



# 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 :  
**P51700053651**

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

1. **Subh Associates** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421201.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **21/11/2023** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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

Dated: 21/11/2023

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

03/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 3471/2025

नोंदणी :

Regn 63m

गावाचे नाव : गं.भा.पाथर्ली

(1) विलेखाचा प्रकार

करारनामा

(2) भोवदला

4000000

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

2525000

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

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्गन :, इतर माहिती: विभाग क्र. 8/34 दर -47700/- मौजे गजबंधन पाथर्ली येथील स. नं. 64 हिस्सा नं. 2 (पैकी) सी टी स. नं 11077 ते 11084 यावरील सुविधी दर्शन बिल्डींग मधील सदनिका नं. 504 पाचवा मजला क्षेत्र 409.00 चौ फुट कारपेट + 84.00 चौ फुट बाल्कनी / एन्क्लोज बाल्कनी / सर्व्हिस क्षेत्र / फ्लॉवर बेड ए पी / कपबोर्ड एकूण क्षेत्र 493.00 चौ. फुट कारपेट (( Survey Number : 64/2(Part) ; C.T.S. Number : 11077 to 11084 ; ))

(5) क्षेत्रफळ

1) 493.00 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- मेसर्स शुभ असोसिएट्स तर्फे भागीदार प्रतिक प्रविण पटेल -- वय:-38; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- जे एम दर्शन, ब्लॉक नं: 5, रोड नं: शिव मंदिर रोड गणेश टी समोर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABSFS2748E

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

1): नाव:- प्रीती चेतन विसरीया -- वय:-39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- धरणेन्द्र पद्मावती को ऑप. हौ. सोसायटी लि. पद्मावती कॉम्प्लेक्स बिल्डींग नं. 1, ब्लॉक नं: बी /505, रोड नं: हुतात्मा चौक जवळ गव्हर्नमेंट रेस्ट हाऊस समोर साई सेक्शन अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-BGGPP0545J

2): नाव:- चेतन शामजी विसरीया -- वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- धरणेन्द्र पद्मावती को ऑप. हौ. सोसायटी लि. पद्मावती कॉम्प्लेक्स बिल्डींग नं. 1, , ब्लॉक नं: बी /505, रोड नं: हुतात्मा चौक जवळ गव्हर्नमेंट रेस्ट हाऊस समोर साई सेक्शन अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ADHPV1180E

(9) दस्तऐवज करून दिल्याचा दिनांक

03/03/2025

(10) दस्त नोंदणी केल्याचा दिनांक

03/03/2025

(11) अनुक्रमांक, खंड व पृष्ठ

3471/2025

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

280000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

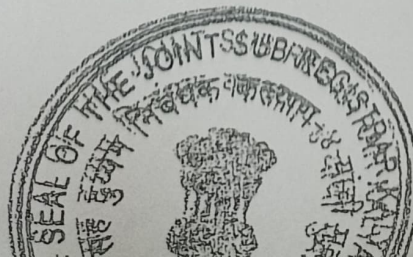
30000

(14) शेरा

मुल्यांनासाठी 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 कल्याण - ४



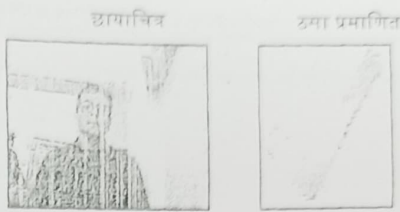
12:36 PM  
03/2025 12:38:22 PM  
क्रमांक: कलन4/3471/2025  
प्रकार: करगनामा

Summary-2  
दम्न गोपवारा भाग-2

कलन4 60/60  
दम्न क्रमांक: 3471/2025

पक्षकाराचे नाव व पत्ता  
नाव: मंगमं शुभ अनोसिएट्स तर्फे, भागीदार प्रतिक प्रविण पटेल - -  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जे एम दर्शन , ब्लॉक  
नं. 5, रोड नं: शिव मंदिर रोड गणेश टी समोर डोंबिवली पूर्व ,  
महाराष्ट्र, ठाणे.  
पिन नंबर: ABSFS2748E

