3	6%	At the time of casting first slab
4	6%	At the time of casting second slab
5	6%	At the time of casting third slab
6	6%	At the time of casting fourth slab
7	6%	At the time of casting finn slab 2022
8	6%	At the time of casting sixth slab
9	6%	At the time of casting seventh slab
10	6%	At the time of casting eighth slab
11	12%	At the time of commencement of brick work
12	10%	At the time of commencement of plumbing & Electricity work
13	5%	At the time of possession

- 4. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the Flat/Shop to the Flat/Shop Purchaser, obtain from the concerned local authority occupation and or completion certain are in respect of the Flat/Shop.
- 5. On the Flat/Shop Purchaser committing delight in payment on the due date of any amount due and payable by the Flat/Shop Purchaser to the Developer under this Agreement and on the Flat/Shop Purchaser committing breach of any of the terms and conditions herein contained the Developer shall be entitled at his own option to germinate this agreement.

Provided always that the power of terminations herein before contained shall not be exercised by the Developer unless and until the Developer shall have given to the Flat/Shop Purchaser fifteen day's prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms

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and conditions in respect of which it is the Flat/Shop Purchaser in remedying such breach or breaches within reasonable time after the giving of such notice. Provided further that upon termination of this agreement as aforesaid, the Developer shall refund to the Flat/Shop Purchaser the instalment of sale price of the Flat/Shop which may till then have been paid by the Flat/Shop Purchaser to the Developer but the Promoter shall not be liable to pay to the Flat/Shop ch. qurcheser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Developer, the Developer

and sell the Flat/Shop to such person at such price as the

Developer may in his absolute discretion think fit.

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The Developer shall give possession of the Flat/Shop to the 6. Flat/Purchaser on or before ____ day of ___ the Developer fails or kneelers to give possession or the Flat/Shop to the Flat/Shop Purchaser on account of reasons beyond his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Flat Act, by the aforesaid date of the date or dates prescribed in Section 8 of the said Act, then the Developer shall be liable on demand to refund to the Flat/Shop with simple interest @9% per annum from the date the Promoter received the sum till the date the amount and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulation specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the and interest thereon is refunded by the Flat/Shop Purchaser they shall, subject to imbrances if any, be a charge on the said land as well hstruction or building in which the Flat/Shop is

OST THE Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be

situated is delayed on account of:

- New availability of steel, cement, other building material, water or electricity supply.
- ii) War, civil commotion or act of God.

other public or competent authority.

Note: The Provision of this provision are not mandatory but

Note: The Provision of this provision ar negotiable.

- 7. The Flat/Shop Purchaser shall take possession of the Flat/Shop within 15 days of the Flat/Shop Purchaser intimating that the said Flat/Shop is ready for the use and occupation.
- 8. The Flat/Shop Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of for keeping of parking the Flat/Shop Purchaser's own vehicle.
- The Flat/Shop Purchaser shall on or before delivery of possession of the said premises keep deposit with the Promoter the following amounts.

i) Rs. _____ for Legal charges.

ii) Rs. ____ cost of Electric Macor and sanction

Total Rs. ____

10. The Developer shall utilize the sum [11,00,000/(Rupees Eleven Lakhs Only) paid by the Flat/Shop Purchaser
to the Developer for meeting all legal costs, charges and
expenses, including professional costs of the AttorneyatLaw/Advocates for cost of preparing and engrossing this
Agreement.

11. The Purchaser shall pay his stamp duty and registration charges, as per provisions of the Bombay Stamp Act.

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- 12. The Flat/Shop Purchaser or himself/themselves, with intention to bring all Persons into whosoever hands the Flat/Shop may come, doth hereby covenant with the Developer as follows:
- a) To maintain the Flat/Shop Purchaser's own cost and good tenantable repaid and condition from the date of possession

of the Flat/Shop is taken and shall not do or suffered to be to the flat/Shop is anything in or to the building in which the Flat/Shop is situated staircase or any passages which may be against the rules regulations or bye-laws of concerned local or any other authority or changed after or make addition in or to the building in which the Flat/Shop is situation and the Flat/Shop itself or any part thereof.

Not to store in the Flat/Shop any good which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop situated or storing of which goods is objected to by the concerned local authority and shall not carry to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat/Shop including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which Flat/Shop situated or the Flat/Shop on account of negligence or default of the Flat/Shop Purchaser in this behalf, the Flat/Shop Purchaser shall be liable for the consequences of

Can that his own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same conditions state and order in which it was delivered buy the Developer to the Flat/Shop Purchaser and shall not do or suffering to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be given, the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of

Cul.

c)

the Flat/Shop Purchaser committing any act in contravention of the above provision, the Flat/Shop Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d)

Not to demolish or cause to be demolished the Flat/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop situated and shall keep the portion, sewers, drains pipes in the Flat/Shop and appurtenances thereto in good tenantable repair and condition and in particulars, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not obese or in any other manner damage to columns, beams, walls, slabs or RCC padres or other structural member in the Flat/Shop without the prior written permission of the Developer and / or the Society or the Limited Company.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat/Shop is situated or any part thereof whereby any increase premium shall be to make the interest of the insurance.
- Perini the same to be thrown from the said Flat/Shop in the compound or any portion of the said land and the building in which the Flat/Shop is situated.
- g) Pay to the Developer within 30 days of demand by the Developer, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection in the building in which the Flat/Shop is situated.

To bear any pay increase local taxes, water charges, insurance and such other levy's if any, which are imposed by the

the

concerned local authority and / or Government and / or other public authority, on account of change of user of the Flat/Shop by the Flat/Shop Purchased viz. use for any purposes other than for residential purpose.

i) The Flat/Shop Purchase shall not let sub-let, transfer, assignor part with Flat/Shop Purchase interest or benefit factor of this agreement or part with the possession of the Flat/Shop until all the dues payable by, the Flat/Shop Purchase to the Developer under this agreement are fully paid and only if the Flat/Shop Purchase had not been guilty of breach of or non-observance of any of the terms and

Purchase has intimated in wring to the Developer.

j)

conditions of this agreement and until the Flat/Shop

Flat/Shop Purchase shall observe and perform all the rules and regulations which the Society or the Limited Company, may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shop therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of government and other public bodies. The Flat/Shop Purchase shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat/Shop in the building and shall pay and contribute regularly and punctually towards the the performance of the said building and shall pay and contribute regularly and punctually towards the the performance of the said building and shall pay and contribute regularly and punctually towards the

All notes to be served on the Flat/Shop Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat/Shop Purchaser, by Registered Post A.D./ Under Certificate of Posting at his address referred herein above.





LIST OF AMENITIES:

Being the list of amenities, fixtures and fitting provided in the said building:

क.ल.न.-५ itings, which will be दस्त क्र. ७०२२ ७७ २०२२

DOORS:

Main door of flush types, French polished/veneer finished/sun mica finished from outside with night latch, peep-hole, chromium plated airdrop, with aluminium fixtures, oil painted from inside. Other doors of single shutter/commercial type with aluminium fixture, oil painted on both sides. No ventilators. Bath / W.C./ doors will be of aluminium framed syntax type door with one glass panel on top.

WINDOW:

Of aluminium frame and glass. All fixtures in Bath / W.C. window shall aluminium type with glass or RCC frame type with glass and iron bars.

FLOORING:

Entire flooring shall be of sported type ceramic tiles, except in Bath /W.C. Living, and shall have skirting.

BATHROOM:

Ceramic / Glazed tiles flooring, Walls to have full have

Indian type W.C. with gazed tiles flooring dado, flushing tank or flush cock.

KITCHEN:

Will have cooking platform of kadappa stone work with built-in sink and granite stone top. Wails above the platform to have 24" high gazed tiles dado.

ELECTRICITY:

All internet wiring of conceal type and CTS copper wiring. Each room top have a light point, a fan point and a plug point.

11

Bathroom/W.C./Passage/Stair case landing on each floor/terrace

entry point shall have on light point. One ball/buzzer. One domestic plug point in kitchen, bath room and living room.

PLUMBING:

RCC overhead and under ground suction tank, pump room with electric pumps as required under the rules of the Local authority, Common Water Meter, Down take tap in kitchen sink, bath and W.C. and wash basin-which will be concealed internally.

GENERAL

R.C.C. framed structure, compound wall be levelled and paved unto charge fround the building Gate found necessary, compound wall, if required under the rules Telephone point and Lift.

20 27

FIRST SCHEDULE

All the piece and parcel of the building, Prabhat Darshan CHS being and situated at Survey No. 70 B. H. No-1 (pt) and CTS No. 7015 A/1A (pt)-Plat No. 19 at Village Patherli Road No. 6, Dombivli (E). in the Registration District of Bombay and Bombay Suburban and within the jurisdiction of the Kalyan Dombivli.

On or Towards East : 1

18 Mtr. Proposed Road

On or Towards West:

Plot No. 20

On or Towards South:

Jai Shree Krishna CHS

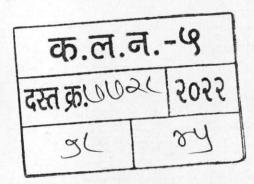
On or Towards North:

9 Mtr. Road



Mary.





IN WITNESS WHEREOF THE PARTIES HERETO THE HEREUNTO SIGNED AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DE the within named Builder and through its)

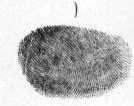
Developer M/S. YASHOMALHAR C

A PARTNERSHIP FIRM THROUGH ITS PARTNER T. T.

1. MR. SNEHAL BHARAT EDAKE

[PAN NO. AABFY8103H]





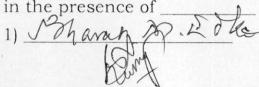


2. MR. KAUSHAL BHARAT EDAKE

[PAN NO. AABFY8103H]



in the presence of



AI-FAM.

