of the flat has been referred as " **Allottee**" as per the provisions of **RERA Act**.

AND WHEREAS the Developers have executed this agreement in respect of the Apartment which have been allotted to the Allottee / Purchaser in Building to be constructed on "Project Land".

AND WHEREAS the Developers are entitled and enjoined upon to construct the Building and have started construction of building on the "Project Land" in accordance with the recitals hereinabove as the Developers on the basis



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are to be observed and performed by the Developers while developing the " Project Land " and the said building and upon due observance and performance of which only the Completion Certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Allottee has applied to the Promoter / Developer for allotment of an Apartment no. **303** on **3rd** floor Building "**SUVIDHI DARSHAN**" to be constructed in the said "Project Land".

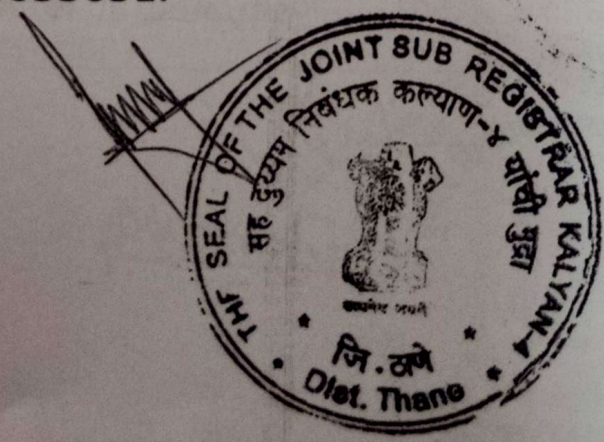
AND WHEREAS the carpet area of the said Apartment is **305.00** square feet carpet and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment.

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, Allottee has been allotted Apartment / Flat No. **303**, admeasuring **305.00** sq. ft. carpet + **105.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to **410.00** sq. ft. carpet on **3rd** floor in Building "**SUVIDHI DARSHAN**", for total consideration of **Rs. 44,00,000=00** (**Rupees Fourty Four Lakh Only**) and prior to the execution of these presents the Allottee has paid to the Promoter / Developers a sum of **Rs. 1,50,000=00** (**Rupees One Lakh Fifty Thousand Only**), being part payment out of the total consideration of the said Apartment / Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. **P51700053651**.

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are to be observed and performed by the Developers while developing the " Project Land " and the said building and upon due observance and performance of which only the Completion Certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Allottee has applied to the Promoter / Developer for allotment of an Apartment no. **303** on **3rd** floor Building " **SUVIDHI DARSHAN** " to be constructed in the said "Project Land".

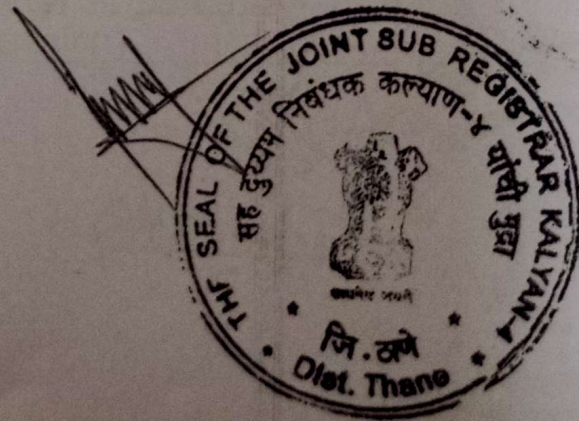
AND WHEREAS the carpet area of the said Apartment is **305.00** square feet carpet and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment.

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, Allottee has been allotted Apartment / Flat No. **303**, admeasuring **305.00** sq. ft. carpet + **105.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to **410.00** sq. ft. carpet on **3rd** floor in Building " **SUVIDHI DARSHAN** ", for total consideration of **Rs. 44,00,000=00** (**Rupees Fourty Four Lakh Only**) and prior to the execution of these presents the Allottee has paid to the Promoter / Developers a sum of **Rs. 1,50,000=00** (**Rupees One Lakh Fifty Thousand Only**), being part payment out of the total consideration of the said Apartment / Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. **P51700053651**.

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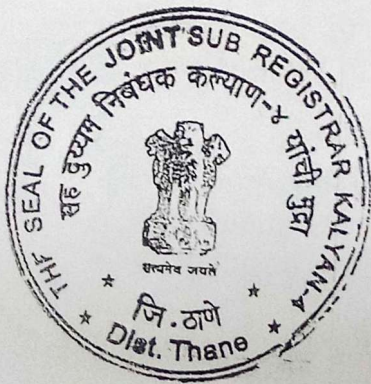
AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact the allottee presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment.