पक्षकाराचा प्रकार  
निवून देणार  
वय :-36  
स्वाधरी:-



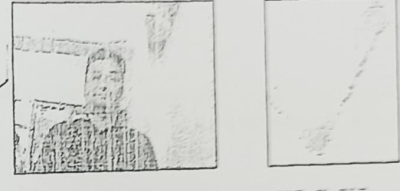
नाव: प्रीती चेतन विसरीया - -  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: धरणेन्द्र पद्मावती को  
ऑप. हौ. सोमायटी लि. पद्मावती कॉम्प्लेक्स विल्डींग नं. 1 , ब्लॉक  
नं: वी /505, रोड नं: हुतात्मा चौक जवळ गव्हर्नमेंट रेस्ट हाऊस  
ममोर माई सेक्शन अंबरनाथ पूर्व , महाराष्ट्र, ठाणे.  
पिन नंबर: BGGPP0545J

निवून घेणार  
वय :-39  
स्वाधरी:-



नाव: चेतन शामजी विसरीया - -  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: धरणेन्द्र पद्मावती को  
ऑप. हौ. सोमायटी लि. पद्मावती कॉम्प्लेक्स विल्डींग नं. 1 , ,  
ब्लॉक नं: वी /505, रोड नं: हुतात्मा चौक जवळ गव्हर्नमेंट रेस्ट  
हाऊस ममोर माई सेक्शन अंबरनाथ पूर्व , महाराष्ट्र, ठाणे.  
पिन नंबर: ADHPV1180E

निवून घेणार  
वय :-45  
स्वाधरी:-

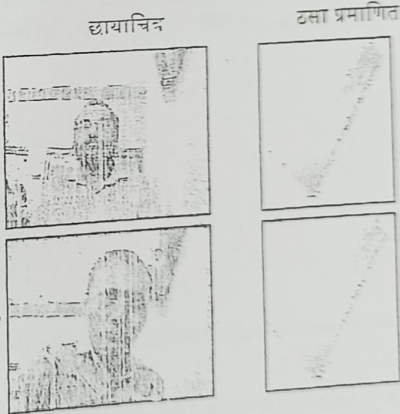


दम्नोवज करून देणार तथाकथित करगनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.  
क्र 3 ची वेळ: 03 / 03 / 2025 12 : 35 : 38 PM

दम्न अने निवेदीत करतात की ते दम्न ऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता  
नाव: जयेश वसंत झांजरुकरिया - -  
वय: 40  
पत्ता: डोंबिवली प.  
पिन कोड: 421202

निवून घेणार



नाव: रमेश कानिनालाव शहा - -  
वय: 53  
पत्ता: कोपर रोड डोंबिवली प  
पिन कोड: 421202

R. K. Shekh  
स्वाधरी

प्रमाणित करण्यात येते की सदर  
दस्त क्र. 3769 मध्ये 60 पाने  
आहेत. पुस्तक क्रमांक 9 वर  
नोंदला दि. 03/03/2025

क्र 4 ची वेळ: 03 / 03 / 2025 12 : 37 : 03 PM

क्र 5 ची वेळ: 03 / 03 / 2025 12 : 37 : 56 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 4

सह. दय्यम निबंधक कल्याण-4

ent Details.				Amount	Used At	Deface Number	Deface Date
Purchaser	Type	Verification no/Vendor	GRN/Licence	280000.00	SD	0009430362202425	03/03/2025
PRITI CHETAN VISARIA	eChallan	6910333202503011260	MH017015442202425E	1400	RF	0325017005897D	03/03/2025
	DHC		0325017005897	30000	RF	0009430362202425	03/03/2025
PRITI CHETAN VISARIA			MH017015442202425E				



