

9167378304

72/15290

पावती

Original/Duplicate

Friday, October 13, 2023

नोंदणी क्र.: 39म

1:52 PM

Regn.: 39M

पावती क्र.: 16789 दिनांक: 13/10/2023

गावाचे नाव: कल्याण

दस्तऐवजाचा अनुक्रमांक: कलन3-15290-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भरत देवराज माली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह दुय्यम निबंधक वर्ग-२ कल्याण क्र-३

बाजार मूल्य: रु. 2704200/-

मोबदला रु. 3400000/-

भरलेले मुद्रांक शुल्क : रु. 238000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1023112015347 दिनांक: 13/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009325503202324E दिनांक: 13/10/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला.  
परीकराची तशी

लिपिक  
सह. दुय्यम निबंधक कल्याण-३.



CHALLAN  
MTR Form Number-6



GRN	MH009325503202324E	BARCODE			Date	11/10/2023-13:47:49	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA				PAN No.(If Applicable)	AVAPM0937D			
Location	THANE				Full Name	BHARAT D MALI			
Year	2023-2024 One Time				Flat/Block No.	FLAT NO.503, SENWIN RESIDENCY.			
Account Head Details	Amount In Rs.		Premises/Building						
0030046401 Stamp Duty	238000.00		Road/Street		SHIVAJI NAGAR, KALYAN-ULHASNAGAR ROAD, WALDHUNI,				
0030063301 Registration Fee	30000.00		Area/Locality		KALYAN EAST				
			Town/City/District						
			PIN		4 2 1 3 0 6				
			Remarks (If Any)		PAN2=ADQFS1390C~SecondPartyName=SENWIN DIVINE VENTURES~CA=3400000				
			Amount In		Two Lakh Sixty Eight Thousand Rupees Only				
Total	2,68,000.00		Words						
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332023101114982		2832891666		
Cheque/DD No.			Bank Date	RBI Date	11/10/2023-13:48:35		Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9167378304

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*M. Meenamali*  
Meenamali

कलन - ३	
दस्त क्र. १५२००	२०२३
3 Print Date	1-10-2023 11:49:02



# AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 13<sup>th</sup> day of OCTOBER 2023

BETWEEN

M/s. SENWIN DIVINE VENTURES, a Partnership firm, holding PAN-ADQFS1390C, having its office at 1/5, Ulka Building, Opp. Anand Bal Bhavan, Ramnagar, Dombivli (E)-421201, through its Partners: MR. HITESH JAVER PATEL hereinafter called and referred as PROMOTERS/DEVELOPERS (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the First Part;

AND

MR. BHARAT DEVRAJ MALI, Age 39 years, Occupation Business, PAN-AVAPM0937D, and MRS. MEENA BHARAT MALI, Age 35 years, Occupation Housewife, PAN-DIMPM0094R, both residing at Room No.258, Shakuntala Niwas, Near Hanuman Mandir, Shivaji Nagar, Waldhuni, Kalyan (E)-421306, hereinafter called the PURCHASER/ALLOTTEE (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Other Part;

The Purchaser/Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the Purchaser/Allottee as singular masculine;

WHEREAS Mr. Vasudeo Arjunrao Bharambay and Mr. Dinkar Arjunrao Bharambay are jointly owned and possessed of and otherwise well and sufficiently entitled to all that piece of N.A. land bearing S.No. 179, H.No. 4, admeasuring 642.14 Sq.Mtrs., or thereabout, lying, being and situated in village Kalyan, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane and Sub-District Kalyan, and more particularly described in the FIRST

कल्याण-३  
S.No. 179, H.No. 4, 2023



*[Handwritten signature]*

meenamani

AGRA ROAD  
SHIVAJI CHOWK  
Kalyan - 421301

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202310132936

13 October 2023,01:46:54 PM

कलन3

मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
मूल्य विभाग	तालुका : कल्याण
उप मूल्य विभाग	1/11 -विभाग(10-फ2) या विभागातील लोकग्राम वसाहती व्यतिरीक्त सर्व मिळकती
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#179