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

1. The Promoters shall construct the residential and commercial Building consisting of ground (commercial) + first floor (commercial) + second floor to seventh floor (residential) on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee / Flat Purchaser in respect of variations or modifications which may adversely affect the Apartment / Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- 1/a(i) The Promoters agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters the said Apartment / Flat No. 303, admeasuring 305.00 sq. ft. carpet + 105.00 sq. ft. carpet balcony, Enclose balconey, service area, flower bed, A.P., E.P., Cupboard, totaling to 410.00 sq. ft. carpet on 3rd floor in Building in " SUVIDHI DARSHAN ," for total consideration of Rs. 44,00,000=00 (Rupees Fourty Four Lakh Only). Including Rs. N/A being the proportionate price of common areas and facilities appurtenant to the premises, the nature, extend and description of the common areas and facilities which are more particularly described in the Second Schedule herewith (hereinafter referred to as " the Apartment / flat ") as shown in the Floor plan thereof hereto annexed.



- (ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee garage bearing Nos. N/A situated at N/A basement and / or stilt and / or

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N/A, podium being constructed in the layout for the consideration of Rs. **N/A**.

(iii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee covered parking spaces bearing Nos. **N/A** situated at **N/A** basement and/or stilt and / or **N/A** podium being constructed in the layout for the consideration of Rs. **N/A**.

1(b) The total aggregate consideration amount for the Apartment excluding garages / covered parking spaces is thus Rs. **44,00,000=00**

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. **1,50,000=00** (**Rupees One Lakh Fifty Thousand Only**) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoters the balance amount of Rs **42,50,000=00** (**Rupees Forty Two Lakh Fifty Thousand only**) in the following manners :-

Sr. No.	Particulars	Amt of %
1	At the time of Booking of said flat	10%
2.	At the time of execution & registration of agreement (not exceeding 30% of the total consideration)	20%
3.	After completion of plinth (not exceeding 45% of the total consideration)	15%
4	After completion of slab including podium and stilt of the building or wings (not exceeding 70 % of the total consideration)	25%
5.	After completion of the walls, internal plaster, flooring, windows & fixing and plumbing work (not exceeding 75% of the total consideration)	5%
6	After completion of sanitary fittings, staircases, lift, wells, lobbies up to the floor level (not exceeding 80% of the total consideration)	5%
7	After completion of external plumbing & external plaster, elevations, terraces with water proofing of the building (not exceeding 85% of the total consideration)	5%

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SCHEDULE 'A'

Apartment / Flat No. **303**, admeasuring **305.00** sq. ft. carpet + **105.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to **410.00** sq. ft. carpet on **3rd** floor in building in "**SUVIDHI DARSHAN**" (hereinafter referred to as " the Apartment / flat ") as shown in the floor plan thereof hereto annexed.

ANNEXURE - A

1. Extracts of all the above mentioned CTS extracts of CTS numbers specifically referred hereinabove in the Project land column.

SCHEDULE 'B'

Title Report

ANNEXURE -C-1

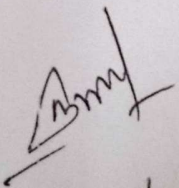
Floor Plan Of The Apartment

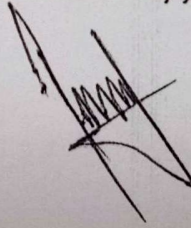
ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)


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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND REVISED
CERTIFICATE**

To,

Owner - M/s. Subh Associates Through Mr. Chandresh H. Pasad
Architect - Mr. Sandeep S. Paranjpe & Mr. Ajit V. Gokhale
Structural Engineer - Mr. Jiyal Chaudhari, Dombivali (E.)

