

Receipt (pavti)

338/8272

पावती

Original/Duplicate

Monday, June 20, 2022

नोंदणी क्र.: 39म

11:28 AM

Regn.: 39M

पावती क्र.: 8831

दिनांक: 20/06/2022

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन4-8272-2022

दस्तऐवजाचा प्रकार: सेल डीड

मादर करणाऱ्याचे नाव: हरीश कुमार तिवारी

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण:

₹. 500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:43 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह. मुख्य निबंधक कार्यालय - ४

वाजार मुल्य: ₹. 1/-

मोवदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2006202202607 दिनांक: 20/06/2022

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003618487202223E दिनांक: 20/06/2022

वँकेचे नाव व पत्ता:

Pravati, Kalyan

CHALLAN
MTR Form Number-6



MH003618487202223E	BARCODE	Date	19/06/2022-16 57 08	Form ID	25.1
Payment	Inspector General Of Registration	Payer Details			
Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	AFOPT2827B		
Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR	Full Name	HARISH KUMAR TIWARI		
	THANE	Flat/Block No.	SOPHISTICA CHS LTD, Flat No. 1206, 12th		
	2022-2023 One Time	Premises/Building	Floor, D Wing		
Account Head Details	Amount In Rs.	Road/Street	CASA BELLA GOLD PROJECT		
Stamp Duty	500.00	Area/Locality	DOMBIVALI EAST		
Registration Fee	100.00	Town/City/District			
		PIN	4	2	1 2 0 4
		Remarks (If Any)	PAN2=AQQPM2518P~SecondPartyName=AMITA GIRISH PAI-		
		<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>क ल न - ४</p> <p>दस्त क्र. ८२०२/२०२२</p> <p>१/२०</p> </div>			
		Amount In	Six Hundred Rupees Only		
	600.00	Words			
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022061911626	2752106382
		Bank Date	RBI Date	19/06/2022-16:57:42	Not Verified with RB
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		

This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 900000

2022/2022
3/20

SALE-DEED

THIS SALE-DEED is made and entered into at Dombivli on this 20th day of June, 2022.

BETWEEN


MRS. AMITA GIRISH PAI, (Pan No. AQQPM2518P), Aged about 36 Years, Residing at: DEEP SAGAR CHS, C-13, 1:3 SECTOR 18, NEAR SAGAR DARSHAN TOWERS, NERUL, NAVI MUMBAI-400706. Hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the FIRST PART.

AND

MR. HARISH KUMAR TIWARI, (Pan No. AFOPT2827B), Aged about 36 Years, Residing at: ALURA H 204, CASA BELLA GOLD, KALYAN SHIL ROAD, PALAVA CITY, DOMBIVALI EAST-421204. Hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART:

AND WHEREAS TRANSFEROR have purchased a Flat vide Agreement for sale from PALAVA DWELLERS PRIVATE LIMITED dated 11/09/2015 and registered with Sub-registrar Kalyan-5 on 11/09/2015 under document No. 6193/2015 and as such TRANSFEROR are the owners of Flat No. 1206, on 12th Floor, D-wing, and admeasuring about carpet area 672 sq. ft. (With One Four-Wheeler Open Car Parking Space No. 1061 as allotted by the builder/associate) of Building known as "SOPHISTICA" Co-Op. Housing Society Limited. In "CASA BELLA GOLD" project, at village Nilje, Dombivali (E) 421204. Taluka Kalyan, Dist. Thane. (More particular described in the schedule hereinafter referred to as "the said Flat") and the both parties done the agreement for Sale dated 07/06/2022 Registered with the Sub-Registrar of Kalyan- 3 at Doc No. 7343/2022 on dated 07/06/2022 and the TRANSFEREE paid Stamp Duty Rs. 5,75,800/- & Registration fee Rs. 30,000/-.

AND WHEREAS the TRANSFEROR is the members of "SOPHISTICA" Co-Op. Housing Society Limited. Registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/JOM/HSG/ (TC)/ 29479/ 20147. Date: 12/04/2017. (Hereinafter referred to as "the said Society").

Amita

Harish

40-21-1-8
20/06/2022
3/201

SALE-DEED

THIS SALE-DEED is made and entered into at Dombivli on this 20th day of June, 2022.

BETWEEN

MRS. AMITA GIRISH PAI, (Pan No. AQQPM2518P), Aged about 36 Years, Residing at: DEEP SAGAR CHS, C-13, 1:3 SECTOR 18, NEAR SAGAR DARSHAN TOWERS, NERUL, NAVI MUMBAI-400706. Hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the FIRST PART.

AND

MR. HARISH KUMAR TIWARI, (Pan No. AFOPT2827B), Aged about 36 Years, Residing at: ALURA H 204, CASA BELLA GOLD, KALYAN SHIL ROAD, PALAVA CITY, DOMBIVALI EAST-421204. Hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART:

AND WHEREAS TRANSFEROR have purchased a Flat vide Agreement for sale from PALAVA DWELLERS PRIVATE LIMITED dated 11/09/2015 and registered with Sub-registrar Kalyan-5 on 11/09/2015 under document No. 6193/2015 and as such TRANSFEROR are the owners of Flat No. 1206, on 12th Floor, D-wing, and admeasuring about carpet area 672 sq. ft. (With One Four-Wheeler Open Car Parking Space No. 1061 as allotted by the builder/associate) of Building known as "SOPHISTICA" Co-Op. Housing Society Limited. In "CASA BELLA GOLD" project, at village Nilje, Dombivali (E) 421204. Taluka Kalyan, Dist. Thane. (More particular described in the schedule hereinafter referred to as "the said Flat") and the both parties done the agreement for Sale dated 07/06/2022 Registered with the Sub-Registrar of Kalyan- 3 at Doc No. 7343/2022 on dated 07/06/2022 and the TRANSFEREE paid Stamp Duty Rs. 5,75,800/- & Registration fee Rs. 30,000/-.

AND WHEREAS the TRANSFEROR is the members of "SOPHISTICA" Co-Op Housing Society Limited. Registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/DOM/ HSC/ (TC)/ 29479/ 20147. Date: 12/04/201 (Hereinafter referred to as "the said Society").



AND WHEREAS therefore they have decided to execute this Sale Deed, the same under: -

The said consideration of Rs. 67,00,000 /- (Rupees Sixty-Seven Lakhs Only) to be transferred to the TRANSFEROR in the manner hereinafter mentioned:

काला न्याय
दस्ता क्र. ८२०२/२०२२
४/१०/२०

THE TRANSFEREE WITNESSETH The TRANSFEREE has already paid a consideration of Rs. 67,00,000 /- (Rupees Sixty-Seven Lakhs Only) before execution of this Deed to TRANSFEROR being the full consideration money agreed to be paid as aforesaid receipts whereof TRANSFEROR both do and each of them both hereby admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge TRANSFEREE), TRANSFEROR do and each of them both hereby grant, convey, transfer and assure unto the TRANSFEREE Flat No. 1206, on 12th Floor, D-wing, and admeasuring a carpet area 672 sq. ft. (With One Four-Wheeler Open Car Parking Space No. 1061 as allotted by the builder/associate) of Building known as "SOPHISTICA" Co-Op. Housing Society Limited. In "CASA BELLA GOLD" project, at village Nilje, Dombivali (E) 421204. Tal. Kalyan, Dist. Thane. With the measure here determents and premises and more particularly described in the First Schedule hereunder written.

1. FOR TITLE: -

Full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be up to and to the benefit of TRANSFEREE in manner aforesaid.

2. FOR PEACEFUL POSSESSION OUTLET ENJOYMENT: -

And that it shall be lawful for TRANSFEREE from time to time and at all-time hereinafter peaceably and quickly to hold unless upon occupy possess and to enjoy the said premises hereby granted, conveyed, transferred and assured with herein appurtenances and receive the rents inures and profit thereof and of every part thereof to and or their own use by TRANSFEREE without any suit lawful eviction interruption claim and demand whatsoever from TRANSFEROR or their successors and assigns or any of them from or by person

3. AGAINST ENCUMBRANCES: -

from the TRANSFEREE and TRANSFEREE bank in full, which includes the due amount through loan, payment made in advance for society NOC charges and the maintenance charges paid in advance. Any delay in making such full settlement, will result in delay in handing over the possession of the said flat.

6. TRANSFEROR agree that they will sign all the applications for transfer of the flat and for the transfer of the electricity meter, and recording the said flat in the name of the TRANSFEREE.
7. TRANSFEROR hereby declare that they will pay all taxes, cess, maintenance charges, water charges, electricity charges, till the date of handing over the possession of the said flat, and if any taxes, cess, maintenance charges, water charges, electricity charges and loan found to be due, payable for the period earlier than handing over the possession the same will be repaid by TRANSFEROR before final transfer.
8. TRANSFEROR is today handing over the original documents of the agreement copy, registration receipt, electricity bill and other relevant documents to the TRANSFEREE before execution of this agreement for enabling the TRANSFEREE to secure the title to the said flat.

SCHEDULE OF PROPERTIES

All that piece and parcel of land bearing Survey Nos. 192/185, 186, 187, 216, 169, 176, 183, 214, 170, 168, 188, 166, 215, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 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551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 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1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 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2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298

43 21 1 - 8
दस्तावेज क्र. 2102/2022
E/20

IN WITNESS WHEREOF the parties hereto have set and subscribed their names
the date and the year first herein above stated.