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
16700	53600	61600	66800	61600	

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	48.048चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	43.68चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.56280/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((56280-16700) \* (100 / 100)) + 16700  
= Rs.56280/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 56280 \* 48.048  
= Rs.2704141.44/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅन्सनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 2704141.44 + 0 + 0 + 0 + 0 + 0 - 0 + 0 + 0 + 0  
= Rs.2704141/-  
= ₹ सत्तावीस लाख चार हजार एक शो एक्केचाळीस /-

Home

Print

कलन - ३	
दस्त क्र. १५२००	२०२३
१	६०



Zonal Office: Contact N  
Cont

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.503, having Carpet area admeasuring 38.14 Sq.Mtrs., alongwith Exclusive Areas admeasuring 5.54 Sq.Mtrs., which comprise of exclusive open and/or enclosed balcony appurtenant thereto, on the Fifth Floor, in the project known as SENWIN RESIDENCY, situated at Shivaji Nagar, Kalyan-Ulhasnagar Road, Waldhuni, Kalyan (E), as per floor plan attach herewith, to be constructed on the land described in the First Schedule mentioned hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
List of Amenities and specifications:

1. Earth Quake resistant R.C.C. Structure.
2. Internal Wall in Gypsum or Putty.
3. Double Coat outside plaster.
4. Vitrified Flooring (2' x 2') in Entire Flat.
5. Decorative main Door with S.S. Fittings.
6. Flush Door with good Quality Hardware Fittings.
7. Powder Coated Aluminum Sliding French Windows with Marble

कलम 3	
8	Acrylic Distemper Paint.
दस्तावेज 9422	2023
33	10. Full Height Glazed Designer Tiles in W.C., Bath & Toilets.
	11. Glazed Tiles up to Window top level in Kitchen.

8. Acrylic Distemper Paint.
9. Granite/Marble Door Frame for W.C. & Bathroom.
10. Full Height Glazed Designer Tiles in W.C., Bath & Toilets.
11. Glazed Tiles up to Window top level in Kitchen.
12. Granite Kitchen Platform with S.S. Sink (24x18 inch).
13. Good Quality Sanitary Fittings.
14. Concealed Plumbing with modern Fitting.
15. BMC/Backlite Door in W.C. Bathroom.
16. R.C.C. Loft Above Bath, W.C. & Toilets.
17. Hot & Cold water Mixer Fitting in Bath & Attached Toilets.
18. Western Commode in Attached Toilet.



1

*(Signature)*  
MeeNa Maji



Kalyan Dombivli Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2024/APL/00098  
Proposal Code : KDMCC-24-ENTRY-124155

Building Proposal Number - 1479084  
Date : 07/01/2025

Building Name : Senwin Residency(Mixed)	Floor : STILT/GROUND FLOOR(0.00 Sq mt), 1ST FLOOR(113.46 Sq mt), 2ND FLOOR(249.18 Sq mt), 3RD FLOOR(249.18 Sq mt), 4TH FLOOR(249.18 Sq mt), 5TH FLOOR(249.18 Sq mt), 6TH FLOOR(249.18 Sq mt), 7TH FLOOR(249.18 Sq mt)
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To,

- i) Hareshbhai Shivganbhai Patel Smt Vasudev Arjunrao Bharambe And Others Poa Ms Senwin Devine Venturen Through Partner Mr Prashant Y Parulekar , Hareshbhai Shivganbhai Patel ,smt Vasudev Arjunrao Bharambe And Others Poa Ms Senwin Devine Venturen Through Partner Mr Prashant Y Parulekar ,  
S.NO-179,HISSA N0-4,PLOT NO.11 VILAAGE-KALYAN
- ii) aniruddha dastane (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **Senwin Residency(Mixed)** Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No. **S.NO-179,HISSA N0-4,PLOT NO.11 VILAAGE-KALYAN**, Village Name/Mouje **KALYAN**, Sector No. **SECTOR 4**, completed under the supervision of **Architect**, License No **CA/1998/22773** as per approved plan vide Permission No. **KDMC/TPD/BP/KD/2021-2022/30/239** Date **24/08/2022** may be occupied on the following conditions.

