

Share Certificate No. 38

Members Registered No. 38

No. of shares 10

## Share Certificate

# SATYAM HARMONY CHS LTD

PLOT NO. 66, SEC 8A, AIROLI, NAVI MUMBAI, TAL & DIST THANE

(Registered Under The Maharashtra Co-Operative Society Act, 1960)

Reg. No. NBOM/CIDCO/HSG/(TC)/7383/JTR/2018-2019

(AUTHORISED SHARE CAPITAL OF RS. 39000 ) DIVIDED INTO 780 SHARE OF RS 50/-EACH)

This is to certify that Mr. Nakul Benkunth Sharma  
& Mrs. Poonam Nakul Sharma

flat No A-2002

is / are the Registered Holder/s of Ten

fully paid-up shares Numbered 371 to 380

both inclusive, of Rupees **FIFTY** each of the above named **SATYAM HARMONY CHS LTD.**  
Subject to the Bye-laws thereof.

Given under the common seal of the said society on  
22 day of September 2019.



**Rs.500/-**

Authorized

M. C. Member

Secretary

Chairmen

NOTE: No transfer of any of the Share Comprised in this Certificate will be registered unless accompanied by this Certificate.

8/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3  
दस्त क्रमांक : 4662/2016

नोंदणी :

Regn 63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार

अभिहस्तांतरणपत्र

(2) मोबदला

11000000

(3) बाजारभाव(भाडेपट्ट्याच्या

बाबतितपट्टाकार आकारणी देतो की  
पट्टेदार ते नमुद करावे)

9152000

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

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. ए-  
2002,20 वा मजला, सत्यम हार्मोनी, प्लॉट नं. 66, सेक्टर 8 ए, ऐरोली, नवी मुंबई.  
क्षेत्रफळ - 90.645 चौ. मी. बिल्टअप एरिया + 3.975 चौ. मी. ट्रेस. दस्त क्र.  
टनन3-4116/2016 दि. 04/05/2016 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल.  
( ( Plot Number : 66 ; SECTOR NUMBER : 8 A ; ) )

(5) क्षेत्रफळ

1) 90.64 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:- नारायण धनजी दुबारीया - - वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -,  
इमारतीचे नाव: रूम नं. ए-9, शिवनेरी दर्शन, प्लॉट नं. 29/30, सेक्टर 15, वाशी,  
नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.-  
AACPP5499E

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

1): नाव:- नकुल बैकुंठ शर्मा - - वय:-54; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे  
नाव: सदनिका नं. 201, बी विंग, शंकर शीला को. ऑप. हौ. सो. लि., प्लॉट नं. एफ-  
65, सेक्टर 8/9, ऐरोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन  
कोड:-400708 पॅन नं:-AFEPS0298B  
2): नाव:- पूनम नकुल शर्मा - - वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे  
नाव: सदनिका नं. 201, बी विंग, शंकर शीला को. ऑप. हौ. सो. लि., प्लॉट नं. एफ-  
65, सेक्टर 8/9, ऐरोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन  
कोड:-400708 पॅन नं:-BNEPS3186H

(9) दस्तऐवज करून दिल्याचा  
दिनांक

18/05/2016

(10) दस्त नोंदणी केल्याचा दिनांक

18/05/2016

(11) अनुक्रमांक, खंड व पृष्ठ

4662/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

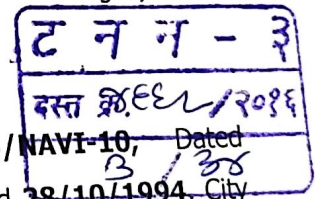
मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment  
अन्वयेद :- : area annexed to it.

# SALE DEED

THIS SALE DEED made and entered into at Navi Mumbai on this 18<sup>th</sup> day of MAY, 2016 BETWEEN **MR. NARAYAN DHANJI DUBARIYA** (Pan No. AACPP5499E), age 43 years, an adult, Indian Inhabitant, residing at Room No. A-9, Shivneri Darshan, Plot No. 29/30, Sector - 15, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, administrations and permitted assigns) of the **ONE PART.**

AND

**1) MR. NAKUL BENKUNTH SHARMA**, (Pan No. APEPS0298B), age 54 years & **2) MRS. POONAM NAKUL SHARMA**, (Pan No. BNEPS226H), age 42 years, both are an adults, Indian Inhabitants, residing at Flat No. 201, 'B' Wing, Shankar Sheela Co-operative Housing Society, Plot No. F-65, Sector - 8/9, Airoli, Navi Mumbai - 400 708, hereinafter for brevity's sake called and referred to as "THE TRANSFEREE/S" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **OTHER PART.**



1. By Gr. No. LQN/1985/1710/CR-217/85/NAVI-10, Dated 06/03/1990 & CID/1094/287/NAVI-10 Dated 28/10/1994, City Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to be as the Corporation or CIDCO LTD.) has agreed to lease out plots to the project affected persons in Navi Mumbai.