SIGNED SEALED AND DELIVERED By the within named Builder

Flat/Shop Purchaser

MRS. FARIYA AFFAN KHAN [PAN NO AVGPA3343P]

in the presence of _







1) Sharat M. Edke

2) AFFAN. MIAN

Ment

RECEIPT

Received from the Purchasers/Mr./Mrs. FARIYA AFFAN KHAN

Sum of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) by/RTGS

RTGS/NEFT	BANK	DATE	AMOUNT 5,00,000/-	
UBINH22146817944	Union Bank Amrut Nagar Branch	26/05/2022		
000565055683	Union Bank Amrut Nagar Branch	26/05/2022	2,00,000/-	
UTIV0000125	Union Bank Amrut Nagar Branch	26/05/2022	2,00,000/-	
214612110876 5.ल.न५	Union Bank Amrut Nagar Branch	26/05/2022	2,00,000/-	
\$.002 5055		Total	11,00,000/-	

SIGNED, SEALED AND DELIVERED

By the within named "DEVELOPER/ OWNER"

M/s. YASHOMALHAR CONSTRUCTION a

Partnership Firm through its Partner

1. MR. SNEHAL BHARAT EDAKE [PAN NO. AABFY8103H]

2. KAUSHAL BHARAT EDAKE [PAN NO. AABFY8103H]___



I say received



7102\2812 : कामक हुन् दुरसम निवंधक : दु.नि. कल्याण 1

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29/05/2017

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विकसनकरारनामा

ज्ञाकर माछल्ही(१)

13111000 18401500

(८)मोबदला

(इंग्रिक इम्रान हे ग्राइर्डिंग कि किई गिण्डाकार आकाउउपक्रीकाक (3) बाजारभाव(भाडेपस्टयाच्या

(असध्यास) कांमकाष इ ाम्महीर्डाए, मगाम-प्र (4)

((; कि₽ r: Survey Number: 70व ; HISSA NUMBER: 1 वैकी;)). हारू

र्जाम.fF 1S.E84 (1

क्रमह्म (दे)

किंग हो है। है है। हिन्दी किरोकार (9)

म नान र्मानिय, भाष्यम अनिवादि दिवाणी न्यायालयाचा हुकुमनामा किंवा क्रिका मान मिराकाश मान निवा (४) दस्तितेवज करुन देणा-याभिहन

-ात्रम : (S-: फ़्रह मिाह्न) मार : एस. एस. एस. एस. प्रामास्वामी वय: -53; पता: - में में 102124- डॉक मिन कि. ब्रायाड्रम, ब्रेप फिल्हींड , वे में डार्ट, प्रमन मेंडर्प मं इरि ,- मं कॉल्ब , शि.मि.द्रि.मॉर्ड.रिक लोक जापर : जाम ईसिंगमड़ ,- मं राष्ट्राम ,- मं डॉल्ब्

ात्र:-प्रभात दर्शन का ऑप.ही.सी.सि. कि. क्मार कुमार एम. सालियन वय:-64; पता:-

कि.भी. ही. मी. लि. हि इमारती महितनी किळका किल कर के. एफ-01-001918500 निश्च कामह किरिवाध्य किमिर .मि. कि. १८३.६३५ ळक्पहिश्च किमै । कि. ही, व्र०१ . हे.स. १८१

ां जोल निष्या नाव:कल्याण-डोबिवली इतर वर्णन , इतर माहिती: मीज गजवंशन पाथली प्लोट नं

-: में नर्ग (, रोड नं. 6, डोबिबली पूर्व, महाराष्ट्र, तांग. मिन कोड:-421201 पेंन नं:-क्तं है, - क्रांब्ब , ब्रि.सि.डि.मॉर्क कि को क ठावर कार किरामड़ - क्रांब्य कार के क्रांव

4): नाव:-मान्यता हेणार - मुरुगन राधव अध्यर बव:-65; पता:-प्लॉट नं: -, माळा नं: -, डोबिबनी पूर्व, महाराष्ट्र, ठाणे. मिन कोड: 421201 पेन नं:-CQEPS8831B , वे. मं इर्ड , प्राप्त मंद्रमें : मं इर्ड , - : मं कॉरू , जी . हि. ग्रेंड , ग्रेंड कि मध्य जाम हो निर्धामड़ 3): नाव:-मान्यता देणार - एन. आर. जया नक्ष्म वय:-53; पत्ता:-मान्यता देणार - गाण्डा ने:-, **BUJPS3357N**

, के कि क्रम के के में के के को अगेर हो.सो.जि. ब्लॉक नं: -, रोड नं: पेड से नंगर नोड नं 6, अप हो। से के के कि क अप के महाराष्ट्र, का जे के कि को को कि को के कि को के कि कि की कि की कि की कि कि की कि की कि की कि की कि की कि 5): नाव:-मान्यता देणार - नागिदर अप्पा हैब्बाळ वय:-62; पता:-प्लॉट नं: -, माळा नं: -, डोबिबली पूर्व, महाराष्ट्र, ठाणे. जिन कोड:-421201 पॅन ने:-ABLPI7645F , 8. मं डिट, प्राप्त प्रक्रमें :नं डिट, - :नं कॉरू . ली.सि.डि.पॉक ति निश्र नाम्य :नाम निरिप्रामड़

8): नाव:-मान्यता देणार - सुरेश पांडुरंग बव्हाण बय:-38; पता प्रताहन के माळा नं

, हेपू किन्नींड , व. मं डर्ड, फ़ाम स्डर्फ क्षे क्षे नः नं क्षे क्ष्य . जि. मि. हैंड मॉर्स्स कि म्येर 9): नाव:-मान्यता हेणार - देन प्रचार - वर्ग:-5न प्रचा:-, माळा नं: -, हमारतिने नाव: 6. में डॉर, प्रमामक में ने डॉर, . ने मॉर्फ की कि में डॉफ कि मीश काम पर : ना मिरामड़े अपूर्त उत्तर में महाराष्ट्र, का की कि निया के निया में मिरा कि होंडि

10): नाव:-मान्यता देणार - नेडमं मडल - वय:-४ १ व्या:-प्लॉह नं: -, मान्यता देणार नेडमं मडले मुहमं स्वाह महाराष्ट्र, ठाणे. जिन कोड:-421201 पॅन नं:-AC IPN9669G

, ते. मं इरि , राम संदर्भ : मं इरि , - :मं कॉक . की. मि. कि. भेष. कि म्येट नामप्र : मान हिरिरामड़ 11): नाव:-मान्यता देणार - कुमार एम. सान्नियः बय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BF PM0247E

13): नाव:-मान्यता देणार - पी. दी. लोनाप्यण क्षा के कु.मु. म्हणून ब्रिस्टन लोनाप्यण वय:-66; BY8€84 महाराष्ट्र, ठाणे. फिन कोड:-421201 मेंन नं:-APNPP9357B , ते . हे हैं , रोगन क्षेत्र में इर्फ , - में कॉरू , की. मि. हैं . र्गोर कि नोश्व नामर : नाम किरियामड़ 12): नाव:-मान्यता देणार - ख्रिस्टन लोनाप्पण - नय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, डोबिक्सी पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-COQPS8706D

हर्ष , - : में मोल्ड , जी. मि. कि. गर्थ , कि मीश्व का पर : काम किरामड़ , - : में काम , - : के डॉल्ज-: 11 म

१५): नाव:-मान्यता देणार - अरुण भास्कर मीडक दय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, DT14699WAA

डोबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACDPG1446R , 8. मं डर्फ, प्रमम भंडर्फ : मं डर्फ, - :मं कॉम्ब्ब, जि. कि. मॉब्र. कि मोथ्ड नाभय : बाम विकिनामड . नाव:-मान्यता देणार - अशोक लक्ष्मण गड ॉग वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, -: में मर्प 102124-: इति मिर्ग . फार , ब्रागड़म , मेपू किम्बींड , ठे. ក់ ङार्, रागन संदर्भ :नं इर्र, - :नं कॉरू की.सि.डि.गॉरु.कि नश्दे नाभर :नान र्निरामड् 16): नाव:-मान्यता देणार - प्रमिला महादू बीचु वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, डॉबिवली पूर्व, महाराष्ट्र, ठाणे. फिन कोड:-421201 पॅन नं:-ABMPC9947P , ते. हे. प्राप्त संदर्भ के हो. १- को क्ला की कि कि प्राप्त कि निषद जाम हो कि पान है। . नाव:-मान्यता देणार - भीमराव अण्णा वी क्वां-67; पता:-प्लॉट न: -, माळा न: -, अभिवित्ती पूर्व, महाराष्ट्र, ठाणे. जिन कोड:-421201 में न -AXRPM1194K , ठे. में डर्फ, र्रापन छड्टे :ने डर्फ, - :ने कॉरूब की कि ड्रिप्टोंड मोध कि नोध्ठ सामग्र :बान विकिशमड़

S): नाव:-मेसरी यशीमण्डार कन्स्ट्रक्शन तर्के भावा बिहार कीशल भारत एडके वय:-28; पता:-प्लोट महाराष्ट्र, ठाणे. मिन कोड:-421201 पॅन नं:-А∧NPE5069N नं: -, माळा नं: -, इमारतीने नाव: भगत टोबर, ब्लॉक नं: 8, रोड रोक फकर रोड, डोबिबली पूर्व, ाः नावः-मेससे यशोमण्डार कन्द्रकथान तर्फे माहा । इत्र अधारत एडके क्यः-33; पताः-प्लार

क्षेप किष्ठविर्धि, इरि ५४क्ळर्क :ने इरि, ८३ :ने क्रॉक्ट , अवाँउ तिषय :वान निविश्वास : - :ने किष्य की

महाराष्ट्र, ठागे. मिन कोड:-421201 पॅन नं.-А∧KPE2926R

7102/20/62

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5782/2017

920500

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177 म मार् क्रीकिस, भाष्यभि हुकुमनामा किंदा आदेश व किवा दिवाणी न्यायालयाचा

(9) दस्तएवज करन दिल्याचा दिनांक

कांम्डी म्हाफ्जर्क गिण्डॉन क्रम्ड(01)

8पृ ह इंछ,कामकहृध(11)

क्रिश कांद्रम णिमप्राधामग्राष्टाह(८१)

क्रिक्टी निर्माति शिवास हो है।

17/9(41)

