

Receipt (pavti)

71/21309

Monday, November 04, 2024

11:41 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22852 दिनांक: 04/11/2024

गावाचे नाव: गौरीपाडा

दस्तऐवजाचा अनुक्रमांक: कलन2-21309-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: हेमंत सिंह मीना -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1260.00

पृष्ठांची संख्या: 63

एकूण: रु. 31260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:00 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु. 6525000/-

मोवदला रु. 8624525/-

भरलेले मुद्रांक शुल्क: रु. 603720/-

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024300101688 दिनांक: 04/11/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010463592202425E दिनांक: 04/11/2024

वॅकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241028681	28 October 2024, 02:23:55 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	18/62-विभाग 8ब गौरीपाडा या गावातील सर्व मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक	सर्व्हे नंबर#27		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
20400	72900	83600	90900	83600	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	71.115 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	64.65 चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.78368/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((78368-20400) * (100 / 100)) + 20400) = Rs.78368/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र = 78368 * 71.115 = Rs.5573140.32/-				
E) बांधीव वाहन तळाचे क्षेत्र बांधीव वाहन तळाचे मूल्य	= 13.94 चौ. मीटर = 13.94 * (72900 * 25/100) = Rs.254056.5/-				
I) बांधीव बाल्कनी जागेचे क्षेत्र बांधीव बाल्कनी जागेचे मूल्य	= 8.9 चौ. मीटर = 8.9 * 78368 = Rs.697475.2/-				
Applicable Rules	= 3, 9, 18, 19, 4(i), 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बांधीव वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधीव बाल्कनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5573140.32 + 0 + 0 + 0 + 254056.5 + 0 + 0 + 0 + 697475.2 + 0 = Rs.6524672/- = २ पासष्ट लाख चौवीस हजार सहा शें वाहत्तर /-				

Home Print



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दस्ता क्र. 29300 2024
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CHALLAN
MTR Form Number-6



GRN	MH010463592202425E	BARCODE			Date	30/10/2024-09:44:49	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KLN2_KALYAN 2 JOINT SUB REGISTRAR					
Location				THANE					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.		Flat/Block No.				
0030046401 Stamp Duty			603720.00		MID TOWN W90				
0030063301 Registration Fee			30000.00		Premises/Building				
					Road/Street				
					FLAT NO.1203/1				
					Area/Locality				
					GAURIPADA KALYAN				
					Town/City/District				
					PIN				
					4 2 1 3 0 1				
Remarks (If Any)				SecondPartyName=MID TOWN SHELTERS LLP-					
Total				6,33,720.00		Amount In Words			
						Six Lakh Thirty Three Thousand Seven Hundred Twenty y Rupees Only			
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.			
						69103332024103010984 283678836			
Name of Bank				Bank Date		RBI Date			
IDBI BANK				30/10/2024-09:45:37		Not Verified with RBI			
Name of Branch				Scroll No. , Date		IDBI BANK			
						Not Verified With Scroll			



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Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलान केवल द्रयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

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SHOP / OFFICE / FLAT No. **1203** on **12th** floor,

in the Building No 1/2/3 in the Complex Known as "MID TOWN W90"

Area **64.65** Sq. Metres. (Carpet)

Market Value Rs. 65,25,000/-

Actual Value Rs. 86,24,525/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 4th DAY OF NOVEMBER 2024

BETWEEN

M/S. MID TOWN SHELTERS (LLP), a Limited Liability Partnership Firm, having its office at. Royal Marbles, Radhaswami Satsang Hall, Kalyan-Ambarnath Road, Ulhasnagar 421003, Dist Thane. (Pan No. ABNFM0407F), Through its Designated Partner **MR. PRAKASH TILUMAL SACHANANDANI**, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include partners constituting the said firm and their heirs, executors, administrators or assignees) of the **PARTY OF THE FIRST PART.**