क ल न - ४
कल्याण डोंबिवली (E.)
दस्तावेज क्र. २४३५/२०२४
२४/१००

Sir,

With reference to your application dated 27/03/2023 for the grant of sanction of Revised Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on CTS No. 11077 To 11084 Mouje - G. B. Patharli, Tal - Kalyan the Revised Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

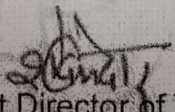
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. **KDMC/TPD/BP/DOM/2021-22/17/172.**

Office Stamp

Date : **08/08/2023.**

Yours faithfully,


for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

Page No-1/4

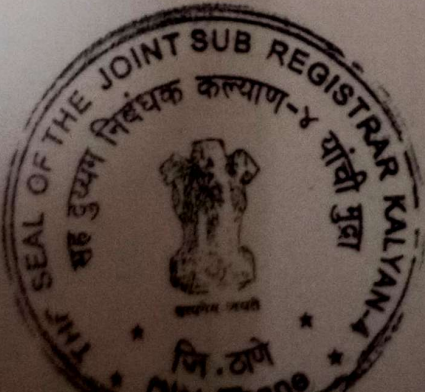


गावाचे नाव : गं.भा.पाथर्ली

करारनामा	1) पात्रिकेचे नाव:कल्याण-डोंडिवली इतर वर्णन ; इतर माहिती: विभाग क्र . 8/34 दर -47700/- मौजे गजबंधन पाथर्ली येथील स. नं . 64 हिस्सा नं. 2(पैकी)मी टी स.नं 11077 ते 11084 यावरील सुविधी दर्शन विल्डींग मधील मदनिका नं.303 तिसरा मजला क्षेत्र 305.00 चौ फुट कारपेट + 105 .00 चौ फुट बाल्कनी,एन्क्लोज बाल्कनी,मर्विम क्षेत्र,फ्लॉवर बेड,ए पी,ई पी,कापबोर्ड क्षेत्र एकूण क्षेत्र 410.00 चौ . फुट((Survey Number : 64/2(Part) ; C.T.S. Number : 11077 to 11084 ;))
4400000	
2000000	1) 410.00 चौ.फूट
इपट्टयाच्या आकारणी देतो की पट्टेदार ते	
एम्मा व घरक्रमांक(अमल्याम)	1) नाव:-मेमर्स शुभ असोसिएट्स नफे भागीदार प्रतिक प्रविण पटेल - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जे एम दर्शन , ब्लॉक नं: 17 , रोड नं: शिव मंदिर रोड गणेश टी समोर डोंडिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABSFS2748E
जुडी देण्यात असेल तेव्हा.	
देणा-या/लिहून देणा-या वा दिवाणी न्यायालयाचा आदेश अमल्याम,प्रतिवादिचे	1): नाव:-अजय भास्कर देशमुख - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्त दर्शन , ब्लॉक नं: 303 तिसरा मजला , रोड नं: अगरवाल हॉल जवळ मानपाडा रोड डोंडिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEPPD1858N
देणा-या पत्रकाराचे व किंवा त्या हक्कनामा किंवा आदेश देणे नाव व पत्ता	2): नाव:-चित्रा अजय देशमुख - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्त दर्शन ,, ब्लॉक नं: 303 तिसरा मजला , रोड नं: अगरवाल हॉल जवळ मानपाडा रोड डोंडिवली पूर्व , , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CDNPD6179B
न दिल्याचा दिनांक	19/04/2024
कल्याचा दिनांक	19/04/2024
द व पत्र	6435/2024
प्रमाणे मुद्रांक शुल्क	308000
प्रमाणे नोंदणी शुल्क	30000

आचारान घेतलेला नपशील:-

रताना निवडलेला अन्वयेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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सह.दुय्यम निबंधक कल्याण - ४

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दस्त क्र. ६४३७ / २०२४
६/७०

AGREEMENT FOR SALE

THIS AGREEMENT made at **DOMBIVLI** this ..19.. day of **April**..... in the year **Two Thousand and Twenty Four**.

BETWEEN

M/s SUBH ASSOCIATES, (PAN NO. ABSFS 2748 E), a registered partnership firm having office address at 5, J. M. Darshan, Shiv Mandir Road, Opposite Ganesh Tea, Dombivli (East) - 421 201, Taluka -Kalyan, District - Thane, represented by and through their partner **SHRI PRATIK PRAVIN PATEL**, age - 37 years, occupation - business, office at as above hereinafter referred to as the **PROMOTERS / DEVELOPERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and entrusts) of the party of the **FIRST PART**;

AND

(1) **MR. AJAY BHASKAR DESHMUKH** age - **52** years, occupation - **SERVICE (PAN - AEPPD 1858 N)**,
(2) **MRS. CHITRA AJAY DESHMUKH.** age - **41** years, occupation - **SERVICE (PAN - CDNPD 6179 B)** both residing at **BLOCK NO.303, 3RD FLOOR, DATTA DARSHAN, NEAR AGRAWAL HALL, MANPADA ROAD, DOMBIVLI EAST 421201.** hereinafter referred to as "**THE ALLOTTEES / PURCHASERS**" party of the **SECOND PART**.