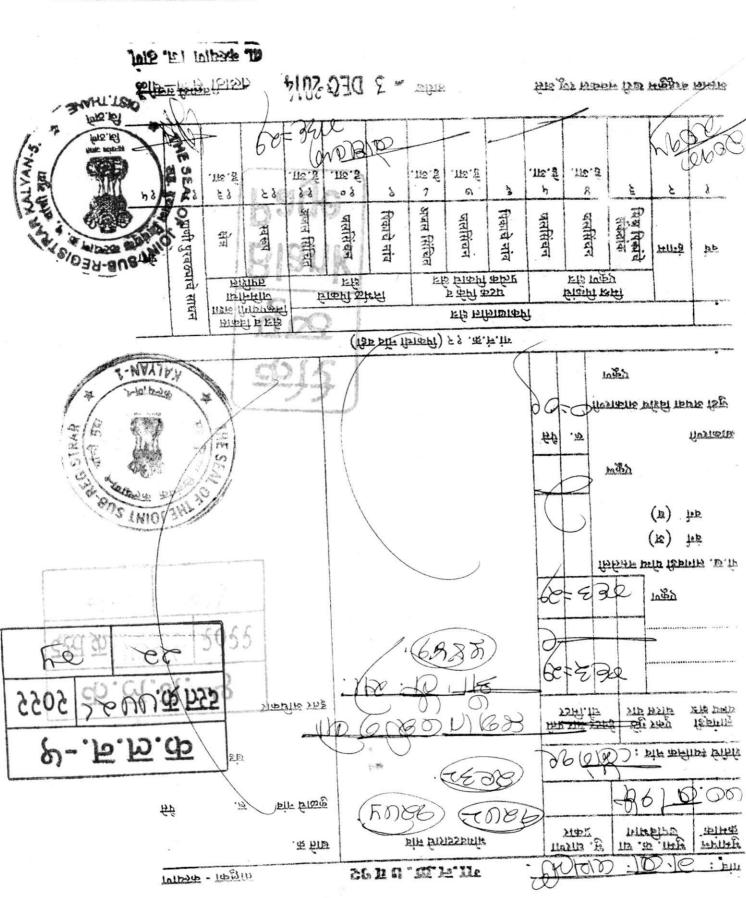
:-:फ्रीश्रम मिल्फि हाराह्डी विमानकांक्र्य

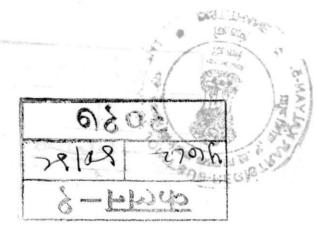
अनुष्येदः :-: मुहर्मक आकारताना निवडलेला

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



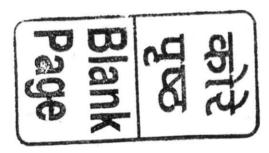


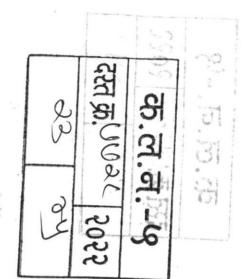


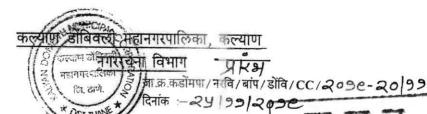












(बांधकाम प्रारंभ प्रमाणपत्र)

प्रभात दर्शन को. ऑ. हौ. सोसा.

कु.मु.प.धा. मे. यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार श्री. स्नेहल भरत एडके व इतर. द्वारा – श्री. गौरव लिखिते, डोंबिवली,

OST THA

्यापत्य अभियंता — राजेश ठाकरे, डोंबिवली.

विषय:—मौजे गजबंधन पायलीं, डोंबिवली (पूर्व) येथील सि.स.नं. ७०१ अ/१अ(पै), स.नं. ७० हि.नं. १(पै), प्लॉट नं. १९ येथे बांधकाम प्रारंभ परानगी मिळणेबा

संदर्भ:-- आपला दि. ०८/०५/२०१९ रोजीचा वास्तूशिल्पकार श्री. शिरीष नाचणे यांचेमार्फत Auto DCR प्रणाली द्वारे सादर केलेला प्रस्ताव क्र SE2/GBP/0299/19-20.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.स.नं. ७०१५अ/१अ(पै), स.नं. ७०ब, हि.नं. १(पै), प्लॉट नं. १९, मौजे गजबंधन पाथर्ली, डोंबिवली (पूर्व) मध्ये मालमत्ता उताऱ्यानुसार प्राप्त होणाऱ्या ४६३.२० चौ.मी. क्षेत्राच्या भूखंडावर शासनाचे दि. २९/०१/२०१६ रोजीचे ह.वि.ह. घोरणानुसार कलम २१० अंतर्गत २.०० मी. रुंद व विकास योजनेनुसार १८.०० मी. रुंद रस्त्याखालील सद्यस्थितीत अनुज्ञेय होणाऱ्या क्षेत्राचा विचार करुन एकूण ४३३.७९ चौ.मी बांधकाम क्षेत्रासिहत भुखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०८/०५/२०१९ च्या अर्जास अनुसक्न पुढील शर्तीस अधिन राहून, तसेच हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार रहाल या अटींवर हे संमतीपत्र देण्यात येत आहे.

इमारत — स्टिल्ट + पहिला मजला ते चौथा मजला + पाचवा मजला (पै) (रहिवास)

सहायक संचीलक, नगररचना 🗇 रेता कल्याण डाबिवली महानगरपालिका, कल्याण

सदर बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्र<u>ा</u>चे मुदत संपण्याआधी करणे आवश्यक आहे. नृतनीकरण करताना किंवा नवीन प्रवानगी घेताना त्यावेळी अस्तितात आहे नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.

नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.

बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळावण्यात यावे.

ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीव बांधकाम अग्र

इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि घालून दिलेल्या अटींप्रमाणे करीत

बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नक गाप्रमाणे वाडेरितीचे केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्वालयाकडून तपासून दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.

सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिदाय कर नये, तसे केल्याचे आढळून अल्पास सदरच बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

इमारतीच्या बांघकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपने वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर

- नकाशांत दाखविलेल्या गाळयांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.तसेच प्लॉटच्या हददीत इमारती भोवती मोकळया सोडावयाच्या जागेत बदल करू नये व त्यामुध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाजित होत असल्यास त्याची सर्वस्थी जबाबदारी
- ११) भूखंडाकडे जाण्या—येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बाधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाच्या येणाच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल

