

Index-2 ( सूची - २ )



08/03/2020

सूची क्र. 2

दुय्यम निबंधक : सह.दु.नि.कुर्ला 5

दस्त क्रमांक : 2785/2020

नोंदणी :

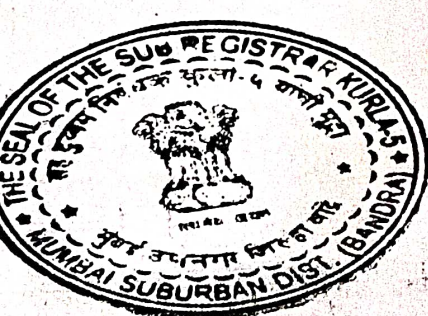
Regn:63m

गावाचे नाव : चेंबूर

(1) विवेकाचा प्रकार	परारनामा
(2) मोबदला	7025042
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते पट्टेदार)	6168370.425
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1003, माळा नं: 10 वा मजला, इमारतीचे नाव: द बायल जंक्शन बी व्हिन, ब्लॉक नं: जुना रेतीबंदर रोड चेंबूर पश्चिम मुंबई 89, रोड : पेस्तम सागर क्रॉस रोड नं 6, इतर माहिती: सदनिकाचे एकूण क्षेत्र 380.18 चौ फुट कारपोट सोबत एक कारपाकिंग ( C.T.S. Number : 620 PART 621 PART 622 PART 1859,1860,AND 1861 : ) 1) 38.87 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-युनिक प्रॉपर्टी इन्टरप्राइजेस प्रा लि चे संचालक अनिल विजय देशमुख वय:-56; पत्ता:-प्लॉट नं: ऑफिस नं 203,204, माळा नं: 2 रा मजला, इमारतीचे नाव: ऑरिंट प्लाझा, ब्लॉक नं: प्रभादेवी मुंबई, रोड नं: न्यू, प्रभादेवी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AABCU5474A
(8) दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल अशोक कुटे वय:-30; पत्ता:-सी-55/208,101, - ब्युटी हार्डदस शिव कॉलनी, उल्हासनगर, भाजी मार्केट, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421002 पॅन नं:-BJGPK1237H. 2): नाव:-सुयर्णा अनिल कुटे वय:-31; पत्ता:-प्लॉट नं: सी-55/208,101, माळा नं: - इमारतीचे नाव: ब्युटी हार्डदस शिव कॉलनी, ब्लॉक नं: उल्हासनगर, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-BGNPG2692E
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2020
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2785/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	421800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	



मुद्रांकनासाठी विचारात घेतलेला तपशील:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

करल - 4		
2020	This C.C. is	2900
of composite Building		

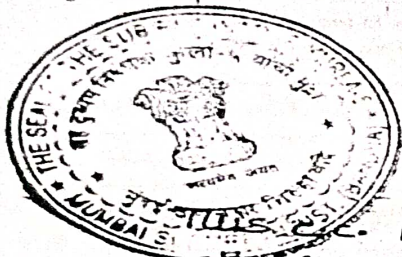
SRA/ENG/3153/MW/STGL/AP. 18 FEB 2017  
 re- endorsed up to plinth / still slab (inclu  
 Building as per approved Amended P

*seah*  
 12.02.17  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/3153/MW/STGL/AP. 13 OCT 2017

This C.C. is re- endorsed upto plinth level i.e. top o  
 Basement for wing 'A' and upto still level for wing 'B' &  
 of composite Building as per approved amended plans dtd:

*seah*  
 13.10.17  
 Executive Engineer  
 Slum Rehabilitation Authority



SRA/ENG/3153/MW/STGL/AP 28 MAR 2018

This C.C. is further granted upto terrace i.e. top of  
 15th (part) floor of Rehab Wing 'A' marked as A B C D  
 of composite building as per approved amended plan  
 dated 13.10.2017.

*seah*  
 28.03.18  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/3153/MW/STGL/AP 29 AUG 2018

This C.C. is further extended up to 14th (part) upper  
 floors of wing - B (sale) & 14th upper floors of wing  
 C (sale) of composite building as per approved  
 amended plans dated 13/10/2017.

*seah*  
 29.08.18  
 Executive Engineer  
 Slum Rehabilitation Authority

31 MAY 2019 SRA/ENG/3153/MW/STGL/AP

This C.C. is re-endorsed as full C.C. for Rehab wing 'A' and sale  
 wings B & C including parking tower and C.C. upto plinth level for Rehab  
 wing D as per the approved amended plans dated 31/05/2019.