SIGNED AND DELIVERED by the
Within named "TRANSFEROR"

MRS. AMITA GIRISH PAI

In the presence of the witnesses:

1. 

SIGNED AND DELIVERED by the
Within named "TRANSFeree"

MR. HARISH KUMAR TIWARI

In the presence of the witnesses:

1. V.M. Madhukar

}
}
}
}
}
}


Amita

Harish Kumar Tiwari



RECEIPT

कलन - ४
दस्त क्र. C202/2022
0/20

Received of and from the within named TRANSFEREE, MR. HARISH KUMAR TIWARI, a sum of Rs. 67,00,000 /- (Rupees Sixty-Seven Lakhs Only) as earnest money for the transfer of the said Flat No. 1206, on 12th Floor, D-wing, and admeasuring about carpet area 672 sq. ft. (With One Four-Wheeler Open Car Parking Space No. 1061 as allotted by the builder/associate) of Building known as "SOPHISTICA" Co-Op. Housing Society Limited. In "CASA BELLA GOLD" project, at village Nilje, Dombivali (E) 421204. Taluka Kalyan, Dist. Thane & the said Shares to be paid by them to us as within the mentioned payment details.

CHEQUES NO./ Ref. No.	DATE	BANK NAME	AMOUNT
214959753415	29/05/2022	HDFC BANK	100/-
214962181491	29/05/2022	HDFC BANK	90,000/-
215198392891	31/05/2022	HDFC BANK	9,900/-
N154221983941723	03/06/2022	HDFC BANK	15,33,000/-
N168222003357951	17/06/2022	HDFC BANK	37,55,727/-
616716460	17/06/2022	HDFC BANK	12,44,273/-
		1% TDS	67,000/-
TOTAL			67,00,000/-

(Rupees Sixty-Seven Lakhs Only)

I Say Received Rs. 67,00,000 /-

1 १



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/MCP-03/L D P L /CC-II/10/55/2016

Date 13 0 MAR 2016

OCCUPANCY CERTIFICATE

कलन - ४
दस्ता क्र २०२/२०२२
८/२०

To
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018

Sub: Issuance of Occupancy Certificate for the Buildings in Cluster 10 (Wing A,B & D) in Sector I on land bearing Survey Nos. 192/1BPt,192/1C+2APt, 192/3B+7APt, 192/3C+7BPt, 192/1A+8Pt & 192/6Pt of village Nilje in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

Ref: 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L D P L / CC-II/390/2015, dt. 13/07/2015.
2) Letter dt. 16/10/2015 from M/s. Lodha Dwellers Pvt. Ltd.

Sir,

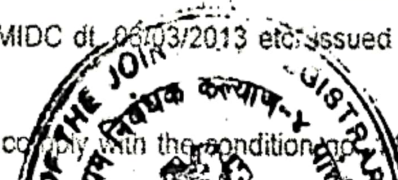
The Occupancy Certificate is hereby granted for the buildings in Cluster 10 (Wing A,B & D) in Sector I on land bearing Survey Nos. 192/1BPt,192/1C+2APt, 192/3B+7APt, 192/3C+7BPt, 192/1A+8Pt & 192/6Pt of village Nilje in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane to the applicant Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd. as mentioned in the table below:

Cluster no	Wing	Storeys	Total BUA sq.mt.
10	A	Stilt + 19 Floors	7340.26
	B	Stilt + 19 Floors	7340.26
	D	Stilt + 19 Floors	7356.26
Total			22036.78

The total built-up area of 22036.78 sq.m. for buildings in Cluster 10 (Wing A,B & D) completed under the supervision of Architect Mr. Piyush Tak, M/s. Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Shantilal Jain, M/s. Struct Bombay Consultants are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 03/11/2014 & 08/10/2015, Fire NOC dt. 01/03/2016 Highway NOC dt. 07/04/2011, N.A. permission dt. 14/10/2014, Railway NOC dt. 28/08/2012, Irrigation NOC dt. 07/05/2011, Forest NOC dt. 30/09/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt. 10/12/2010, MPCR, Water permission from MIDC dt. 06/03/2013 etc. issued by various competent authorities will be binding on the applicant;
5. The applicant shall fully comply with the condition of amended commencement certificate

कलन - ३
दस्ता क्र. १३०३ २०२२
३०/११/१०



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

SRO/MCP-03/L.D.P.L/OC-II/CI-10/SS/2016.

Date: 13 0 MAR 2016

OCCUPANCY CERTIFICATE

क ल न - ४
दस्त क्र C/202/2022
C/20

Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.,
Nahar Industrial Estate,
Nahar Road, Worli, Mumbai - 400 018.

Issuance of Occupancy Certificate for the Buildings in Cluster 10 (Wing A,B & D) in Sector I on land bearing Survey Nos. 192/1Bpt,192/1C+2Apt, 192/3B+7Apt, 192/3C+7Bpt, 192/1A+8Pt & 192/6Pt of village Nilje in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

- 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L/CC-II/390/2015, dt. 13/07/2015.
- 2) Letter dt. 16/10/2015 from M/s. Lodha Dwellers Pvt. Ltd.

Occupancy Certificate is hereby granted for the buildings in Cluster 10 (Wing A,B & D) in Sector I on land bearing Survey Nos. 192/1Bpt,192/1C+2Apt, 192/3B+7Apt, 192/3C+7Bpt, 192/1A+8Pt & 192/6Pt in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Thane to the applicant Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd. as detailed below:

Wing	Storeys	Total BUA sq.mt.
A	Stilt + 19 Floors	7340.26
B	Stilt + 19 Floors	7340.26
D		



महाराष्ट्र शासन नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/डिओएम/एचएसजी(टीसी)/२९४७९/ सन-२०१७
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

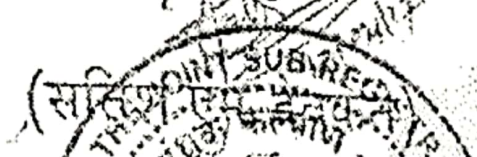
**सोफिस्टिका को- ऑपरेटिव्ह हौसिंग
सोसायटी लि.,**

सर्व्हे नं. १९२/१ बी, १९२/१ सी/२, १९२/३ सी/७, १९२/१ ए, व ८ ए,
१९२/३ बी/ ७, व १९२/६, मौजे निळजे,
डोंबिवली (पूर्व), ता कल्याण, जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रम ओएम/ एचएसजी (टीसी)/२९४७९/सन- २०१७, दि. १२/०४/२०१७ ने नोंदविण आहे.

उपनिदिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्था १ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे 'भाडेकरू सहभागिदारी गृहनिर्माण संस्था' असे आहे.

वर्गीकरण	गृहनिर्माण	संस्था क्रमांक
०३०५		२४
३९		४०



क्र. ४
2102/2022
99/30



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

बीज पुरवठा देयक माह: MAY-2022

HSN

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001600597066 (Opted for Go-Green)

ग्राहक क्रमांक: 020490200186
AMITA GIRISH PAI
SOPHISTICA D 1206 CASA BEL LA GOLD KALYAN SHIL ROAD 421204
मोबाइल/ईमेल: 97*****17/****i.amitapai@gmail.com

देयक दिनांक:
देयक रक्कम रु:
देय दिनांक:
या तारखे नंतर भरल्यास:

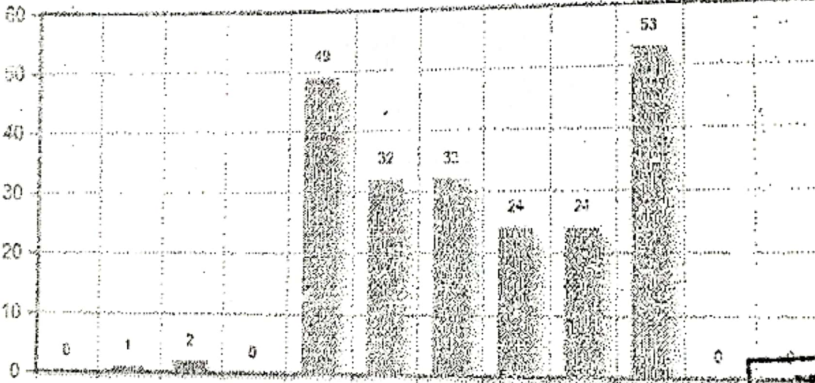
वित्तीय युनिट: 4861 :M/s Lodha Dwellers P
दर संकेत: 092 /LT-I (B) Residential 3Ph
पोल नं: 0FP-SOPC
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 1 / 03-3012-0400 /4861102
मिटर क्रमांक: 06506595503
रिडिंग ग्रुप: T1

पुरवठा दिनांक: 11-Jan-17
मंजूर भार: 4 KW
सुरक्षा ठेव जमा(रु): 4,130.00
चालू रिडिंग दिनांक: 21-MAY-22
मागील रिडिंग दिनांक: 25-APR-22

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
10757	10757	01	0	0	0

NORMAL
Bill Period: .87 Month(s) /

मागील बीज वापर



• मध्यवर्ती तक्रार नियंत्रण केंद्र
MSEDCL Call C
18002333435
18001023435
1912

ग्राहकांच्या तक्रारीचे निवारण नियम व कार्यपद्धति महारि संकेत स्पष्ट:-
www.mahadiscom.in > ConsumerPortal > CGF यावर उपलब्ध आहे.