.**इडि** ए**।एए 'स' ग्रिकशि**ष्ट हड़ि ए।एए (३ गिरिक्त । ए. म. डि. क, गिष्टि । ऽक्रप्रूणिए (म णाष्ट्रक. ाप. म. डि. क, गाम्छी ५ पृत्र्व (४ MJO. 161 क. 1. म. 15. कं करुकांम्र व कार्यथानी क (इ १) उपआयुक्त (ई, गर्व्हनस्त) मान ामक्यासारामा <u>।</u> स्थळाबर बासिस्ट करणेबाबत १) उप आयुक्त अनिष्कृत क्रियान , PIR णिष्टिक , तिक्ली।१५११ निवास किव्हाडि णिष्टिक सहित्यक विलिक, नगरत्वन कि ल हासास मात्र यहाल. १९६६ च्या तरतूदी नुसार दखक इप्रायः मंजूर बांचकाम प्रस्तावाव्यतिरिक्त केनिक्त फर्मिन्यम गणा महासङ् प्रातिक व नगररचना अधिनयम रुनित स्प्राकानम्ब स्थापमाहर क्रक स्थाप सिद्ध अधिक स्थापन ३५) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी विषयांकित भूखंडाची मोटिहस्सा मोजणी करन अंतिम पकाशा व त्यानुसार सुधारीत तिपर्व सदर क्षेत्राचे बांचकाम कर राष्ट्र प्राप्त नोर प्राची. क्षिक क्षेत्राची ताला पावती व महसूल दफ्तरी मालमत्ता उतारा महानगरपालिकेच्या नाथे करणा आपणावर बंधनकारक राहील, हिम्प्रिक कर ००. ८९ प्रामिट्रिकिक अलक्ष्मी क गरम के .धि ००.१ तिमांस ०१९ मरुक क्षिप्रीय राज्यात्र प्रामित्र प्राप्त विकास (४६ .ज्ञार रुक्त उनाम समीम जबाबदारी आपरी राहील यहील जान साथ हमीमत्र सादर केल्क उनाह. एउनएमी निष्यां भूखडाच्या प्रीहम स्तयाबाबत पविष्यात कुठलाहा वाद \न्यायालचीन दावा निर्माण झाल्यास त्याबावत मेरकरण .लड्डिए काकानमंब प्रमाणाम्ह फिक प्राट्स लखात होकाउ ३३) प्रकरणी बाधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकदून गौणखनिक स्वाभित्वचन रक्कम शासनास जमा केलेबाबतचा . जिल्हा कंप्रांचाचा दाखला वेर्ण हे हे हे जाए अस्त जार अस्ति हो है है है है है है ३२) पाणी पुरवंता उपलब्ध करून देण्याची जबाबदारी पाणी पुरवंता सुधारणा होईपयंत महानगर्यगालिकोची राहणार नाही. अपिणांवर वंत्रनकारक राहील. क्रिक गिष्ठाष्ट्रकक्षमांक गिमप्राप्तः मत्त्रक १९५८ म्ह्रकागम्बं छठठपृरीणाग क्षित्रमीक प्रिक्षेत्रकाम क्षणावास उठाँ १९६ ज्ञार कण्डवास पिक्सक पिरकपट किटर्जीय कितामण इमारतीत क्षायाण क्षावाच्या क्षावाच्या क्षावाच्या विष् . क्षेत्या व सुक्या कवन्यासाठी स्वतंत्र कवराकुडयांची व्यवस्था करावी. ताखल्यासाठी,वास्तूशिल्यकार व स्थापत्यविशास्ट यांच्या विहित नमुन्यातील दाखल्यासह तितसर प्रस्ताव सादर करण्यात पावा. १८) बांधताप पूर्वाताया दाखला घेतत्याशियाय इमारतीया वापर सुरू करता येणार नाही. बांधकाम पूर्वतिया १७) मुखंडाचा पोहीच रस्ता पक्क्या स्वरूपात तथार केल्याखेरीज वापर परवाना मिळणार नाही. त्राधात दाखिदित्याप्रमणे बांधकानावा फक्त राहणेशाठ ताथात. . लाहार ि जागेच्या मालको हक्काबाबत काही बाद असल्यास अथवा निर्माण झाल्यास जंगे संपूर्ण निर्मकूण कण्याची जबाबदारी आपली ना-हरकत दाखला बांचकाम नकाशासह सादर करावा. জিক हांप्र.ाए.म.डि.क ,ाणकी हाउठ, ,ाणकी ठिकपूर विणा ,ाणकी हामाप्रानीहर ,ाणकी व्याप्त:निरुम ह ।।।।। ।।। ।।। ।।। .कामुल्य हस्तांतरित करावे. स. IP. म. कि. क उपात्रध्यक्रिक व्यापारमञ्जू प्रमित्री स्थेक माकषांक सितिमिश्चिक क स्थित विषय गाम तक्ष्रीयाध रुतिहछक्रु (६९ . व्यक क्रीकांक्रड म्जुमान्वी प्रकलीए. म. डि. क न्डुक त्रभीक्ष्मी प्राप्ता ह एफ्निडिख व्याप्तप्राष्ट्रीत ाष्ट्राामान्नी माक्ष्मांक किनील्वाम एट.ए.ए.ए.डि.क क्रि एक्पि साक्ष्मी रह जार दीयक कप्र मूनापक्षितात क्रिक्की हमाणामा मंत्रार माकणंब तर विवासका गिण्टीम जिल्ला तारकेन्द्रिक जात कियाम क्रिक अध्या में मुखड १६९ में कि में मार्क क्रिक्स क्रिक्स क्रिक्स क्रिक्स क्रिक्स क्रिक्स क्रिक्स मार्किक मार्किक मार्क्स क्रिक्स क्र .তাহিত क्रिक ग्रीगिकेड प्रजमान्द्री स.ए.म.वि.क ि साम्जान्त्र गागल क्रियाणक्रक्रिकं क्रिस ००) नकार्यात स्त्याक्वाकी दर्शकेकी जमीन तसेव अतीत हरते, सार्वजीनक स्त्याचा भाग समजण्यात वेहेल. . किएक प्रभाग करिक्समा करिक्समा करिक्समा स्वतः वाचकामासार्वा करिका हिल्लामासार्वा करिका भिष्ट छान्न ५५५ किसारमायाः स्थाप मार्कमांच ग्राट कि ५७ रुपेस्ट सामारम प्रविद् .लाए कथ्पमाध किया नियानुसार स्वखनित एकार निवानुसार स्वखनी राका आवश्यक गाल. भूखंडल विमान होता महनगरपालिकेकडून उपरुव्यतेनुसार दिले जाहुल व त्यासाडी आवश्यक ती जलवाहिनी .लडिए क)किम्धं णिक्र म्ब्राइ निष्ट्र छिन्। पिकिशिफ लिपि किलीए।इम फ्रिक्रीम गिरिम्ब्रिक किल किएम (मक्क उसाल माध्या हु इंट्र) मक्क गिरागाल गिरामध्री गिरिकाण ह लोडाए कप्रयुवास विक्रिया स्थान क्षायका क्षायका क्षायका क्षायका क्षायका विक्रिया क्षायका विक्रिया क्षायका है। . सरर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सरर बांधकाम प्रारंग प्रमाणपत्र रहूद कर बात देहैल, याची नोंद व्याची. किर केर नये. किया महितान प्राप्त के मान सिंह के क्षा मान सिंह के क्षा मान सिंह के साम सिंह के सिंह . केंद्र आगेत मिनावर माजागामकी तथीबस कि साम्जसस्य प्रविधी तिगार उत्तर . (६१ .लजा कार्याय किया माण्यास लामा हाल्यास त्याचे निराकरण मालकाने करणे आवश्यक जाल

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE To. Prabhat Darshan Co. Op. Hsg. Soc. P.O.A. - M/s. Yashomalhar Construction through partner Mr. Snehal Bharat Edke & Other. Architect - Mr. Gaurav Likhite, Dombivali. Structural Engineer - Mr. Rajesh Thakare, Dombivali.

With reference to your application dated 29/01/2021 for the grant of sanction of Commencement 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. 7015A/1A(pt), S.No. 70B, H.No. 1(pt), Plot No. 19, situated at Dombivali (East) the Commencement 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 setback 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 2019 -20 11 295 Office Stamp

Date:3009 2021

Yours faithfully,



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



कल्याण डोंबिवली महानगरपाकिका नगर रचना विभाग

सित ब्राइकाम प्रवानमी क KDMC TPD BP DOM 2019-20 11 295 .

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तिसेच म.म. न नः अधिनियम १९६६ चे कलम ४५ तुसार सि.स.नं. ७०१५अ/१अ(पै), स.नं. ७०व, कि. १६००, कि

सद्यस्थितीत शासनाने दि. ०२/१२/२०२० रोजी मंजूर के छेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार Basic FSI, Premium FSI व Ancellary FSI चा विचार करुन ४१४.०६ चौ.मी. क्षेत्र विचारात घेऊन एकूण ८४७.८५ चौ.मी. बांधकाम क्षेत्रासह भुंखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. २९/०१/२०२१ व्या अर्जास अनुसरुन खालील अर्ट्या व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्नी दाखविल्याप्रमाणे वाडे—िर्शतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :--

• इमारत – स्टिल्ट (पै), तळ (पै) + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)

अटी व शर्ती :-

- एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपुर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करु नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रदूद गमजण्यात येईल.
- ६) UDCPR मधील विनियम क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्याबी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.

धतं, विभागाच्या परवाचगा शिवाय बुजवू नय.

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- (.ए.म.वि.क), गामकी एम्प्रान्तिकरू कि साम्जसह कि एम्प्रि क्रियमि विषया मूक्षा ५३५ (১
- महानगरपाठिकच्या सीयी प्रमाण व प्राधान्याप्रमाण केले जाहेल व तसा रस्ता होईपर्यंत माक व्याप्रभुर १७% व्याप्रभुर रुद्री णिमश्राष्ट्रभुर छोटीयिनी ह्याणामपू माक्ष्रीकृ मुखंदाकड जाण्या नेणयाच्या मानीन जननदारी संपूर्णांचा अन्तरमा कायान क्रिकाङ यांचे परवानगीशिवाय वळवू अथवा बंद कर नये.
- णिकि एन रुमिष्ट किलीएड्रम फ़ड़ीए मिरिएकिन चर्फा रुमिर रुमिर एकिए सिक्कर इसफ़ দাদসায় হঠ) দক্ষ্য দ্যাখাদ্র গোদ্যাদ্যনী ।চিকাদ্য চ কার্রা্য কচছচাহে দির মিনাচ্যদ ि हो बांचकामा वाहित्य रस्त्यावर ठाकावयाचे झाल्यास महाणाहेकच्या बांचकाम खालाची इमारतीकडे येणा—जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

लिमाग, पाप प्रवं वामिन नाउट ,मामने वरान (मामने बायक ए पूर्णात्वाच दाखला घेण्यापुनी कर विभाग, जलनि:सारण हिगाग व मलनि:सारण नाहून सकर्ण आपणावर बंधनकारक राहील.

.रुडिए त्राक्नांक वंद्राक्नांक व्यापणास्य व्याप्याक्रम माक्षांक

मिपूपे होक्र भाष्या लामिनी क्षिय अपन्यास आप्राह्म होक कार्याच

कप्रकायक प्रधाणगाः रिक । व्यवस्य होनेक होनेक होनेक । अभिन्या व सक्या जबाबदारी आपली राहील.

हमारवीत सीरउची उपकरण बसब्न विध्येत विभागांकडील ना हरकत दाखला सादर करण णिमाप्राष्ट्रित १४०क्काम्प्रान्ताम रिक्रमीह गाम्जक मिनूर्णक रिक्रा निकापपू मात्ममा

. राहिए क्राक्तिक अपाणांवर क्षां क्षां क्षां क्षां करण वाता वाता क्षां कारण हो। १५) बायकाम पूर्णत्वाचा दाखला घणेपूर्वी UDCPR मधील विनियम क १३.३ नुसार भुखंडावरील वथनकारक राहील.

व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे १६) बांधकाम पूर्णात्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क, १३,५ नुसार चनकचरा

हित्या क्राक्नमंब प्रचायनास्य अन्तर्भा अन्तर्भाव प्राप्ति । क्राक्रमंब प्राप्ति । क्राक्रमंब प्रचि अपिणांवर वंधनकारक राहील.

:hikFille

मक्का माक्काना दाखला वेर्णपूर्व सहस्र विभागाक मुक्का माक्कान स्वाम स्वाम स्वाम दिलल्या अरीप्रमाण करण आपणावर बंधनकारक राहील.

२०) बांघकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाथिकारी, याचेकडील सन्द साद्र करणे आपणावर शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणानर बचनकारक राहील.

उद्ग भिरम्हम मालालांक उद्गम साम्यास रिस्टी तिडीम गैणुष्ट क किकिन पिएकए उन्न (१९ .लाहाए कप्राकानम्ब

कियो सहसूर दमते मालमत्ता उतारा सहा महिनाच्या महस्र माहर होगा करणे हर) प्रकरणी कलम ११० अंतर्गत ९.०० मी. हंद व विकास योजनेच्या १८.०० मी. हंद रस्त्यान समजायात येईछ.

.किाम्ब र्जान यहील, याची नोंद घ्यावी. दिप:- UDCPR नुसार वरीलपेको आपणास लागु असलेल्या अर्थिको पूर्ता करणे आपणावर आपणावर वयनकारक राहीक.

Page No-3/4





इशारा:—मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनिधकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम—५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्हयास पात्र राहाल.

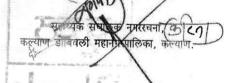
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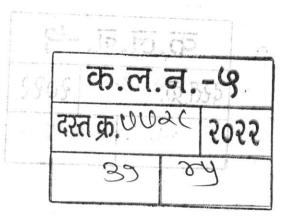
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१) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.