कलन - ४  
देश क्र. ३२०१ / २०१७  
६५ / ७०

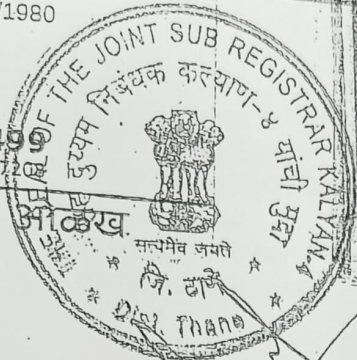


भारत सरकार  
GOVERNMENT OF INDIA  
चेतन शामजी विसरीया  
Chetan Shamji Visaria  
जन्म तिथि/DOB: 20/10/1980  
पुरुष/ MALE  
Mobile: 9322663636



3159 7300 1499  
VID : 9173 6933 4598

माझे आधार, माझी ओळख



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
CHETAN SHAMJI VISARIA  
SHAMJI JETHUBHAI VISARIA  
20/10/1980  
Permanent Account Number  
ADJIPV1180E  
Signature



भारत सरकार  
GOVERNMENT OF INDIA



प्रीती चेतन विसरीया  
Priti Chetan Visaria  
DOB: 24-12-1986  
Gender: Female



5044 3737 9709

आधार - आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
स्थायी लेखासंख्या कार्ड  
Permanent Account Number Card  
BGGPP0645J  
नाम / Name  
PRITI CHETAN VISARIA  
पिता का नाम / Father's Name  
PREMJI KHIMJI PASAD  
जन्म की तारीख / Date of Birth  
24/12/1986  
हस्ताक्षर / Signature  
2011/2017

Priti

भारत सरकार  
GOVERNMENT OF INDIA  
रिलेश कानितालाल शहा  
Rillesh Kanitalal Shah  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male  
4336 0120 8521  
आधार - सामान्य माणसाचा अधिकार

R. H. Shah



७) भूखंडाकडे बांधवा-घेण्याच्या मार्गाची जमावदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणे व बांधवाच्याप्रमाणे केले जाईल व त्या रस्त्याचे कागद महानगरपालिकेच्या योगी मानाची जमावदारी सर्वस्वी आपली राहिल.

८) मालकाची राहिल व मालक भाडेकरू यांना काही वाद असल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

९) सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय नुसतू नसे.

१०) सादर जागेतून पाण्याचा नैसर्गिक निवृत्त होत असल्यास तो जलनिःसारण विभाग व जलनिःसारण विभाग च्या परवानगीशिवाय चळवू अथवा बंद करू नये.

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी त्यासह रकम भरवावी लागेल तसेच निरूपयोगी साहित्य महापालिका स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सादर जागेत बांधकाम करणाऱ्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती परवानगीमुळे अधिकमतीत (Supersede) झाल्या असे समजण्यात यावे.

१३) रेल्वेकडून प्रस्तावातील सर्व भूखंड रस्ते, खल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख चांचेमाफत करणे घ्यावी व त्यांचेकडील प्रस्तावित जागेची नकाशाची प्रत, सुचारीत बांधकाम प्रमाणपत्र दिल्या नंतर खेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करणे व वाडेभिंतीचे बांधकाम करणे तसेच विनाश योजना रस्ते रिससर नोंदीबद्ध करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनाशपूर्व हस्तांतरित करणे

१५) वापर परवाना दाखल्या घेणेपूर्वी कर विभाग, जलनिःसारण विभाग व जलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. बांधकेंद्रील व-इतर दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्कदादायत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

१७) ओल्या व मुट्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.

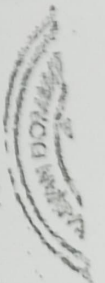
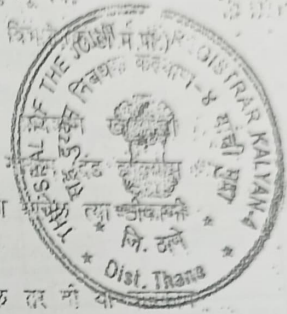
१९) वापर परवाना दाखल्या घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रकम शासनसज्जना केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२०) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, बांधकेंद्रील सनद सादर करणे आपणावर बंधनकारक राहिल.