2. CIDCO LTD. therefore under their Scheme of 12.5% Gaothan Expansion Scheme has agreed to lease out a Plot bearing No. 66, situated at Sector No. 8 A, Airoli GES, Navi Mumbai admeasuring 2848.14 Sq. Mtrs. to 1)SMT. ASHA PRABHAKAR, 2)SHRI. HEMANT PRABHAKAR JOSHI, 3)SHRI. UMESH PRABHAKAR JOSHI

*[Handwritten signature]*

*P. Sharma*

*Nand*

(hereinafter referred to as the original Licensee) Vide CIDCO L Allotment Letter No. **G-39** Dated **07/09/2009**, **Plot No. 66**, **Sector A, Airoli, Navi Mumbai.**

3. That on the payment of lease premium, the Corporation has granted the lease of the said Plot to the original Licensee by virtue of **Agreement** dated **14/09/2009** **Plot No. 66, Sector 8 A, Airoli, Navi Mumbai** agreement registered under **Sr. No. TNN8-08307-2009** before Sub-Registrar **Thane No. 8**, on **18<sup>th</sup> December 2009** executed between City Industrial Development Corporation of Maharashtra as the Lessor and **1) SMT. ASHA PRABHAKAR JOSHI, 2) SHRI. HEMANT PRABHAKAR JOSHI, 3) SHRI. UMESH PRABHAKAR JOSHI** as the Original Licensee, The Corporation has handed over the possession of a **Plot bearing No. 66**, situated at **Sector No. 8 A, Airoli, GES Navi Mumbai** admeasuring **2848.14 Sq. Mtr.** thereabouts and more particularly described in the scheduled hereunder referred (hereinafter to as the said Plot).

4. By **Virtue of Tripartite Agreement** dated **31/12/2009, Plot No. 66** executed between the original Licensee the Original Licensee and **M/s. Shubh Home Developers** Through its **Partners** are **1. SHRI. GANESH VALJI VAID, 2. SHRI. NARAYAN DHANJI DUBARIYA, 3. SHRI. HIRJI LALJI DUBARIYA, 4. SHRI. NARAYAN AMBAVI PATEL** as the new Licensee & CIDCO LTD. being the confirming party, the original Licensee has sold and transferred his lessee hold rights of the said Plot to M/s. Shubh Home Developers Through its Partners are **1. SHRI. GANESH VALJI VAID, 2. SHRI. NARAYAN DHANJI DUBARIYA, 3. SHRI. HIRJI LALJI DUBARIYA, 4. SHRI. NARAYAN AMBAVI PATEL** & as per Provision made by Corporation for the transfer of the Plots, the Corporation has transferred the lessee hold rights of the said plot in the name of M/s. Shubh Home Developers Through its Partners are **1. SHRI. GANESH VALJI VAID, 2. SHRI. NARAYAN DHANJI DUBARIYA, 3. SHRI. HIRJI LALJI DUBARIYA, 4. SHRI. NARAYAN AMBAVI PATEL** (therein referred to as the **"New Licensee"**) of the Third Part and said agreement register under **Sr. No. TNN9-00003-2010** before Sub-Registrar **Thane No. 9**, on **1<sup>st</sup> January, 2010** & granted the lease of the said Plot's to the New Licensees.

ट न न -  
दस्तावेज  
10/1/20

*[Signature]*

P. Shrivastava

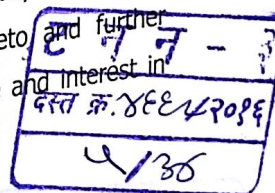
5. The Developers is seized and possessed of the said land bearing Plot No. 66, Airoli GES, Sector No. 8A, at Airoli, Navi Mumbai admeasuring 2848.14 Sq. Mtrs. thereabouts and more particularly described in the Schedule hereunder referred (hereinafter referred as the said Property).