WHEREAS all that piece or parcel of Non agricultural plot of land bearing Survey No. 64, Hissa no. 2 (part), admeasuring 715 sq. yds., bearing corresponding City Survey nos. 11077 to 11084 admeasuring 604.80 sq. mtrs. lying and situate at village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub - Registration District - Kalyan and Registration District - Thane, and bounded as under :

On or towards the East : Manpada road
On or towards the West : Patkar's property
On or towards the North : Kale's property
On or towards the South : Plot no. 2

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Celestina



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दस्त क्र. ६३७ / २०२४
७ / ७०

(hereinafter the above mentioned property is referred to as
the **said project land**)

AND WHEREAS under the Deed of Conveyance dated 14.08.2010 and General Power of Attorney dated 27.02.2010 executed by the owners Shri Zaverbhai Nanji Janzurkia and others in favour of the Developers / Promoters " **M/s SUBH ASSOCIATES** " in respect of above mentioned "Project Land" herein, the said Owners have assigned and transferred and conveyed the said project land in favour of the Developers and Promoters under the above mentioned documents and the Deed of Conveyance have been duly registered with the office of Sub - Registrar, Kalyan-4 under serial no. KLN 1 / 6943 / 2010 dated 14.08.2010.

AND WHEREAS the Developers after acquiring the said " Project Land " obtained all the required permissions from the concerned authorities and have started the construction of building on the said "**Project land**".

AND WHEREAS the Kalyan - Dombivli Municipal Corporation have issued revised construction permission no. KDMC / TPD / BP / DOM / 2021 - 22 / 17 / 172 dated 08.08.2023 and have sanctioned the building plan on the said project land under the same number for construction of residential and commercial building of Ground floor (Commercial) + first floor(commercial) + second floor to Seventh upper floors (residential).

AND WHEREAS the Promoter / Developer are owner of the project land and they are themselves Developers of the property and they have right and authority to sale the flats in the new building to be constructed on the said property to the prospective purchasers including the old tenants in the property.

AND WHEREAS in the said agreement the ' flat ' is referred and mentioned as ' **Apartment** ' and the ' **Purchaser** ' of the flat has been referred as " **Allottee**" as per the provisions of **RERA Act**.

AND WHEREAS the Developers have executed this agreement in respect of the Apartment which have been allotted to the Allottee / Purchaser in Building to be constructed on "Project Land".

AND WHEREAS the Developers are entitled and enjoined upon to construct the Building and have started construction of building on the "Project Land" in accordance with the recitals hereinabove as the Developers on the basis



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are to be observed and performed by the Developers while developing the " Project Land " and the said building and upon due observance and performance of which only the Completion Certificate in respect of the said building/s shall be granted by the concerned local authority.

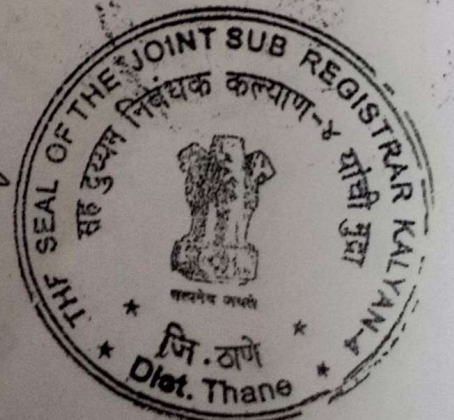
AND WHEREAS the Allottee has applied to the Promoter / Developer for allotment of an Apartment no. **302** on **3rd** floor Building "**SUVIDHI DARSHAN**" to be constructed in the said "Project Land".

AND WHEREAS the carpet area of the said Apartment is 211.00 square feet carpet and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment.

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, Allottee has been allotted Apartment / Flat No. **302**, admeasuring **211.00** sq. ft. carpet + **105.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to sq. ft. **316.00** carpet on **3rd** floor in Building "**SUVIDHI DARSHAN**", for total consideration of **Rs. 35,00,000=00** (**Rupees Thirty Five Lakh Only**) and prior to the execution of these presents the Allottee has paid to the Promoter / Developers a sum of Rs. **1,76,000=00** (**Rupees One Lakh Seventy Six Thousand Only**), being part payment out of the total consideration of the said Apartment / Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. **P51700053651**.