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

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/KD/2021-2022/30/239 Date 24/08/2022

Signature Not Verified

Digitally signed by Surendra Anshuram Tangle  
Date: 2025.01.07 16:33:43 IST  
Reason: Approved Certificate  
Designation: EXECUTIVE ENGINEER/TOWN DEVELOPMENT OFFICER  
Location: Kalyan Dombivli Municipal Corporation  
Project Code: KDMCC-24-EN/124155  
Application Number: KDMCC/2024/1479084/2919  
Proposal Number: 1479084  
Certificate Number: KDMCC/FO/2024/APL/00098



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
EXECUTIVE ENGINEER/TOWN DEVELOPMENT OFFICER,  
Kalyan Dombivli Municipal Corporation,

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**  
**APPENDIX 'D-1'**  
**FORM FOR SANCTION OF BUILDING PERMISSION AND REVISED**  
**CERTIFICATE**

To,  
Smt. Vasudev Arjunrao Bharambe And Others,  
P.O.A :- M/s. Senwin Divine Venturen Through Partner,  
Mr. Prashant Y. Parulekar  
Architect - Mr. Aniruddha Dastane, Kalyan (W.)  
Structural Engineer - Mr. Girish Marathe (Intech Engineers).

Sir,

With reference to your application dated 20/04/2021 for the grant of sanction of Revised Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No.179, Hissa No. 4, Plot No. 11 Village Kalyan, situated at Kalyan (East) the Revised Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. **KDMC/TPD/BP/KD/2021-22/30/239.**

Office Stamp

Date : **24/08/2022**

Yours faithfully,



*[Signature]*  
Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation.

<b>कलन-३</b>	
दस्त क्र. <b>१५२००</b>	<b>२०२३</b>
<b>५०</b>	<b>६०</b>

*[Signature]*  
Mce. Na. Mali



13/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 15290/2023

नोंदणी :

Regn:63m

गावाचे नाव : कल्याण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2704200
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: (विभाग क्र.1/11,10फ2,बाजार मुल्य दर रु.53,600/- प्रति चौ.मी.)सुदनिका नं.503,पाचवा मजला,सेनविन रेसिडेन्सी,शिवाजी नगर,कल्याण-उल्हासनगर रोड,वालधुनी,कल्याण पूर्व,कार्पेट क्षेत्र 38.14 चौ.मी.,एक्स्क्ल्युसिव्ह एरिया म्हणजेच ओपन आणि/किंवा एनक्लॉस्ड बाल्कनी क्षेत्र 5.54 चौ.मी.,मौजे कल्याण,सर्व्हे नं.179,हि.नं.4,रेरा नं.पी51700046632( ( Survey Number : 179 ; ) )
(5) क्षेत्रफळ	1) 38.14 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सेनविन डिव्हाईन व्हेचर्स तर्फे भागीदार हितेश जवेर पटेल वय:-46; पत्ता:-प्लॉट नं: १/५, माळा नं: -, इमारतीचे नाव: उल्का बिल्डिंग, ब्लॉक नं: आनंद बाल भवनसमोर, रोड नं: रामनगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADQFS1390C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत देबराज माली वय:-39; पत्ता:-प्लॉट नं: रुम नं.२५८, माळा नं: -, इमारतीचे नाव: शकुंतला निवास , ब्लॉक नं: हनुमान मंदिराजवळ, शिवाजी नगर , रोड नं: वालधुनी, कल्याण पूर्व, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-AVAPM0937D 2): नाव:-मीना भरत माली वय:-35; पत्ता:-प्लॉट नं: रुम नं.२५८, माळा नं: -, इमारतीचे नाव: शकुंतला निवास , ब्लॉक नं: हनुमान मंदिराजवळ, शिवाजी नगर , रोड नं: वालधुनी, कल्याण पूर्व, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-DIMPM0094R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15290/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	238000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२ कल्याण क्र-३





# 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 :  
P51700046632

Project: *Senwin Residency* , Plot Bearing / CTS / Survey / Final Plot No.: *S No 179, H No 4at Kalyan, Kalyan, Thane, 421301;*

1. *Senwin Divine Ventures* 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 (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 **25/08/2022** and ending with **31/03/2025** 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;

◦ 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.