6. The DEVELOPERS with intent to develop the said property constructing building thereon have got the plan sanctioned from NMMC and has obtained the necessary permissions from the concerned authorities of the corporation / NMMC and also necessary Plans, Specifications, elevations and drawing of the building proposed to be constructed by the developers on the said plot has been approved by the concerned Authorities & Commencement Certificate having Ref. No. NMMC/TPD/BP/CASE NO. A-11738/2884/2010, dated 02/07/2010 has been issued by the said Authority in respected of the Development permission for the said property more particularly described in the Schedule hereunder written.

7. The Developers have accordingly commenced construction of the building in accordance of sanctioned plan which will be known as "SATYAM HARMONY".

8. The Developers is absolute owner of the Plot, proposed building & Flats in the said building proposed to be constructed on said Plot No. 66 at Sector No. 8 A, Airoli GES, Navi Mumbai and is fully seized and possessed of the necessary documents relating thereto and further entitled to allot, transfer and assigns all its rights, title and interest in the above said building.

9. The Purchaser having inspecting the Title Documents, Plans, and approvals as hereinabove has become fully satisfied about the title of the Developers to the said Property and has also become fully satisfied regarding the plan the area of Flats & building proposed to be constructed on the said plot has requested the Developers to allot a Flat in his name.



*[Handwritten signature]*

*[Handwritten signature]*

10. The Developers has sold **Flat No. A-2002**, on **20<sup>th</sup> Floor** admeasuring about **90.645 Sq. Mtrs. Built Up area + 3.975 Sq. Mtrs. Terrace** (plus proportionate share in common passages, staircase, walls, lofts, common open terrace, recessed space below windowsills and the undivided interest in the common area and facilities) in the Building known as "**SATYAM HARMONY**" standing on **Plot No. 66** Situated at **Sector - 8 A, Airoli, GES, Navi Mumbai** (hereinafter referred to as the said "FLAT") to **MR. NARAYAN DHANJI DUBARIYA** i.e. the abovenamed **Transferor** for the proper consideration vide Agreement for sale executed between said The Developers & Transferor on dated **16/10/2015** and the same has been registered with Sub-Registrar of assurance Thane-3, vide document No. **TNN3-7208-2015** Dated **16/10/2015 & Receipt No. 8508** and transferring the above said FLAT premises in favor of the abovenamed Transferor on terms and conditions mentioned therein; and on subsequent following of the terms and conditions of the said agreement the said Transferor is absolutely settled and possess of the rights interest and title of the said FLAT premises.

The Transferor has agreed to sell the said **Flat No. A-2002**, on **20<sup>th</sup> Floor** admeasuring about **90.645 Sq. Mtrs. Built Up area + 3.975 Sq. Mtrs. Terrace** (plus proportionate share in common passages, staircase, walls, lofts, common open terrace, recessed space below windowsills and the undivided interest in the common area and facilities) in the Building known as "**SATYAM HARMONY**" standing on **Plot No. 66** Situated at **Sector - 8 A, Airoli, GES, Navi Mumbai** to the Transferee for the Total consideration of **Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LACS ONLY)** and upon the terms and conditions mutually agreed upon by and between the parties.

ट न न ३  
दस्त क्र. ६६८२/१०११  
६/१०/१५

And the Transferees has paid to the Transferor an amount of **Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LACS ONLY)** towards being paid by **FULL AND FINAL** payment of the sale price on or before the execution of this deed at present.

The Transferor have paid all the necessary charges of any nature whatsoever in respect of the said Apartment and the Transferor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

*[Signature]* P. Shalmanar.

*[Signature]*

The Transferor in the past have not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and they have not created any tenancy, leave and license or any other rights of the like nature in the said premises and they have not dealt with or disposed off the said Flat in any manner whatsoever.

The Transferor have good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there is as no outstanding estates or effects by way of lease lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said Flat or any part thereof.

The Transferor is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute form disposing off the said premises or any other statute from disposing stated in the Agreement.

The Transferor have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement into this Agreement on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferees have agreed to purchase the said Apartment.

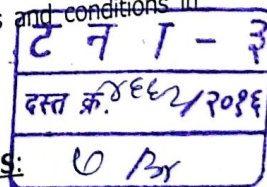
The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Transferor hereby agree to sell transfer and assign all his rights, title and interest in and upon the **Flat No. A-2002**, on **20<sup>th</sup> Floor** admeasuring about **90.645 Sq. Mtrs. Built Up area + 3.975 Sq. Mtrs. Terrace** (plus proportionate share in common passages, staircase, walls, lofts, common open terrace, recessed space below windowsills and the undivided interest in the common area and facilities)

*[Signature]* P. Shasamma

*[Signature]*



in the Building known as "SATYAM HARMONY" standing on Plot 66 Situated at Sector - 8 A, Airoli, GES, Navi Mumbai, to Transferee for the Total consideration of Rs. 1,10,00,000/- (RUPEE ONE CRORE TEN LACS ONLY) and upon the terms and conditions mutually agreed upon by and between the parties.