२) प्रभाग क्षेत्र अधिकारी 'फ' प्रभाग क्षेत्र.







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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under p

Project: Prabhat Darshan , Plot Bearing / CTS / Survey / Final Plot No.:7015A/1A at DOMBIVLI, Kalyan, Thane, 421201:

- 1. Yashomalhar Construction 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 18/05/2022 and ending with 30/06/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- 3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

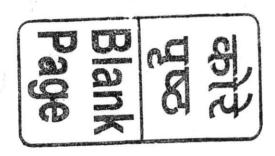
Signature valid Digitally Signed by Dr. Vasant remar remanand Prabhu MahaRER Date: 18-05-2022 11:35:33

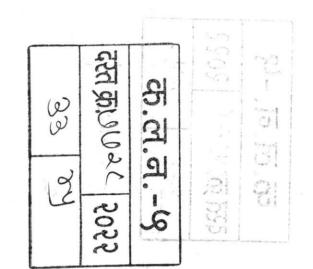
Dated: 18/05/2022 Place: Mumbai

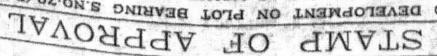
Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority











CTS NO.7016A/1A AT MOUJE- G.B. PATHARLI, V.P.CROSS ROAD, DOMBIVLI(EAST) PROPOSED DEVELOPMENT ON PLOT BEARING S.NO.70/B.H.NO.1

МИИІСІРА СОЯРОВАТІОИ, КАLYAN. OFFICE OF THE KALYAN DOMBIVLI

SANCTIONED

ASSISTANT DIRECTOR OF Kalyan-Dombivii Municipal Corporation





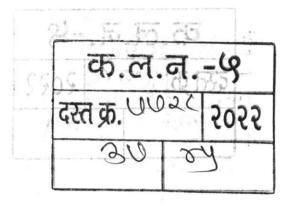
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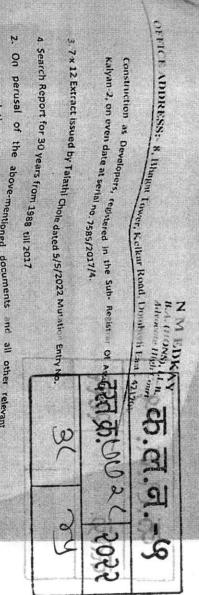
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	3. Balance area of plot (1-2)
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	(b) Any D.P.Reservation Area
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Mr. Kaushal Bharat Edke had acquired development rights in the captioned Construction, a Partnership firm, through its Partner Mr. Sehal Bharat Edakes. marketable and free from reasonable doubts and encum prances Yashomalhar title of the owners in respect of the captioned property/land appears to be clear documents relating to the title of the said property. I am of the opinion that the On perusal of the above-mentioned documents and

(hereinafter called and referred as said society / Property/ Land). F01001918500, lying and being situated at Village Pathar i, Tal. Kalyan, Dist Thane., Structure Consisting of Ground + Three Upper Floor, bearing Property No. and New City Survey No. 7015A/1A, Admeasuring 462.2 Sq. Mtrs. along with old Land owner of said property / Land bearing Old Survey no 70 B, Hissa No. 1 (Part). Owners of the Land i.e. Prabhat Darshan Co-op, Housing Society Limited are the

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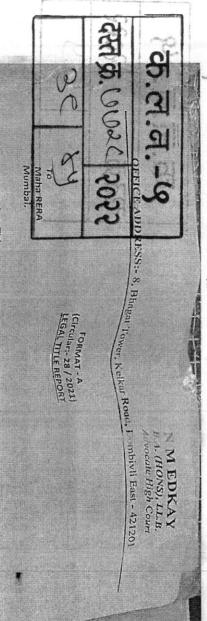
developer/company) on the said land is enclosed here with as an annexure 3. The report reflecting the flow of the title of the lowner/ promoter/

Encl. Annexure

Adv. N. M. Edkay

Agypcete High Court

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Sub:- Title clearance certificate with respect to Plot of Land/property bearing Old Survey No. 70 B Part and new CT5 No. 7015, / 1A area admeasuring 463.3 Sq. Meters with an old structure consisting of ground + Three Upper Floor situated at Village Patharli, Tal. Kalyan, Dist Thane, with ir limit of Kalyan Dombivi Municipal Corporation

of M/s. Vighnaharta Developers (as Developers) and the following documents I have investigated the title of the aforesaid proporty/plot on the request

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1. Description of the Property

Kalyan, Dist Thane, with in limit of Kalyan Dombivii Municipal Corporation consisting of ground + Three Upper Floor situated at Village Patharil, Tal. CTS No. 7015A / 1A area admeasuring 463.3 Sq. Meters with an old structure

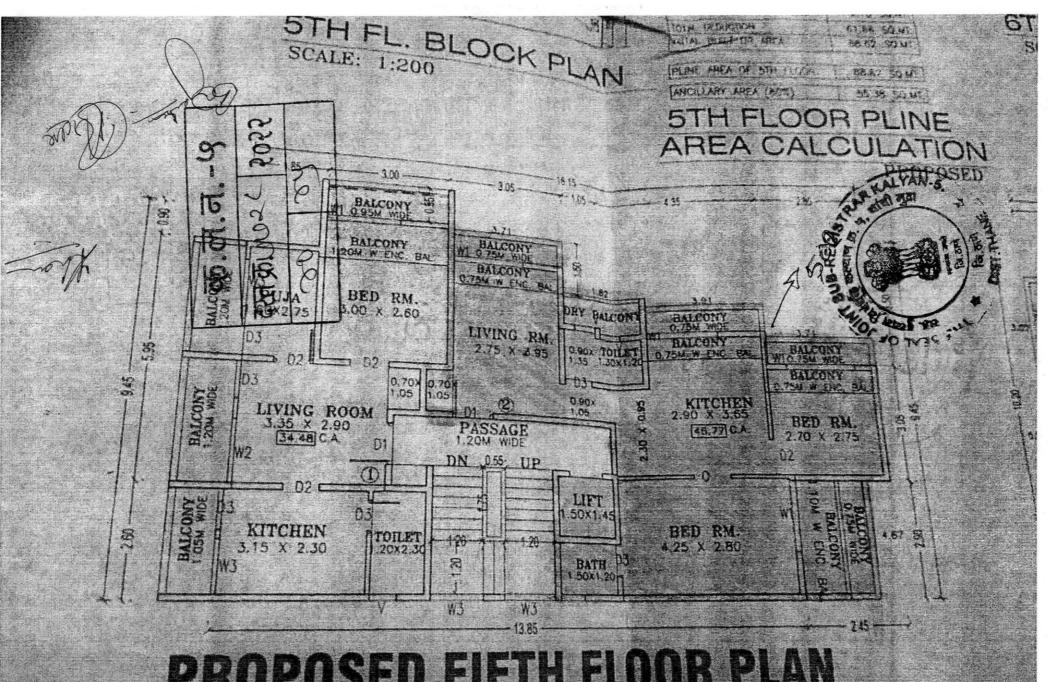
2. The Document of Allotment of Plot

Of Assurance, Kalyan-1, on even date at serial no. 1/5 /82/2017, and Yashomalhar Construction as Developers, registered in the Sub-Registrar M. Salian and Secretary Shri. N. S. Ramswani and other members of the society Prabhat Darshan Co-op. Housing Society Limited through Chairman Shri Kumar Development Agreement dated 29th May, 2017 made and enter between

Mr. Snehal Bharat Edake & Mr. Kaushal Bharat Edke, partners of Yashomalhar and Secretary Shri, N. S. Ramswani and other members as Owner in favor of Darshan Co-op. Housing Society Limited through Chairman Shri Kumar M. Salian Power of Attorney Agreement dated 29th May, 2017 Executed by Prabhat



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SCALE 1:100

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आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

AABFY8103H

नाम / Name YASHOMALHAR CONSTRUCTION

निगमन/गठन की तारीख Date of Incorpation/Forma 20/01/2014



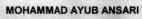


आयकर विभाग



भारत सरकार GOVT. OF INDIA

INCOME TAX DEPARTMENT FARIYA AFFAN KHAN



30/12/1986

AVGPA3343P



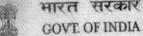


क.ल.न.-५

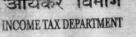
दस्त क्र.५०२८ २०२२

162

आयकर विभाग



भारत सरकार



BHARAT M EDKE MALHARRAO EDKE

05/04/1949

AAAPE8784D





आयकर विभाग INCOME TAX DEPARTMENT



GALIB KHAN

02/11/1986

BEFPK9259H



भारत सरकार GOVT. OF INDIA









507/7728 शुक्रवार,27 मे 2022 4:20 म.नं. दस्त गोषवारा भाग-1

दस्त क्रमांक: कलन5 /7728/2022

बाजार मुल्य: रु. 68,57,500/-

मोबदला: रु. 99,72,000/-

भरलेले मुद्रांक शुल्क: रु.6,98,100/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

अ. क्रं. 7728 वर दि.27-05-2022

रोजी 4:15 म.नं. वा. हजर केला.

