

SCANNED
**Durga
Enclave**



Flat /Shop No. 704 on 7th Floor

in Wing _____

Durga Enclave

A Project by :

ANMOL DEVELOPERS

S.H. No. 43/8, Near Kasturi heights,
Near RBK Globle School,
Bhayandar (E), Dist. Thane - 401 105.

MAH. RERA PROJECT REG. NO.
P51700022467



337/8438

Friday, April 28, 2023
4:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: नवघर

पावती क्र.: 9126

दिनांक: 28/04/2023

दस्तावेजाचा अनुक्रमांक: टनन7-8438-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुरेश लालबहादूर यादव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:29 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 3856002.15 /-

मोबदला रु. 3885000/-

भरलेले मुद्रांक शुल्क : रु. 272000/-

Joint Sub Registrar Thane 7

सह दुय्यम निबंधक ठाने ७

ठाणे क्र ७

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2704202319016 दिनांक: 28/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2704202319033 दिनांक: 28/04/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001160850202324R दिनांक: 28/04/2023

बँकेचे नाव व पत्ता: Panjab National Bank

S. YCIDW

मुळदस्त परत मिळाला

ewd5a8JQfx

4/28/2023

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ Punjab National Bank
...the name you can BANK upon!

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name : MIRA ROAD(4509)
 Challan Number : MBST25042350008
 PaymentDate : 25/04/2023 13:46:01 PM
 District : 1201-THANE
 Stamp Duty : 0030046401-75
 Amount : 272000.00
 Registration Fees : 0030063301-70
 Amount : 30000.00
 Total Amount : **302000.00**
 Duty Payer Name : SURESH L YADAV And
 BASAKALLI LALBAHADUR YADAV
 Duty Payer Mob No : +91-9821122123
 Article Code : B25-Agreement to sale/Transfer/Assignment
 Movability : Immovable
 Prop Descr : Flat No. 704, DURGA ENCLAVE, Near RBK School, Indralok Phase 6, BHAYANDAR
 East, District Thane Maharashtra 401105
 Property Area : 39.65 Sq.Meter
 Other Party Name : ANMOL DEVELOPERS
 GRAB GRN : MH001160850202324R
 Bank Txn ID : 250423M878059
 Office Name : IGR116-THANE
 SUB REGISTRATION : 4 JOINT
 Office Name : ट न न ७
 दस्त क्र. १७३५ / २०२३
 Duty Payer ID : १ ११५
 PAN-ACC : PAN-ACC
 Consideration Amount : 3885000.00
 Other Party ID : PAN-AAQFA3273R

Print Receipt

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
For PUNJAB NATIONAL BANK

वरिष्ठ प्रबंधक / Sr. Manager

S. Yadav


(L.M.T.S.)

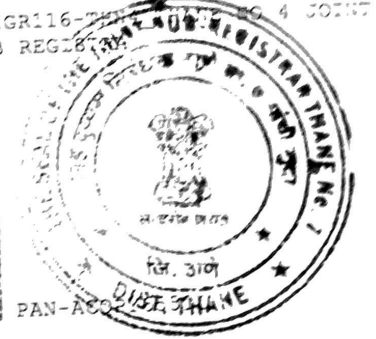
e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name : MIRA ROAD(4509)
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Amount : 30000.00
Total Amount : **302000.00**

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Duty Payer Name : SURESH L YADAV And BASAKALLI LALBAHADUR YADAV

Duty Payer ID

Duty Payer Mob No : +91-9821122123

Article Code : B25-Agreement to sale/Transfer/Assignment

Movability : Immovable Consideration Amount : 3885000.00

Prop Descr : Flat No. 704, DURGA ENCLAVE, Near RBK School, Indralok Phase 6, BHAYANDAR East, District Thane Maharashtra 401105

Property Area : 39.65 Sq.Meter

Other Party Name : ANMOL DEVELOPERS

Other Party ID : PAN-AAQFA3273R

Print Reciept

पंजाब नैशनल बैंक
FOR PUNJAB NATIONAL BANK

वरिष्ठ प्रबंधक / Sr. Manager

S. Yadav



(L.M.T.S)

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AGREEMENT

THIS AGREEMENT made and entered into at Bhayandar on this 28th day of April 2023, BETWEEN : **M/s. ANMOL DEVELOPERS**, a partnership firm, having its office at Shop No. 21, Sai Akruti, Phase-VI, Near R.B.K. Global School, Bhayandar (East), Thane - 401 105 through its partners (1) MR. CHANDMAL OSTWAL, (2) MR. DINESH N. SIKHWAL, And, (3) MR. PRAKASH TILOKCHAND JAIN hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART.

AND

SHRI/SMT. SURESH LALBAHADUR YADAV
SHRI/SMT. BASAKALLI LALBAHADUR YADAV
having address at D-112, SURYA Apartment, Fatak Road,
Hanuman Nagar, Thane, Bhayander East,
Maharashtra - 401105.

hereinafter referred to as "ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS :

1. Shri Yashwant Sowar Patil was the original owner of land bearing Old Survey No. 252, New Survey No. 43, Hissa No. 8,

Dinesh Sikkwal

Y. Yashwant
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admeasuring 1920 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (for short hereinafter referred to as the "**Larger Property**").

2. Shri Yashwant Sowar Patil died intestate on 26th June, 1991, leaving behind his widow Smt. Anandibai Patil, three sons namely Shri Chintaman Patil, Shri Dharmaji Patil, Shri Anant Patil, three married daughters namely Smt. Babibai Kisan Patil, Smt. Bhanumati Baliram Mhatre and Smt. Manjula Ramakant Mhatre as his heirs and legal representatives entitled to the estate of the deceased including the larger property.
3. By a Mutation Entry No. 529, dated 29th August, 2003, the names of Smt. Anandibai Patil, Shri Chintaman Patil, Shri Dharmaji Patil, Shri Anant Patil, Smt. Babibai Kisan Patil, Smt. Bhanumati Baliram Mhatre and Smt. Manjula Ramakant Mhatre came to be recorded in the 7/12 extract of the larger property.
4. Shri Chintaman Yeshwant Patil is the son of late Shri Yeshwant Sowar Patil. Smt. Hirabai Chintaman Patil is the wife of Shri Chintaman Yashwant Patil. Shri Chintaman Patil had three sons namely Shri Hemprakash Chintaman Patil, Shri Dashrath Chintaman Patil, Shri Subhash Chintaman Patil, two married daughters namely Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Karbhari.
5. Shri Hemprakash Chintaman Patil died intestate on 19th April, 2004 leaving behind his widow Smt. Vandana Patil, two sons namely Shri Chirag Hemprakash Patil and Shri Shubh Hemprakash Patil as his heirs and legal

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representatives entitled to the undivided share of the deceased in the larger property.

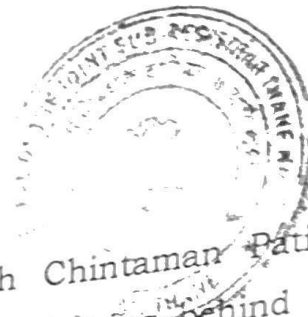
6. Pursuant to an application made by Shri Chintaman Yashwant Patil to the Talathi of Village Bhayandar, the names of Shri Subhash Patil and Shri Dashrath Patil came to be recorded in the 7/12 extract of the larger property vide a Mutation Entry No. 560, dated 1st October, 2004.
7. By an Agreement for Sale, dated 22nd March, 2007 (for short hereinafter referred to as the "**First Agreement**") Smt. Anandibai Yeshwant Patil, Shri Dharmaji Yashwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumr Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charushila Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yashwant Patil, Smt. Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Babibai Kisan Patil, Smt. Bhanumati Baliram Mhatre and Smt. Manjula Ramakant Mhatre had agreed to sell their undivided right, title, interest and share in the larger property to M/s. Mahant Builders & Land Developers for the consideration mentioned therein.
8. In pursuance of the first agreement, Smt. Anandibai Yashwant Patil and eighteen others had executed an Irrevocable General Power of Attorney, dated 22nd March, 2007 (for short hereinafter referred to as the "**First Power of Attorney**") in favour of the partners of M/s. Mahant Builders & Land Developers conferring upon them several powers inter-alia power to sell the larger property to the person or persons of their choice.

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Shri Dasharath Chintaman Patil died intestate on 28th November, 2010 leaving behind his widow Smt. Pratibha Dasharath Patil, two daughters namely Miss Tejaswini Dashrath Patil and Miss Nupur Dashrath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the larger property.

10. Shri Chintaman Yashwant Patil died intestate on 28th May, 2013 leaving behind his widow Smt. Hirabai Chintaman Patil, a surviving son by name Shri Subhash Chintaman Patil, two married daughters namely Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Karbhari as his heirs and legal representatives entitled to the undivided share of the deceased in the larger property as the heirs of Shri Chintaman Yashwant Patil.
11. By a Mutation Entry No. 1951, dated 14th August, 2013, the names of Smt. Hirabai Chintaman Patil, Shri Subhash Chintaman Patil, Smt. Bhavna Balkrishna Patil, Smt. Vasanti Arvind Karbhari, Smt. Vandana Hemprakash Patil, Shri Chirag Hemprakash Patil, Shri Shubh Hemprakash Patil, Smt. Pratibha Dashrath Patil, Ms. Tejaswini Dashrath Patil and Ms. Nupur Dashrath Patil came to be recorded in the 7/12 extract of the larger property.
12. In the premises aforesaid, M/s. Vidhi Buildcon Pvt. Ltd., has 6/7th undivided share in the larger property and similarly, Smt. Hirabai Chintaman Patil, Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil, Miss Tejaswini Dasharath Patil, Miss Nupur Dasharath Patil, Smt. Bhavna Balkrishna Patil, Smt. Vasanti Arvind Karbhari and Shri Subhash Chintaman Patil have together 1/7th share in the larger property.