And The Transferees has paid to the Transferor an amount of Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LACS ONLY) towards being paid by FULL AND FINAL payment of the sale price on or before the execution of this present.

2. The Transferor hereby agrees to pay all the outstanding; due for payment maintenance and service charges or any other dues payable to the Concerned Authorities, Electricity bill etc. till the date of handing over the possession to the Transferees, and whereas the Transferees shall be liable for all such payments from the date of taking possession of the said Flat from the Transferor.

3. That after taking possession of the said Flat from the Transferor, Transferees shall be entitled to have and hold the occupation and the Transferees can hold the same for unto and to the use and benefit for their heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor or any person on his behalf or who may claim through him, subject only to on the part of the Transferees to pay the taxes, assessment, charges, duties Municipal authority Government or any local authority or corporation or proposed co-op. Society in respect of the said premises from the date of taking possession of the same.

4. That the Transferor hereby state and declare that they have not in any manner whatsoever dealt with their right in respect of the said Flat to anybody.

ट न न - 3
दस्त ३४६६३३३३
C/38

5. That the Transferor herein has handed over to the Transferees all documents in respect of the said Flat and undertake that from time to time and at time hereafter and at the cost of the Transferees all

*[Signature]*  
P. Shazama



12. The Transferor hereinafter at the request and cost of the Transferees shall execute any document, paper and writings as may be necessary for perfectly vesting said Apartment and transferring the same unto the Transferees without any extra or excess consideration.

13. The **TRANSFEREES** have obtained the **Agreement For Sale** from the **TRANSFEROR** and registered the same with the Sub-Registrar of Assurances at Thane, vide its Registration Document No. **TNN3-4116-2016** & Receipt No. **5297**, dated **04/05/2016**.

14. The Transferee hereby covenants to become a member of the said Society and to abide by all and singular the bye-laws, rules and regulations that may be adopted by the said society or which they said Society may adopt from time to time.

15. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Unit premises act, 1963 and the Maharashtra Ownership of Apartment Rules, 1964 as amended upto dated or any other provisions of law applicable thereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

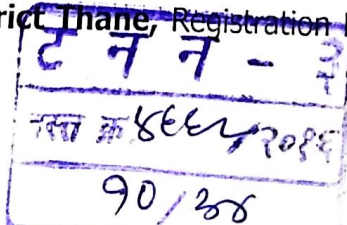
**(Description of the Land)**

All that piece and parcel of land known as **Plot No. 66** in **Airoli GES**, lying and being at Airoli, Navi Mumbai, confining by admeasuring **2848.14** or thereabout and a building to be constructed of GR. + 21 Floor will be known as **"SATYAM HARMONY"** on **Plot No. 66, Sector 8 A, in Airoli GES, Taluka Thane and District Thane**, Registration District Thane and Registration Sub District Thane.

THAT IS TO SAY:-

On or towards East by : Plot No. 67 & Plot No. 75  
On or towards West by : Plot No. 65  
On or towards South by : Proposed 9.00 Mtrs. Road  
On or towards North by : 11.00 Mtrs. Wide Road

 P. Shastri



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the Flat)**

**Flat No. A-2002, on 20<sup>th</sup> Floor** admeasuring about **90.645 Sq. Mtrs.** Built Up area + **3.975 Sq. Mtrs. Terrace** (plus proportionate share in common passages, staircase, walls, lofts, common open terrace, recessed space below windowsills and the undivided interest in the common area and facilities) in the Building known as **"SATYAM HARMONY"** standing on **Plot No. 66** Situated at **Sector - 8 A, Airoli, GES, Navi Mumbai, Taluka & Dist. Thane.**

**IN WITNESS WHEREOF** the parties hereto have is subscribed their respective hands on their respective hands on this **04** day and year first hereinabove written.