२१) UDCPR मधील विनियम क्र. १३.५ नुसार धनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२२) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहिल.

कलत्र - ४  
दिनांक १९/०९/२०२५  
२१/००



कर्याय डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

परवानगी क्र. KDMC/TPD/BR/DOM/2021-22/17/172.

08/08/2023.



महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र.

कलन अतिरिक्त १९६६ चे कलम ४५ नुसार मोजे - ग.बं.भा.वली, सि.स.नं. १२०७७ ते ११०८४ मध्ये  
क्र. 3709/2022  
११/७ अली होती.

क्षेत्राच्या भुखंडावर एकूण ८६६.७१ चौ.मी. प्रारंभ बांधकाम परवानगी प्रदान करण्यात

सुरक्षित (UDCPR) नुसार Basic FSI, Premium FSI व Ancillary FSI

घेऊन ६७४.६० चौ.मी. क्षेत्रात एकूण १३६५.४६ भुखंडावर विकास करावयास केलेल्या

दि. २/२०२३ च्या अर्जास अनुसृत खालील अटी व शर्तीस अधिन राहून, तसेच नकारावर

हिशाने दुसऱ्या दाखविल्याप्रमाणे वाडे-भित्तीच्या बांधकामासह, "सुधारीत बांधकाम प्रमाणपत्र"

देण्यात येत आहे.

बांधकामाच्या तपशील :-

इमारत :- तट मजला ( बांधकाम ), पहिला मजला ( बांधकाम ) + दुसरा मजला हे  
सातवा मजला ( भिक्वस )

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR)मधील विनियम क्र. २.८.३ नुसार प्रत्येक जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बांधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळेवेळी निर्मित होणाऱ्या मार्गदर्शक सूचना आपणांवर बांधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेफ्फर पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केलेल्याने 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.



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

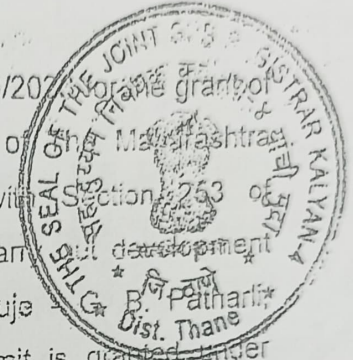
FORM FOR SANCTION OF BUILDING PERMISSION AND REVISED  
CERTIFICATE

क ल न - ४
दस्तावेज क्र. 3809 / 2024
४०/६०

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

Sir,

With reference to your application dated 27/03/2024 for the grant of sanction of Revised Certificate under Section 44 of Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on CTS No. 11077 To 11084 Mouje Tal - Kalyan the Revised Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:



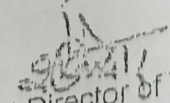
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement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

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

Office Stamp

Date: 08/08/2023.

Yours faithfully,

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



क ल न - ४
दस्त क्र. 3209 / 2024
32/00

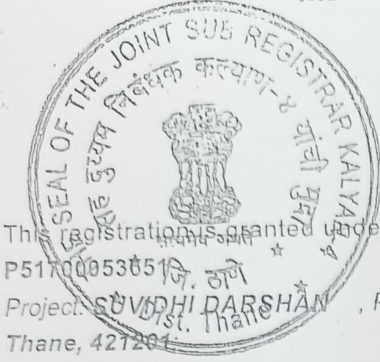


## Maharashtra Real Estate Regulatory Authority

### 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 :  
P51700053051, Plot Bearing / CTS / Survey / Final Plot No.: 11077 TO 11084 at DOMBIVLI, Kalyan, Thane, 421201

1. Subh Associates having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 21/11/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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

Dated: 21/11/2023

Place: Mumbai

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



क ल न - ४  
दस्त क ३२०१ / २०२५  
३६ / ७०

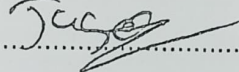
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **DOMBIVLI** in the presence of attesting witness, signing as such on the day first above written.