कलकत्ता	
दस्तावेज नं. १५५२०२२	
३७	६०



Signature valid  
Digitally Signed by  
Mr. Anun Appasaheb Nadagoudar  
(Secretary Incharge, MahaRERA)  
Date: 25-08-2022 11:29:15

Dated: 25/08/2022  
Place: Mumbai

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

*Handwritten signature*  
*Ammalu*  
*meena maji*

03/10/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 10924/2019

नोंदणी :

Regn:63m

(1) विलेखाचा प्रकार

गावाचे नाव : कल्याण

(2) मोबदला

विकसनकरारनामा

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

5000000

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

10706500

(5) क्षेत्रफळ

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे कल्याण, येथील सर्व्हे नं. 179, हिस्सा नं. 4, एकूण क्षेत्र 642.14 चौ.मी., अशी जमीन मिळकत. अभिनिर्णय प्रकरण क्र. 534/2019 सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी ठाणे शहर यांनी सदर दस्त प्रमाणित करून दिले आहे. ( Survey Number : 179 ; )

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) 642.14 चौ.मीटर

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

1): नाव:-वासुदेव अर्जुनराव भारंवे वय:-60; पत्ता:-प्लॉट नं: १०१, माळा नं:-, इमारतीचे नाव: लक्ष्मी दर्शन, ब्लॉक नं: श्रीखंडेवाडी, रोड नं: मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADZPB3351P

2): नाव:-दिनकर अर्जुनराव भारंवे वय:-53; पत्ता:-प्लॉट नं: १०१, माळा नं:-, इमारतीचे नाव: लक्ष्मी दर्शन, ब्लॉक नं: श्रीखंडेवाडी, रोड नं: मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADZPB3398N

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

1): नाव:-मे. सेनविन डिव्हाईन व्हेचर्स तर्फे भागीदार श्री. प्रशांत विजय परुळेकर वय:-50; पत्ता:-प्लॉट नं: १/५, माळा नं:-, इमारतीचे नाव: उल्का बिल्डिंग, ब्लॉक नं: आनंद बालभवनसमोर, रोड नं: रामनगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADQFS1390C

2): नाव:-मे. सेनविन डिव्हाईन व्हेचर्स तर्फे भागीदार श्री. हरेशमाई शिवगनमाई पटेल वय:-48; पत्ता:-प्लॉट नं: १/५, माळा नं:-, इमारतीचे नाव: उल्का बिल्डिंग, ब्लॉक नं: आनंद बालभवनसमोर, रोड नं: रामनगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADQFS1390C

(9) दस्तऐवज करून दिल्याचा दिनांक

03/10/2019

(10) दस्त नोंदणी केल्याचा दिनांक

03/10/2019

(11) अनुक्रमांक, खंड व पृष्ठ

10924/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

535400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णयित दस्त कारणाचा तपशील अभिनिर्णयित दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

<b>कल्याण-३</b>	
दस्त क्र. १५२००	२०२३
३८	२०



सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

meena mail

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**  
**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT**  
**CERTIFICATE**

To,  
Mr. vasudev Arjunrao Bharambe & Other  
P.O.A. - M/s. Senwin Divine Venturen through partner  
Mr. Prashant Y. Parulekar.  
Architect - Mr. Aniruddha Dastane, Kalyan.  
Structural Engineer - Mr. Girish Marathe (Intech Engineers).

With reference to your application dated 20/04/2021 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 Survey No. 179, Hlssa No. 4, Plot No. 11 Village Kalyan, situated at Kalyan (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 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/2021-22/30

Office Stamp

Date : 29/07/2021

Yours faithfully,

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

कलन-३	
२९	२०
२०२३	

*Meswa mali*  
Meswa mali