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22nd March 2007



13. By an Agreement, dated 22nd March 2007 (for short hereinafter referred to as the "**Second Agreement**") Shri Dharmaji Yeshwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumar Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charusheela Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yeshwant Patil, Smt. Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Babibai Kishan Patil, Smt. Bhanumati Baliram Mhatre, Smt. Mangula Ramakant Mhatre and Smt. Anandibai Yeshwant Patil (hereinafter referred to as the "**Patil Family**") had agreed to sell their undivided share in the larger property to M/s. Mahant Builders and Land Developers at the price and on the terms and conditions stipulated therein.
14. In pursuance of the second agreement, the Patil Family had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "**Second Power of Attorney**") in favour of the partners of M/s. Mahant Builders and Land Developers conferring upon them several powers inter-alia power to sell their undivided share in the larger property to the person or persons of their choice including power to execute deed of conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.
15. By an Agreement, dated 23rd April, 2007 (for short hereinafter referred to as the "**Third Agreement**") M/s. Mahant Builders and Land Developers in its turn had agreed to sell the undivided share of the Patil Family in the larger property to M/s. Vidhi Buildcon Pvt. Ltd., at the price and on the terms and conditions stipulated therein.

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16. In pursuance of the third agreement, M/s. Mahant Builders and Land Developers had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "**Third Power of Attorney**") in favour of one of the directors of M/s. Vidhi Buildcon Pvt. Ltd., conferring upon them several powers inter-alia power to execute deed of conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

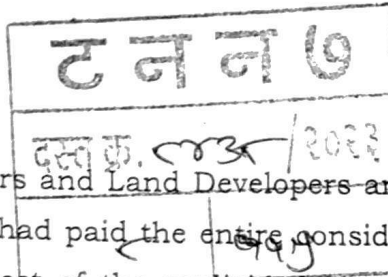
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17. The Patil Family with the consent of M/s. Mahant Builders and Land Developers had agreed to sell their undivided share in the larger property to M/s. Vidhi Buildcon Pvt. Ltd., vide an Agreement for Sale, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-7/06046/2011 (for short hereinafter referred to as the "**Fourth Agreement**") at the price and on the terms and conditions stipulated therein.

18. In pursuance of the fourth agreement, the Patil Family had executed an Irrevocable General Power of Attorney, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-7/06047/2011 (for short hereinafter referred to as the "**Fourth Power of Attorney**") in favour of directors of M/s. Vidhi Buildcon Pvt. Ltd., conferring upon it several powers inter-alia power to sell their undivided share in the larger property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

Dr. S. K. Khawar

S. Yadav



19. M/s. Mahant Builders and Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., had paid the entire consideration to the Patil Family in respect of the undivided share of the Patil Family in the larger property.
20. By an Agreement for Sale cum Development, dated 30th July, 2012 (for short hereinafter referred to as the "**Fifth Agreement**") M/s. Vidhi Buildcon Pvt. Ltd., in its turn had agreed to sell the undivided share of the Patil Family to M/s. Salangpur Developers at the price and on the terms and conditions stipulated therein..
21. Under the fifth agreement, M/s. Salangpur Developers had paid entire consideration to M/s. Vidhi Buildcon Pvt. Ltd., in respect of the share of the Patil Family in the larger property agreed to be sold by M/s. Vidhi Buildcon Pvt. Ltd., and M/s. Salangpur Developers.
22. By an Agreement for Sale cum Development, dated 15th January, 2014 (for short hereinafter referred to as the "**Sixth Agreement**") M/s. Salangpur Developers had agreed to sell, transfer and assign all its right, title and interest in the larger property to the Promoter herein for a total consideration and on the terms and conditions stipulated therein.
23. By a Deed of Conveyance, dated 7th March, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1707/2014 (for short hereinafter referred to as the "**First Sale Deed**") the Patil Family with the consent and confirmation of M/s. Mahant Builders and Land Developers had sold, transferred and conveyed their undivided share in the larger property to M/s. Vidhi Buildcon Pvt. Ltd.,

D. S. Kulkarni

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24. By a Deed of Conveyance, dated 7th March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1587/2014 (for short hereinafter referred to as the "**Second Sale Deed**") Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil had sold, transferred and conveyed their undivided share in the larger property to M/s. Salangpur Developers for the consideration mentioned therein.

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Smt. Vandana Hemprakash Patil and others had executed an Irrevocable General Power of Attorney, dated 7 th March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1588/2014 (for short hereinafter referred to as the " Fifth Power of Attorney ") in favour of the partners of M/s. Salangpur Developers conferring upon them several powers inter-alia power to sell their undivided share in the larger property to the person or persons of their choice.	

26. By a Deed of Conveyance, dated 26th May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3172/2014 (for short hereinafter referred to as the "**Third Sale Deed**") Smt. Hirabai Chintaman Patil and Shri Subhas Chintaman Patil had sold, transferred and conveyed their undivided share in the larger property to M/s. Salangpur Developers for the consideration mentioned therein.

27. Smt. Hirabai Chintaman Patil and Shri Subhash Chintaman Patil had executed an Irrevocable General Power of Attorney, dated 26th May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3173/2014 (for short hereinafter referred to as the "**Sixth Power of Attorney**") in favour of M/s. Salangpur Developers conferring upon them several powers inter-alia power to deal with their undivided share in the larger property.

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28. By a Deed of Conveyance, dated 17th September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7269/2014 (for short hereinafter referred to as the "**Fourth Sale Deed**") Smt. Praiba Dasharath Patil, Miss Tejaswini Dasharath Patil and Miss Nupur Dasharath Patil had sold, transferred and conveyed their undivided share in the larger property to M/s. Salangpur Developers for the consideration mentioned therein.

29. Smt. Pratiba Dasharath Patil and others had also executed an Irrevocable General Power of Attorney, dated 18th September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7270/2014 (for short hereinafter referred to as the "**Seventh Power of Attorney**") in favour of M/s. Salangpur Developers conferring upon them the power to deal with their undivided share in the larger property.

30. By a Deed of Conveyance, dated 17th September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7276/2014 (for short hereinafter referred to as the "**Fifth Sale Deed**") Smt. Vasanti Arvind Karbhari had sold, transferred and conveyed her undivided share in the larger property to M/s. Salangpur Developers for the consideration mentioned therein.

31. Smt. Vasanti Arvind Karbhai had executed an Irrevocable General Power of Attorney, dated 18th September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7277/2014 (for short hereinafter referred to as the "**Eighth Power of Attorney**") in favour of M/s. Salangpur Developers conferring upon them several power inter alia power to deal with her undivided share in the larger property.

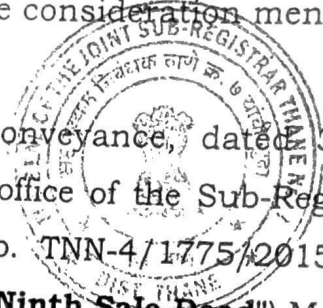
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32. By a Deed of Conveyance, dated 14th January, 2015, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/609/2015 (for short hereinafter referred to as the "**Sixth Sale Deed**") Smt. Bhavna Balkrishna Patil had sold, transferred and conveyed her undivided share in the larger property to M/s. Salangpur Developers for the consideration mentioned therein.

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33. By a Deed of Conveyance, dated 31 st December, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1775/2015 (for short hereinafter referred to as the " Ninth Sale Deed ") M/s. Vidhi Buildcon Pvt. Ltd., and M/s. Salangpur Developers had jointly sold, transferred and conveyed their respective right, title, interest and share in the larger property to the Promoter herein for the consideration mentioned therein.
दस्त क्र ११३५/२०१४
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34. An area admeasuring area admeasuring 753.49 sq. meters forming the portion of the larger property is reserved for public purpose in the Development Plan for the City of Mira Bhayandar. Hence, by an Agreement, dated 18th December, 2018 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN/11300/2018 (for short hereinafter referred to as the "**Seventh Agreement**") the Promoter had surrendered an area admeasuring area admeasuring 753.49 sq. meters forming the portion of the larger property to the Mira Bhayandar Municipal Corporation and accordingly, the name of the Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of the larger property corresponding to area admeasuring area admeasuring 753.49 sq. meters vide a Mutation Entry No.2473, dated 4th April, 2019.

Bhish Sahasra

S. Yaddi

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35. In the premises aforesaid, the Promoter is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to an area admeasuring area admeasuring 1166.51 sq. meters forming the portion of land bearing Old Survey No.252, New Survey No.43, Hissa No.8, situate at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written (for short hereinafter referred to as the "**Said Property**").

36. For developing said property, the Promoter had obtained the following permissions and sanctions from the authorities concerned.

- i. N.A. Permission No.Revenue/K-1/T-2/Navghar/Sanad/SR-08/2018, dated 16th July, 2018 from the Collector of Thane.
- ii. No Objection Letter No. EI/NOC/1298/2015, dated 15th April, 2015 issued by the Estate Investment Co., Pvt. Ltd., whose name was appearing in Other Rights Column of 7/12 extract of the said property.
- iii. Provisional Fire No Objection Certificate No. MNP/ Fire/930/2015-16, dated 5th November, 2015 and Provisional Fire No Objection Certificate No. MNP/ Fire/334/2021-22, dated 2nd June, 2021 issued by the Chief Fire Officer of the Defendant.

Dinesh Kulkarni



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- iv. Sanctioned Plan No. MB/MNP/NR/4255/2018-19, dated 9th October, 2018 of Building consisting of Part Ground + Four Part Upper Floors, totally admeasuring 1162.23 sq. meters issued by the Mira Bhayander Municipal Corporation.

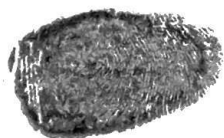
ट न न ७	Commencement Certificate	No.MB/MNP/NR/
दस्त क्र. ७७३	4255/2018-19, dated 9 th October, 2018 and the	
93	same was amended wide Commencement	
	Certificate No.MNP/NR/ 2136/2021-22, dated	

14th October, 2021 issued by the Mira Bhayander Municipal Corporation.

37. In lieu of an area admeasuring 753.49 sq. meters forming the portion of the larger property, the Mira Bhayandar Municipal Corporation had granted F.S.I. to the M/s. Anmol Developers for constructing the building on the said property.
38. On the basis of permission and sanctions granted by the authorities concerned including the Mira Bhayander Municipal Corporation, the Promoter has undertaken the work of construction of Building consisting of Part Ground + Nineteen Upper Floors, totally admeasuring 6397.60 sq. meters on the said property, more particularly described in the Second Schedule hereunder written (for short hereinafter referred to as the "**Said Building**").
39. The Allottee has offered a Flat No. 704, admeasuring Rera Carpet Area 39.55 Sq.Meters on the 7th floor of the building call **DURGA ENCLAVE** to be constructed on the said property, more particularly described in the Third Schedule hereunder written (hereinafter referred to as the

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observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the Mira Bhayander Municipal Corporation.

49. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.
50. The Allottee has applied to the Promoter for allotment of an Flat No. 704 on 7th floor in the building called **DURGA ENCLAVE** to be constructed in the layout of the said property, more particularly described in the Third Schedule hereunder written.
51. The carpet area of the said flat as per RERA (Real Estate Regulatory Authority) is admeasuring 39.65 sq. meters and Carpet area means the net usable floor area of the flat, excluding the area covered by the external walls areas under services shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said flat for exclusive use of the Allottee but includes the area covered by the internal partition walls of the said flat.
52. The parties relying on the confirmation, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the agreement and all applicable laws are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

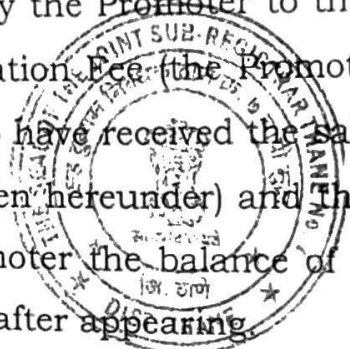
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53. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 3,21,250/- (Rupees Three lakh twenty one thousand two fifty Only) being part of the payment of sale consideration of the flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee. The Promoter doth hereby admit and acknowledge to have received the said sum by signing the receipt clause written hereunder) and the Allottee has agreed to pay to the Promoter the balance of sale consideration in the manner hereinafter appearing.

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54. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said flat with the Allottee, being in fact these presents and also to register said agreement under the provisions of Indian Registration Act, 1908.

55. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell the said flat and the Allottee hereby agrees to purchase the said flat and the garage/covered parking as hereinafter appearing.

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

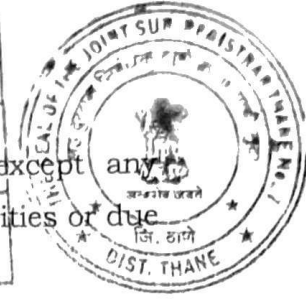
1. The Promoter shall construct the said building/s in accordance with the plans, designs and specifications as approved by the concerned authorities from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications

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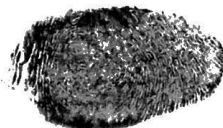
which may adversely affect the flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1(a)(i) The Allottee hereby agrees to purchase the said flat from the Promoter and the Promoter hereby agrees to sell the Allottee Flat No. 704 of the type of Carpet area admeasuring 39.65 sq. meters on 7th floor in the building called **DURGA ENCLAVE** (hereinafter referred to as the "Flat") as shown in the floor plan thereof for the consideration of Rs. 38,85,000/- including Rs. /- being the proportionate price of the common areas and facilities appurtenant to the flat, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written (the price of the flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell the Allottee Stilt Parking bearing Nos. being constructed in the layout for the consideration of Rs. /-.

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell the Allottee covered parking spaces bearing Nos. situate at stilt being constructed in the layout for the consideration of Rs. /-.

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walls, internal plaster, floorings doors and windows of the said flat.

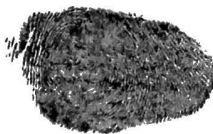
v. Rs. ²⁰1,94,250/- (Rupees ⁹⁹⁷ _____ Only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said flat.

vi. Rs. 1,94,250/- (Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said flat is located.

vii. Rs. 3,88,500/- (Rupees _____ Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wing in which the flat is located.

viii. Rs. 1,94,250/- (Rupees _____ Only) at the time of handing over of the possession of the flat to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Value Added



28. That all notices to be served on the Allottee and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below

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Name of the Promoter	
Promoter's Address	
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M/S. ANMOL DEVELOPERS,
Shop Nos. 105/106/107,
Durga Residency,
Indralok Phase IV,
Deepak Hospital Road,
Bhayandar (East),
Thane 401 105.

Notified Email ID :

Allottee Name

: Suresh Lalbahadur Yadav
Basakalli Lalbahadur Yadav

Address of the Allottee

: D-112, Surya Apartment, Fatuk Rud, Hanuman
Thane, Bhayander East, Maharashtra - 401

Notified Email ID

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee as the case may be.

29. JOINT ALLOTTEES :

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

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२७	WITNESS WHEREOF



WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

An area admeasuring area admeasuring 1166.51 sq. meters forming the portion of land bearing Old Survey No.252, New Survey No.43, Hissa No.8, situate at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO :

Building consisting of Part Ground + Nineteen Upper Floors, totally admeasuring 6397.60 sq. meters to be constructed on the said property, more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO :

Flat No. 704 admeasuring Carpet area 39.65 Sq. Meters on the 7th floor, — wing in the building known as **DURGA ENCLAVE**, situated at Near RBK School, Indralok Phase VI, BHAYANDAR [East] Taluka & District Thane - 401 105 to be constructed on the said property, more particularly described in First Schedule hereinabove written.

Durka School



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SIGNED, SEALED AND DELIVERED

by the with named "PROMOTER"

M/s. ANMOL DEVELOPERS

through its of the partners

1. DINESH. N. SIKHWAL

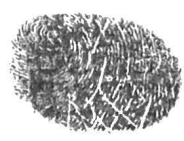
in the presence of

1. Name Ramavata R. Yadav

Signature [Signature]

2. Name Pooja Yadav

Signature [Signature]



Dinesh Sikkwal

SIGNED, SEALED AND DELIVERED

by the with named "ALLOTTEE/S"

1) Suresh Lalbahadur Yadav

2) Basakhalli Lalbahadur Yadav.

in the presence of

1. Name Ramavata R. Yadav

Signature [Signature]

2. Name Pooja Yadav

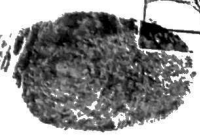
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S. Yadav



(L.H.T.I)
taken by me
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सूची क्र.2

दुय्यम निबंधक ठाणे 4

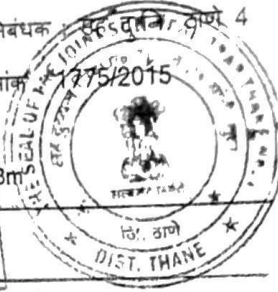
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नोंदणी

Regn:63m

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गावाचे नाव : 1) नवघर

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दस्तावेजाचा प्रकार अभिहस्तांतरणपत्र
 नोंदणी 26500000
 बजारभाव(भाडेपट्ट्याच्या) 36093500
 दस्तावेजाकार आकारणी देतो की नवघर येथे नमुद करावे)



दस्तावेजाचे मालक,पोटहिस्सा व घरक्रमांक (अनुक्रमांक)

1) पालिकेचे नाव:मिर्सा-भाईदर मलपाईतर वर्णन : इतर माहिती: मोंजे-नवघर,भाईदर पु.ता.जिल्हाणे येथील जुना सर्वे नं.252 नविन सर्वे नं.43 हिस्सा नं 8 चे एकूण क्षेत्र 1920 चौ मीटरमिनीचे खरेदीखत EVN NO.147/2015,STAMP DUTY 2,165,600/- व PENALTY 1,44,400/- (Survey Number : जुना सर्वे नं 252 नवीन सर्वे नं 43 ; HISSA NUMBER : 8 ;)

दस्तावेजाचे क्षेत्र

1) 1920 चौ.मीटर

दस्तावेजावर आकारणी किंवा जुडी देण्यात असेल

दस्तावेजावर वज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दस्तावेजाच्या न्यायालयाचा हुकुमनामा किंवा न्यायालयाच्या प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स.विधी बिल्डकॉन प्रा.लि.तर्फे डायरेक्टर.विनाय पी.शाह - - वय:-40; पत्ता:-प्लॉट नं. 001, माळा नं:- इमारतीचे नाव: शीतल निकेतन टॉवर , ब्लॉक नं: बी.पी. रोड , रोड नं: भाईदर पु, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-
 2): नाव:-मेसर्स सालंगपुर डेव्हलपर्स तर्फे भागीदार राकेश जे.अगरवाल - - वय:-37; पत्ता:-प्लॉट नं: शॉप 8,9 , माळा नं: -, इमारतीचे नाव: जानकी रेसिडेन्सी , ब्लॉक नं: 90 फिट रोड , रोड नं: भाईदर पु, . पिन कोड:-401101 पॅन नं:-ABFFS1411B

दस्तावेजावर वज करून घेणा-या पक्षकाराचे नाव किंवा दस्तावेजाच्या हुकुमनामा किंवा आदेश देणा-या प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स अनमोल डेव्हलपर्स चे भागीदार चांदमल एम ओस्तवाल - - वय:-46; पत्ता:-105/106/107, -, दुर्गा रेसिडेन्सी , इंद्रलोक फस 4,दिपक हॉस्पिटल रोड , भाईदर पु , भयंदर ईस्ट, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401105 पॅन नं:-
 2): नाव:-मेसर्स अनमोल डेव्हलपर्स चे भागीदार दिनेश एन.सिखवाल - - वय:-52; पत्ता:-105/106/107, -, दुर्गा रेसिडेन्सी , इंद्रलोक फस 4,दिपक हॉस्पिटल रोड , भाईदर पु , भयंदर ईस्ट, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401105 पॅन नं:-

दस्तावेजावर वज करून दिल्याचा दिनांक 02/04/2015

दस्तावेजाचे नोंदणी केल्याचा दिनांक 06/04/2015

दस्तावेजाचे अनुक्रमांक,खंड व पृष्ठ 1775/2015

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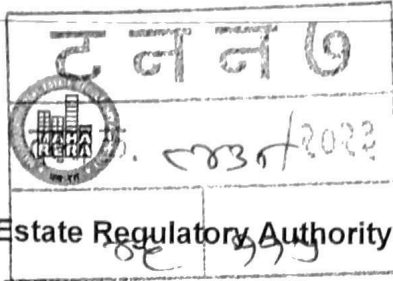
दस्तावेजावर बजारभावाप्रमाणे नोंदणी शुल्क 30000



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TRUE COPY

Taiyyab S. Chetorwala
 Special Executive Officer
 Reg. No. 03707 Dt. 15/11/2017



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :

467

DURGA ENCLAVE, Plot Bearing / CTS / Survey / Final Plot No.: **OLD SNO 252 HNO 8 NEW SNO 43 HNO 8**
Shayandar (M Corp.), Thane, Thane, 401105;

Joint Developers having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin:

105

The registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **25/09/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there

Signature valid
Digitally Signed by
Dr. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 14:09:09

08/09/2021

Mumbai

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

MIRA-BHAINДАР MUNICIPAL CORPORATION

FIRE DEPARTMENT

Tel. No. 2819 76 37 / 101



DATE: 02 / 06 / 2021

FIRE/334 / 2021-22



Assistant Director Town Planning,
Mira-Bhaindar Municipal Corporation,
Thane.