AND

1. **MR. HEMANT SINGH MEENA**

Pan No. **AKEPM8541Q** Adhar No. **5901 7135 6302**

Email : hemantsmeena60@gmail.com Contact No. **90290 78927**

Aged about **44** years, Occupation :- Service/Business

2. **MRS. PREMWATI HEMANT SINGH MEENA**

Pan No. **CNKPM9342N** Adhar No. **8642 9247 9178**

Email : hemantsmeena60@gmail.com Contact No. **90290 78927**

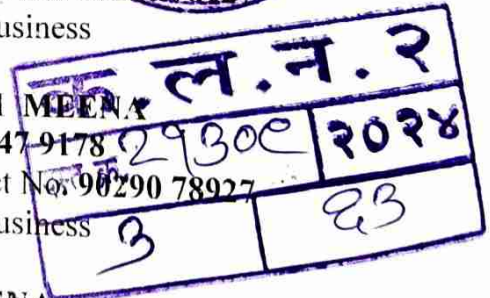
Aged about **43** years, Occupation :- Service/Business

3. **MR. ASHISH HEMANT SINGH MEENA**

Pan No. **GSGPM4799L** Adhar No. **2665 6801 5110**

Email : hemantsmeena60@gmail.com Contact No. **90290 78927**

Aged about **23** years, Occupation :- Service/Business



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Residing at : B-202, Panchamrut Co.Op.Hsg. Society, Sangoda Road, Behind Police Station, Titwala (W), Kalyan, Dist. Thane, Maharashtra, 421605.

hereinafter called and referred to as the **PURCHASERS** (Which expression unless it be repugnant to the context or meaning thereof shall mean and include their survivors heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART.**

WHEREAS Smt. Suvarna Balaram Bhoir and others are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Village **Gauripada**, Taluka **Kalyan**, Dist **Thane (M.S.)** bearing :

Survey No.	Hissa No.	Total Area of Land (H-R-P)	Area to be developed by Builders/Promoters (H-R-P)
27	7	0-68-10 P.K. 0-31-30	0-39-00 i.e. 3900 sq. metres

within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration at Kalyan hereinafter total area of land is called and referred to as "**said entire property**" and the area of land to be developed by Builders/Promoters herein is called and referred to as "**said property**" and is more particularly described in the **SCHEDULE** hereunder written ;

SCHEDULE OF SAID PROPERTY (LAND)

ALL that piece and parcel of LAND, Lying, being and Situated at Village Gauripada, Taluka KALYAN, Dist. THANE (M.S.) admeasuring 0-39-00 (H-R-P) i.e. 3900 sq. metres OUT OF TOTAL AREA OF LAND, admeasuring 0-68-10 (H-R-P) as described in the 'TABLE' Shown here-in-above, under Survey No. 27 Hissa No. 7, within the limits of KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

AND WHEREAS the owners of said entire property Smt. Suvarna Balaram Bhoir and others have by and under development agreement dated 24.12.2020, registered at the office of Sub Registrar of Assurances at Kalyan on 16.02.2021 under serial No. 2109/2021, made and executed between Smt. Suvarna Balaram Bhoir and others as the Owners/Vendors and the Builders/Promoters herein, therein called and referred to as Developers, the owners of the said entire property have granted the development rights in

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respect of said property (3900 sq. metres) described in the SCHEDULE above in favour of Builders/Promoters herein on the terms, conditions and for the consideration as mentioned therein ;

AND WHEREAS the Builders/Promoters herein, by and under powers and authorities vested in them, prepared and submitted necessary plans for necessary sanction with Kalyan Dombivli Municipal Corporation and accordingly Kalyan Dombivli Municipal Corporation granted Building Commencement Certificate bearing No. **KDMC / TPD / BP / KD / 2021-22/47** dated **13.10.2021 & KDMC / TPD / BP / KD / 2021- 22/47/27** dated **13.04.2023** in terms of said sanctioned plan, **THREE** buildings are sanctioned on said property as under :

