

CIDCO**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

NIRMAL, 2nd Floor, Nariman Point,
Mumbai - 400 021.PHONE : (Reception) 00-91-22-5650 0900
00-91-22-5650 0928

FAX : 00-91-22-2202 2509 / 5650,0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Ref. No.

CIDCO/BP/ATPO/492

Date : 30/3/2005

To,

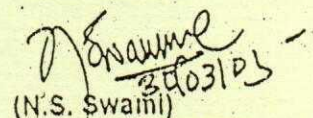
M/s Jai Corporation Ltd.,
Nirmal, 6th floor, Nariman Point, Mumbai - 21.,Sub:-Development permission for Residential Building on
Plot no. 1, Sector-7 at Kharghar, Navi Mumbai.Ref:-1) Your architects application dated.05/05/2004 & 29/03/2005
2) Extension of time limit granted by M(Ts), dtd. 24/03/2004
3) PSIDC NOC, dtd. 28/05/2004 vide letter dtd. 11/02/2005
4) Fire NOC dtd. 22/04/2004

Sir,

Please refer to your application for development permission for Residential Building on
Plot no.1, Sector-7 at Kharghar, Navi Mumbai.The development permission is hereby granted to construct Residential Building on the
plot mentioned above.The commencement certificate as required under section 45 of the Maharashtra
Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred
above.The approval for plumbing services i.e. drainage and water supply shall be separately
obtained by the applicant from the Executive Engineer , Kharghar, CIDCO prior to the
commencement of the construction Work.You will ensure that the building materials will not be stacked on the road during the
construction period.

Thanking you,

Yours faithfully,


(N.S. Swami)ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopda

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 2,06,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.
 - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces, i.e., open spaces of Housing Society and new construction / reconstruction / additions, on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

Dr. Pravin
23/07/05
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
M/S. HILEN SETHI ASSOC

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHIR/PNL/KLMDRON)
4. EE(WS)

Himanshu Bheda & Co.

Advocates, High Court, Mumbai

127, FIRST FLOOR, CENTRAL FACILITY BLDG. No. 1, APMC MARKET-I, PHASE-II, MUDI BAZAR, VASHI, NAVI MUMBAI
PHONE : 2766 6120, 2055 0038 • CELL : 9821032144, RELIANCE : 33332144
email : himanshu_bheda@hotmail.com

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub:- Report on Title of M/S. EKTA KAMDHENU BUILDERS & DEVELOPERS in respect of Plot no 01 Sector 07, Kharghar, Navi Mumbai admeasuring 5000.38 sq metres or thereabouts

THIS IS TO CERTIFY that we have perused the documents of M/S. EKTA KAMDHENU BUILDERS & DEVELOPERS, a Partnership Firm having its office at Room No 464, Bldg No 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400-037 (hereinafter referred to as the Builders) in respect of Plot, No. 01, Sector 07, Kharghar admeasuring 5000.38 sq. mtrs. or thereabouts. (hereinafter referred to as the said plot). The same is narrated as under:-

- a) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
- b) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

Himanshu Bheda & Co.

Advocates, High Court, Mumbai

7, FIRST FLOOR, CENTRAL FACILITY BLDG. No. 1, APMC MARKET-I, PHASE-II, MUJI BAZAR, VASHI, NAVI MUMBAI
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email : himanshu_bheda@hotmail.com

- c) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- d) By an Agreement to Lease dated 16th December, 1996 . executed between CIDCO and M/s. Jai Corp Limited , a Pvt Co registered under the Companies Act, 1956, having its office at Nirmal, 6th Floor, Nariman Point, Mumbai 400-021 (hereinafter referred to as the Licensee) CIDCO agreed to grant to the said Licensee licence to enter upon plot. No. 01, Sector 07, Kharghar admeasuring 5000.38 sq. mtrs. or thereabouts with permissible FSI 1.0 for the Lease Premium and on such terms and conditions as contained in the said Agreement. (hereinafter referred to as said plot).
- e) M/s. Jai Corp Limited by its Letter dated 17-10-2003 addressed to CIDCO, requested CIDCO to enhance the permissible FSI of 1.0 to 1.5 on the said Plot and for change of user from Residential to Residential + commercial user.
- f) CIDCO by its letter dated 03-01-2005, inter alia accepted the request of M/s. Jai Corp Limited and permitted them to consume additional 0.5 FSI admeasuring 2500.19 Sq metres on the said Plot. By the said Letter CIDCO also permitted the user of the said plot for Residential + commercial user.
- g) By Agreement dated 28th March, 2005 the said M/s. Jai Corp Limited then having it's office at A-3, MIDC, Nanded, Maharashtra, agreed to sell, transfer and assigns all their right, title and interest in respect of the said plot as leased to them by

Himanshu Bheda & Co.