Sub: Revised N. O. C. stipulating fire protection and fire-fighting requirements for the high rise Residential cum Commercial Building of M/s. Anmol Developers on plot bearing Old S. No. H. No. 252/8 (New) 43/8 at village Navaghar, Tal & Dist. Thane.

- Ref: 1) An Application received From M/s. Apex Consultancy, Dated 12/05/2021.
2) Provisional N. O. C. MBMC/FIRE/930/2015.16 Dated 03/12/2015.
3) Built up area certificate received From M/s. Apex Consultancy, Dated 12/05/2021.

With reference to the above M/s. Apex Consultancy architect on behalf of M/s. Anmol Developers, had an application for grant of "Amended Provisional No-Objection Certificate" from this office for proposed construction of High rise Residential cum Commercial Building Part Stilt + 19 floors with Parking Tower (50 Nos.) above mentioned S. No. The Plot area is 1920.00 Sq. Mtrs. The site accessible with 15.00 mtr. wide DP. The height of the building is proposed 58.10 meter.

This is a proposal for the construction of high-rise residential cum commercial building. Provisional N. O. ref. No. 2 is given for the said building up to G + 9 floors. At present plot of above mentioned building is

The proposed building is propose to use Ground floor as Stilt for parking and for commercial + 19 Upper for residential use.

CONSERVATIONS

a) STAIRCASES

The Proposed building is provided with Two enclosed type staircase with the width of 1.20 mtr. and 1.50 mtr. the staircases are leading from Ground to terrace floor.

The area wise (Gross) details of said buildings are as under:

FLOORS	Area in Sq. Mtr.
Ground Floor	394.08
1 st to 7 th , 9 th to 12 th , 14 th to 17 th & 19 th Floors	5296.32 (331.02 X 16)
8 th , 13 th & 18 th Floor	860.40 (286.80 X 3)
Terrace	16.00
TOTAL	6566.80

THE FLOOR-WISE USER OF THE BUILDINGS ARE AS UNDER.

Floor	Occupancy
Ground Floor	Commercial & Stack Parking
1 st to 19 th floor	92 tenants
	74 tenants

REFUGE AREA: (Ground level 0.00mts)

Refuge Floor	Required Refuge area in sq. mtrs.	Permissible Refuge area in sq. mtrs. (Ref. UDCPR 9.29.6)	At the height of refuge floor from ground level in mtrs.	
			Proposed	Height
13 th & 18 th	15.88 Sq. Mtr.	31.78 Sq. Mtr.	44.22 Sq. Mtr.	23.90 mtr, 38.15 mtr & 52.40 mtr
Terrace Floor				58.10 mtr

In addition to that terrace of the building will be treated as refuge area. Excess refuge area shall be counted towards FSI

Site is accessible from 15.00 mtr. wide DP roads.

OPEN SPACES :

Sides	From building to compound
North	4.50 mtr + 15.00 mtr wide DP road
South	7.40 mtr
East	4.50 mtr + 15.00 mtr wide DP road
West	4.50 mtr + 15.00 mtr wide DP road

THE DETAILS OF STAIRCASES & LIFTS

Staircase description	Width of staircase	No. of Staircases
Common for the buildings Leading from ground to terrace	width 1.20 mtr	01 Nos.
Common for the buildings Leading from ground to terrace	Width 1.50 mtr	01 Nos.

The proposed staircases of residential part are enclosed type and are internally located and adequately ventilated to outside air.

The staircases meet the following requirements.

i) Access to all the staircases shall be through Fire Check Door with minimum 2hrs fire resistance rating.

Lift Types	Profile	Nos. of lifts
Lifts	Leading from Ground to 19 th floor	2 Nos.

- One lift per wing shall be converted into fire lift as per norms.
- The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.
- In case of emergency The lift lobby & common corridor at Ground level shall be pressurized.

The Asst. Director, Town Planning, Mira Bhauder Municipal Corporation is requested to scrutinized the plans as per amended UDCPR & verify civil work and all other requirements pertaining to Civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building. If any changes in the plans other than mentioned above then the proposal shall be referred back to this department for revised NOC till then further process shall not be permitted.

During construction stage and before the final occupation architect/developer has agreed to comply additional requirement stipulated by Fire Brigade Department as may be feasible.

In view of above as per as this department is concerned there is no objection for the construction of a high-rise residential cum commercial building for parking and commercial at Ground + 19 Upper floors for residential use with the total average height of 58.10 mtrs. from general ground level up to terrace level. signed in taken of approval, subject to satisfactory compliance of the following requirements.

1.) ACCESS:

- There shall be no compound wall on road side of the building.
- All access & fire tender access should be free of encumbrances. Entrance gate if provided shall be of not less than 6.00 meters width each shall be provided, at locations marked on the plan. Archways, if any over the entrance gates, shall have height clearance of not less than 5.00 mtrs.

2.) PROTECTION TO STRUCTURAL STEEL:

- All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942 1960 as application for residential building.
- certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

3.) COURTYARDS :

- The available courtyards/ open space on all the sides of the building shall be paved, suitably to bear the load of fire engines with point load of 10 kgs./cm². And the porch if any, shall have clear height of not less than 5.00 mtrs.
- All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- The courtyards shall be kept free from obstruction at all times.

4.) STAIRCASE :

- The flight width of staircases shall be maintained as shown in the enclosed plans.
- The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door placed in the enclosed wall of the staircase.
- Externally located staircases and lobbies adequately ventilated to outside air.
- Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided
- Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- No combustible material shall be kept or stored in staircase / passage and shall be kept unobstructed all time
- Internal staircases for the duplex/triplex shall be provided FRD on lower floor level.

6.) CORRIDOR / LIFT LOBBY :

- Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- Self glowing / fluorescent exit signs in green color shall be provided showing the means of escape for entire building.
- Portable lights/insta lights shall be provided at strategic locations in the staircase and lift lobby

7.) STAIRCASE AND CORRIDOR LIGHTINGS:

- The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor control room easily accessible to fire fighting staff at any time irrespective of the position of the individual control of if any.
- Staircase and corridor lighting shall also be connected to alternate supply and DG power supply

- Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by supply.
- Emergency lights shall be provided in the staircase and corridors.

- 11. ELECTRIC CABLE SHAFTS, SERVICE CABLES AND ROOM:**
 - Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
 - Protection doors for shafts at the each floor level shall have two hours fire resistance.
 - Shafts shall be sealed at each floor level with non-combustible materials such as Vermiculite concrete.
 - No storage of any kind shall be done in electric shaft.
 - Electric wiring cable shall be non-toxic, non-flammable, low smoke hazard having copper core, fire resistance for the entire building with provision of FI, AB, MCB, etc.
 - Electric meter room shall be provided at the location shown in the plan. It shall be adequately ventilated & easily accessible.
 - Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
 - Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables, use of bus bar solid using mains instead of cables is preferred.
 - Separately bus bar system shall be installed from ground to all upper floors main supply.
 - Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit runs, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
 - Automatic smoke detector system shall be provided in each electric shaft on each floor along with response indicator which shall be connected to main control panel board on ground floor level and each floor level.
 - Master switches controlling essential service circuits shall be clearly labeled and shall be placed at control room on ground floor.

12. FALSE CEILING (if provided):

- False ceiling if provided in the building shall be of non combustible material. Similarly, the suspenders of the false ceiling shall be of non combustible materials.

13. MATERIALS FOR INTERIOR DECORATION/FURNISHING

- Use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration furnishing, etc.

14. LIFTS

A. PASSENGER LIFT :

- Walls enclosing lift shall have a fire resistance of not less than two hour.
- Shafts shall have permanent vent of not less than 0.2 sq mtrs. in clear area immediately under the machine room.
- Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
- Fire lift shown in the plan shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
- Threshold of non combustible material shall be provided at the entrance of each landing door.
- All lifts well shall be pressurized including fire lift.

B. FIRE LIFT:

- Walls enclosing lift shafts shall have two hours fire resistance.
- The shafts shall have permanent vent equal 0.2 sq. mtr, clear area under the Lift Machine room.
- Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and the directly accessible to every dwelling or each floor.
- The lift shall have a floor area of not less than 1.4 sq mtrs, with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 kg (8persons lift) with automatic closing doors.
- There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the list will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & There should of non combustible material shall be provided at the entrance of each landing door.
- Except Service Lifts, other lifts shall be converted into Fire Lifts conforming to relevant regulations.

15. CAR PARKING:

A. STACKED CAR PARKING:

- Structural design: The SA-FAMCP shall be constructed of structural steel construction.
- Vertical deck separation For SA-FAMCP having multi-car parking level, vertical separation between the upper & lower decks by using the non perforated and non combustible materials. (structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.

- iii Elements of the staked car parking structure shall have 1 hr. fire resistance, Each car parking deck shall have 1 hr. fire resistance.
- iv Parking area shall be accessible by trained staff when carrying out the maintenance work.
- v The parking system is to be ceased during the maintenance operation.
- vi Automatic sprinkler system shall be provided so as to cover each car with a sprinkler head as per relevant IS specification.
- vii If depth of the pit is more than 06 mtrs. And if height of the parking is more than 12 mtrs then separate staircase having flight width minimum of 0.90 mtrs shall be provided.