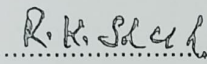


**SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PROMOTERS / DEVELOPERS  
M/S SUBH ASSOCIATES**  
Through it's Partner  
**Mr. PRATIK PRAVIN PATEL**



WITNESSES:

SHRI.  .....

SHRI.  .....

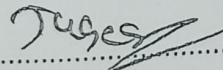
**SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
ALLOTTEES/ PURCHASERS  
MRS. PRITI CHETAN VISARIA**

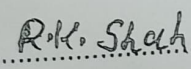


**MR. CHETAN SHAMJI VISARIA**



At on in the presence of WITNESSES:

1. SHRI  .....

2. SHRI  .....

क ल न - ४  
 दस्त क्र. 3209 / 2024  
 34 / 00

**ANNEXURE - E  
 AMENITIES**



**(LIST OF AMENITIES)**

	PARTICULAR STRUCTURE	NATURE OF AMENITIES
		R.C.C. Structure with external and internal brick walls with Neeru plaster from inside and double Coat plaster with cement paints from outside.
2	FLOORING	Vitrified Tiles in living and passage, bedroom and kitchen.
3	TOILET TILES	Full tiles on walls in Toilets
4	KITCHEN TILES	Glazed tiles Dado up to beam level in Kitchen above Platform.
5	KITCHEN PLATFORM	granite top cooking platform with steel sink
6	PLUMBING	Concealed type plumbing, Indian W. C. Pan, Washbasin, Shower and C. P. Taps etc.
7	ELECTRIC WIRING	Concealed electric cooper wiring with adequate electric points for lights, fans and bell.
8	MAIN DOORS	Factory made internal Flush doors.
9	WINDOWS	Powder Coated aluminum sliding windows
10	COLOUR PAINTS	Distemper color on internal walls and Cement
11	WATER	Paint on external walls. K. D. M. C. connection.

**ANNEXURE -F**

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)



क ल न - ४
दस्त क्र. ३२७१ / २०२५
३४ / ७०

**SCHEDULE 'A'**

Apartment / Flat No. 504, admeasuring 409.00 sq. ft. carpet + 84.00 sq. ft. carpet balcony Enclosed balcony/ service area / flower bed / A.C. /cupboard, totaling to 493.00 sq. ft. carpet on 5<sup>th</sup> floor in building in "SUVIDHI DARSHAN" (hereinafter referred to as " the Apartment / flat.") as shown in the floor plan thereof hereto annexed.



**ANNEXURE - A**

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

**SCHEDULE 'B'**

Title Report

**ANNEXURE -C-1**

Floor Plan of The Apartment

**ANNEXURE - C-2**

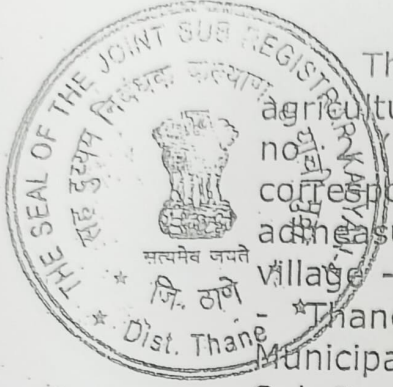
(Authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

**ANNEXURE -D**

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

कलन - ४
दस्त क्र. ३२७१ / २०२५
३२ / ७०

## PROJECT LAND SCHEDULE



The property all that piece or parcel of Non agricultural plot of land bearing Survey No. 64, Hissa no. (part), admeasuring 715 sq. yds., bearing corresponding City Survey nos. 11077 to 11084 admeasuring 604.60 sq. mtrs. lying and situate at village -Gajabandhan Patharli, Taluka-Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub-Registration District-Kalyan and Registration District-Thane, and bounded as under:

On or towards the East	:	Manpada road
On or towards the West	:	Gurudaivat CHS, Ram darshan CHS
On or towards the North	:	Gyan prasad CHS.
On or towards the South	:	Rukamani CHS