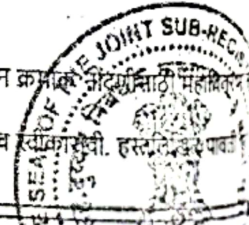
महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो ग्रीन डिस्काउंट मिळवण्यासाठी <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे)
- डिजिटल माध्यमाद्वारे बिज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित्या असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 21-06-2022 ह्या तारखेला होईल.

विशेष संदेश:

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.97*****17 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदवण्यासाठी महारि अॅप वापरा किंवा १९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 020490200186
- महावितरणला कोणत्याही प्रकारच्या रकमेचा भ्रणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच खोदणीची हस्तक्षेप पावती टाळण्यास ऑनलाइन भ्रणा सुविधेचा पर्याय वापरावा.

स्थळप्रत वित्तीय युनिट: 4861 ग्राहक क्रमांक: 020490200186 अंतिम तारीख



92/20

Date: 11-Oct-16

7135
Amita Girish Pal
Ap Sagar Chs C-13
Ap Sagar Darshan Towers
Mumbai
706
977017

Possession

Agreement to sell dated 11.09.2015 registered at KLN5-6193-2015, before the Sub-Registrar at AN ('Agreement'), in respect of Residential Unit No. D-1206 of Sophistica -D Wing D situated at BELLA GOLD DOMBIVLI ('Unit')

Amita Girish Pal,

refer to the captioned Agreement. As informed to you earlier, the captioned Unit is ready for possession.

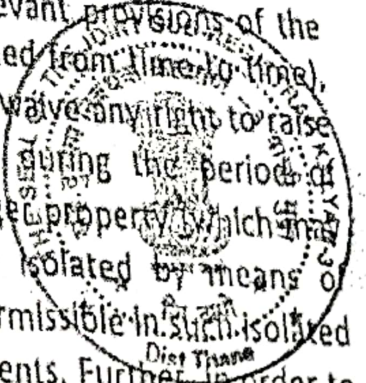
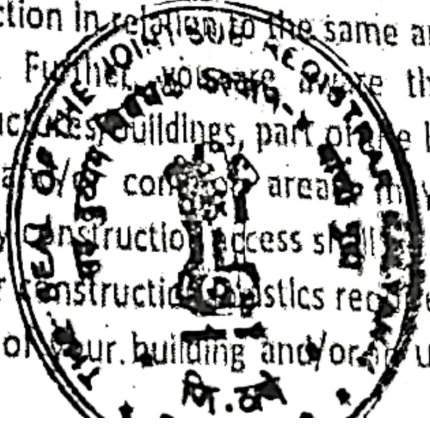
As confirmed by you, we have scheduled your possession at our office on 11-Oct-16 and handover on 11-Oct-16 at the Site.

We request you to inspect the unit before accepting its keys. In case of any defects/issues, we request you to immediately inform the Facility Management representative about the same. The defects, if any, shall be rectified, as per the Company's policies, within 30 days of receiving such notification. You may thereafter collect the keys for your unit from the Facility Management representative at the site office. Upon collection of the keys as above, it will be deemed that you have accepted and undertake that:

1. you have inspected the Unit;
2. you have found and satisfied yourself that all amenities, areas, construction quality and workmanship to your satisfaction and in accordance with the Agreement;
3. you have no complaint or grievance or claims of any nature whatsoever against the Company in respect of the Unit or under the Agreement or otherwise and the right to raise such grievances/claims shall be deemed to have been waived;

Handwritten signature and date 09/10

4. you are aware that there are other structures/buildings to be constructed / under construction in the larger property, in compliance with the relevant provisions of the applicable Development Control Regulations (as may be amended from time to time), and you do not have any objection in relation to the same and waive any right to raise any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property which may include part of the parking and/or common area may be isolated by means of barricading/equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or use common areas, the site



98/20

SOPHISTICA CO-OPERATIVE HOUSING SOCIETY LTD.
SOPHISTICA (D)S1, Behind C Wing, Ground Floor, Casa Bella Gold, Palava (D), Pincode 421204
Registration number: TNA/ DOM/ HSG (TC) 29479-Year 2017

NO. SC/HSE/NOG 147/07-22

Date: 10/06/2022

NOC FOR THE HDEC LTD

HOUSING DEVELOPMENT FINANCE CORPORATION LTD,
FLOOR 101-104,
D-OP HOUSING SOCIETY LTD,
SHIL ROAD, RAM NAGAR,
BIVALI (EAST)-421201

Sir/Madam

Flat No. D-1206 of MRS. AMITA GIRISH PAI in the building called as SOPHISTICA D-WING of the SOPHISTICA Cooperative Housing Society Ltd situated at CASA BELLA GOLD, KALYAN SHIL ROAD, PALAVA BIVALI(EAST)-421204, Thane.

It is to confirm that we, the above Society registered under the TNA/DOM/HSG/(TC)/29479/2017, Dated 12/04/2017 is the owner of the above flat and deed conveying/transferring the land and said building to our society is being executed and it will be done in due course and that the society has agreed to give the above flat to MR. HARISH KUMAR TIWARI.

We hereby assure you that the said flat as well as the land and building and tenant thereto are not subject to any encumbrance, charge or liability or lien whatsoever and the entire property is free and marketable.

We further confirm that we have a clear legal and marketable title to the property and every part thereof and that all taxes and dues in respect of the property have been paid up to date.

We have no objection to your giving a loan to the said proposed transferee and mortgaging the said flat with you by way of a loan agreement.

(Handwritten signature)



सूची क्र.2

दुयम विभाग सह दु.नि. कल्याण 3
दस्त क्रमांक 7343/2022
नोदणी
Regn.63m

गावाचे नाव : निळजे

करारनामा

6700000

8225000

क ल न - ४
दस्त क्र. ८२०२/२०२२
५६/२०

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे निळजे येथील स. न.

192,185,186,187,216,169,176,183,214,170,168,188,166,215,172,173,174,175,4,189,190,193,191,177,210,217,107,192/1बी
पार्ट,192/1सी+2ए पार्ट,192/3बी+7ए पार्ट,192/3सी+7बी पार्ट,192/1ए +8पार्ट,192/6पार्ट,192/1बी,192/1 सी/2,192/3 सी/7,192/1 ए
आणि 8 ए,192/3 बी/7,192/6 व इतर यावरील सोफिस्टिका को. ऑप. हौ. सो. लि.,कासा बेला गोल्ड प्रोजेक्ट मधील सदनिका नं.
1206,बारावा मजला,डी विंग,क्षेत्रफळ 672 चौ.फु. कार्पेट सोबत एक ओपन कार पार्किंग स्पेस न. 1061.((Block Number : D/1206 :)
)

1) 672 चौ.फूट

1): नाव:-अमिता गिरीष पै वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: दीप सागर को. ऑप. हौ. सो. लि., सी-13, 1.3 सेक्टर 18, सागर दर्शन टॉवर्स जवळ, नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AQQPM2518P

1): नाव:-हरीश कुमार तिवारी वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: अलूरा, एच 204, कासा बेला गोल्ड, कल्याण शील रोड, पल्लो सिटी, डोंबिवली ईस्ट, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AFOPT2827B

07/06/2022

07/06/2022

7343/2022

575800

30000

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

38. The Density Development Regulations/Commencement Certificate or any other conditions stipulated in the Regulation/Commencement Certificate shall be complied with and development shall be carried out only after satisfactory compliance with the various conditions stipulated in the development permission are made by the applicant.
39. The FSI for the area of the CRZ portion has been restricted as depicted on the plan.
40. The Commencement Certificate is issued upto plan along with the order MUMDA's Commencement Certificate upto plan No. OCM.044MURDA/205/2010 dated 10/04/2010, Commencement Certificate upto beyond plan No. SROT/MCP-02A D.P.L/CC-V1003/2011 dated 18/04/2012, Commencement Certificate upto beyond plan No. SROT/MCP-02ALD.P.L/CC-V1003/2012 dated 18/09/2012, Commencement Certificate upto beyond plan No. SROT/MCP-02ALD.P.L/CC-V048/2012 dated 31/12/2012, Commencement Certificate upto beyond plan No. SROT/MCP-02ALD.P.L/CC-V194/2013 dated 11/03/2013 and Commencement Certificate upto beyond plan No. SROT/MCP-02ALD.P.L/CC-V194/2013 issued for developments in Sector-I.
41. The conditions of NOC dated 07/04/2011 issued by the Executive Engineer, Public Works Department, Division will be binding on the applicant.
42. The applicant must keep the required setback distance in respect of all buildings as per the plan.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY मुंबई महानगर प्रदेश विकास प्राधिकरण