**SIGNED SEALED AND DELIVERED BY THE**  
**WITHIN NAMED TRANSFEROR**  
**MR. NARAYAN DHANJI DUBARIYA**



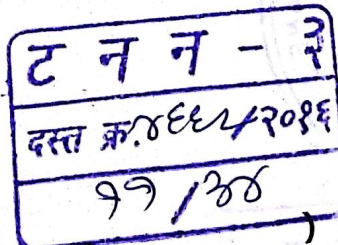
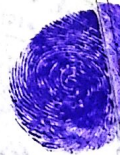
In the presence of

1. Anand Baviskar

2. S. Dhya

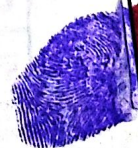
**SIGNED SEALED AND DELIVERED BY THE**  
**WITHIN NAMED TRANSFEREE**  
**1) MR. NAKUL BENKUNTH SHARMA**

*Handwritten signature of Nakul Benkunt Sharma*



**2) MRS. POONAM NAKUL SHARMA**

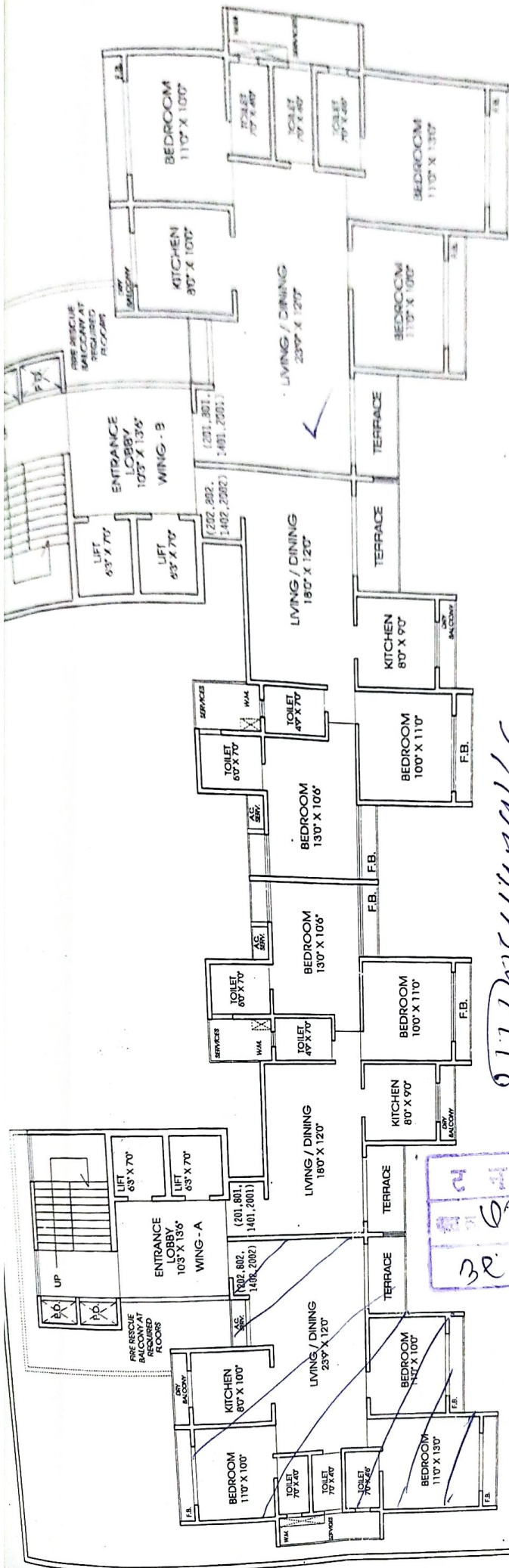
*Handwritten signature of P. Sharan*



In the presence of

1. Anand Baviskar

*Handwritten signature of Anand Baviskar*



*Q11120114911*

PROJECT:	RESIDENTIAL	TITLE:	PROPOSED LAYOUT PLAN
PLOT: 66	8-A	DEVELOPER:	ARCHELLECTIVE PVT. LTD.
NODE: AIROLI	CITY: MAVI MUMBAI	REG. NO.:	1402, 2002, 1401, 2001
LEVEL: TYPICAL LVL.		DATE:	08/12/2011
TYPICAL LEVEL:		DRAWN BY:	JAY

**DIMENSIONS**  
 ARCHELLECTIVE PVT. LTD.  
 Studio Plot No. 66, Near Sagarwada  
 NAVI, MUMBAI - 400 703 (INDIA)  
 TEL: 91-22-2782 3147  
 FAX: 91-22-2782 3147  
 E-mail: info@archellective.com  
 WEBSITE: www.archellective.com



*2nd*



**नवी मुंबई  
महानगरपालिका**

**Navi Mumbai  
Municipal Corporation**

पहिला माळा, बेलापुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.नं./नमुंमपा/नरवि/बा.प./प्र.क्र.ए-११७३८/२८८४ /२०१०  
दिनांक :- ०२/०७/२०१०.