13. SMOKE MANAGEMENT SYSTEM:

- a. Escape routes like staircase, common corridor, lift lobbies, etc. shall not be used as return air passages.
- b. Direct expansion system shall not be used.
- c. The ducting shall be constructed of substantial gauge/metal in accordance with IS: 655:1963 metal air duct (revised).
- d. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting material such as vermiculite concrete or glass wool. A. C. ducting shall not pass through staircase well.
- e. As far as possible metallic ducts shall be used even for return air instead of space above false ceiling.
- f. The material used for insulating the ducts (inside or outside) shall be of non combustible type such as glass wool or spun glass with neoprene facing etc.

14. FIRE FIGHTING REQUIREMENTS shall be provided as follows:

Fire-Fighting Installation	Provision
Underground water storage Tank	As per NBC 2016
Overhead Water storage Tank	As per NBC 2016
Wet Riser Cum Down Comer	As per NBC 2016
Automatic Sprinkler system	IS:15105
Automatic detection & Fire Alarm system	IS:11360-1987 IS: 2189:2008
Fire Pump	As per NBC 2016, IS: 15301:2003
Signages	IS:9457 for Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
Fire Extinguishers	IS:2190 and 15683
Courtyard Hydrants	IS:3844 -1989
Alternate source of supply	As per DCR
Manual call points	As per NBC 2016, IS: 2189:2008
Public Address system	As per NBC 2016, IS: 1881:1998
Fire Brigade Inlet Connection	IS:14933 -2001
Fire Drill	As per NBC 2016

15. FIRE FIGHTING REQUIREMENTS :

A) OBSERVATIONS OF OVER HEAD WATER TANK (According to Plan)(FOR EACH BUILDING)

- Overhead tank for each wing with 25,000 is shown in the plan above each staircase .

SUGGESTIONS FOR OVERHEAD TANK

- The stability of the Terrace should be maintained to bear the load of the water tank.
- A separate partition wall shall be provided between the Domestic & Fire Tank.
- Fire tank shall be connected with Booster Pump on Terrace.
- The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

B) OBSERVATIONS OF UNDERGROUND WATER STORAGE TANKS (According to Plan)

- Under Ground Water tank for fire fighting purpose is shown with 2,00,000 liter capacity.

SUGGESTIONS FOR UNDERGROUND WATER STORAGE TANKS: (FOR EACH WING)

- Under Ground water tank for fire fighting shall be provide with 1,50,000 liter capacity.
- Water supply required shall entirely accessible to the fire engines of the local fire service.
- Provision of suitable number of manholes shall be made available for inspection, repairs, & insertion of suction hoses etc.
- The covering slab shall be able to bear the load of fire engines weighing up to 48 M.T. each with a point load of 10 kgs/sq. cm. at any given point when the slab forms a part of pathway/driveway.
- Applicant shall be provide a partition wall between domestic & fire tank.
- The layout of tank shall be got approved from MBMC department prior to erection.
- The tanks shall be connected to sprinkler system.
- All the water tanks shall be interconnected by piping network for maximum and continuous supply water to the Fire fighting system.

C) WET RISER:

Wet Riser of Internal Diameter of 150 mm of G.I."C" Class Pipe shall be provided in the duct adjoining staircase with hydrant outlet & Hose Reel on each floor. In such a way as not to reduced the width of staircase/common corridor. Pressure reducing discs for orifices shall be provided at lower level. So as not to exceed on the pressure of 5.5 Kgs. / Sq. cm. A Fire Service inlet on the static tank directly fronting Courtyards shall be provided to connect the mobile pump of fire service to the Wet Riser. The Wet Riser should be pressurized type & automatic in operation, with jockey Pump of suitable capacity. The wet risers shall be extended from ground floor up to terrace level. Wet riser outlet and hose reel at a distance of 100 feet. shall be provided at periphery of all podium / parking floors.

FIRE SERVICE INLET:

- Service inlet shall be provided to refilled U.G. tank as well as to wet-riser system by passing the fire pump & sprinkler system.
- Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

AUTOMATIC SPRINKLERS SYSTEM:

- Automatic sprinkler system shall be provided in all public building including lift lobby, common corridor.
- Each habitable room of each flat on each floor level, podium parking floors in such a way to cover each unit.
- As per the standards lay down by IAC or relevant IS specification.

AUTOMATIC SMOKE DETECTION SYSTEM:

- Automatic smoke detection system shall be provided in electric meter room & lift machine room, Control / BMS room and in electric shaft at every floor level with response indicator, same should be connected to main control panel on ground floor level in BMS Room, as per IS specification.

FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- Wet-riser shall be connected to a fire pump (two electrically operated and one DG operated) at ground level of capacity of not less than 2850 litres/min capable of giving a pressure of not less than 3.2 kgs/sq. cms. at the top most hydrant.
- Booster pump of 900 litres min. capacity giving a pressure of not less than 3.2 kgs/sq. cms. at the top most hydrant. Out let of the wet-riser shall be provided at the terrace level.
- Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- Electric supply (normal) to these pumps shall be independent circuit.
- Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
- Operating switches for booster pumps shall be also provided in glass fronted BASIN boxes in lift lobbies on each floor at prominent place.
- Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) pump along with adequate size of pump room.
- Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is recommended to consider multi-stage, multi-outlet pumps or variable frequency drive pumps or any other equivalent arrangement.
- One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two set. In case of more than one pump set installation, both pump set shall be interconnected at their delivery headers.
- Alternative to provisions of additional set of pumps, the objective can be met by providing additional Diesel Pump of the same capacity and doubling the water tank capacity as required for one set of pumps.

STAND BY PUMP:

- Provide Required number of sets of pumps each consisting of One Diesel Pump (Stand by) of capacity 2850 litre/min and One electric pump of capacity 180 litre/min.

EXTERNAL HYDRANTS:

- Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer. Hose box with two non percolating ISI marked hoses (length not less than 15 mtrs) & branch shall be equally distributed on ground floor, podium floor, as well as on each floor near the hydrant outlet.

EMERGENCY POWER FOR FIRE & LIFE SAFETY SYSTEM

Emergency power for Fire & Life Safety System shall comply with NBC 2016, Part IV.3.4.6.2.

a) ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of LV/HV supply from a separate substation as well as from a diesel generator with Auto/Manual changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

b) DIESEL GENERATOR SET

- Entire Installation of D.G. Set shall be conforming to the Indian Electrical Act/ Rules in practice.
- A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage and the same shall be disposed off daily without fail.
- Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.
- The capacity of the D.G. Set shall be as per Indian Electrical Act / Rules in practice.
- Adequate ventilation for Switchgear Room is essential to prevent condensation.
- The D. G. set shall be properly grounded.
- Exhaust of the D.G. set shall not be directed into the exit/entrance or any adjoining structures.
- Sand bed of at least 6inch thickness shall be provided below the D. G sets
- Electric cable of the D.G set shall be of FRLS type.
- Proper ventilation shall be provided to the D. G set.
- Not more than 30litres of spare diesel shall be stored in its original corner near the D.G set away from electric switches or source of ignition.
- Electric cable laid in the cable trench shall be coated with fire reliant material.
- Automatic built-in circuit breaker shall be provided to the D. G set.
- Rubber pad shall be provided to the D.G. Set for absorb vibration, if any.
- The D.G. Set area shall be kept prohibited and no unauthorized persons shall be allowed to enter in the area.
- Two Dry Chemical Powder (ABC) type fire extinguishers of 9 kgs. Capacity each with ISI certification mark coupled with four buckets filled with dry, clean sand shall be kept in the D.G. Set area.

I) PORTABLE FIRE EXTINGUISHERS:

- i One dry chemical powder type fire extinguisher of 09 kgs. capacity having I.S.I. certification mark and two sand buckets filled with dry cleaned sand shall be kept in electric meter room as well as in lift machine room.
- ii One dry chemical powder type fire extinguisher of 09 kgs capacity having I.S.I. certification mark and two sand buckets filled with dry cleaned sand shall be kept at ground & each level of podium for every 100 sq mtr area.
- iii. One dry chemical powder type fire extinguisher of 06 kgs. capacity having I.S.I. certification mark shall be kept on each floor level at prominent place & refuge area.
- iv All above fire extinguishers should be placed on each floor level as per IS:2190 of 1992.

J) FIRE ALARM SYSTEM / FIRE DETECTION SYSTEM:

- a. The building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).
- b. The addressable fire alarm system shall be equipped with the voice evacuation features such as digital voice evacuation capabilities, fire fighters telephone system, directional sounders etc. The main entry / exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c. Access control system, close circuit cameras shall be installed in the entire building & connected at the control room.

K) PUBLIC ADDRESS SYSTEM:

The entire building shall be provided with the public address system in common areas with main control panel at ground floor reception area and in BMS Room.

L) INTEGRATED SYSTEM:

The entire fire fighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

M) FIRE DRILLS / EVACUATION DRILLS:

Fire Drills and evacuation drills shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

16. SERVICE DUCT:

All service ducts shall have 2 hr. fire resistance. Inspection door of the service ducts shall have 2 hr. fire resistance. Duct for water service, drainage line, shall be separate from that of electrical cable duct.

17. TRAINED FIRE OFFICER FIREMEN AND SECURITY GUARDS:

- a. A qualified fire officer with qualification of min. Sub Officer Course and Firemen with qualification of Firemen Course from Directorate Maharashtra Fire Services shall be appointed for round the clock duty.
- b. The trained security having basic knowledge of fire fighting & fix met installation shall be provided / posted in the building round the clock.
- c. Maintenance of all the first aid fire fighting equipments, fixed installation other fire fighting equipments / appliance in good working condition at all times.
- d. Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the med other emergency evacuation procedures.
- e. To liaise with the City Fire Brigade on regular & continual basis.

18. DISASTER MANAGEMENT PLAN:

- a) Disaster management plan for fire & other emergency shall be prepare and kept ready at the control room.
- b) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- c) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase lift lobbies of each floor level.

19. FIRE CONTROL ROOM : (BMS ROOM)

- a) Separate Fire Control room shall be provide with well qualified man power shall be established on ground floor.
- b) The Fire Control Room (FCC) shall comply with NBC 2016, Part IV.3.4.12.
- c) Plan of each floors indicating means of egress as well escape shall be maintained.