पावती:8086

पावती दिनांव: 27/05/2022

सादरकरणाराचे नाव: फरिया अफ्फान खान - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

₹. 900.00

पृष्टांची संख्या: 45

एक्ण: 30900.00

दस्त हजर करणाऱ्याची सही:

Kalyan 5 सह द्यम निबंधक वर्ग-२

दस्ताचा प्रक्रारकारकारमाण क. 9

Joint Sub Registrar Kalyan 5

सह. दुख्यम निबंधक वर्ग-२

कल्याण कु. ५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 27 / 05 / 2022 04 : 15 : 13 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 05 / 2022 04 : 16 : 14 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जवाबदार आहेर तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन । केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लघंन होत नाही

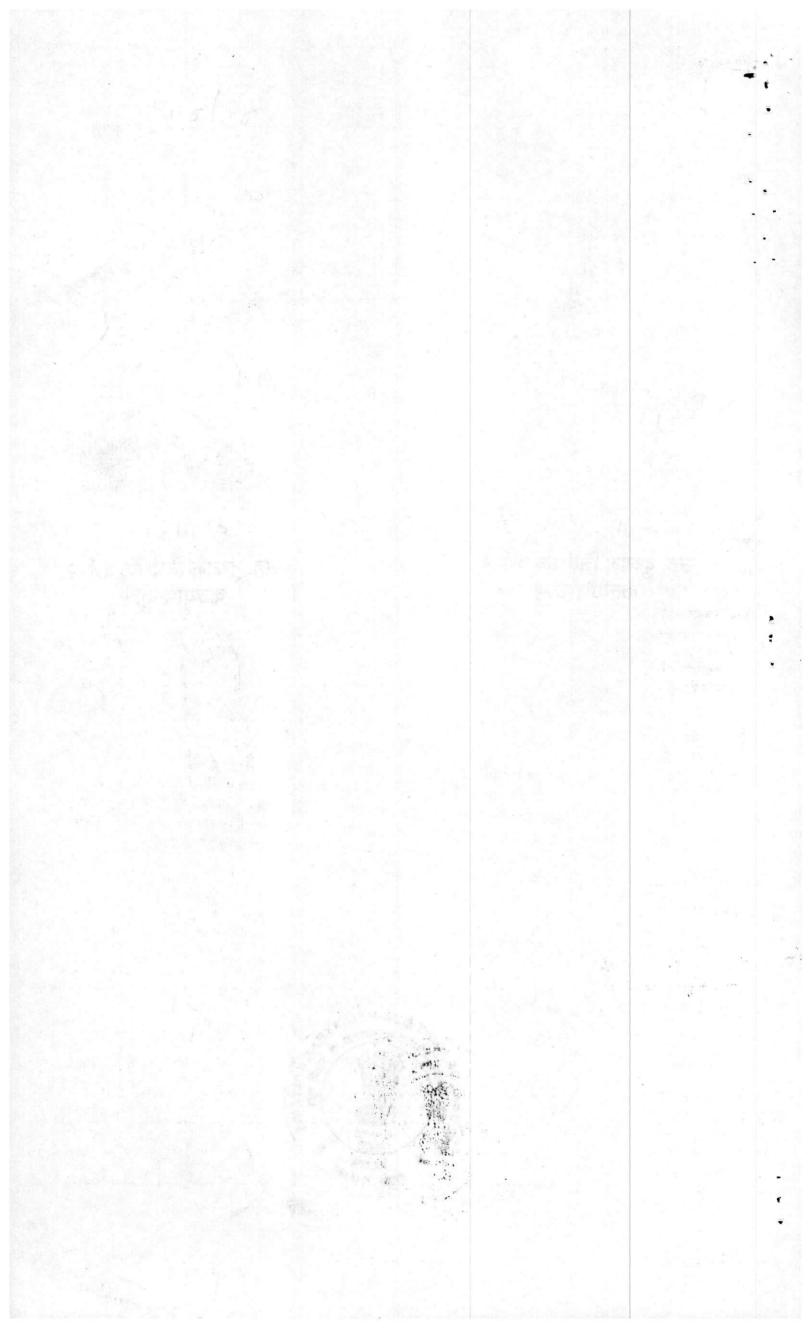
नेहन घेणार सहा

लिहन दणार सब









दस्त गोषवारा भाग-2

कलन5 **४४ ७५** दस्त क्रमांक:7728/2022

दस्त क्रमांक :कलन5/7728/2022 दस्ताचा प्रकार :-करारनामा

अजु क्र. पक्षकाराचे नाय व पत्ता

नावःमे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार स्नेहल भारत एडके - -पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉबर , केळकर रोड , डोंबिबली , ईस्ट , जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.

पॅन नंबर:AABFY8103H

2 नाव:मे यशोमल्हार कन्स्ट्रवशन तर्फे भागीदार कौशल भारत एडके - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,

पॅन नंबर:AABFY8103H

3 नाब:फरिया अफ्फान खान - -पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाब: फ्लॅट नं ए / 33 / 34 ब्रज विला, को. हौ. सो. ली., एल.बी. एस. मार्ग, अमृत मगर, एन . आर . पोलीस चौकी, घाटकोपर वेस्ट मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सुम्बई. पॅन नंबर:AVGPA3343P

पक्षकाराचा प्रकार लिहून देणार वय:-39 स्वाक्षरी:-

लिहून देणार

लिहुन घेणार

वय:-35

स्वाक्षरी ह













बरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:27 / 05 / 2022 05 : 00 : 09 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

 नाव:भरत ऐडके - -वय:74 पत्ता:डोंबिवली पु पिन कोङ:421201

2 नाव:अफ्फान खान -वय:36 फ्ता:घाटकोपर पु पिन कोड:400078 प्रिकार वास्त्रण



छायाचित्र



अंगठ्याचा ठसा







शिक्का क्र.4 ची वेळ:27 / 05 / 2022 05:01:05 PM

शिक्का क.5 ची वेळ:27 / 05 / 2022 05 : 01 : 10 PM नोंदणी पुस्तक 1 मध्ये

oint Sub Registrar Kalyan 5

सह क्य्यम निबंधक वर्ग-२

sr.	Purchaser	थाण क्र Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	FARIYA AFFAN KHAN	eChallan	69103332022052714132	MHQ 240 9420242	SE 6-8100.00	SD	0001305243202223	27/05/2022
2		DHC	Security and the second for the second secon	270,202211325	るこ	RF	2705202211328D	27/05/2022
3	FARIYA AFFAN KHAN	eChallan		MH 00246799420222	to "	RF	0001305243202223	27/05/2022

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

7728 /2022

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- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

सह. दुय्यम निबंधक वर्ग-२ कल्याण क्र. ५

क	.ल.	न.	-49
दस्त क्र	UU	20	5055
1	54	1	57





27/05/2022

सूची क्र.2

द्य्यम निबंधक : सह द्.नि. कल्याण 5

दस्त क्रमांक : 7728/2022

नोदंणी: Regn:63m

					cc
गावाचे	नाव	गंः	भा	.पा	थली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

9972000

(3) वाजारभाव(भाडेपटटयाच्या वावतितपटटाकार आकारणी देतो की पटटेदार 6857500

ते नमद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: सदनिका क्र 501,पाचवा मजला,प्रभात दर्शन को . हौ . सो . ली . सर्वे न . 70 बी,हिस्सा न . 1,सी . टी . एस . 7015 ए / 1ए,प्लॉट नं . 19,पाथर्ली गाव डोंबिवली पूर्व क्षेत्र 831 चौ फुट कारपेट((Survey Number : 70B ; HISSA NUMBER : 1 ;))

(5) क्षेत्रफळ

1) 831 चौ.फूट

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे 1): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार स्नेहल भारत एडके - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AABFY8103H

2): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार कौशल भारत एडके - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AABFY8103H

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

1): नाव:-फरिया अफ्फान खान - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाय: पलॅंट नं ए / 33 / 34 ब्रज विला, को. हौ. सो. ली., एल.बी. एस. मार्ग, अमृत मगर, एन . आर . पोलीस चौकी, घाटकोपर वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AVGPA3343P

(9) दस्तऐवज करुन दिल्याचा दिनांक

27/05/2022

(10)दस्त नोंदणी केल्याचा दिनांक

27/05/2022

(11)अनुक्रमांक,खंड व पृष्ठ

(14)शेरा

7728/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

698100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

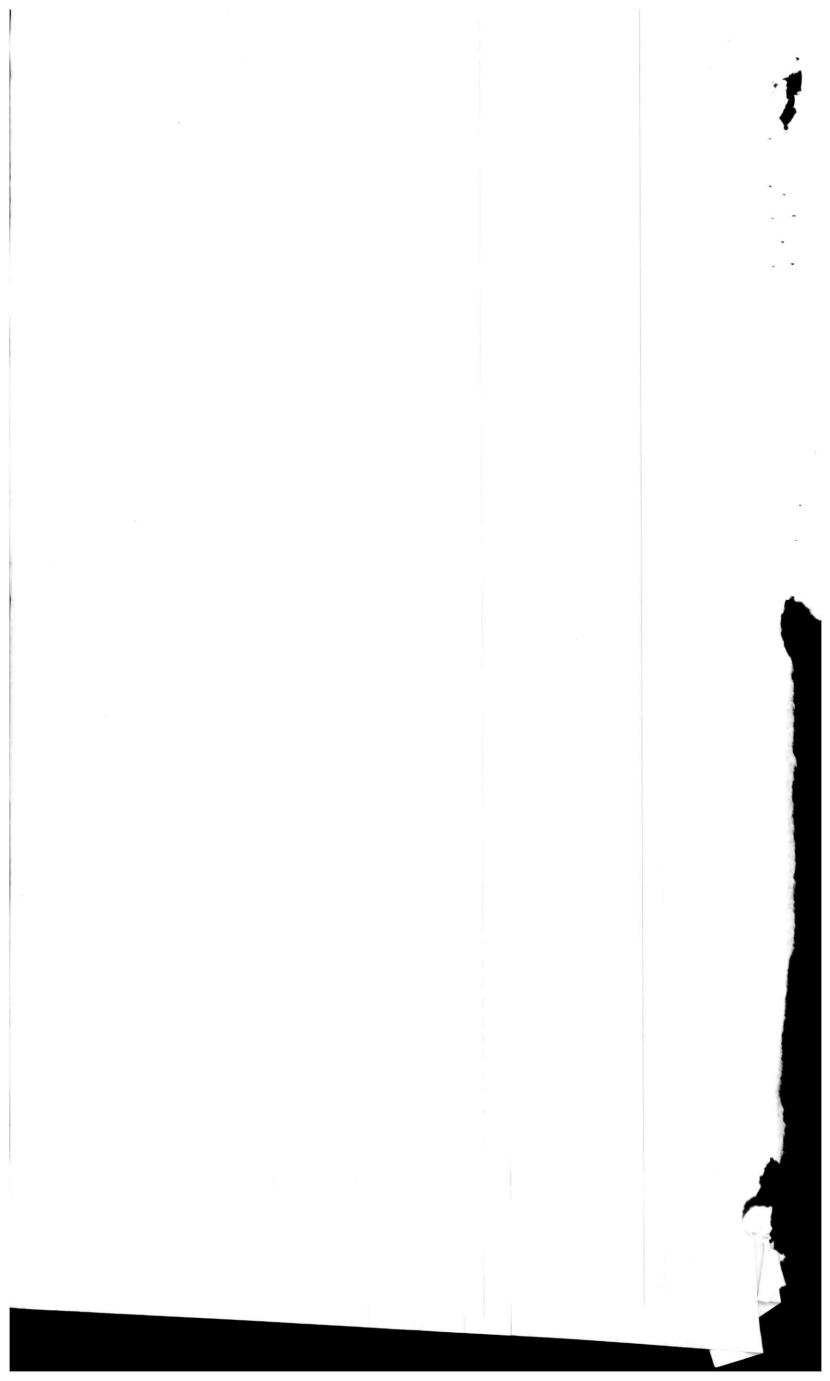
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface N	ımher	Deface Date
1	FARIYA AFFAN KHAN	eChallan	69103332022052714132	MH002467994202223E	698100.00	SD	00013052	243202223	27/05/2022
2		DHC		2705202211328	900	RF	27052022	211328D	27/05/2022
3	FARIYA AFFAN KHAN	eChallan		MH002467994202223E	30000	RF	00013052	243202223	27/05/2022