No: OCM.044MURDA/265/2010

Date: 06 JUN 2010

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, (Maharashtra Act No. XXVII of 1956) in the applicant Shri. Rajendra Lodha, Director, M/S Lodha Builders Pvt. for the proposed development of Sector-I on plot bearing E/706, (as mentioned in Table-1 below) of Village No. Village No. for the development of buildings (as mentioned in Table 2 below) up to plot level only for total permissible built up area of 200007.04 sqm (for Residential use) & 22333.00 sqm (for Commercial) as depicted on drawings nos. B1-01 to B1-29 (total 29 drawings up to plan) on the following conditions:

Table-1 (Indicating the land bearing E/706 for proposed development of Sector-I)

71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A, 183A, 184A, 185A, 186A, 187A, 188A, 189A, 190A, 191A, 192A, 193A, 194A, 195A, 196A, 197A, 198A, 199A, 200A, 201A, 202A, 203A, 204A, 205A, 206A, 207A, 208A, 209A, 210A, 211A, 212A, 213A, 214A, 215A, 216A, 217A, 218A, 219A, 220A, 221A, 222A, 223A, 224A, 225A, 226A, 227A, 228A, 229A, 230A, 231A, 232A, 233A, 234A, 235A, 236A, 237A, 238A, 239A, 240A, 241A, 242A, 243A, 244A, 245A, 246A, 247A, 248A, 249A, 250A, 251A, 252A, 253A, 254A, 255A, 256A, 257A, 258A, 259A, 260A, 261A, 262A, 263A, 264A, 265A, 266A, 267A, 268A, 269A, 270A, 271A, 272A, 273A, 274A, 275A, 276A, 277A, 278A, 279A, 280A, 281A, 282A, 283A, 284A, 285A, 286A, 287A, 288A, 289A, 290A, 291A, 292A, 293A, 294A, 295A, 296A, 297A, 298A, 299A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 307A, 308A, 309A, 310A, 311A, 312A, 313A, 314A, 315A, 316A, 317A, 318A, 319A, 320A, 321A, 322A, 323A, 324A, 325A, 326A, 327A, 328A, 329A, 330A, 331A, 332A, 333A, 334A, 335A, 336A, 337A, 338A, 339A, 340A, 341A, 342A, 343A, 344A, 345A, 346A, 347A, 348A, 349A, 350A, 351A, 352A, 353A, 354A, 355A, 356A, 357A, 358A, 359A, 360A, 361A, 362A, 363A, 364A, 365A, 366A, 367A, 368A, 369A, 370A, 371A, 372A, 373A, 374A, 375A, 376A, 377A, 378A, 379A, 380A, 381A, 382A, 383A, 384A, 385A, 386A, 387A, 388A, 389A, 390A, 391A, 392A, 393A, 394A, 395A, 396A, 397A, 398A, 399A, 400A, 401A, 402A, 403A, 404A, 405A, 406A, 407A, 408A, 409A, 410A, 411A, 412A, 413A, 414A, 415A, 416A, 417A, 418A, 419A, 420A, 421A, 422A, 423A, 424A, 425A, 426A, 427A, 428A, 429A, 430A, 431A, 432A, 433A, 434A, 435A, 436A, 437A, 438A, 439A, 440A, 441A, 442A, 443A, 444A, 445A, 446A, 447A, 448A, 449A, 450A, 451A, 452A, 453A, 454A, 455A, 456A, 457A, 458A, 459A, 460A, 461A, 462A, 463A, 464A, 465A, 466A, 467A, 468A, 469A, 470A, 471A, 472A, 473A, 474A, 475A, 476A, 477A, 478A, 479A, 480A, 481A, 482A, 483A, 484A, 485A, 486A, 487A, 488A, 489A, 490A, 491A, 492A, 493A, 494A, 495A, 496A, 497A, 498A, 499A, 500A, 501A, 502A, 503A, 504A, 505A, 506A, 507A, 508A, 509A, 510A, 511A, 512A, 513A, 514A, 515A, 516A, 517A, 518A, 519A, 520A, 521A, 522A, 523A, 524A, 525A, 526A, 527A, 528A, 529A, 530A, 531A, 532A, 533A, 534A, 535A, 536A, 537A, 538A, 539A, 540A, 541A, 542A, 543A, 544A, 545A, 546A, 547A, 548A, 549A, 550A, 551A, 552A, 553A, 554A, 555A, 556A, 557A, 558A, 559A, 560A, 561A, 562A, 563A, 564A, 565A, 566A, 567A, 568A, 569A, 570A, 571A, 572A, 573A, 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- 30. Conditions stipulated in the conditions of any conditions...
- 31. The Occupancy Certificate shall be forfeited in case...
- 32. The Security Deposit shall be forfeited in case...
- 33. The Commencement Certificate or any other documents issued by MMRDA. The Security Deposit shall be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the plan.
- 34. The P31 for the area of the CRZ portion has been restricted as depicted on the plan.
- 35. This Commencement Certificate is issued upto plan along with the serial MMRDA's Commencement Certificate No. PCM/04/MMRDA/205/2010 dated 10/04/2010, Commencement Certificate upto serial plan no. 3907/MCR-02A D.P.L.C.C.VI/003/2011 dated 18/04/2012, Commencement Certificate upto serial plan no. 3907/MCR-02L D.P.L.C.C.VI/004/2012 dated 15/09/2012, Commencement Certificate upto serial plan no. 3907/MCR-02L D.P.L.C.C.VI/004/2012 dated 31/12/2012, Commencement Certificate upto serial plan no. 3907/MCR-02L D.P.L.C.C.VI/004/2013 dated 11/13/2013 and Commencement Certificate upto serial plan no. 3907/MCR-02L D.P.L.C.C.VI/004/2013 dated 26/10/2013 issued for developments in Sector-I.
- 36. The conditions of N.O.C dated 07/04/2011 issued by the Executive Engineer, Public Works Department, Division will be binding on the applicant.
- 37. The applicant shall keep the required setback distances in respect of all back turn etc.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

MMRD/N 2.65/2010

Date 19 6 JUN 2010

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 48 of the Maharashtra Regional & Town Planning Act, 1947 (Act No. XXXVI of 1947) in the applicant Shri. Rajendra Ladha, Director, M/s Ladha Brothers Pvt. Ltd. proposed development of Sector-I on plot bearing S.No. (as mentioned in Table-1 below) of Village Kalaheli for the development of buildings (as mentioned in Table-2 below) up to plinth level only for total plot area of 280007.04 sqm (for Residential use) & 28233.00 sqm (for commercial) as depicted on drawings to R-20 (total 20 drawings up to plinth) on the following conditions:

and calling the land bearing S. Nos for proposed development of Sector-I

7/20, 7/3A, 8/1A, 8/2A, 8/3A, 8/4A, 8/5A, 8/6A, 8/7A, 8/7B, 8/8A, 8/10A, 8/11C, 8/11A, 8/11B, 8/11C, 8/11D, 8/11E, 8/11F, 8/11G, 8/11H, 8/11I, 8/11J, 8/11K, 8/11L, 8/11M, 8/11N, 8/11O, 8/11P, 8/11Q, 8/11R, 8/11S, 8/11T, 8/11U, 8/11V, 8/11W, 8/11X, 8/11Y, 8/11Z, 8/11AA, 8/11AB, 8/11AC, 8/11AD, 8/11AE, 8/11AF, 8/11AG, 8/11AH, 8/11AI, 8/11AJ, 8/11AK, 8/11AL, 8/11AM, 8/11AN, 8/11AO, 8/11AP, 8/11AQ, 8/11AR, 8/11AS, 8/11AT, 8/11AU, 8/11AV, 8/11AW, 8/11AX, 8/11AY, 8/11AZ, 8/11BA, 8/11BB, 8/11BC, 8/11BD, 8/11BE, 8/11BF, 8/11BG, 8/11BH, 8/11BI, 8/11BJ, 8/11BK, 8/11BL, 8/11BM, 8/11BN, 8/11BO, 8/11BP, 8/11BQ, 8/11BR, 8/11BS, 8/11BT, 8/11BU, 8/11BV, 8/11BW, 8/11BX, 8/11BY, 8/11BZ, 8/11CA, 8/11CB, 8/11CC, 8/11CD, 8/11CE, 8/11CF, 8/11CG, 8/11CH, 8/11CI, 8/11CJ, 8/11CK, 8/11CL, 8/11CM, 8/11CN, 8/11CO, 8/11CP, 8/11CQ, 8/11CR, 8/11CS, 8/11CT, 8/11CU, 8/11CV, 8/11CW, 8/11CX, 8/11CY, 8/11CZ, 8/11DA, 8/11DB, 8/11DC, 8/11DD, 8/11DE, 8/11DF, 8/11DG, 8/11DH, 8/11DI, 8/11DJ, 8/11DK, 8/11DL, 8/11DM, 8/11DN, 8/11DO, 8/11DP, 8/11DQ, 8/11DR, 8/11DS, 8/11DT, 8/11DU, 8/11DV, 8/11DW, 8/11DX, 8/11DY, 8/11DZ, 8/11EA, 8/11EB, 8/11EC, 8/11ED, 8/11EE, 8/11EF, 8/11EG, 8/11EH, 8/11EI, 8/11EJ, 8/11EK, 8/11EL, 8/11EM, 8/11EN, 8/11EO, 8/11EP, 8/11EQ, 8/11ER, 8/11ES, 8/11ET, 8/11EU, 8/11EV, 8/11EW, 8/11EX, 8/11EY, 8/11EZ, 8/11FA, 8/11FB, 8/11FC, 8/11FD, 8/11FE, 8/11FF, 8/11FG, 8/11FH, 8/11FI, 8/11FJ, 8/11FK, 8/11FL, 8/11FM, 8/11FN, 8/11FO, 8/11FP, 8/11FQ, 8/11FR, 8/11FS, 8/11FT, 8/11FU, 8/11FV, 8/11FW, 8/11FX, 8/11FY, 8/11FZ, 8/11GA, 8/11GB, 8/11GC, 8/11GD, 8/11GE, 8/11GF, 8/11GG, 8/11GH, 8/11GI, 8/11GJ, 8/11GK, 8/11GL, 8/11GM, 8/11GN, 8/11GO, 8/11GP, 8/11GQ, 8/11GR, 8/11GS, 8/11GT, 8/11GU, 8/11GV, 8/11GW, 8/11GX, 8/11GY, 8/11GZ, 8/11HA, 8/11HB, 8/11HC, 8/11HD, 8/11HE, 8/11HF, 8/11HG, 8/11HH, 8/11HI, 8/11HJ, 8/11HK, 8/11HL, 8/11HM, 8/11HN, 8/11HO, 8/11HP, 8/11HQ, 8/11HR, 8/11HS, 8/11HT, 8/11HU, 8/11HV, 8/11HW, 8/11HX, 8/11HY, 8/11HZ, 8/11IA, 8/11IB, 8/11IC, 8/11ID, 8/11IE, 8/11IF, 8/11IG, 8/11IH, 8/11II, 8/11IJ, 8/11IK, 8/11IL, 8/11IM, 8/11IN, 8/11IO, 8/11IP, 8/11IQ, 8/11IR, 8/11IS, 8/11IT, 8/11IU, 8/11IV, 8/11IW, 8/11IX, 8/11IY, 8/11IZ, 8/11JA, 8/11JB, 8/11JC, 8/11JD, 8/11JE, 8/11JF, 8/11JG, 8/11JH, 8/11JI, 8/11JJ, 8/11JK, 8/11JL, 8/11JM, 8/11JN, 8/11JO, 8/11JP, 8/11JQ, 8/11JR, 8/11JS, 8/11JT, 8/11JU, 8/11JV, 8/11JW, 8/11JX, 8/11JY, 8/11JZ, 8/11KA, 8/11KB, 8/11KC, 8/11KD, 8/11KE, 8/11KF, 8/11KG, 8/11KH, 8/11KI, 8/11KJ, 8/11KK, 8/11KL, 8/11KM, 8/11KN, 8/11KO, 8/11KP, 8/11KQ, 8/11KR, 8/11KS, 8/11KT, 8/11KU, 8/11KV, 8/11KW, 8/11KX, 8/11KY, 8/11KZ, 8/11LA, 8/11LB, 8/11LC, 8/11LD, 8/11LE, 8/11LF, 8/11LG, 8/11LH, 8/11LI, 8/11LJ, 8/11LK, 8/11LL, 8/11LM, 8/11LN, 8/11LO, 8/11LP, 8/11LQ, 8/11LR, 8/11LS, 8/11LT, 8/11LU, 8/11LV, 8/11LW, 8/11LX, 8/11LY, 8/11LZ, 8/11MA, 8/11MB, 8/11MC, 8/11MD, 8/11ME, 8/11MF, 8/11MG, 8/11MH, 8/11MI, 8/11MJ, 8/11MK, 8/11ML, 8/11MN, 8/11MO, 8/11MP, 8/11MQ, 8/11MR, 8/11MS, 8/11MT, 8/11MU, 8/11MV, 8/11MW, 8/11MX, 8/11MY, 8/11MZ, 8/11NA, 8/11NB, 8/11NC, 8/11ND, 8/11NE, 8/11NF, 8/11NG, 8/11NH, 8/11NI, 8/11NJ, 8/11NK, 8/11NL, 8/11NM, 8/11NO, 8/11NP, 8/11NQ, 8/11NR, 8/11NS, 8/11NT, 8/11NU, 8/11NV, 8/11NW, 8/11NX, 8/11NY, 8/11NZ, 8/11OA, 8/11OB, 8/11OC, 8/11OD, 8/11OE, 8/11OF, 8/11OG, 8/11OH, 8/11OI, 8/11OJ, 8/11OK, 8/11OL, 8/11OM, 8/11ON, 8/11OO, 8/11OP, 8/11OQ, 8/11OR, 8/11OS, 8/11OT, 8/11OU, 8/11OV, 8/11OW, 8/11OX, 8/11OY, 8/11OZ, 8/11PA, 8/11PB, 8/11PC, 8/11PD, 8/11PE, 8/11PF, 8/11PG, 8/11PH, 8/11PI, 8/11PJ, 8/11PK, 8/11PL, 8/11PM, 8/11PN, 8/11PO, 8/11PP, 8/11PQ, 8/11PR, 8/11PS, 8/11PT, 8/11PU, 8/11PV, 8/11PW, 8/11PX, 8/11PY, 8/11PZ, 8/11QA, 8/11QB, 8/11QC, 8/11QD, 8/11QE, 8/11QF, 8/11QG, 8/11QH, 8/11QI, 8/11QJ, 8/11QK, 8/11QL, 8/11QM, 8/11QN, 8/11QO, 8/11QP, 8/11QQ, 8/11QR, 8/11QS, 8/11QT, 8/11QU, 8/11QV, 8/11QW, 8/11QX, 8/11QY, 8/11QZ, 8/11RA, 8/11RB, 8/11RC, 8/11RD, 8/11RE, 8/11RF, 8/11RG, 8/11RH, 8/11RI, 8/11RJ, 8/11RK, 8/11RL, 8/11RM, 8/11RN, 8/11RO, 8/11RP, 8/11RQ, 8/11RR, 8/11RS, 8/11RT, 8/11RU, 8/11RV, 8/11RW, 8/11RX, 8/11RY, 8/11RZ, 8/11SA, 8/11SB, 8/11SC, 8/11SD, 8/11SE, 8/11SF, 8/11SG, 8/11SH, 8/11SI, 8/11SJ, 8/11SK, 8/11SL, 8/11SM, 8/11SN, 8/11SO, 8/11SP, 8/11SQ, 8/11SR, 8/11SS, 8/11ST, 8/11SU, 8/11SV, 8/11SW, 8/11SX, 8/11SY, 8/11SZ, 8/11TA, 8/11TB, 8/11TC, 8/11TD, 8/11TE, 8/11TF, 8/11TG, 8/11TH, 8/11TI, 8/11TJ, 8/11TK, 8/11TL, 8/11TM, 8/11TN, 8/11TO, 8/11TP, 8/11TQ, 8/11TR, 8/11TS, 8/11TT, 8/11TU, 8/11TV, 8/11TW, 8/11TX, 8/11TY, 8/11TZ, 8/11UA, 8/11UB, 8/11UC, 8/11UD, 8/11UE, 8/11UF, 8/11UG, 8/11UH, 8/11UI, 8/11UJ, 8/11UK, 8/11UL, 8/11UM, 8/11UN, 8/11UO, 8/11UP, 8/11UQ, 8/11UR, 8/11US, 8/11UT, 8/11UU, 8/11UV, 8/11UW, 8/11UX, 8/11UY, 8/11UZ, 8/11VA, 8/11VB, 8/11VC, 8/11VD, 8/11VE, 8/11VF, 8/11VG, 8/11VH, 8/11VI, 8/11VJ, 8/11VK, 8/11VL, 8/11VM, 8/11VN, 8/11VO, 8/11VP, 8/11VQ, 8/11VR, 8/11VS, 8/11VT, 8/11VU, 8/11VV, 8/11VW, 8/11VX, 8/11VY, 8/11VZ, 8/11WA, 8/11WB, 8/11WC, 8/11WD, 8/11WE, 8/11WF, 8/11WG, 8/11WH, 8/11WI, 8/11WJ, 8/11WK, 8/11WL, 8/11WM, 8/11WN, 8/11WO, 8/11WP, 8/11WQ, 8/11WR, 8/11WS, 8/11WT, 8/11WU, 8/11WV, 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entire project till the final decision in the matter.
 18. The responsibility of authenticity of Documents vests with the Applicant and his Licensed Architect. All the documents submitted / produced to MMRDA shall be considered to be authentic on the basis of the Undertakings given by the Licensed Architect / Applicant / Developer.
 19. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be the responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner / POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any and all such disputes.
 Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

TELEPHONE : 2888 0001-04 / 2888 4800 - FAX : 2888 1584 - E-MAIL : mmrda@mmrda.gov.in - WEBSITE : <http://www.mmrda.gov.in>

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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण
 प्लॉन नं. 0303

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40. That the Efficient Amenities in the On-going Development shall be provided in the proposed development Sector-I as shown in the approved drawing. The utilities and amenities to be provided shall be constructed in Sector-I as shown in the approved drawing. The utilities and amenities to be provided shall be provided by you at your cost.