20. ELECTRIC SUB-STATION (DRY TYPE):

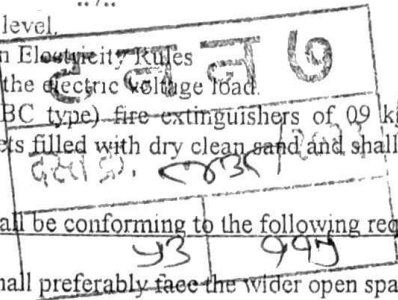
- a) Only dry type substation/transformers shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built-in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub-station shall be of two hours fire resistance.
- f) The capacity of the sub-station shall be as per service provider's requirement.
- g) All parts of switch gear and transformer are to be examined frequently and carefully for signs of overheating, tracking etc.
- h) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.

Ventilation shall be provided at the ceiling level.

H.V./L.V. cable ducts shall be as per Indian Electricity Rules

The danger signage on the substation with the electric voltage load.

Two dry chemical power type (Class ABC type) fire extinguishers of 09 kgs. Capacity each with BIS certification mark coupled with four buckets filled with dry clean sand and shall be kept on the sub-station.



REFUGE AREA:

Refuge area provided as shown in plan & shall be conforming to the following requirements.

Manner of refuge area

- 1. The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- 2. The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20mt.
- 3. The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- 4. The lift/s shall not be permitted to open into the refuge areas.
- 5. The refuge area provided within building line shall be accessible from common passage/staircase.
- 6. Access to Refuge Area shall be through a fire/smoke check door With minimum 2hrs fire resistance rating.

Use of refuge area :

- 1. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- 2. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- 3. Adequate emergency lighting facility shall be provided.

Terrace floor as a refuge floor:

- 1. The necessary facilities such as emergency lighting, drinking water etc shall be provided.
- 2. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door.
- 3. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".

RESERVATION & REMARKS

Adequate passageway and clearances required for the fire fighting appliances to enter the premises shall be provided at the main entrance, the width of the entrance shall be not less than 6.00 meters. If an arch or covered gate is constructed, it shall have a clear head-room of not less than 5 meters.

The other provisions of UDCPR & N.B.C. Part IV, 2016 should be strictly followed.

Before Issuing C.C., the Town Planning Department has to verify the Plan as per the given NOC of Fire Department. & rectify the same. This is a Provisional No Objection Certificate, after providing the above fire prevention and protection system and after compliance of above recommendations the Final No Objection Certificate will be issued. Please note that this N.O.C.(Provisional) is not Development Permission (C.C.) for commencement of work of building.

The Party has already paid the capitation fees Rs. 1,70,810/- as per mentioned in the previous Provisional NOC. (Ref. No. 2) & paid the additional capitation fees of Rs. 8,14,210/- vide receipt No. 202277 dated 02/06/2021 for the Total gross built up area 6566.80 Sq. mtr. as certified by the Architect vide his letter dated 12/05/2021

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-III, Fire Protection Fund Fees shall be levied and recovered by Fire Department and Town Planning Department is requested to verify the total built up area.

This is amended (Revised) Provisional NOC and these remarks are offered from fire risk point of view only and necessary compliance of the Fire safety measures. Authenticity of the area, premises, structure, site activity, NA certificate of the land & earlier approvals etc, shall be verified and confirmed by the concerned Town Planning Department and in case of any deviations this NOC shall be treated as cancelled.

Notes:

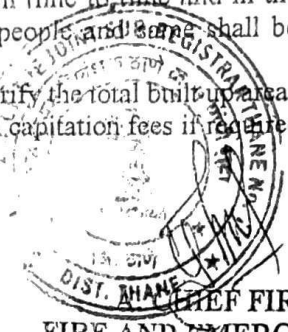
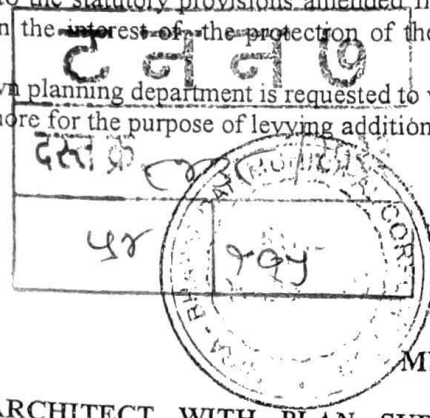
- 1. The fire fighting installation shall be carried out by licensed approved agency.
- 2. ADTP; Town Planning, MBMC is requested to scrutinized the plans as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building.
- 3. This N.O.C. is issued from fire risk point of view only.
- 4. The schematic drawings/plans of Sprinkler system, smoke detection System, Rate of rise detection system. Wet riser system, Public Address system etc. shall be installed as per the approved plans approved by this office.
- 5. Necessary permission for construction as well as any licensable activity shall be obtained from concerned department of MBMC till then shall not be allowed to use.
- 6. During construction stage and prior to final occupation party agreed to comply with additional requirements, if any stipulated by this office and/or Fire Department Officer if any in future.

- 7. There shall be no tree located in compulsory open spaces.
- 8. The building is provided with all fire preventive measures with fireman lift. The fireman lift as per NBC norms is provided with access to each floor by firemen during emergency. Also, the trained officer and manpower is being insisted for fire-fighting and emergency evacuation. The same trained manpower also will responsible for maintaining fire-fighting installations and systems. Due to the fireman lift and the trained manpower with fire installations recommended for the building, the building would be self-sufficient to manage any emergency when it gets occupied.
- 9. The NOC to occupation to the building under reference shall only be granted on inspection and fulfillment of the compliance mentioned above by nominated/designated officer designated by this office serving in Fire & Emergency Services, MBMC.
- 10. Under Maharashtra Fire Prevention & Life Safety Measures Act, 2006 sub section (3) of section 3 it is the responsibility of the Owner/Occupier as the case maybe, shall furnish to The Chief Fire Officer or Nominated Officer a Certificate in a prescribed form i.e FORM "B" twice a year in the month of January and July regarding maintenance of fire prevention and life safety measures in good repair and efficient condition as specified in sub-sec (1).
- 11. Duly signed and approved Architectural (Passive) & MEP(Active) Plans of Fire Safety Measures 01 sets are sent with Fire NOC for the construction of proposed layout.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the fire safety of the buildings and in the interest of the protection of the people and ~~and~~ shall be complied with before the Final Occupation.

Town planning department is requested to verify the total built up area and inform this office and if same is found to be more for the purpose of levying additional capitation fees if required.

Thanking you,



CHIEF FIRE OFFICER
FIRE AND EMERGENCY SERVICES
MIRA BHAYANDAR MUNICIPAL CORPORATION

COPY TO ARCHITECT WITH PLAN SUBMITTED WITH THE APPLICATION AT FIRE DEPARTMENT.

PLEASE NOTE:- The Fire Prevention & Life Safety Measures Act is Implemented in Mira- Bhayander Municipal Corporation area from dated 01/01/2010, as per that The Fire Fighting Installation Work should be done by Licensed Agency appointed by Maharashtra only. The list of the License Agencies is available on www.maharashtrafireservices.org Or www.msfindia.org.

This N.O.C. is valid for 2 years from the date of issue.

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 दस्त क्र. ३१/२०१९
 १९५



महाराष्ट्र जमीन महसूल अधिकार अमिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]
 तालुका - ठाणे जिल्हा - ठाणे रोवटचा फेरफार क्रमांक : २४७३ व दिनांक : १४/०५/२०१९

क्रमांक व संपत्तिभाग	सूधारणा पध्दती	योग्यतावाचक नाव	क्षेत्र	आकार	पी.ख.	फे.फा.	खाते क्रमांक
४३/८	मोगपटादार मार्ग-९	वि. हस्टेट इन्व्हेस्टमेंट क. प्रा. लि. मेसर्स धनमोल डेव्हलपर्सचे मालीदार दिनेश एन सिखराल सासाईक क्षेत्र मिरा भाईवर महानगरपालिका	११.६६.५१	०.११		(१०८९) (२४७३) (२४७३) (२४७३)	१३२, १२४५ कुळाचे नाव इतर अधिकार तुकडी तुकडा (१०८) इतर कंप्यूटिंग नियमांनुसार शाडे देण्यास पात्र इतर मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९५६ चे कलम ६३ नुसार फक्त स्थानिक श्रीधरभाष्या नियमानुसार त्रिनशे ठी आपराकारिता अनुशोय आहे अशा घापरंकरिता शीर्ष गिथिल २१९६
(१६६), (१५२९), (५६०), (८५०), (९३९), (१४८२), (१९९९), (१९५९), (२०८३), (२०८५), (२१२३), (२१७५), (२१८७), (२२२०), (२३३९), (२४३५), (२४७३), (२५५६)							सीमा आणि मूल्यापन विन्हे

गाव नमुना सात
 पिकाधी सोदवही
 [महाराष्ट्र जमीन महसूल अधिकार अमिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]
 तालुका - ठाणे जिल्हा - ठाणे रोवटचा फेरफार क्रमांक : २४७३ व दिनांक : १४/०५/२०१९

हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी रूपलब्धी नसलेली जमीन		खल सिधनाचे साधन	शेरा
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
	आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी			आर. चौ.मी		
सूचना										पडीत	०.१९२०		

५६ ११५



गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

अहवाल दिनांक : 14/05/2019

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2473 व दिनांक : 14/05/2019

क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
43/8	भोगवटादार खर्ग - 1						
आर.चौ.मी 19.20.00 1.44	वि.इस्टेट इन्व्हेस्टमेंट क.प्रा.सि. मेसर्स अनमोल डेव्हलपर्सचे भागीदार दिनेश एन सिखवाल —सामाईक क्षेत्र—		11.66.51	0.87		(1089) (2473) (2473)	932, 1241 कुळार्थे नाव इतर अधिकार तुकडा तुकडा (908) इतर
	मिरा भाईदर महानगरपालिका		7.53.49	0.57		(2473)	कंपनीचे नियमा नुसार भाडे देण्यास पात्र (1272) इतर मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८ चे कलम ६३ नुसार फक्त स्थानिक प्राधिकरणाच्या नियमानुसार बिनशेती वापराकरिता अनुशोध आहे अशा वापराकरिता शर्त शिथिल (2199)
0.00.00 0.00							
66),(529),(560),(859),(939),(1089),(1191),(1951),(2083),(2084),(2103),(2104),(2187),(2199),(2200),(2220), 243),(2780)							सीमा आणि भुमापन चिन्ह :-