### **Second Schedule Above Referred to Common Areas and Facilities**

- i) Staircase
- ii) Passage in front of each flat on the staircase.
- iii) Terrace
- iv) Open space in the compound of the building.
- v) Drainage.
- vi) Underground and overhead water tank.
- vii) Submersible water pumps.
- viii) Power back up to Lift.
- ix) Lift.
- x) Electricity meter box.
- xi) Compound wall
- xii) Main gate



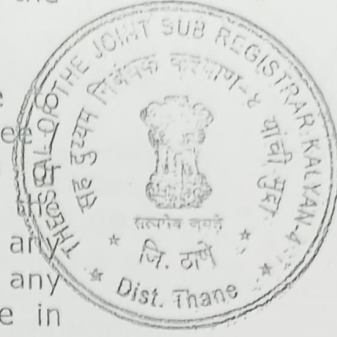
क ल न - ४

दस्त क्र. ३४७१ / २०२५

१० / ७०

designs and specifications as approved by the concerned local authority from time to time.

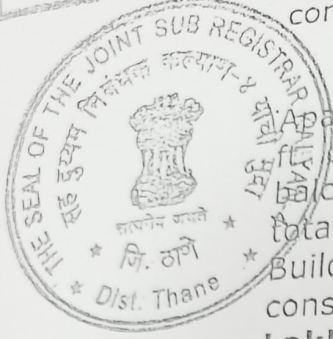
Provided that the Promoters shall have obtain prior consent in writing of the Allottee Flat Purchaser in respect of variations modifications which may adversely affect the Apartment / Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



- 1/a(i) The Promoters agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters the said Apartment / Flat No. **504**, admeasuring **409.00** sq. ft. carpet + **84.00** sq. ft. carpet balcony, Enclose balconey, service area, flower bed, A.P., E.P., Cupboard, totaling to **493.00** sq. ft. carpet on 5<sup>th</sup> floor in Building in "**SUVIDHI DARSHAN**" for total consideration of Rs. **40,00,000=00 (Rupees Fourty Lakh Only)**. Including Rs. **N/A** being the proportionate price of common areas and facilities appurtenant to the premises, the nature, extend and description of the common areas and facilities which are more particularly described in the Second Schedule herewith (hereinafter referred to as " the Apartment / flat ") as shown in the Floor plan thereof hereto annexed.
- (ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee garage bearing Nos. **N/A** situated at **N/A** basement and / or stilt and / or **N/A**. podium being constructed in the layout for the consideration of Rs. **N/A**.
- (iii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee covered parking spaces bearing Nos. **N/A** situated at **N/A** basement and/or stilt and / or **N/A** podium being constructed in the layout for the consideration of Rs. **N/A**.

दस्ता क्र. 3269/2020  
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enter into this Agreement on the terms and conditions appearing hereinafter.



**AND WHEREAS,** Allottee has been allotted Apartment / Flat No. **504**, admeasuring **409.00** sq. carpet + **84.00** sq. ft. carpet balcony / Enclosed balcony/ service area / flower bed /A.P. /cupboard, totaling to sq. ft. **493.00** carpet on **5<sup>th</sup>** floor in Building "**SUVIDHI DARSHAN**", for total consideration of **Rs. 40,00,000=00 (Rupees Forty Lakh Only)** and prior to the execution of these presents the Allottee has paid to the Promoter / Developers a sum of Rs. **1,00,000=00 (Rupees One Lakh Only)**, being part payment out of the total consideration of the said Apartment / Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

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

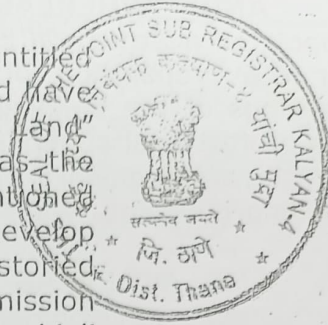
**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The Promoters shall construct the residential and commercial Building consisting of ground (commercial) + first floor (commercial) + second floor to seventh floor (residential) on the project land in accordance with the plans,



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६/७०

**AND WHEREAS** the Developers are entitled and enjoined upon to construct the Building and have started construction of building on the "Project Land" in accordance with the recitals hereinabove as the Developers on the basis of the above mentioned deeds and documents have acquired right to develop the said project land by constructing multi-storied building thereon as per the construction permission and the building plan sanctioned by Kalyan - Dombivli Municipal Corporation.