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



507/7766 Monday, May 30, 2022 12:27 PM

पावती

Original/Duplicate

नोंदणी क्रं. : 39म

Regn.:39M

पावती क्रं.: 8129

दिनांक: 30/05/2022

गावाचे नाव: गं.भा.पाथली

दस्तऐवजाचा अनुक्रमांक: कलन5-7766-2022

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: फरिया अफ्फान खान - ---

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 15

रु. 100.00

रु. 300.00

एकूण:

रु. 400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:43 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

सह. दुर्खम निबंधक वर्ग-२ कल्याण क. ५

बाजार मुल्य: रु.0 /-मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

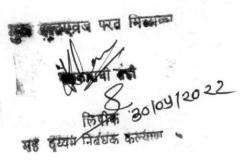
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3005202204102 दिनांक: 30/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002552963202223E दिनांक: 30/05/2022

बँकेचे नाव व पत्ता:





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक: 7766/2022

नोदंणी: Regn:63m

गावाचे नाव: गं.भा.पाथली

65-चुक दुरुस्ती पत्र (1)विलेखाचा प्रकार

• (2)मोबदला

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नम्द करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: सदनिका क्र 502,पाचवा मजला,प्रभात दर्शन को . हौ . सो . ली . सर्वे न . 70 बी,हिस्सा न . 1,सी . टी . एस . 7015 ए / 1ए,प्लॉट नं . 19, क्षेत्र 831 चौ फुट कारपेट पाथर्ली गाव डोंबिवली पूर्व (सदनिका क्र. 501 ऐवजी 502 असे सदर चुकदुरुस्ती अन्वये वाचण्यात व समजण्यात यावे)((Survey Number : 70B ; HISSA NUMBER : 1 ;))

(5) क्षेत्रफळ

1) 831 चौ.फूट

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार स्नेहल भारत एडके - --- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AABFY8103H

2): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार कौशल भारत एडके - -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AABFY8103H

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

1): नाव:-फरिया अफ्फान खान - --- वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं ए / 33 / 34 ब्रज विला, को. हौ. सो. ली., एल.बी. एस. मार्ग, अमृत मगर, एन . आर . पोलीस चौकी, घाटकोपर वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AVGPA3343P

(9) दस्तऐवज करुन दिल्याचा दिनांक

30/05/2022

(10)दस्त नोंदणी केल्याचा दिनांक

30/05/2022

(11)अनुक्रमांक,खंड व पृष्ठ

7766/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:∹ मुल्यांकनाची आवश्यकता नाही कारण द्स्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील द्स्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद Correction Deed





Payment Details

sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Fariya Affan Khan	eChallan	69103332022053010914	MH002552963202223E	500.00	SD	0001332578202223	30/05/2022
2		DHC		3005202204102	300	RF	3005202204102D	30/05/2022
3	Fariya Affan Khan	eChallan		MH002552963202223E	100	RF	0001332578202223	30/05/2022

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





CHALLAN MTR Form Number-6



GRN MH002552963202223E BAR	CODE		III Dat	e 30/05/2022-09:48:08 For	rm ID 25.2	
Department Inspector General Of Regi	stration	Payer Details				
Stamp Duty		TAX ID / TAN (If Any) PAN No.(If Applicable) Full Name				
Type of Payment Registration Fee						
Office Name KLN5_KALYAN 5 JOINT S	SUB REGISTRAR			Fariya Affan Khan		
ocation THANE	4.28					
Year 2022-2023 One Time		Flat/Block I	No.	Flat No 502, 5th Floor, pr	rathab Darshan CHSI	
Account Head Details	Premises/Building		Survey/ Hissa No 70B/1			
0030046401 Stamp Duty 500.00			t	Plot No 19, At Gajbhandan Patharli, Ta Kalyan,Dist Thane		
0030063301 Registration Fee	100.00	Area/Locality Town/City/District		Gajbhandan Patharli		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
		PIN		क.ल.क	-1 9 2 0 1	
		Remarks (If Any) SecondPartyName=Y		777 mille 6		
	4.2466			ashomalhar Construction~	5055	
				9	99	
		Amount In	Six Hun	dred Rupees Only		
Total	600.00	Words			12 T T T T	
Payment Details IDBI BANK		F	OR USE IN RECEIVING BA	NK		
Cheque-DD D	Bank CIN	Ref. No.	69103332022053010914	2748463668		
Cheque/DD No.			RBI Date	30/05/2022-09:49:27	Not Verified with RBI	
Name of Bank		Bank-Branc	h	IDBI BANK		
Name of Branch		Scroll No.,	Date	Not Verified with Scroll		

Department ID : Mobile No. : 9100000000 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे . नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .



Page 1/1

Print Date 30-05-2022 09:49:40







	Department of Stam	p & Registration,	Maharashtra	
	Receipt of Doo	cument Handling Ch	narges	
PRN	3005202204102	Date	30/05/2022	
in the Sub	from THE SUB REGISTRAR OF towards Document Handling Cha	arges for the Docum	nent to be registered (CAR)	T OI
in the Sub	Registrar office Joint S.R.Kalya	n 5 of the District TI	nent to be registered(iSARI nane.	ITA)
the Sub	Pay	n 5 of the District Ti	nent to be registered(iSARI	ITA)
Bank Name	Pay	n 5 of the District TI	nent to be registered(iSARI	ITA)

क.ल.न	49
दस्त क्र.७७६	5055
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Mari.











CHALLAN MTR Form Number-6



RN MH002552963202223E BAR						
Department Inspector General Of Regis	stration	Payer Details				
Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment Registration Fee		PAN No.(If Applicable)				
Öffice Name KLN5_KALYAN 5 JOINT S	UB REGISTRAR	Full Name		Fariya Affan Khan		
Location THANE						
Year 2022-2023 One Time		Flat/Block	No.	Flat No 502, 5th Floor, p	orathab Darshan CHSI	
Account Head Details	Amount In Rs.	Premises/E	Building	Survey/ Hissa No 70B/1		
0030046401 Stamp Duty	500.00	Road/Stree	t	Plot No 19, At Gajb Kalyan,Dist Thane	handan Patharli, Ta	
0030063301 Registration Fee	100.00	Area/Local	ity	Gajbhandan Patharli		
		Town/City/District				
		PIN		क.ल.न	1 - 1 1	
		Remarks (I	f Any)	क.ल. नः रस्त क्र. ^{७७ ६ ६}	२०२२	
	46-147	SecondPartyName=Ya		shomalhar Construction~	1000	
				3	39	
DELYCED			,			
600.00				war and war of the second		
		Amount In	Six Hund	dred Rupees Only		
Total EFACE	600.00	Words				
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD De	Bank CIN	Ref. No.	69103332022053010914	2748463668		
Cheque/DD No.		Bank Date	RBI Date	30/05/2022-09:49:27	Not Verified with RBI	
Name of Bank		Bank-Branc	h	IDBI BANK		
Name of Branch		Scroll No.,	Date	Not Verified with Scroll		

Department ID : Mobile No. : 910000000 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-507-7766	0001332578202223	30/05/2022-12:27:21	IGR542	100.00
2	(iS)-507-7766	0001332578202223	30/05/2022-12:27:21	IGR542	500.00
			Total Defacement Amount		600.00



Print Date 30-05-2022 12:31:35





Receipt of Document Handling Charges

PRN 3005202204102 Receipt Date 30/05/2022

Received from THE SUB REGISTRAR OFFICE, Mobile number 000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 7766 dated 30/05/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

Payment Details

Bank Name	SBIN	Payment Date	30/05/2022
Bank CIN	10004152022053003852	REF No.	215019955423
Deface No	3005202204102D	Deface Date	30/05/2022

This is computer generated receipt, hence no signature is required.

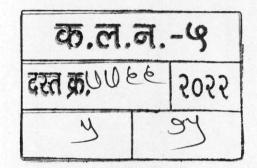
क.ल.न.-५ दस्त क्र.७७६६ २०२२

DEFACED

300

DEFACED







DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made & entered into at MUMBAI this <u>30</u> MAY, 2022.

BETWEEN

M/S YASHOMALHAR CONSTRUCTION [PAN NO. AABFY8103H] a partnership firm through Partners 1. MR. SNEHAL BHARAT EDAKE 2. MR. KAUSHAL BHARAT EDAKE residing at: 8, Bhagat Tower, Kelkar Road, Dombivali (East), Dist. Thane - 400612. hereinafter referred to as the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).







MRS. FARIYA AFFAN KHAN [PAN NO. AVGPA3343P] residing at: Flat No. A/33=34, Vraj Villa CHS. Ltd., L.B.S. Marg, Amrut Nagar, Nr. Police Chowky Ghatkopar (West), Mumbai - 400008. Hereinafter called the "ALLOTTEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

WHRERAS by an AGREEMENT TO SALE entered & executed as on 27/05/2022 between the Developers of the one Part and the Purchaser of the Second Part, which has been lodged for registration under Serial No. KALYAN5-7728-2022 dated 27/05/2022 at the Office of the Sub-Registrar at Kalyan whereby the Developer has agreed to Sale by way of Agreement the Unit described in the Schedule to said agreement.