- i. Building No. 1 : Stilt (Part), Ground (Part) plus First to Eighth Floor + Nineth Floor to Thirtieth Floor (Residential), High-rise Building/Tower.
- ii. Building No. 2 : Ground Floor plus First Floor (Commercial)
- iii. Building No. 3 : Ground Floor plus First Floor (Commercial)

AND WHEREAS as per sanctioned plans and permissions Builders/Promoters have proposed Complex/Building/s on said property under the name "**MID TOWN W90**" ;

AND WHEREAS Builders / Promoters herein applied to Tahsildar, Kalyan for passing necessary order for payment of conversion tax for using said property for Non-agricultural use and accordingly Tahsildar, Kalyan has passed necessary order bearing No. **Revenue/T-2/Land-1/conversion tax/SR-313/19** Dated **31/12/2019** and accordingly the Builders/Promoters have paid conversion tax for using said property for Non-agricultural use.

AND WHEREAS Builders / Promoters herein are in possession of said property and in terms of the above said sanction and permission the Builders / Promoters herein are well and sufficiently entitled to develop the said complex/building/s sanctioned on said property forming the part of said entire property ;

AND WHEREAS the Builders / Promoters herein declare that said sanction and permission is valid subsisting and completely in force ;

AND WHEREAS the Builders/Promoters have entered into a standard Agreement with an Architect **Anil R. Nirgude** **CONSULTANTS** of **Kalyan**, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

AND WHEREAS the Builders/Promoters have appointed **Shri Anand Sawant** of **Pentacon Structural Consultants Pvt. Ltd. Thane**, as Structural Engineers for the preparation of the structural design and drawings

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of the buildings and the Builders/Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings/complex.

AND WHEREAS proposed building/s, project/Complex consist of Shops/Offices/Flats;

AND WHEREAS as recited hereinabove, the Builders / Promoters are entitled to develop the said property and carry out the construction of the proposed complex/buildings at their own costs and expenses and to dispose of the Shops/Offices/Flats constructed in the buildings on ownership basis and to enter into agreements with the Purchasers and to receive the sale price in respect thereof and upon such disposal of the Shops/Offices/Flats to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Shops/Offices/Flats in the buildings subject to terms, conditions, facts and circumstances as mentioned in these presents ;

AND WHEREAS the Builders/Promoters are carrying out construction of said buildings on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Shops/Offices/Flats in the proposed Complex to be known as "**MID TOWN W90**";

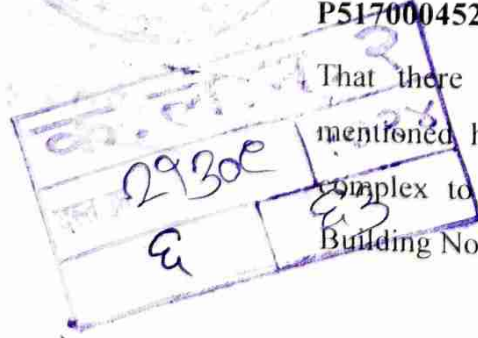
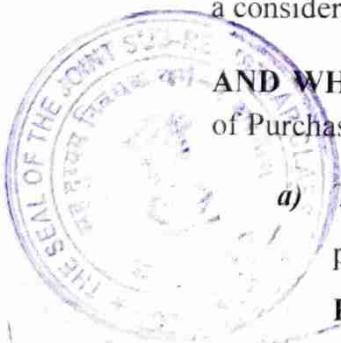
AND WHEREAS Purchasers herein shown their willingness to purchase Shops/Offices/Flats in said complex known as "**MID TOWN W90**" ; in the Building No.1

The Purchasers hereby agree to purchase from the Builders / Promoters and the Builders / Promoters hereby agrees to sell to the Purchasers puzzle covered parking bearing No. — being constructed in the layout for a consideration mentioned below.