**AND WHEREAS** the Developers / Promoters are in possession of the "Project Land" and have commenced construction of the building in accordance with the sanctioned plan and permission of Kalyan - Dombivli Municipal Corporation.

**AND WHEREAS** the said "Project Land" is not coming under the provisions of Urban Land Ceiling Act as it is excluded from the said Act as the said Act has been repealed by the Central Government and the Urban Land (Ceiling & Regulation) Repeal Act, 1999 passed by the Parliament has been adopted by the Government of Maharashtra vide Gazette dated 6<sup>th</sup> December, 2007 / Agrahayan 15, 1929 and the said project land is also within limits as prescribed under the said Act.

**AND WHEREAS** the Allottee is offered an Apartment bearing number **504** on the **5<sup>th</sup>** floor in Building (herein after referred to as the said "Apartment") in the building called "**SUVIDHI DARSHAN**" (hereinafter referred to as the said "**BUILDING**") to be constructed on the said project by the Promoter.

**AND WHEREAS** the Developers / Promoters have entered into a standard Agreement with an Architect Shri Sandeep S Paranjpe & Shri Ajit V Gokhale and the Structural Engineer Shri Jiyal Chaudhary registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

**AND WHEREAS** the Developers have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai being **No. P51700053651**.



(Hereinafter the above-mentioned property is referred to as the said project land)

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

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

**AND WHEREAS** the Kalyan - Dombivli Municipal Corporation have issued revised construction permission no. KDMC / TPD / BP / DOM / 2021 - 22 / 17 / 172 dated 08.03.2023 and have sanctioned the building plan on the said project land under the same number for construction of residential and commercial building of Ground floor (Commercial) + first floor (commercial) + second floor to Seventh upper floors (residential).

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

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

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



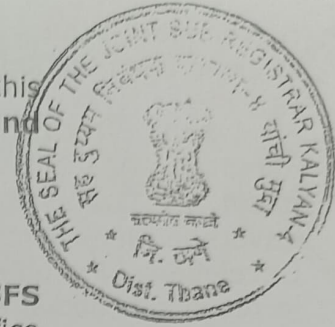
क ल न - ४  
दस्त क्र. ३२७९ / २०२५  
४ / ७०

AGREEMENT FOR SALE

THIS AGREEMENT made at **DOMBIVLI** this 3..... day of **March** in the year **Two Thousand and Twenty Five**.

**BETWEEN**

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



**AND**

(1) **MRS. PRITI CHETAN VISARIA** age - 39 years, occupation - **BUSINESS (PAN - BGGPP 0545 J)**,  
(2) **MR. CHETAN SHAMJI VISARIA** age- 45 years, occupation - **BUSINESS (PAN - ADHPV 1180 E)**, both residing at B/505, Dharanendra Padmavati CHS LTD., Padmavati Complex Building No. 1, Near Hutatma chowk, Opp. Government Rest House Sai Section, Ambarnath (East) - 421501. hereinafter referred to as "**THE ALLOTTEES / PURCHASERS**" party of the **SECOND PART**.

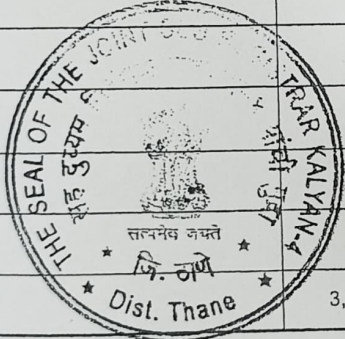
**WHEREAS** all that piece or parcel of Non agricultural plot of land bearing Survey No. 64, Hissa no. 2 ( part ), admeasuring 715 sq. yds., bearing corresponding City Survey nos. 11077 to 11084 admeasuring 604.60 sq. mtrs. lying and situate at village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub - Registration District - Kalyan and Registration District - Thane, and bounded as under:

On or towards the East : Manpada road  
On or towards the West : Gurudaivat CHS,  
Ram darshan CHS  
On or towards the North : Gyan prasad CHS.  
On or towards the South : Rukamani CHS

CHALLAN  
MTR Form Number-6



MH017015442202425E		BARCODE		Date	01/03/2025-14:11:31	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
Mode of Payment				PAN No.(If Applicable)		BGGPP0545J	
Officer Name KLN4_KALYAN 4 JOINT SUB REGISTRAR				Full Name		PRITI CHETAN VISARIA	
Location THANE				Flat/Block No.		SUVIDHI DARSHAN FLAT NO 504 5TH FLOOR	
Period 2024-2025 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		GAJBANDHAN PATHARLI TALUKA KALYAN DIST THANE	
0046401 Stamp Duty		280000.00		Area/Locality		DOMBIVLI EAST	
0063301 Registration Fee		30000.00		Town/City/District			
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्ता क्र 3009 / 2024</p> <p>3 / 100</p> </div>				PIN		4 2 1 2 0 1	
				Remarks (If Any)			
Total		3,10,000.00		Amount In		Three Lakh Ten Thousand Rupees Only	
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332025030112613		753980547	
Cheque/DD No.				Bank Date		RBI Date	
				01/03/2025-14:17:28		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. : 9850668000  
**NOTE:-** This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हेर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी हेर चलन लागू होई.

*Chetan*



मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : कल्याण
उप मूल्य विभाग	8/34-विभाग 19अ.1 ग.ब. पाथर्ली मधुन जाणा-या मानपाडा रोडच्या दोन्ही बाजूच्या दर्शनी भाग असलेल्या मिळकती ; जुन्या डोंबिवली म्युनिसिपल हद्दी पर्यंत ;
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#11077

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
9400	47700	58300	70600	58300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	50.402चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भववाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	45.82चौ. 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.50085/-  
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ( ( 50085-19400 ) \* ( 100 / 100 ) ) + 19400  
= Rs.50085/-

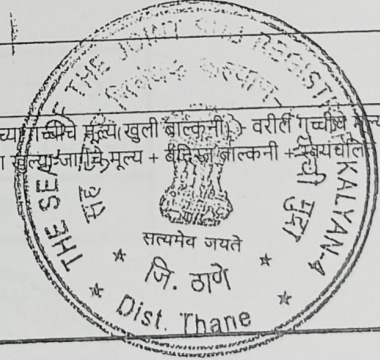
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 50085 \* 50.402  
= Rs.2524384.17/-

क ल न - ४  
दस्त क्र. 3४७१ / २०२५  
१ / ७०

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या मिळकतीचे मूल्य (खुली बाल्कनी) + वरील गृह मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + सार्वजनिक वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 2524384.17 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.2524384/-  
= ₹ पंचवीस लाख चोवीस हजार तीन शें चौऱ्याऐंशी /-



338/3471

Monday, March 03, 2025

12:03 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3738

दिनांक: 03/03/2025

गावाचे नाव: गं.भा.पाथर्ली

दस्तऐवजाचा अनुक्रमांक: कलन4-3471-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रीती चेतन विसरीया - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:23 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Kalvan 4

बाजार मूल्य: रु.2525000/-

मोवटला रु.4000000/-

भरलेले मुद्रांक शुल्क: रु. 280000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325017005897 दिनांक: 03/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017015442202425E दिनांक: 03/03/2025

बँकेचे नाव व पत्ता:

Priya





Name : PRITI CHETAN VISARIA / CHETAN S. VISARIA

Flat / Comercial Premises : 504 on 5<sup>th</sup> FLOOR.



PROJECT BY:  
**SUBH ASSOCIATES**

**SUVIDHI DARSHAN**  
Rera No. P51700053651

ARCHITECT  
**SANDEEP PARANJPE**  
**AJIT GOKHALE**  
R.C.C. CONSULTANT  
**JIYAL CHAUDHARY**