Advocates, High Court, Mumbai

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CIDCO under the said Agreement to Lease in favour of the Builders for such consideration and upon such terms and conditions as mutually agreed upon between them.

- h) M/s. Jai Corp Limited requested the Corporation to grant them the permission to transfer and assign their rights and interest in or benefits under the said Agreement to Lease allotting the said Plot to the said the Builders.
- i) By and under Tripartite Agreement dated 29th March, 2005 and executed between the CIDCO and M/s. Jai Corp Limited & the Builders. CIDCO has granted to the Builders license to enter the said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975, with permissible FSI 1.5.
- j) By a Modified Agreement also dated 29th March, 2005 and executed between the CIDCO and the Builders. in view of enhancement for permissible FSI to 1.5 and Change of User to Residential + Commercial, the Agreement dated 16th December, 1996 was modified to the extent as mentioned in the said Modified Agreement dated 29th March, 2005.
- k) In the circumstances, the Builders are entitled to develop the said plot by constructing a building as per the building plans that shall be sanctioned.
- l) The Builders through their Architect "HITEN SETHI & ASSOCIATES" have prepared building plans by proposing to construct two Wings for residential cum Commercial buildings as may be permissible by CIDCO. CIDCO has sanctioned the building plans, specifications and designs submitted by the Builders and granted the Commencement Certificate and Development permission vide Letter No. CIDCO / B. P/ ATPO/491 dated 30-03-2005.
- m) In the circumstances, subject to the compliance of the terms & conditions of the said the Tripartite Agreement dated 29th March, 2005 . Modified Agreement also dated 29th March, 2005 & Development permission dated 28-09-2004 granted by

(1)

Himanshu Bheda & Co.

Advocates, High Court, Mumbai

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email : himanshu_bheda@hotmail.com

CIDCO in respect of the above plot, the title of M/S. EKTA KAMDHENU BUILDERS & DEVELOPERS. to the above plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:-

Plot no 01 Sector 07, Kharghar, Navi Mumbai admeasuring 5000.38

sq metres or thereabouts and bounded by:-

On or towards the North by:- 120.00 metre Channel Reservation

On or towards the South by:- Open Space

On or towards the East by:- 15.0 Metre Wide Road

On or towards the West by:- 10.00 Meter Wide Service Corridor

DATED THIS 24 DAY OF APRIL 2005

For Himanshu Bheda & Co.

H. Bheda

Proprietor.

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

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Mumbai - 400 021.
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Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Ref. No. NO.CIDCO/EMS/EO(III)/2005/119

Date : 29.3.2005

To,

Original Licensee

- 1) M/s. Jai Corp Limited
Plot No. 01, Sector-07
Kharghar, Navi Mumbai

New Licensee

- 2) M/s. Ekta Kamdhenu Builders & Developers
Plot No. 01, Sector-07
Kharghar, Navi Mumbai

Sub: Transfer of Plot No.01 in Sector-07, Kharghar, Navi Mumbai
Ref : Your transfer application dated 29.3.2005

Sir,

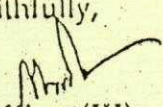
Tripartite Agreement has been executed on 29.3.2005 by M/s. Jai Corp Limited, Original Licensee in favour of M/s. Ekta Kamdhenu Builders & Developers, New Licensee for transferring the above mentioned plot to them.

Plot No. 01 in Sector-07, Kharghar, Navi Mumbai is accordingly ordered to be transferred in the name of M/s. Ekta Kamdhenu Builders & Developers, New Licensee and they will be liable to pay all amounts that may be legally due in respect of said plot with effect from March, 2005

Thanking you,

Copy to :
E.E. MSEB,
ATPO(NM & Khopla)

Yours faithfully,


Estate Officer (III)
Estate Officer

CIDCO LTD. Belapur
New Bombay-400 614