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SCHEDULE 'A'

Apartment / Flat No. **302**, admeasuring **211.00** sq. ft. carpet + **105.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to **316.00** sq. ft. carpet on **3rd** floor in building in "**SUVIDHI DARSHAN**" (hereinafter referred to as " the Apartment / flat ") as shown in the floor plan thereof hereto annexed.

ANNEXURE - A

1. Extracts of all the above mentioned CTS extracts of CTS numbers specifically referred hereinabove in the Project land column.

SCHEDULE 'B'

Title Report

ANNEXURE -C-1

Floor Plan Of The Apartment

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

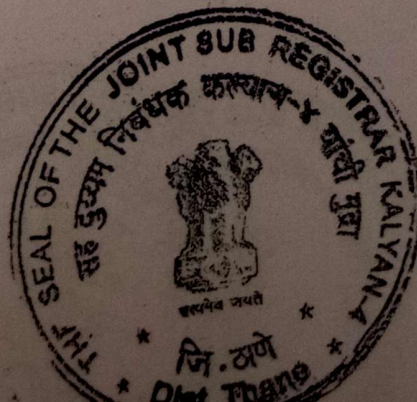
ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND REVISED
CERTIFICATE

To,

Owner - M/s. Subh Associates Through Mr. Chandresh H. Pasath
Architect - Mr. Sandeep S. Paranjpe & Mr. Ajit V. Gokhale, Dombivali (E.)
Structural Engineer - Mr. Jiyal Chaudhari, Dombivali (E.)

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Dombivali (E.)

२०/७०

Sir,

With reference to your application dated 27/03/2023 for the grant of sanction of Revised Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on CTS No. 11077 To 11084 Mouje - G. B. Patharli, Tal - Kalyan the Revised Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

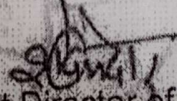
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/DOM/2021-22/17/172.

Office Stamp

Date : 08/08/2023.

Yours faithfully,


For Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

Page No-1/4



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 :
P51700053651

Project: **SUVIDHI DARSHAN** , Plot Bearing / CTS / Survey / Final Plot No.: **11077 TO 11084** at **DOMBIVLI, Kalyan, Thane, 421201**;

1. **Subh Associates** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421201.*
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 **21/11/2023** and ending with **31/12/2025** 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.