AND WHEREAS Promoters herein have specifically brought to the notice of Purchasers herein that:

- a) That Builders/Promoters herein have registered their Project under provisions of Real Estate (Regulation and Development) No. **P51700045256**.

That there are three proposed buildings on said property as mentioned hereinabove and same shall form part of one single complex to be known as "**MID TOWN W90**". Consisting of Building No.1, Building No.2 and Building No.3.



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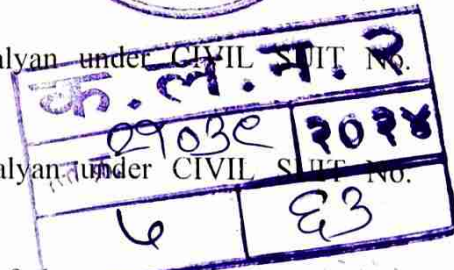
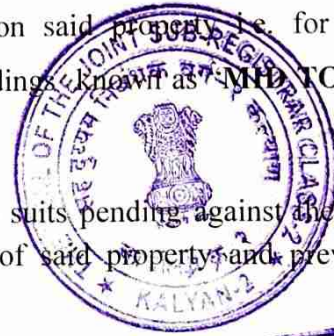
b) That the Builders/Promoters herein are going to acquire/ purchase the Transferable Development Rights (T.D.R.) and /or staircase F.S.I and /or any other F.S.I by payment of premium or otherwise, ancillary F.S.I. to be used, utilised and consumed on/in said buildings on the said property as may be permitted as per previous and/or as per New Development Control Rules and Regulations and accordingly building Plans will be revised in future from time to time and the floors of said buildings after final revisions shall be i.e. Building No. 1 will be of Stilt (Part), Ground (Part) plus First to Thirty or more upper floors, and building Nos. 2 and 3 shall be raised to more upper floors as may be permitted by Kalyan Dombivli Municipal Corporation and the Builders/ Promoters herein reserve their rights to raise the floors of buildings as per the municipal sanctions and permissions, and purchasers herein have no objection for same and /or shall not have any right to take objection for the same and given unequivocal consent for the same ;

c) That Builders/Promoters herein are going to have the Ground plus three upper level podium parkings sanctioned on said property and Club House in said parking building. **AND the said CLUB HOUSE shall be for use and enjoyment of Flat purchasers in all the buildings** to be constructed on said property i.e. for Flat purchasers of whole complex/ Buildings known as "MIDTOWN W90" ;

d) That FORMERLY, there were two suits pending against the said property (Land) between Owners of said property and previous Developers M/s M. S. Developers.

i. Before Civil Judge (J.D.) at Kalyan under CIVIL SUIT No. 496/2012.

ii. Before Civil Judge (S.D.) at Kalyan under CIVIL SUIT No. 113/2013



That previously some members of the owners of said property (Land) had executed Development agreement dated 10.11.2004 with said M/s M.S. Developers and after a lapse of time, the above said suits did arise and took place out of said agreement. However, the said agreement dated 10.11.2004 is now cancelled by and

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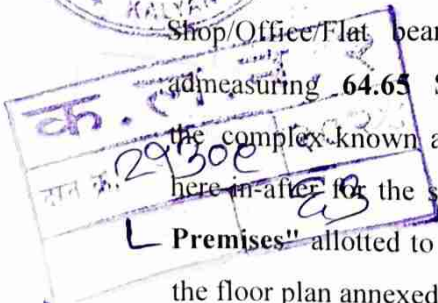
between the parties under Deed of Cancellation dated 16.02.2021, registered at the office of Sub- Registrar of Assurances at Kalyan under Sr. No. 2077/2021 dated 16.02.2021 and accordingly said M/s M. S. Developers have committed to withdraw the said suits. AND THUS, both the SUITS Now Stand Cancelled and **WITHDRAWN.**

- e) That Builders/Promoters have executed agreement for Access with Shree Laxmi Enterprises and others dated 20.09.2021, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 17182/2021 dated 20.09.2021 for availing small strip of land between said property land and existing D.P. Road.
- f) That conveyance of said building/s in favour of society and/or societies alongwith land shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement.