41. That access shall be provided at your cost to the lands which are not owned by you and which are under reference.

42. That the layout RG shall be provided as per the DCR for MMRDA Region and 50% shall be handed over to MMRDA after its development;

43. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;

44. That the setback area if any and the D P Roads shall be duly constructed and handed over to the Concerned Authorities before requesting for Occupation permission or as directed by MMRDA.

45. The applicant shall hand-over any required land in the layout that would be required for MMRDA in future for any of its Transport Projects.

46. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw its approval in larger public interest;

47. The applicant shall get all the NOCs and design and details of the sub-structure/underpinning etc. in accordance with Section-III, approved from the other required Competent Authorities (as shown in the approved drawing) and submit the same to MMRDA prior to requesting for CO beyond plan and complete the construction before requesting for Occupation of any building.

48. The applicant shall pay all development charges as applicable. The developer shall pay all necessary charges, penalties etc of any development which is not in conformity with the MMRDA DCR.

49. The applicant shall cooperate with MMRDA and its representatives at all times for a visit and carry out the work given;

50. MMRDA shall reserve the right to modify the above conditions and layout plan if it is found in public interest and the same shall be binding on the applicant. If at any given point if it is found that the layout plan for the project is not in conformity with the Mega City GR dated 28/11/2000, the approval shall stand cancelled and MMRDA shall not be responsible any litigation etc. The applicant shall submit copies of all approval, completed NOCs received from other agencies immediately.

51. The applicant shall provide for Rain water harvesting structure by adopting the form as mentioned in the MMRDA Notification no. TPB 432001/2133/CR-230/01/UD-11 dt. 07/03/2005;

52. The applicant shall provide for Solar water heating system for Medical building as per the MMRDA DCR.

52. The applicant shall provide for all the necessary facilities for the medical building as per the MMRDA DCR for the building in the layout;

54. The applicant shall pay the premium for the deficiency in marginal open spaces (if any) as that will be communicated by MMRDA;

55. The applicant shall abide by all the conditions and layout plan which will be required to be obtained from the competent Authorities for the proposed development on the basis of the approved drawing.

56. That an undertaking own to be submitted and signed by the applicant for the proposed development.

To, Shri. Rajendra...

Director, MMRDA

218, Shah...

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...



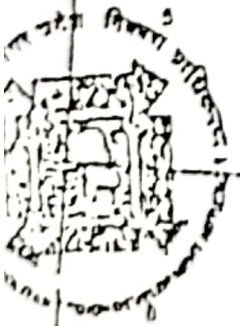
Permission is hereby granted, under Section 4A of the Maharashtra Regional & Town Planning Act, 1967 (Act No. XXXVI of 1960) in the applicant Shri. Rajendra Lodha, Director, M/s Lodha Exports Pvt. Co. for the proposed development of Sector-I on plot bearing B. Nos. (as mentioned in Table-1 below) of Village No. 114 of the development of buildings (as mentioned in Table-2 below) up to plot level only for total area of 20233.00 sqm (for residential use) & 20233.00 sqm (for residential) as depicted on the plan. Plot to be 20 (total 20 drawings up to plan) on the following conditions:

Table-1 (indicating the details of buildings for which permission is hereby granted for proposed development of Sector-I)

Plot Nos. 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Table-2 (indicating the details of buildings for which permission is hereby granted for proposed development of Sector-I)

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area	No. of Tenements
1	C	5 III + 8 Flrs	17.85	1	1676.41	20
2	A	5 III + 8 Flrs	20.25	1	2501.20	40
	B	5 III + 8 Flrs	20.25	1	2501.20	40
3	C	5 III + 8 Flrs	20.25	1	2501.20	40
	A	5 III + 8 Flrs	20.25	1	2501.20	40
	B	5 III + 8 Flrs	20.25	1	2501.20	40
4	C	5 III + 8 Flrs	20.25	1	2501.20	40
	D	5 III + 8 Flrs	20.25	1	2501.20	40
	E	5 III + 8 Flrs	20.25	1	2501.20	40
	F	5 III + 8 Flrs	20.25	1	2501.20	40
	A	5 III + 8 Flrs	20.25	1	2501.20	40
	B	5 III + 8 Flrs	20.25	1	2501.20	40
	C	5 III + 8 Flrs	20.25	1	2501.20	40
5	D	5 III + 8 Flrs	20.25	1	2501.20	40
	E	5 III + 8 Flrs	20.25	1	2501.20	40
	F	5 III + 8 Flrs	20.25	1	2501.20	40
	G	5 III + 8 Flrs	20.25	1	2501.20	40
	H	5 III + 8 Flrs	20.25	1	2501.20	40
	I	5 III + 8 Flrs	20.25	1	2501.20	40
	J	5 III + 8 Flrs	20.25	1	2501.20	40
	K	5 III + 8 Flrs	20.25	1	2501.20	40
	L	5 III + 8 Flrs	20.25	1	2501.20	40
	M	5 III + 8 Flrs	20.25	1	2501.20	40





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेशीय विकास प्राधिकरण

2021
900

- (a) The development works in respect of which approval is granted under this letter is not carried out in accordance with the conditions thereof is not in accordance with the conditions thereof.
 - (b) Any of the conditions subject to which the approval is granted or any of the conditions of the Metropolitan Commissioner, MMRDA is not complied with.
 - (c) The Metropolitan Commissioner, MMRDA is not satisfied with the manner of execution or misrepresentation and in such an event the application and every person dealing with the work shall be deemed to have carried out the development work in contravention of the relevant sections of the Maharashtra Regional & Town Planning Act, 1966;
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
 - This Commencement Certificate is renewable every year but such renewal shall not be extended more than three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966;
 - Conditions of this Commencement Certificate shall be binding not only on applicant but also his/her heirs, successors, executors, administrators and assignees & every person dealing with through or under him.
 - Any development carried out in contravention of this Commencement Certificate is liable to be treated as unauthorized and may be prosecuted against under section 53 or other sections, as case may be, of the M.R. & T.P. Act 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
 - The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and submit the same to MMRDA;
 - The applicant shall obtain NOCs for advance connections for utilities and services in the lay-out from the competent authorities wherever necessary.
 - The applicant shall obtain the Clearances relating to provisions inadu for water supply/supplying/drinking, etc. from competent Authorities wherever necessary and submit the same to MMRDA prior to Occupation;
 - Construction beyond plinth level should not be commenced without obtaining Commencement Certificate beyond plinth from MMRDA
 - NOC from the Competent Authority shall be obtained for any cutting of trees, replanting of trees and additional trees shall be planted as may be required.
 - The proposal shall be got certified to be Earthquake resistant from Licensed Structural Engineer and Certificate be submitted to MMRDA before commencement of work.
 - The provision in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved;
 - After obtaining Building permission, the Owner / Developer shall install a Display Board on conspicuous place in site indicating the following details:
 - Name and address of the person
 - ...

सोळा ज्वेलर्स, प्रा. लिमिटेड, मुंबई
 यांना तात्पुरता अंमलनाय, भा. कल्याण व ता. ठाणे जिल्हा
 ठाणे येथे विशेष यसाहा प्रकल्पासाठी शेतजमीन खरेदी
 करण्यासाठी मुंबई कुळ्यठिवाट व शेतजमिन अधिनियम,
 १९४८ च्या कलम ६३ एफ (अ) अन्वये परवानगी
 देण्यात आली.

शासन निर्णय क्रमांक टीएनसी ३७०७/प्र.क्र. ३१४/स-९

महसूल व वन विभाग

मंत्रालय, मुंबई-४०० ०३९

दिनांक :- २६.१२.२००७

संदर्भ :- १) जिल्हाधिकारी, ठाणे यांचे क्रमांक महसूल/क-१/टे-१४/कायि-४८८०६-०७,
 दिनांक २७.११.२००७ चे पत्र.

२) मुंबई कुळ्यठिवाट व शेतजमिन अधिनियम, १९४८ (सुधारणा) १९९४,
 दिनांक २८.४.१९९४ व दिनांक १९.५.२००५

३) महाराष्ट्र कुळ्यठिवाट व शेतजमीन कायदे (सुधारणा) १९९४, दिनांक २६.४.१९९४

प्रस्तावना :-

राज्याच्या औद्योगिक प्रगतीचा वेग याकाळा यासाठी शासनाने सन १९९३ साली नवीन
 औद्योगिक धोरण जाहीर केले होते. या औद्योगिक धोरणाचा एक भाग म्हणून मुंबई कुळ्यठिवाट
 व शेतजमिन अधिनियम, १९४८ मध्ये सुधारणा करून कलम ६३ एफ अ हे कलम समाविष्ट
 करण्यात आले. याने कलम ६३ एफ अ मधील प्रोटोकलम (१) अन्वये शेतकरी नसलेल्या व्यक्तीस
 जिल्हाधिकारी यांच्या पुर्यपरवानगीशिवाय महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम,
 १९६६ मधील तरतुदीनुसार तयार करण्यात आलेल्या प्रारूप किंवा अंतिम प्रादेशिक योजनेमध्ये
 किंवा प्रारूप अथवा अंतिम विकास योजना आराखड्यामध्ये किंवा प्रारूप अथवा अंतिम
 नगररचना योजनेमध्ये औद्योगिक क्षेत्र म्हणून दर्शविलेल्या किंवा राज्याच्या ज्या भागात अशी
 योजनाही प्रारूप अथवा अंतिम प्रादेशिक योजना/विकास आराखडा/नगररचना योजना
 अस्तित्वात नाही, अशा भागातील शेतजमीन खरेदी करता येईल, अशी तरतूद करण्यात आली
 आहे. परील क्षेत्रात खरेदी करायच्या जमिनीचे क्षेत्र १० हेक्टर पेक्षा जास्त असल्यास अशा
 खरेदीपुढी विकास आयुक्त (उद्योग) यांची पुर्यपरवानगी घ्यावी लागेल अशी तरतूद करण्यात
 आली.