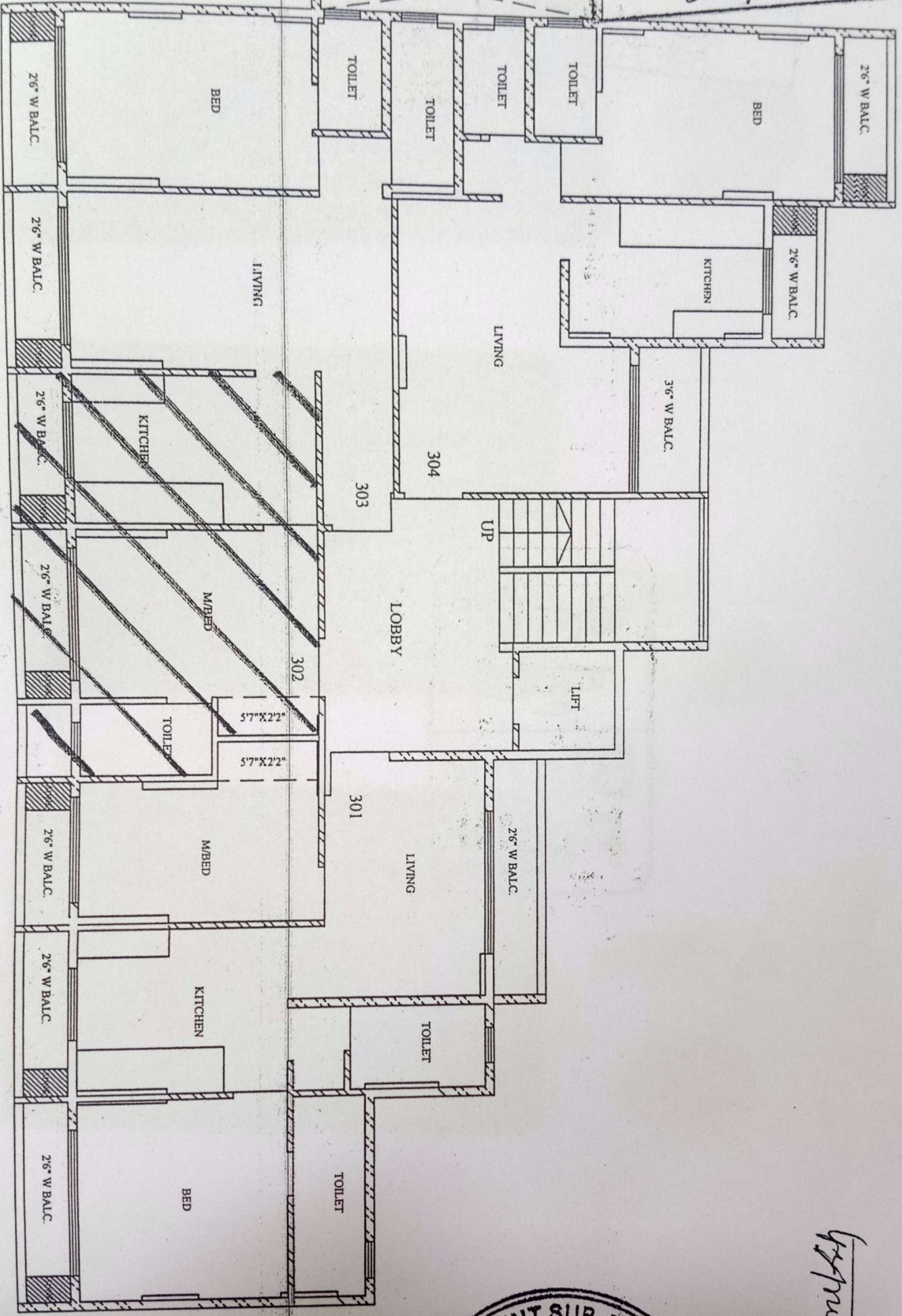


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 21-11-2023 11:35:23

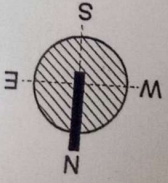
Dated: 21/11/2023
Place: Mumbai

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

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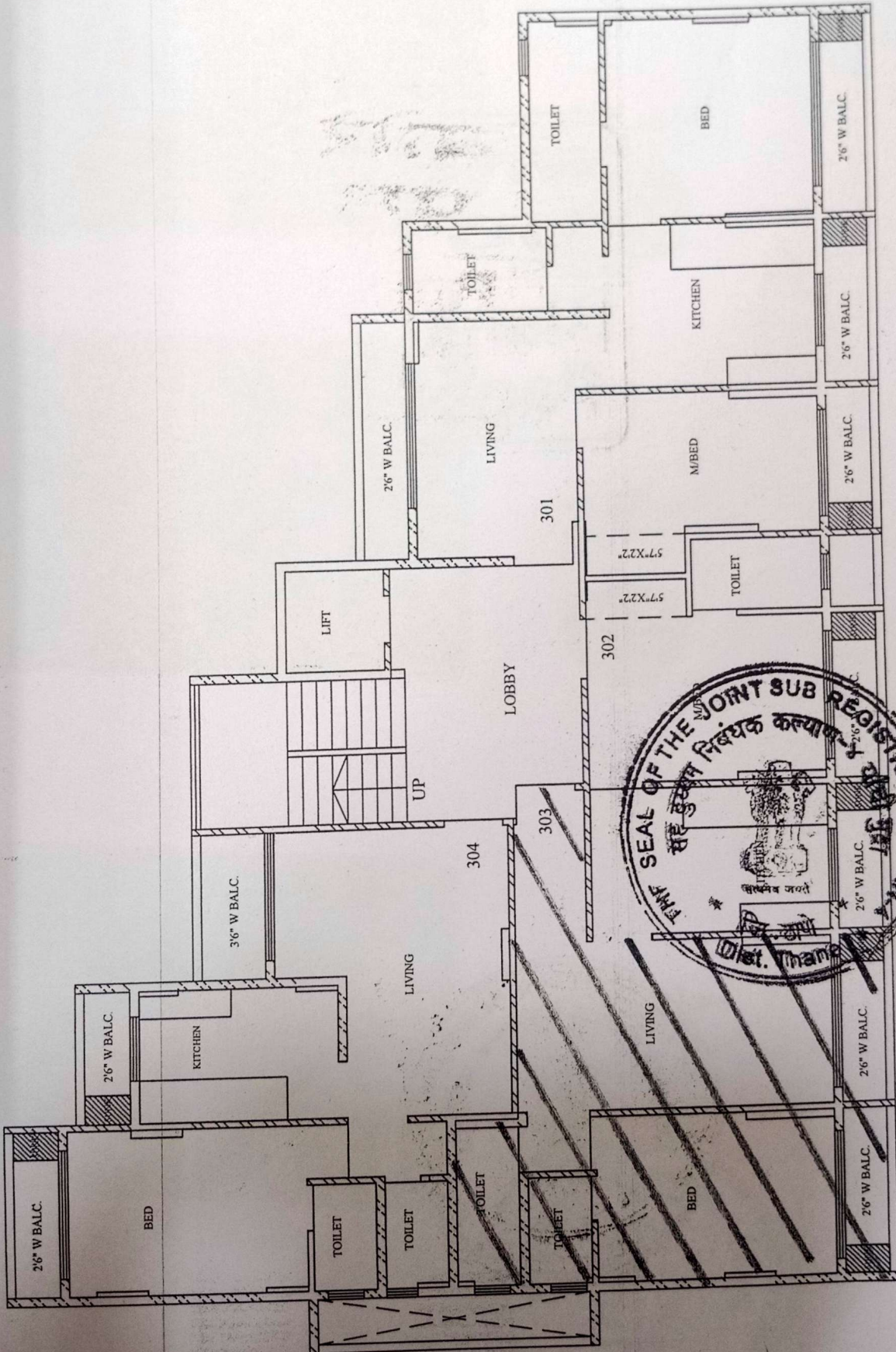
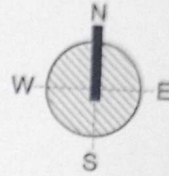