AND WHEREAS purchasers herein by understanding and agreeing to abovesaid facts/matters/things granted their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the purchasers and agreed to sell them **Shop/Office/Flat** AND the purchasers shall pay to the Builders / Promoters **Rs. 86,24,525/- (Rupees Eighty Six Lakh Twenty Four Thousands Five**

Hundred Twenty Five Only) including price of the common areas and facilities and for the puzzle parking of the building AND This FLAT, here-in-after for the sake of brevity shall be called and referred to as the "**Said Premises**" and the same/said premises are shown and marked in

accordingly on the Floor plan annexed hereto in respect of the said Shop/Office/Flat bearing No. 1203 on 12th floor in Building No. 1 and measuring 64.65 Sq. metres (Carpet) Balcony area 8.90 sq. metres in the complex known as "**MID TOWN W90**" AND This Shop/Office/Flat, here-in-after for the sake of brevity is called and referred to as the "**Said Premises**" allotted to the purchasers and shown and marked accordingly on the floor plan annexed hereto;



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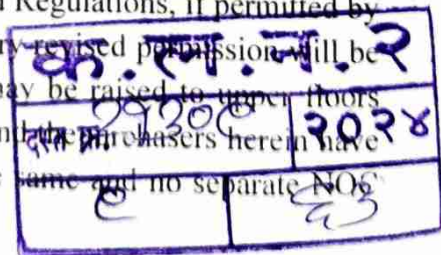
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AND WHEREAS the purchasers have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule herein under mentioned and in accordance with the progress of the construction work of the said scheme ;

SR. NO.	PAYMENT SCHEDULE	SLAB %
1.	Earnest Money	10.00%
2.	Completion of Plinth	35.00%
3.	On Completion of 1st Slab	1.50%
4.	On Completion of 3rd Slab	1.50%
5.	On Completion of 5th Slab	1.50%
6.	On Completion of 7th Slab	1.50%
7.	On Completion of 9th Slab	1.50%
8.	On Completion of 11th Slab	1.50%
9.	On Completion of 13th Slab	1.50%
10.	On Completion of 15th Slab	1.50%
11.	On Completion of 17th Slab	1.50%
12.	On Completion of 19th Slab	1.50%
13.	On Completion of 21st Slab	1.50%
14.	On Completion of 23rd Slab	1.50%
15.	On Completion of 25th Slab	1.50%
16.	On Completion of 27th Slab	1.50%
17.	On Completion of 29th Slab	1.50%
18.	On Completion of 31st Slab	1.50%
19.	On Completion of walls and internal plaster	6.00%
20.	On Completion of staircases, lift wells, lobbies upto the floor level	5.00%
21.	On Completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing, floorings, doors and windows and sanitary fittings	5.00%
22.	On Completion of lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of the areas appertain and all other requirements	10.00%
23.	Within 7 days after the date of occupancy certificate or completion certificate	5.00%
	Total	100%

AND WHEREAS as of now, the Purchasers have paid a sum of **Rs. 4,31,000/- (Rupees Four Lakh Thirty One Thousand Only)** unto the Builders / Promoters and this payment is hereby acknowledged by the Builders / Promoters.

AND WHEREAS it is further specifically brought to the notice of purchasers that Builders/Promoters herein are going to raise and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained and in that case floors of buildings may be raised to upper floors and/or construction in stilt may be carried out and the purchasers herein have granted them their unequivocal consent for the same and no separate NOCs shall be required for the same;



Purch

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ANNEXURE:

AMENITIES TO BE PROVIDED IN THE PROJECT:

- ❖ The Royal Majestic Main Entrance lobby.
- ❖ Elegant Imported Marble/Vitrified in the entrance lobby.
- ❖ Automatic High speed branded lifts.
- ❖ Generator Back up for Lifts, Staircase lights, Compound lights and Water supply Pumps.
- ❖ Elegant tiles in Living, Dining, Kitchen, Passage & Bedrooms.
- ❖ Gypsum/Plaster of Paris in the full flat.
- ❖ Decorative Doors.
- ❖ Good quality wooden door frames with oil paint/Melamine Polish.
- ❖ Elegant French widows with Marble/Granite sill's.
- ❖ Color Anodized/powder coated aluminum windows with Tinted glass.
- ❖ Granite kitchen platform with drain board stainless steel sink and service platform.
- ❖ Good designer quality tiles above platform up to door level.
- ❖ Concealed plumbing fittings.
- ❖ Well planned concealed electrical points with branded/ISI quality wiring.
- ❖ Branded modular switches.



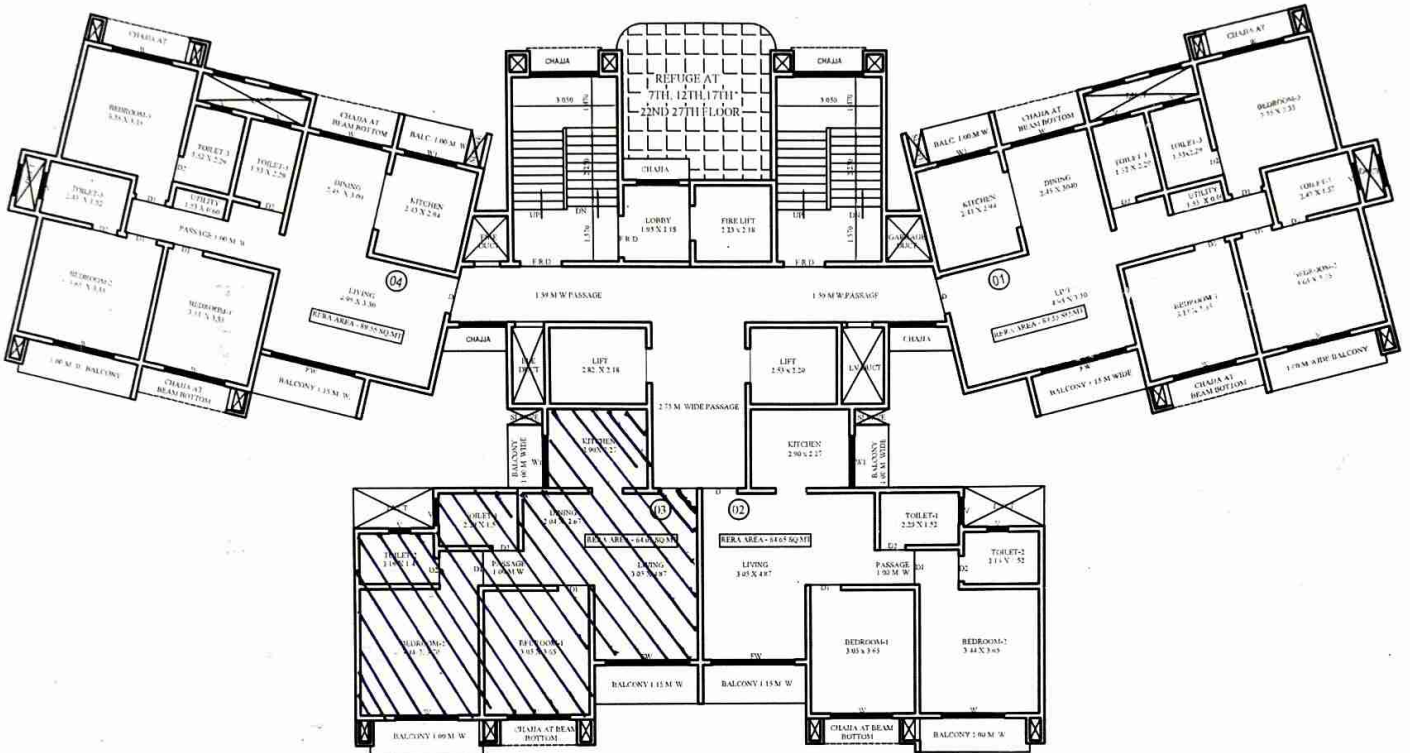
Prakash

इन्द्रा

प्रेमवती मीना

अहिर

MIDTOWN W-90



12TH FLOOR PLAN
SCALE-1:100

FLOOR NO -

FLAT NO -

Prakash

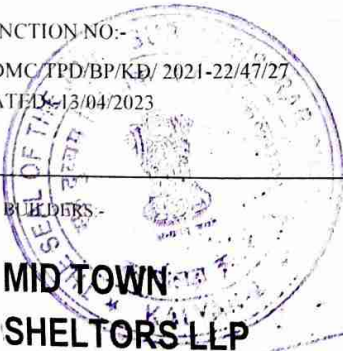
SELLER'S SIGNATURE

DATE:

अशोक प्रेमती मात अशोक

BUYER'S SIGNATURE

SANCTION NO:-
KDMC/TPD/BP/KD/2021-22/47/27
DATE: 13/04/2023



BUILDERS -
MID TOWN SHELTERS LLP

PROJECT:-

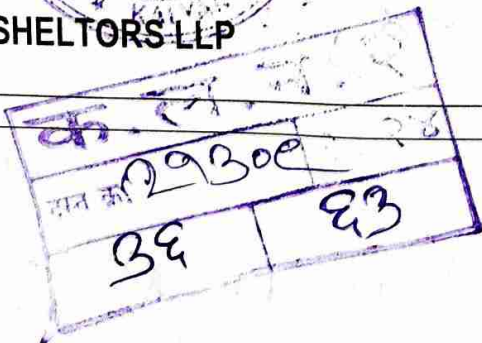
PROP. BUILDING PLAN ON PLOT BEARING
ON S.NO. 27, H.NO.7 AT VILLAGE GAURIPADA,
TAL. KALYAN DIST-THANE



ARCHITECT: ANIL R. NIRGUDE

VITAN CONSULTANTS
ARCHITECTS & ENGINEERS

B/101, 1ST FLR. BINDU TOWER, OPP. LOURDES SCHOOL