२. राज्याच्या औद्योगिक यापरासाठी शेतकरी नसलेल्या व्यक्तीस शेतजमीन खरेदी करता
 येणे शक्य ठाणे यासाठी परील परिच्छेदातील तरतुदीनंतर शासनाने याबाबत
 यसाहा प्रकल्पाच्या



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

नमुना 'ई'

Form E

विवाह नोंदणी प्रमाणपत्र

Certificate of Registration of Marriage

(पहा कलम 6(1) आणि नियम 5)

See Section 6(1) and Rule 5

क. ल. न. - ५

वस्त क्र ७९८७ २०१५

१८४ १८५

प्रमाणित करण्यात येते की, पतीचे नांव : पै गिरीष शिवानंद

राहणार सीमा अपार्टमेंट, एफ-४, कदमवाडी रोड, कोल्हापूर ४१६००३

आणि पत्नीचे नांव : मोहिते अमिता यशवंत

राहणार दीपसागर सोसा., सी-१३, १/३, सेक्टर १८, नेरुळ, यांचा विवाह

दिनांक २८-०५-२०११ रोजी राजगौरव मंगल कार्यालय, कोल्हापूर (ठिकाणी) येथे विधी संपन्न झाला.

त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी विधेयक, १९९८ अन्वये देखण्यात

आलेल्या नोंदवहीच्या खंड क्रमांक ६ अनुक्रमांक ५१७ वर

दिनांक ३०-०५-२०११ रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

Certified that Marriage between, Husband's name : PAI GIRISH SHIVANAND

residing at SEEMA APT., F-4, KADAMWADI ROAD, KOLHAPUR 416003

and Wife name : MOHITE AMITA YESHWANT

residing at DEEPSAGAR SOCI., C-13, 1/3, SECTOR-18, NERUL

Solemnized on 28-05-2011 at RAJGAURAV MANGAL KARYALAYA, KOLHAPUR (Place) is

Registered by me on 30-05-2011 at Serial No : 517

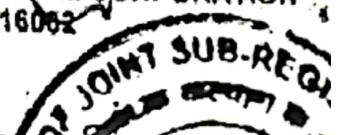
of Volume 6 register of Marriages maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriages Act 1998.

Place KOLHAPUR
Date : 30-05-2011



Signature

Registrar of Marriages,
KOLHAPUR MUNICIPAL CORPORATION
Nation-India, Pin-416002





मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

NO. SROT/MCP-02/L.D.P.L.JCC-V/386/2014

Date: 2 JUN 2014

COMMENCEMENT CERTIFICATE

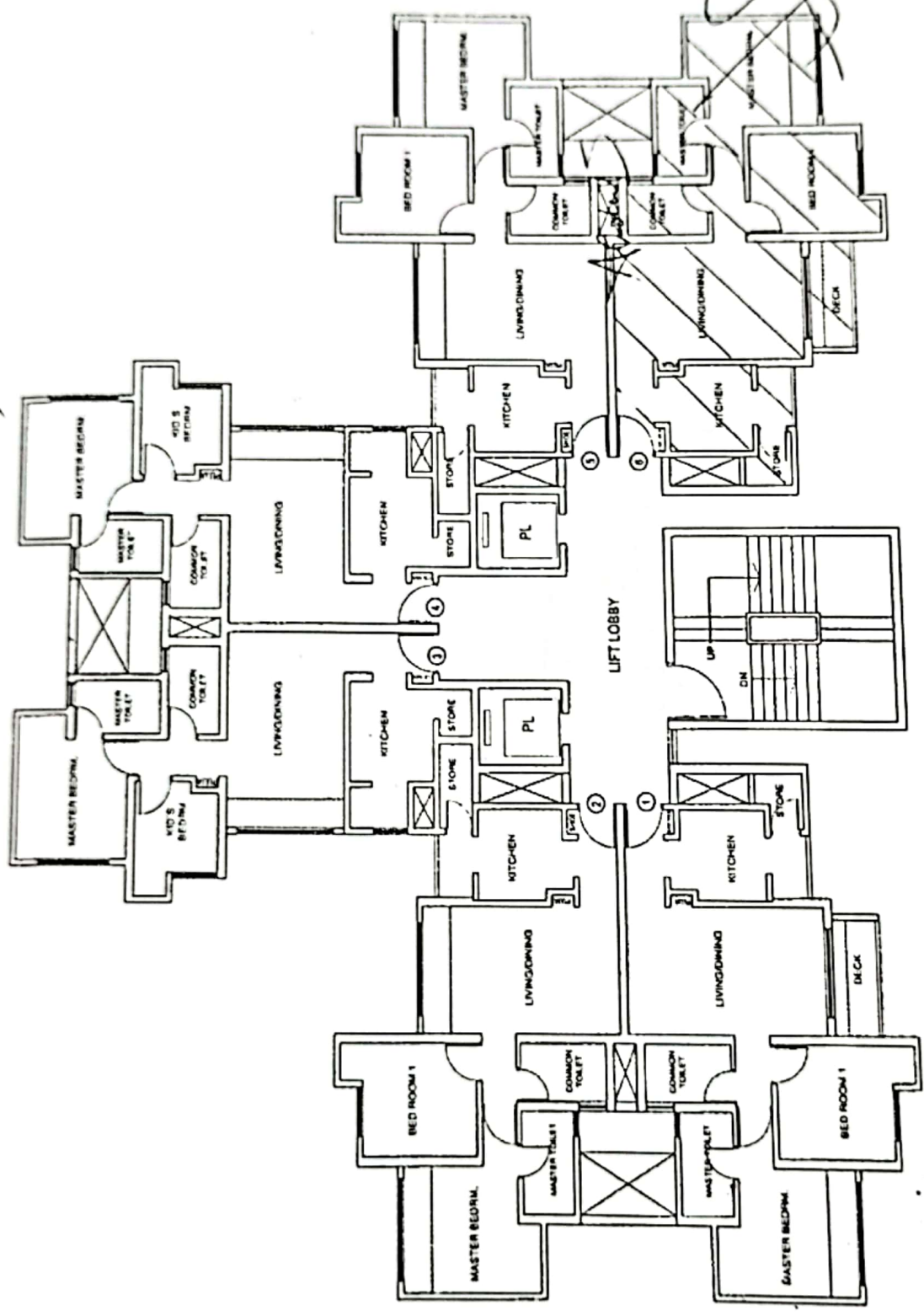
- READ: 1) MMRDA's amended in-principle lay-out approval No. TCP/MCP-01/L.D.P.L.Lay-out/07/2010 dated 26/07/2010
2) MMRDA's CC upto plinth No. GCMA-04/MMRDA/265/2010 dated 16/08/2010.
3) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L.D.P.L.JCC-V/1095/2011 dated 18/04/2011
4) MMRDA's amended in-principle lay-out approval No. SROT/MCP-01/L.D.P.L.Lay-out/188/2012 dated 14/03/2012
5) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L.D.P.L.JCC-IV/53/2012 dated 15/08/2012
6) MMRDA's amended in-principle lay-out approval No. SROT/MCP-01/L.D.P.L.Lay-out/546/2012 dated 14/09/2012
7) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L.D.P.L.JCC-V/848/2012 dated 31/12/2012
8) MMRDA's amended in-principle lay-out approval No. SROT/MCP-01/L.D.P.L.Lay-out/538/2013 dated 03/07/2013
9) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L.D.P.L.JCC-V/184/2013 dated 11/03/2013.
10) MMRDA's amended in-principle lay-out approval No. SROT/MCP-01/L.D.P.L.Lay-out/9/2014 dated 08/01/2014
11) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L.D.P.L.JCC-IV/46/2013 dated 25/10/2013

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1968 (Maharashtra Act No. XXXVII of 1968) to the applicant Shri. Rajendra Lodha, Director, M/s Lodha Developers Pvt. Ltd., 276, Shah & Nihar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 012 for the development of Sector-I in the proposed Mega City Project on plot bearing S No. (as mentioned in Table-1 below) of village Kalal and Nige up to plinth level and above plinth level only for the development of buildings (as mentioned in Table-2, 3 & 4 below) for built up area of 353327.76 sq.mt. (for Residential use) & 57027.73 sq.mt. (for Amenity) aggregating 410355.49 sq.mt. as depicted on drawing nos 1 to 9 (total 9 drawings) where amendment is proposed (as mentioned in Table-2 below); & for the buildings where no amendment is proposed (as mentioned in Table-3 & 4 below) issued along with earlier Commencement Certificate upto plinth under No. GCMA-04/MMRDA/265/2010 dated 16/08/2010. Commencement Certificate is

upto/beyond plinth SROT/MCP-02/L.D.P.L.JCC-V/1095/2011 dated 18/04/2011. Commencement Certificate upto/beyond plinth SROT/MCP-02/L.D.P.L.JCC-IV/53/2012 dated 15/08/2012. Commencement Certificate upto/beyond plinth SROT/MCP-02/L.D.P.L.JCC-V/848/2012 dated 31/12/2012. Commencement Certificate upto/beyond plinth SROT/MCP-02/L.D.P.L.JCC-V/184/2013 dated 11/03/2013 and Commencement Certificate upto/beyond plinth SROT/MCP-02/L.D.P.L.JCC-V/848/2013 dated 25/10/2013 on the following conditions:

Table-1 (indicating the land bearing S. No. for proposed development of Sector-I)	
7/1A, 7/2A, 7/2B, 7/3A, 8/2A/1, 8/7A, 8/7B, 8/8A, 8/10A, 8/11C/1, 8/13, 8/14, 8/15, 8/1A, 8/1B, 8/2, 10/1, 10/2, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12A, 11/12B, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 12/1, 12/2, 13/1, 13/2, 14/1, 15/1, 15/2, 15/3, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 21/A, 23/1, 23/2, 24/1, 24/2, 24/3, 24/4, 109/1, 109/2 & 122/ of Village Kalal and	
S.No. 47, 4/3, 4/7, 4/8A, 164/1, 164/3, 165/1, 165/2, 166/2, 166/1A, 166/1B, 166/1C, 166/3A, 166/3B, 166/4, 166/5, 166/1, 166/2, 166/3, 166/4, 166/5A, 166/5B, 166/5C, 166/7, 166/8, 166/9, 166/10, 166/11, 166/12, 166/13, 170, 171/1, 171/2, 171/3, 171/4, 171/5, 172/1, 172/2, 172/3, 172/4, 173/1, 173/2, 174/1, 174/2, 174/3, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1, 176/2, 176/3, 176/4, 176/5, 176/6, 176/7, 176/8, 176/9, 176/10, 176/11, 176/12, 176/13, 176/14, 176/15, 176/16, 176/17, 176/18, 176/19, 176/20, 176/21, 176/22, 176/23, 176/24, 176/25, 176/26, 176/27, 176/28, 176/29, 176/30, 176/31, 176/32, 176/33, 176/34, 176/35, 176/36, 176/37, 176/38, 176/39, 176/40, 176/41, 176/42, 176/43, 176/44, 176/45, 176/46, 176/47, 176/48, 176/49, 176/50, 176/51, 176/52, 176/53, 176/54, 176/55, 176/56, 176/57, 176/58, 176/59, 176/60, 176/61, 176/62, 176/63, 176/64, 176/65, 176/66, 176/67, 176/68, 176/69, 176/70, 176/71, 176/72, 176/73, 176/74, 176/75, 176/76, 176/77, 176/78, 176/79, 176/80, 176/81, 176/82, 176/83, 176/84, 176/85, 176/86, 176/87, 176/88, 176/89, 176/90, 176/91, 176/92, 176/93, 176/94, 176/95, 176/96, 176/97, 176/98, 176/99, 176/100	

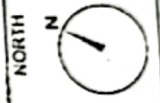
क.ल.न.- ५
 दात क. २०१५
 ५९ १८७



TYPICAL FLOOR PLAN

CASA BELLA GOLD, DOMBIVALI	CLUSTER 10 : SOPHISTICA WING : D	FLOOR 12 th	FLAT NO. 1206
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NOTE: PLAN NOT TO THE SCALE



ARCHITECT
 KAPADIA ASSOCIATES PVT. LTD
 ARCHITECTURE, URBAN DESIGN
 101, ANANDNAGAR ROAD, PAREL EAST, MUMBAI 400012
 TEL: 81-22-0000018 FAX: 81-22-0000018
 WWW.KAPADIAASSOCIATES.COM

DEVELOPERS
 PALAVA DWELLERS PRIVATE LIMITED
 216, Shah & Nahar Industrial Estate,
 Dr. E Moses Road,
 Worli Naka, Mumbai-18.

CASABELLAGOLD
 City of dreams

IN WITNESS WHEREOF the Parties hereto have hereunto set
subscribed their respective hands and seals on the day and year
hereinabove written.

SCHEDULE OF PROPERTY

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land lying, being and situate at Villages Nilje
Taluka Kalyan and District Thane in the Registration District and Sub-District
bearing following Survey Nos and Hissa Nos admeasuring is as below:-

NILJE

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
	(B)	(C)	(D)
1	192	3B7\$*	1210
	192	3C7\$*	1190
2	185	7\$*	200
	186	5\$*	80
	187	0\$*	2380
	216	1D*	1500
3	186	4\$*	380
	192	1B\$*	910
	192	(2B3)\$	1420
	185	19\$*	380
	192	1C3\$*	910
4	169	2\$*	500
	176	1\$*	1950
5	169	7\$*	100
	192	6\$	5160
6	169	8\$*	500

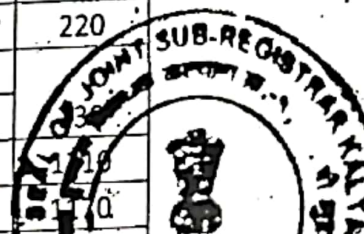


क.ल.न.- ७

दस्त क १९७३ २०१५

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	183	2\$*	1100
7	185	4\$*	500
	185	5\$*	1010
8	214	1\$*	3060
9	185	8*	880
	186	3\$*	10700
	185	9\$*	200
	185	11\$*	130
	186	1A2\$*	200
	186	2\$*	480
10	169	5A\$*	300
	170	0\$*	1420
11	168	0\$*	1040
	188	2\$*	1870
12	166	1B*	3840
13	169	9\$*	2100
	185	6\$*	1040
	185	16\$*	1970
	192	1A+8A (Old)	2580
		8A\$* (New)	
14	185	15\$*	940
	185	23\$*	350
15	166	1A\$*	130
	169	3\$*	1100
	169	4\$*	2600
	169	13\$*	2770
	185	13\$*	80
	185	18\$*	80
	186	1C\$* /	220
	186	1/4* i.e. 1D\$	
	192	5A/1\$	
	192	5A/2\$	



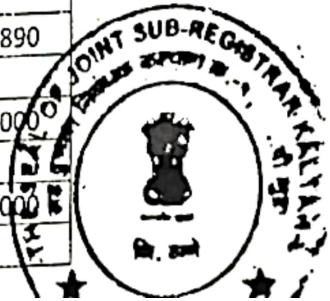
क.ल.न.- ५
 स्तक १०३/२०१५
 ३६ १६०

		1*	11180
16	188		
		1A\$*	2530
17	185		
		1\$*	2910
18	172		150
	172	4\$*	460
	173	2\$*	400
	174	3\$*	1530
	175	5\$*	
			1040
19	4	3\$	
			200
20	169	1\$	130
	171	5\$	
			250
21	172	3\$*	780
	174	2\$*	400
	175	1\$*	
			3330
22	185	12\$*	
			2080
23	166	3B\$*	
			3230
24		3A\$*	
			485
25	193	3\$*	
			1010
26	194	3\$*	
			5100
27	194	1B\$*	
			330
28	185	2\$*	50
	189	2\$*	960
	190	3B\$*	3900
	216	1B\$*	1110
	4	7*	
			1490
29	192	9\$*	220
	193	4A\$*	
			130
30	190	2\$*	
			370
31	4	8A*	



क.ल.न.- ७
 वस्त क्र ६९९३ २०१५
 ३७ ९८७

32	177	1B\$*	660
	185	24\$*	50
	189	1\$*	2120
	191	2B\$*	4550
	193	2\$*	2330
33	193	1*	2170
34	216	2*	1620
35	4	2\$*	960
36	166	4*	180
	169	11*	1600
	169	12*	1700
	181	3*	500
	190	1*	130
	191	1*	200
37	177	2A*	1110
	192	4C*	1830
	210	2*	100
	210	3B*	440
	216	1A*	1100
	165	1	1260
38	173	1*	200
	174	1*	1120
39	192	4A*	1960
40	177	2B*	1000
	190	3A*	1720
	210	3A*	1030
	217	0*	1900
	210	2	2100
41	169	10*	1100
	214	2*	2380
42	172	2*	2890
43	176	5A*	2000
44	216	1C*	2000



क.ल.न.- ५
दस्तावेज २०१५
३६ १६०

45	177	1A*	810
	177	1C*	710
46	192	2C4\$*	5360
47	169	5B\$*	700
	185	1B\$*	2500
48	210	4A*	1255
49	164	1*	10200 out of 11780
	164	3*	
	165	2*	
	166	2*	
50	(Old No 166) New No.107	1C	4070
51	185	10A*\$	2430
	185	10B*\$	2230
52	181	1*\$	1720
53	186	1A1*\$	6530
54	185	3*\$	11130
55	201	1C*\$	880
56	181	2*	510
	185	22*	330
57	179	0*	780
	178	0*	1140
	201	2 (2)	2100
58	201	1B*	810
	201	1A*	710
59	184	1*	1550



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