गाव नमुना बारा
पिकांची नोंदवह्या
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

शेवटचा फेरफार क्रमांक : 2473 व दिनांक : 14/05/2019

क्रमांक व उपविभाग	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र			सागवडोसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
	मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
	मिश्रणाच्या संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	पडीत	0.1920			

व न्नाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाते."
दिनांक :- 14/05/2019
संकेत क्रमांक :- 272100094213001100520191198

(नाब) सहेन अशोक वैष्णव
वलादी साक्षात :- ता. ठाणे जि. ठाणे
तलाठी सजा सयबद
बाहुंदर (पूर्व), ता. खि. बाहु

58357

५६ ११५



अहवाल दिनांक : 14/05/2019

गाव नमूना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3,4,5 आणि 6]

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2473 व दिनांक : 14/05/2019

क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
43/8	भोगवटादार वगी-1						
3112.सी.जी		वि.हरिटेक इन्व्हेस्टमेंट कं.प्रा.सि.				(1089)	932, 1241
19.20.00		मेसर्स अनमोल इन्व्हेस्टमेंट्स भागीदार				(2473)	कुळाचे नाव
1.44		दिनेश एन शिखवाल				(2473)	इतर अधिकार
		सामाईक क्षेत्र	11.66.51	0.87			तुकडा
		मिरा भाईंदर महानगरपालिका	7.53.49	0.57		(2473)	तुकडा (908)
							इतर
							कंपनीचे नियमा नुसार भाडे देण्यास पात्र (1272)
							इतर
							मुंबई कुळवहिवाट व शेतजमिन अधिनियम 1980 चे
							कलम 63 नुसार फक्त स्थानिक प्राधिकरणाच्या
							नियमानुसार बिनशेती वापराकरिता अनुशेष आहे अशा
							वापराकरिता शर्ष थिथिल (2199)
0.00.00							
0.00							
166),(529),(560),(859),(939),(1089),(1191),(1951),(2083),(2084),(2103),(2104),(2187),(2199),(2200),(2220),							
2473),(2780)							सीमा आणि भुमापन चिन्हे :

गाव नमूना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29]
तालुका :- ठाणे जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 2473 व दिनांक : 14/05/2019

क्रमांक व उपविभाग	पिकाखालील क्षेत्राचा तपशील									सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
	मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र		
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				
	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी				
											पडीत	0.1920	

प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले.
दिनांक :- 14/05/2019
क्रमांक :- 272100094213001100520191198

(नाव :- मोहन अशोक वैष्णव)
मलाठी साह्या :- ता :- ठाणे जि :- ठाणे
मलाठी सजा संयोजक
भाईंदर (पूर्व), ता. खि. डाक

ट न न ७	
दस्त क्र ८७३८/२०२३	
५७	११५



गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- नवघर

तालुका :- ठाणे

जिल्हा :- ठाणे

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम
झालेले
भुमापन व
उपविभाग
क्रमांक

अधिकार्याचे नाव, आदर्याक्षरी व शेरा

नोंदीचा प्रकार : इतर फेरफार फेरफाराचा दिनांक : 12/04/2019. माहिती मिळालेचा दिनांक :- 04/04/2019
करारनामा

43/8

वर्दी अर्ज पाहिला. मिरा भाईदर म. पा. यांचेकडील पत्र क्रमांक मनपा/नर/६६७८/२०१८-१९ दि. १६/०२/२०१९, सह दू. नि. ठाणे - ४ यांचेकडील रजि. करारनामा दस्त क्रमांक ११३००/२०१८ दि. १८/१२/२०१८ व सूची क्रमांक २ पाहिले. सदर नोंद प्रमाणित केली असे.

व.जूस दाखल केलेल्या सर्व्हे नंबरच्या जमिनीबाबत मेसर्स अनमोल डेव्हलपर्स चे भागीदार दिनेश एन. सिखवाल यांनी मिरा भाईदर महानगरपालिका यांचेकडील विकास योजनेतील आरक्षणाने बाधित होणारे नविन स.नं. 43/8 रस्त्याचे बाधित होणारे क्षेत्र 632.09 चौ.मी. व डी.पी. आ.क्र.229 (प्राथमिक शाळा व खेळाचे मैदान) बाधित क्षेत्र 121.40 चौ.मी. असे एकूण क्षेत्र 753.49 चौ.मी. क्षेत्रासाठी सह. दू. नि. ठाणे 4 यांचेकडील नोंदणीकृत करारनामा दस्त क्र. 11300/2018 दि.18/12/2018 अन्वये क्षेत्र 753.49 चौ. मी. करीता मिरा भाईदर महानगरपालिका यांचे नावे नोंदणीकृत करारनामा करून दिल्याने 7/12 चे कब्जेदार सदरी तसा अंमल दिला असे.

एकूण :- 1

जमीनीचे वर्णन :-

जुना स.नं. 252 नवीन स.नं. 43/8 क्षेत्र 1920 चौ.मी. त्यापैकी क्षेत्र 753.49 चौ.मी.

नोंद : (वर्दी अर्ज, सूची क्र.2 खरेदीखत दस्त क्र. 11300/2018 दि.18/12/2018 व मिरा भाईदर मनपा यांचेकडील पत्र जा.क्र./मिभा/मनपा/नर/6678/2018-19 दि.16/02/2019 वरून)

दिपक विजय अनारे
मंडळ अधिकारी:-
ता.: ठाणे
जि.: ठाणे
दि.: 14/05/2019

हितसंबंधितांना नोटीस बजावल्याचा दि. 28/04/2019
फेरफार नोंद निर्गतीचा दि. 14/05/2019

(रोहन अशोक वैष्णव)
तलाठी
नवघर साझा ता. ठाणे जि. ठाणे

प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दि. :- 14/05/2019

दस्त क्रमांक :- 272100094213001100520193196

(नाव :- रोहन अशोक वैष्णव)

तलाठी साझा नवघर ता. ठाणे जि. ठाणे

बाहुंबद (पूर्व), ता. छि, बाळ

The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS
139, NAGINDAS MASTER ROAD,
MUMBAI - 400 001.

HAND DELIVERY



E NOC/1298/2015

The Office of the Collector,
Thane
Dist. Thane.

Re: Land bearing Old Survey No.252 New Survey No.43 Hissa No.8 admeasuring 1920 Sq. Mtrs.
approx. of Village Navghar.

At the request of M/s. Anmol Developer contending to be Constituted Attorney of our tenant Shri Dharmaji Yashwant Patil & Ors. (in respect of the above plot), we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant/ Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

Village : Navghar
Old Survey No. : *252*[Two Hundred Fifty Two]
New Survey No. : *43*[Fourty Three]
Hissa No. : *8* [Eight]
Area : *1920*sq. Mtrs [One Thousand Nine Hundred Twenty Approx.]

Thanking you,

Yours faithfully,

For The Estate Investment Co. Pvt. Ltd.

CONSTITUTED ATTORENY

✓ [1] C/A M/s. Anmol Developer
Shop No.105/106/107, Durga Residency, Indralok Phase-IV,
Deepak Hospital Rd., Bhayander (E), Tal & Dist. Thane-401105..

✓ [2] The Commissioner, MBMC

[3] Addl. Director, Town Planning MBMC



TEL.: 2264 3344

FAX . 2264 3377

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

परिशिष्ट ब

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ मधील तरतुदीन्वये
नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे,
अशा जमिनीच्या भोगवटादारास द्यावयाची सनद

वाचले :-

- अर्जदार मे. अनमोल डेव्हलपर्सचे भागीदार दिनेश एन सिखवाल, दुर्गा रेसिडन्सी, शॉप नं. १०६/१०७/१०८, इंद्रलोक फेज ४, दिपक हॉस्पिटल रोड, भाईंदर (पू.) - ४०१ १०५ यांचा सनद मिळणेकामी अर्ज दिनांक २३/०१/२०१८.
- आयुक्त, मिरा-भाईंदर महानगरपालिका यांचेकडील विकास करण्यासाठी बांधकाम प्रारंभ परवानगी पत्र जा.क्रं.मि.भा./मनपा/नर/ ३८६०/२०१५-१६, दिनांक २८/१२/२०१५.
- भारतीय स्टेट बँक ऑफ इंडिया यांचेकडे रुपांतरीत कर रक्कम रुपये १३,६५०/- भरणा केलेबाबत चलन क्रं. MH०० ३२०९२९९ २०१८१९M आणि अकृषिक आकारणी रक्कम रुपये २,७३०/- भरणा केलेबाबत चलन क्रं. MH०० ३२०९६१२ २०१८१९M, दिनांक २७/०६/२०१८.
- उच्च न्यायालय, मुंबई यांचेकडे दाखल सिव्हील अप्लिकेशन क्रं. २७५१/२०१७ मधील आदेश दिनांक १२/१२/२०१७.
- महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील अध्यादेश क्र. १७, दिनांक २२ ऑगस्ट, २०१४ व अधिसूचना दिनांक ०५/०१/२०१७.
- महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन निर्णय क्र.एनएपी-२०१६/प्र.क्र.७/टी-१ दिनांक २२/०१/२०१६ व या कार्यालयाचे परिपत्रक दिनांक १६/०३/२०१७.
- महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ अ व ४२ ब

ज्याअर्थी मे. अनमोल डेव्हलपर्सचे भागीदार दिनेश एन सिखवाल, रा. दुर्गा रेसिडन्सी, शॉप नं. १०६/१०७/१०८, इंद्रलोक फेज ४, दिपक हॉस्पिटल रोड, भाईंदर (पू.) - ४०१ १०५ यांनी जिल्हा ठाणे, तालुका ठाणे, गाव नवघर येथील खालील जमिनीच्या भोगवटादाराने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये रहिवास व वाणिज्य या अकृषिक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास मिरा-भाईंदर महानगरपालिका या नियोजन प्राधिकरणाचे आदेश जा.क्रं.मि.भा./मनपा/नर/ ३८६०/२०१५-१६, दिनांक २८/१२/२०१५ अन्वये विकास/ बांधकाम प्रारंभ परवानगी प्राप्त केली आहे व यासंबंधी नियोजन प्राधिकरणाने उपरोक्त क्रमांकाने बांधकामाचे आराखडे मंजूर केले आहेत.