प्रति,  
मे. शुभ होम डेकलपर्स  
भूखंड क्र. ६६, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र..५७९/२०१०

प्रकरण क्र. ए - ११७३८

विषय :- भूखंड क्र. ६६, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई या जागेत निवासी  
कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- १७/०४/२०१० रोजीचा अर्ज

संदर्भ :-

भूखंड क्र. ६६, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई या जागेत निवासी कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रानुसार प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी बांधकाम परवानगी नवी मुंबई प्रतिक महानगरपालिका अधिनियम : १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगरचना अधिनियम : १९६६ च्या कलम ४५ (१) (२) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रथमपात्र सोबत निवर्गित बांधकामासाठी जोडीत आहे. तसेच खाली नमूद केलेल्या बाबींची नोंद घ्यावी.

पानी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पुढणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणांवर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे जागेसंदर्भात यांचा संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेची रेरबागर होऊ नये म्हणून संबंधित भूखंड धारकाचे कृपया भिन्न बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. नैरकृत्य करतांना आढळल्यास संबंधितांस कायदेशीर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सारखेला भूभागांमध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Bench Mark यांच्या वेदांतरावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि घल यांचा निचरा योग्यपणे करून घ्याव्यात याची नोंद घ्यावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा जाहीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासकरिता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरते शेडस टॉयलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेकलचे पुढील काम करण्यास परवानगी देता येणार नाही. तसेच भोजनदा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वच्छताने काढून टाकणेत यावी.

कृ.सं. ६

“जन्म असो वा मरण आवश्यक नोंदणीकरण”

१२०५

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO: NMMC/TPD/BP/Case No. A -11738 /2884 /2010

DATE: 02 /07 /2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/S. Shubh Home Developers on Plot No. 66, Sector No. 8A, G.E.S., Airoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Total Built Up Area = Resi. - 4265.156 M<sup>2</sup> ( No of Units - Residential - 78 Nos.),**  
**F.S.I. = 1.50**

1) **The Certificate is liable to be revoked by the Corporation if:**

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. 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 any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

the amount of S.D. Rs.14,500/- S.D. Rs.56,963/- for Mosquito Prevention's Rs.56,963/- for  
 forbris & S.D. Rs. 14,500/- for Tree Plantation deposited with NMMC as Security Deposit shall  
 be forfeited either in whole or in part at the absolute discretion of the corporation for breach  
 of any other Building Control Regulation and condition attached to the permission covered by  
 the Commencement Certificate. Such a forfeiture shall be without prejudice to any other  
 remedy or right of the Municipal Corporation.

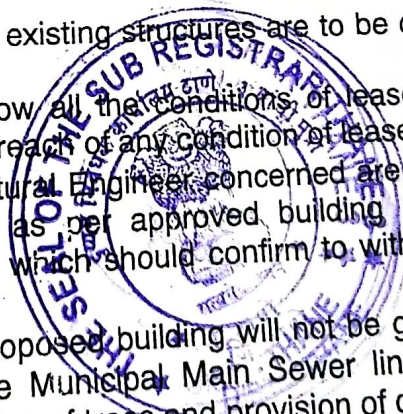
You shall provide overhead water tank on building & underground water tank in two  
 compartments, one for drinking water & another for other than drinking water. It should  
 confirm to the standards applicable in this behalf.

You should approach to the Executive Engineer, M.S.E.B. for the power requirement location  
 of transformer if any, etc.

Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot  
 area.

For all building of non-residential occupancies and residential building with more than 15M.  
 height. Following additional conditions shall apply :-

- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
- e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.
- i) Refuse stamps or storage places shall not be permitted in the staircase wall.
- j) Fire fighting application shall be distributed over the building.
- k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.  
 For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.

The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

The construction work shall be completed before dt.13/09/2013 as per conditions mentioned in CIDCO Agreement dt.14/09/2009 respectively and must be applied for O.C. with all concerned NOC.

Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.

The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.

Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.

The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/533/2010 dated 31/05/2010 by Deputy Chief fire officer NMMC, Navi Mumbai.

F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

3) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.

1) As directed by the Urban Development, Department 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 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. 1000/- 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 as required under these byelaws.

32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)

(Sanjay S. Banait)  
Assistant Director of Town Planning  
Navi Mumbai Municipal Corporation.