*seah*  
 31.05.19  
 Executive Engineer  
 Slum Rehabilitation Authority



# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3153/MW/STGL/AP  
COMMENCEMENT CERTIFICATE

9 NOV 2015

COMPOSITE BLDG.

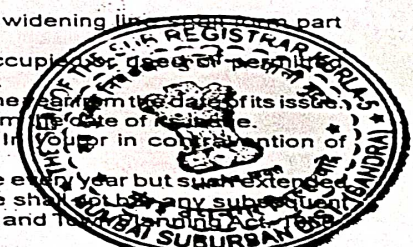
TO,  
M/s. Unique Property Enterprises Pvt.Ltd.  
9-13,14,15, 2nd floor, Gold Field  
Plaza Compound, Slon Bandra Link Road,  
Dharavi, Mumbai-400 017.

Sir,  
With reference to your application No. 4288 dated 19/09/2014 for Development  
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional  
Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra  
Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
C.T.S. No. 620(pt.), 621(pt.), 622(pt.), 1859, 1860, & 1861 of village  
Chembur, Taluka Kurla.

of village Chembur T.P.S. No. \_\_\_\_\_  
ward M/W Situated at Pestum Sagar Cross Road No.6, June  
Reti Bunder Road, Chembur (w), Mumbai-400 089.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/2508/MW/STGL/LOI dt. 23/01/2014  
IDA U/R No. SRA/ENG/3153/MW/STGL/AP dt. 21/02/2015  
and on following conditions!

- The land vacated in consequence of endorsement of the setback line/road widening line \_\_\_\_\_ part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied by \_\_\_\_\_ permit to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one \_\_\_\_\_ from the date of its issue. However the construction work should be commenced within three months from the date of release.
- This permission does not entitle you to develop land which does not vest in you or in continuation of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be a subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-  
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI P.B. BANDGAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level, i.e. upto stilt slab.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

P. Bandgar 9/11/2015  
Executive Engineer (SRA) (E.S.)

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



## SLUM REHABILITATION AUTHORITY

करल - ५		
२७६५	५४७००	
२०२०		

No. SRA/ENG/3153/ MW/ STGL/AP

Date: 11 FEB 2020

To,  
**Shri Vilas P. Kharche,**  
M/s. Catapult Realty Consultants,  
202-203, 2<sup>nd</sup> floor, Orbit Plaza,  
New Prabhadevi Road, Prabhadevi, Dadar (West),  
Mumbai - 400 025.

**Sub:-** Amended plan cum Part Occupation permission of the composite building for Rehab wing-A under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 620(pt), 621(pt), 622(pt), 1859, 1860 and 1861 of village Chembur, situated at Juna Retibunder Road, Pestom Sagar Cross Road No.6, Chembur (West), Mumbai - 400 089, for "Navbharat SRA CHS Ltd.", in M/W ward.

**Ref:** 1) Your letter dated 15/11/2019 & 15/01/2020.  
2) Licensed Surveyor completion certificate dtd. 30/12/2019.  
3) Structural Engineer completion certificate dtd. 25/12/2019.  
4) Site Supervisor completion certificate dtd. 30/12/2019.

Sir,

With reference to your letter mentioned above, I have to inform you that the Amended plans are approval for Composite Building & permission to occupy the Wing A (Rehab) i.e. Part OC of Composite Building in S.R. Scheme on plot bearing C.T.S. No. 620(pt), 621(pt), 622(pt), 1859, 1860 and 1861 of village Chembur, situated at Juna Retibunder Road, Pestom Sagar Cross Road No.6, Chembur (West), Mumbai - 400 089, for "Navbharat SRA CHS Ltd.", in M/W ward, which is completed under the supervision of Licensed Surveyor, Shri. Vilas P. Kharche of M/s. Catapult Realty Consultants (Lic. No. K/435/LS), Licensed Structural Engineer Shri. Achyut Watve of JW Consultants LLP (Reg. No. STR/W/10), Site Supervisor Shri. Chandrakant Patil (Reg. No. P/322/SS-I) and shown by red colour in the plans submitted by you on --/01/2020 is hereby granted, subject to the following conditions: -

- 1) This occupation permission is granted to Composite building for Wing-A (Rehab) (Gr. + 1<sup>st</sup> + 20<sup>th</sup> upper floors) for 111 Nos. of Rehab Resi. t/s + 12 Nos. of Rehab Comm. t/s + 02 Nos. of Balwadi + 02 Nos. of Welfare Center + 01 Nos. of Society Office & 01 Nos. of Sale Comm.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [Info@sra.gov.in](mailto:Info@sra.gov.in)