3RD FLOOR PLAN



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3RD FLOOR PLAN

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19/04/2024

गावाचे नाव : गं.भा.पाथर्ली

(1) विनिंबाचा प्रचार	कानूननामा
(2) भोंवदला	3500000
(3) बाजारभाव (भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	2094000
(4) भू-मापन, पॉटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 8/34 दर -47700/- मौजे गजवंधन पाथर्ली येथील स. नं. 64 हिस्सा नं. 2 (पैकी) सी टी स. नं. 11077 ते 11084 यावरील सुविधी दर्शन विल्डींग मधील मदनिका नं. 302 तिसरा मजला क्षेत्र 211.00 चौ फुट कारपेट + 105.00 चौ फुट बाल्कनी, एन्क्लोज बाल्कनी, सर्विस क्षेत्र, फ्लॉवर वेड, ए पी, ई पी, कापवोर्ड क्षेत्र एकूण क्षेत्र 316.00 चौ. फुट ((Survey Number : 64/2(Part) ; C.T.S. Number : 11077 to 11084 ;))
(5) क्षेत्रफल	1) 316.00 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह्युमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स शुभ असोसिएट्स तर्फे भागीदार प्रतिक प्रविण पटेल - - वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जे एम दर्शन, ब्लॉक नं: 17, रोड नं: शिव मंदिर रोड गणेश टी ममोर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABSFS2748E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा ह्युमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- अजय भास्कर देशमुख - - वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दत्त दर्शन, ब्लॉक नं: 303 तिसरा मजला, रोड नं: अग्रवाल हॉल जवळ मानपाडा रोड डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEPPD1858N 2): नाव:- चित्रा अजय देशमुख - - वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दत्त दर्शन, ब्लॉक नं: 303 तिसरा मजला, रोड नं: अग्रवाल हॉल जवळ मानपाडा रोड डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CDNPD6179B
(9) दस्तावेज करून दिल्याचा दिनांक	19/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6437/2024
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

5-6
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50124060401859
LOS ID :

HL / CL / PL / ED / 20 - 20

Applicant Name : Mr. Ajay Deshmukh,

Co - Applicant Name : Mrs. Chitra Deshmukh.

Contact Number (R) 8998336982 (O) 8998336982

Applicant CIF : 83627841349

Co - Applicant CIF : 91135064146.

Loan Account No. :

Collateral :

Loan Amount : 5500,000/-

Tenure :

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others: _____

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

Name of Sourcing Person :

Mobile No / Email :

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	10/06	L.G. Naik
VALUATION	10/06	V. S. K. K. K.
SITE		
LOAN A/C		
T.D.		
D.E.		



Mulund (E) Branch (04210)