SANTOSHI MATA ROAD KALYAN (W) 421301





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700045256**

Project: **MIDTOWN W90** , Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 27 HISSA NO 7 Bt Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421301;**

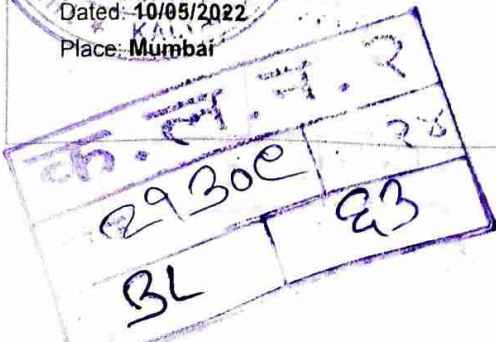
- Midtown Sheltors Llp** having its registered office / principal place of business at Tehsil: **Ulhasnagar, District: Thane, Pin: 421003.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from 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 **10/05/2022** 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
- 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:10-05-2022 12:22:49

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



Dated: **10/05/2022**
Place: **Mumbai**



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

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

To,
M/s. Suvrana Balaram Bhoir & Other
POA – M/s. Mid Town Sheltors LLP Through
Mr. Piyush P. Sachanandani.
Architect:- Shri. Anil Nirgude, Kalyan (W)
Structural Engg:- Mr. Anand Sawant , Kalyan (W).

Sir,

With reference to your application No.3297 dated 21/03/2023 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 , Survey No.27 Hiss no.7 Village – Gouripada situated at Road /Street Kalyan west, the Revised 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 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/KD/2021-22/47/27.