AND WHEREAS, in the registered document being KALYAN5-7728-2022 Agreement for Dated 27/05/2022 in the document at INDEX NO. 2, In the INDEX NO. 2 in the column of (4) Property Details प्रमापन पोटहिस्सा व घरकमांक ³ असल्यास'), the "FLAT NO. 501" ³ सदिनका क. 501' is mistakenly written, the said mistake is being rectified by this deed and thereby rectified and read as FLAT NO. 502 ³ सदिनका क. 502'.

However, the present rectification deed is hereby entered and executed between the parties by mutual and free understanding.

THE Ist SCHEDULE OF THE PROPERTY

All the piece and parcel of the building, Prabhat Darshan CHS being and situated at Survey No. 70 B. H. No-1 (pt) and CTS No. 7015 A/1A (pt)-Plat No. 19 at Village Patherli Road No. 6, Dombivali (E). in the Registration District of Bombay and Bombay Suburban and within the jurisdiction of the Kalyan Dombivali.









Boundaries as per map:-

On or Towards East

: 18 Mtr. Proposed Road . ल.न.- ५

On or Towards West

: Plot No. 20

दस्त क्र. १०२२

On or Towards South : Jai Shree Krishna CHS ()

On or Towards North : 9 Mtr. Road

THE IInd SCHEDULE OF THE PROPERTY (UNIT)

FLAT NO. 502, ON THE 5th FLOOR, IN BUILDING KNOWN AS "PRABHAT DARSHAN CO-OPERATIVE HOUSING SOCIETY, HAVING CARPET AREA OF 831 SQ. FT.,

IN WITNESS WHERE OF THE PARTIES HERETO SET & SUBSCRIBED THEIR RESPECTIVE HANDS ON THE YEAR HEREIN ABOVE MENTIONED.

SIGNED AND DELIVERED BY THE WITHIN NAMED "PROMOTER" M/S YASHOMALHAR CONSTRUCTION a partnership firm through Partners 1. MR. SNEHAL BHARAT EDAKE [PAN

NO. AABFY8103H]

ST. THUNE

2. MR. KAUSHAL BHARAT EDAKE [PAN NO. AABFY8103H]







......







Topic !



27/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 7728/2022

नोदंणी:

	गावाचे	नाव: गंं.भा.पाथर्ली	ch.cl	.व४
(1)विलेखाचा प्रकार	करारनामा		- 10115	16812 22
(2)मोबदला	9972000	CCO	दस्त क्र.	र०रर
(3) वाजारभाव(भाडेपटटयाच्या बावतितपटटाकार आकारणी देतो की पटटेदार ते नभुद करावे)	6857500	550	e	37

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: सदनिका क्र 501,पाचवा मजला,प्रभात दर्शन को . हौ . सो . ली . सर्वे न . 70 बी,हिस्सा न . 1,सी . टी . एस . 7015 ए / 1ए,प्लॉट नं . 19,पाथर्ली गाव डोंबिवली पूर्व क्षेत्र 831 चौ फुट कारपेट((Survey Number : 70B ; HISSA NUMBER : 1 ;))

(5) क्षेत्रफळ

1) 831 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार स्नेहल भारत एडके - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉबर , केळकर रोड , डोंबिवली , ईस्ट , जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AABFY8103H

2): नाव:-मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार कौशल भारत एडके - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AABFY8103H

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

1): नाव:-फरिया अफ्फान खान - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं ए / 33 / 34 ब्रज विला, को. हौ. सो. ली., एल.बी. एस. मार्ग, अमृत मगर, एन . आर . पोलीस चौकी, घाटकोपर वेस्ट मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AVGPA3343P

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

27/05/2022

27/05/2022

(11)अनुक्रमांक,खंड व पृष्ठ

(14)शेरा

7728/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

698100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



specifications of the Flat/Shop agreed to be purchased by the Flat/Shop purchaser have been annexed hereto.

AND WHEREAS, the Developer has got achord of m concerned local authority the plans, specifications, e sections and details of the said building.

AND WHEREAS, under section 4 of the said Act, the Developer is required to execute a written agreement for sale of the said

Flat/Shop to the Flat/Shop Purchaser being in fact these presents

also to register the said agreement under the Registration Act. W THIS AGREEMENT witnessed and it is hereby agreed by दस्त क्र.७७२१

and between the parties hereto as follows:-

Developer shall construct a multi storied building on the said land in accordance with the plan, design, specification approved by the concerned local authority and which have been seen and approved by the Flat/Shop Purchaser with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority and Government.

The Flat/Purchaser hereby agrees to purchase from the 2. Promoter and the Developer hereby agrees to sell to the Flat/Purchaser one Flat/No. 502 on fifth Floor admeasuring Sq. Feet carpet area 831 as shown in the floor plan annexed herewith for lump sum price of Rs. 99,72,000/- (Rupees Ninety Nine Lakhs Seventy Two Thousand only)

B-REC Lay Rurchaser hereby agrees to part of Rs. 99,72,000/- in the

E OF PAYMENT-TERMS & CONDIT

वित्र स्थाप Sr Amount No. To Be Paid At the time execution of the Agreement 1 10% At the time of commencement of plinth 2 15% work

4



आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card

AABFY8103H

नाम / Name YASHOMALHAR CONSTRUCTION

निगमन/गठन की तारीख Date of Incorpation/Formation 20/01/2014



11022019



Copy !

आयकर विभाग

INCOME TAX DEPARTMENT
FARIYA AFFAN KHAN

MOHAMMAD AYUB ANSARI

30/12/1986

ermanent Account Numb

AVGPA3343P



आयकर विभाग

INCOME TAX DEPARTMENT

AFFAN KHAN

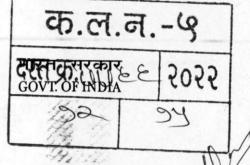
GALIB KHAN

02/11/1986

Permanent Account Number

BEFPK9259H







भारत सरकार GOVT. OF INDIA







आयकर विभाग

INCOME TAX DEPARTMENT

BHARAT M EDKE

MALHARRAO EDKE

05/04/1949 -

AAAPE8784D

ANA.

भारत सरकार GOVT OF INDIA





507/7766

सोमवार,30 मे 2022 12:36 म.नं.

दस्त गोषवारा भाग-1

कलन5 93 37

दस्त क्रमांक: 7766/2022

दस्त क्रमांक: कलन5 /7766/2022

बाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

ू भैरलेले मुद्रांक शुल्क: रु.500/-

🍍 दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

अ. क्रं. 7766 वर दि.30-05-2022

रोजी 12:22 म.नं. वा. हजर केला.

* Davi

दस्त हजर करणाऱ्याची सही:

पावती:8129

पावती दिनांक: 30/05/2022

सादरकरणाराचे नाव: फरिया अफ्फान खान - ---

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्टांची संख्या: 15

एकुण: 400.00

Joint Sub Registrar Kalyan 5 सह. दुख्यम निबंधक वर्ग-२ कल्याण क्र. ५

मुद्रांक शुल्कः *दुरूस्ती विधानपत्र

शिक्का क्रं. 1 30 / 05 / 2022 12 : 22 : 56 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 30 / 05 / 2022 12 : 23 : 48 PM ची वेळ: (फी)

Joint Sub Registrar Kalyan 5

सह. दुय्यम निवंधक वर्ग-२

प्रतिज्ञा पत्र

सदर दस्तएवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार मौंदणीसं दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदारं व सोबत जोडलेले कागदपंत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताह कायदा / नियम / परिपत्रक यांचे उल्लंधन होत नाही

जिहम घेणाए सही अधि-REG

लिहन दर्णाए अहें

दस्त गोषवारा भाग-2

कलन5 दस्त क्रमांक:7766/2022

ुदस्त क्रमांक :कलन5/7766/2022 दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार स्नेहल भारत एडके -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट , जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.

पॅन नंबर:AABFY8103H

नाव:मे यशोमल्हार कन्स्ट्रक्शन तर्फे भागीदार कौशल भारत एडके - लिहून देणा

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8, भगत टॉवर , केळकर रोड , डोंबिवली , ईस्ट ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,

पॅन नंबर:AABFY8103H

नाव:फरिया अफ्फान खान - ---3 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं ए / 33 / 34 वय:-35 ब्रज विला, को. हौ. सो. ली., एल.बी. एस. मार्ग, अमृत मगर, एन. आर . पोलीस चौकी, घाटकोपर वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AVGPA3343P

पक्षकाराचा प्रकार

लिहुन देणार वय:-39

स्वाक्षरी:-

लिहन घेणार

स्वाक्षरी:-वय:-34



छायाचित्र



अंगठ्याचा ठसा





वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:30 / 05 / 2022 12 : 25 : 53 PM

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

अनुक्र. पक्षकाराचे नाव व पत्ता

नाव:भरत एडके - -वय:73 पत्ता:डोंबिवली पु पिन कोड:410201

नाव:अफ्फान खान -वय:36 पत्ता:घाटकोपर पिन कोड:400086





छायाचित्र



अंगठ्याचा ठसा





शिक्का क्र.4 ची वेळ:30 / 05 / 2022 12 : 26 : 48 PM

शिक्का क.5 ची वेळ:30 / 05 / 2022 12 : 27 : 22 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Re

सह. दुख्यम निबंधक वर्ग-२

sr.	Purchaser		Verification no/Vendor	GENELLENGE GISTA	Amount	Used At	Deface Number	Deface Date
1	Fariya Affan Khan	eChallan	69103332022053010913	VH002 \$25 32022	500.00	SD	0001332578202223	30/05/2022
2		DHC	, n	3 0520 20 202	300	RF	3005202204102D	30/05/2022
3	Fariya Affan Khan	eChallan		MH002555069202223E	100	RF	0001332578202223	30/05/2022

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

सह. दुख्यम निबंधक वर्ग-२ कल्याण क्र. ५