Office Stamp

Date : 13/04/2023.

Yours faithfully,



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

MBS

Page No.1/4





कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग
अटी व शर्ती

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/KD/2021-22/47/27.

Dt: 13/04/2023.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-गौरीपाडा येथील स.नं.२७ हि.नं.७ पै येथील ९९४०.०० चौ.मी. क्षेत्रापैकी करारनाम्यानुसार ताब्यात असलेले ३९००.०० चौ.मी. क्षेत्राच्या भूखंडावर ४२१४.५९ चौ.मी. चर्टई क्षेत्रास बांधकाम प्रारंभ परवानगी प्रदान करण्यात आलेली आहे. सद्यस्थितीत मंजूर ह.वि.ह. क्षेत्र २५३५.०० चौ.मी. क्षेत्र वापरून व UDCPR नुसार Basic FSI, Premium FSI, Ancillary FSI विचारात घेऊन एकुण १४०३२.८९ चौ.मी. बांधकाम क्षेत्राचा विकास करण्यासाठी दिनांक २१/०३/२०२३ च्या अर्जास अनुसरून, खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडेभिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत क्र.१:- स्टिल्ट (पै), तळ (पै)+ पहिला मजला ते आठवा मजला + नऊवा मजला ते तीस मजले (रहिवास)

इमारत क्र.२:- तळ मजला + पहिला मजला (वाणिज्य)

इमारत क्र.३:- तळ मजला + पहिला मजला (वाणिज्य)

पार्किंग इमारत व क्लब हाऊस:- स्टिल्ट + पहिला मजला

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपुर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र.१.५ Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल्यास बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेकडून घेण्यात यावे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येण्या-जाण्याचे मार्गही जबाबदारी सर्वस्वी आपली राहिल.

८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावी व मालकाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निराकरण मालकाने करणे आवश्यक राहिल.

MB

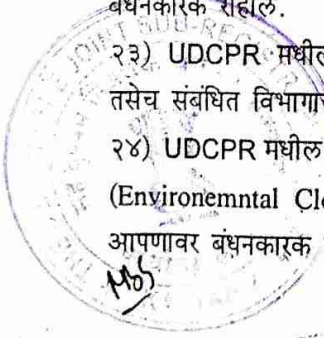


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- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौरऊर्जा उपकरणे बसवणे आपणावर बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) UDCPR मधील विनियम क्र. ३.१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) UDCPR मधील विनियम क्र. ३.१.५ नुसार पर्यावरण विभागाकडील सादर केलेल्या (Environmental Clearance) ना हरकत दाखल्या मधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.



क.स.न. ३	
दस्त २९३०९	२०२४
४६	६३

- २५) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २६) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- २७) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २८) इमारतीचे बांधकाम करतेवेळी महिला कामगारकरीता स्वतंत्र स्वच्छतागृह बांधणे आपणावर बंधनकारक राहिल.
- २९) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटींची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

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

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	४००६१५२/-	AC1169	१२/०४/२०२३	-	-
२	ARI 020102	-	-	-	-	-
३	ARI 020103	४९०९५/-	AC1169	१२/०४/२०२३	-	-
४	ARI 020104	१०८८३४००/-	AC1169	१२/०४/२०२३	-	-
५	ARI 020110	६९६१५००/-	AC1169	१२/०४/२०२३	-	-
६	ASI 010304	२९४५७००	AC1170	१२/०४/२०२३	-	-
७	ASI 010513	२६१३८१८	AC1169	१२/०४/२०२३	-	-
८	ASI 010518	४००६१५२/-	AC1171	१२/०४/२०२३	-	-
९	ARI 020519	६९६१५००/-	AC1169	१२/०४/२०२३	-	-
	Total	३,८४,२७,३१७/-	-	-	-	-



- प्रत:- १) करनिर्धारक व संकलक कडोमपा कल्याण
२) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र