ट न न ७

प्रस्तावित जमिनीच्या तपुशिल्या



क्र.	गावाचे नांव	जु.स.नं.	न.स.नं.	क्षेत्र (चौ.मी.)	७/१२ नुसार असणारे भोगवटद्वाराचे नांव	इतर हक्कातील नादी व जमिनीवरील भार
१	नवघर	२५२/८	४३/८	११२०.००	दि. इस्टेट इन्वहेस्टमेंट कं.प्रा.लि. मे. अनमोल डेव्हलपर्सचे भागीदार दिनेश एन सिखवाल	कंपनीचे नियमानुसार भाडे देण्यास पात्र (१२७२) मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८ चे कलम ६३ नुसार फक्त स्थानिक प्राधिकरणाच्या नियमानुसार बिनशेती वापराकरीता अनुज्ञेय आहे अशा वापराकरीता शर्थ शिथिल (२१९९)

ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रुपांतरित कर रक्कम रुपये १३,६५०/- आणि अकृषिक आकारणी रक्कम रुपये २,७३०/- अशी एकुण रक्कम रुपये १६,३८०/- भारतीय स्टेट बँक यांचेकडे भरणा केलेबाबत चलन क्र. MH०० ३२०९२९९ २०१८१९M आणि चलन क्र. MH०० ३२०९६१२ २०१८१९M, दिनांक १६/२०१८ ची मुळ प्रत अर्जदार यांनी सादर केलेली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिकरणाच्या वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या अकृषिक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

- १) आकारणी :- उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जुलै (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये १-१८-८ प्रती चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.
- २) उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.
- ३) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजूरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या

महसूल/क. १२/नवघर/सन २०१८/३३५
२०२३



पूर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणत्याही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून संजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारांवर बंधनकारक राहिल.

- १) उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अभिलेख दुरुस्ती करून घेणे अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिल.
- २) उक्त सनदेनंतर सदरची जमीन सनदेत नमुद कारणास्तव शेती प्रयोजनाकडून अकृषिक प्रयोजनाकडे वर्ग समजणेत येईल.
- ३) सदरची सनद ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ चे तरतुदीनुसार आज रोजीचे अभिलेखा वरून देणेत येत आहे. सदरचे मिळकती बाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदर सनद ही आपोआप रद्द झाली असे समजणेत येईल व याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही.
- ३) उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये योग्य वाटेल अशी उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोट कलम (२) च्या अधीनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमीन भोगवटादार याच्या वहिवाटीत असण्याचे चालू ठेवता येईल.

त्याची साक्ष म्हणून ठाणे जिल्ह्याच्या जिल्हाधिकार्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुध्दा दिनांक ०८/०७/२०१८ रोजी त्यांची स्वाक्षरी येथे केलेली आहे.

१) मे. अनमोल डेव्हलपर्सचे भागीदार
दिनेश एन सिखवाल

(साक्षीदारांच्या स्वाक्षऱ्या नाव व पदनामे)

चाणूराव शं. १९१५

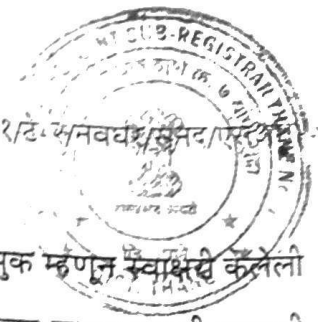
२)

(भोगवटादाराची नांव व स्वाक्षरी)

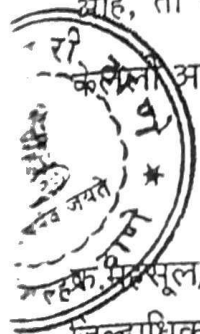
१. चाणूराव शं. १९१५

२.
संदीप श. २११५

टहसिलदार
क्र. महसूल/क-१/टे-२/सनद/एसआर-०८/२०१८



आम्ही जाहिर करतो की, ज्याने या सहादेवर स्वतः अमुक अमुक म्हणून स्वाक्षरी केलेली आहे, ती अ. ब. ही व्यक्ती, तीच आहे आणि त्यान या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.



क्र. महसूल/क-१/टे-२/सनद/एसआर-०८/२०१८

जिल्हाधिकारी कार्यालय ठाणे

दिनांक :- 16 JUL 2018

तहसिलदार (महसूल)

(डॉ. महेंद्र कल्याणकर)
जिल्हाधिकारी ठाणे

प्रत :- अर्जदार मे. अनमोल डेव्हलपर्सचे भागीदार दिनेश एन सिखवाल, दुर्गा रेसिडन्सी, शॉप नं. १०६/१०७/१०८, इंद्रलोक फेज ४, दिपक हॉस्पिटल रोड, भाईंदर (पू.) - ४०१ १०५.

प्रत :- आयुक्त, मिरा-भाईंदर महानगरपालिका यांचेकडेस,

२/- प्रकरणी विकास परवानगीनुसार जागेवर बांधकाम झाले आहे किंवा कसे याबाबत तपासणी करून कार्यवाही करणेची जबाबदारी नियोजन प्राधिकारी यांची राहिल.

प्रत :- तहसिलदार ठाणे यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

प्रत :- उप अधिक्षक भूमी अभिलेख ठाणे यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- प्रकरणी अनुज्ञाग्राही यांचेकडून मोजणी फी शासन जमा करून मोजणीची योग्य ती कार्यवाही करावी.

प्रत :- तलाठी सजा नवघर यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

प्रत :- कार्यालयीन संचिका.



(डॉ. महेंद्र कल्याणकर)
जिल्हाधिकारी ठाणे

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग,
भाईंदर (प.) ता.जि.ठाणे- ४०१ १०१



क्रमा/मनपा/नर/३१६०/२०१५-१६

दिनांक- २५/०६/२०१५

पत्रधारक - श्री. दिनेश एन. सिखवाल व चांदनल एम. अस्तवाल
महानगर अभियंता - मेसर्स अंपेक्स कन्सल्टन्सी



विषय- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर
सर्वे क्र./ हिस्सा क्र. नविन ६३४ जुना २१२४
या जागेत नियोजित बांधकाम करण्यासाठी सदर जागेचा वर्ग, भोगवटा व त्यावरिल भार
याबाबतची "विनिश्चिती" प्राप्त करण्यासाठी मा. जिल्हाधिकारी यांना सादर करण्याबाबत.

- संदर्भ-
१. आपला दि.१६/१०/२०१५ चा अर्ज.
 २. मे.सदम प्राधिकारी नागरी संकलन ठाणे यांचेकडील १०(३), १०(५) ची व रूंदल घटक योजनेची कार्यवाही झालेली नसल्याबाबत विकासकाने रु.३००/- च्या स्टॅम्प पेपरवर दि.०८/०८/२०१५ रोजी नोटरी केल्ले प्रपत्र व वधपत्र.
 ३. दी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांचेकडील पत्र क्र. इआय/एनओसी/१२९६/२०१५, दि.१५/०४/२०१५ अन्वये नाहरकत दाखला.
 ४. अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/९३०/२०१५-१६, दि.०५/१२/२०१५ अन्वये तात्पुरता नाहरकत दाखला.

विषयांकित प्रकरणी मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सर्वे.क्र./हिस्सा.क्र. ४३/८ जुना २५२/८ मधील जागेचा वर्ग, भोगवटा व त्यावरिल भार याबाबतची "विनिश्चिती" कार्यालय यांचेकडून प्राप्त करून घेणेसाठी रेखांकन नकाशांना खालील अटीस अधिन राहून भंजुरी द्या आहे.

१) विषयांकित जागेस मा.जिल्हाधिकारी यांच्याकडून सदर जागेचा वर्ग, भोगवटा व त्यावरिल भार या विनिश्चिती प्राप्त झालेनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ नुसार नवीन प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) दि.१०/०५/१९५७ नुसार प्रारंभपत्रासाठी अर्ज करण्याची व बांधकाम प्रारंभपत्र प्राप्त करण्याची जबाबदारी आपणांवर राहिली. याची मुदत एक वर्षासाठी आहे. सदर पत्राच्या आधारे जागेवर कोणत्याही स्वस्माचे बांधकाम करता येणार इत्यादी बांधकाम केल्यास सदरचे बांधकाम अनाधिकृत ठरवून विहित कार्यवाही करण्यात येईल. तसेच प्रारंभपत्रापूर्वी विद्युतपुरवठा करणेबाबत महानगरपालिकेचे नाहरकत प्रमाणपत्र घेणे आपणांवर घेणेकारक

२) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.०८/०८/२०१५ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली प्रतिज्ञा रद्द करण्यात येईल.



अतिरिक्त
मिरा भाईंदर महानगरपालिका

सहाय्यीकृत सादर
मा. जिल्हाधिकारी,
ठाणे.

सहाय्यीकृत व कार्यवाहीसाठी
विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग.
मिरा भाईंदर महानगरपालिका

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दस्त क्र. ८४३५/२०२१	
८०	१५५



मिरा भाईदर महानगरपालिका
नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पु.)
जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com

मनपा/नर/ २१३६/ २०२१ - २०२२

दिनांक :- १४/१०/२०२१

पत्रधारक - मे. अनमोल डेव्हलपर्सचे भागीदार श्री. दिनेश एन. सिखवाल
सल्लागार अभियंता - मे. अॅपेक्स कन्सल्टन्सी

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - नवघर
सर्वे क्र./ हिस्सा क्र. २५२ (जुना), ४३(नविन) हि.क्र. ८
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :-
- १) आपला दि.०८/०७/२०२१ व दि.२२/०९/२०२१ चा अर्ज.
 - २) नागरी जमीन कमाल धारणा कायद्याकडील कलम १०(३), १०(५) ची कार्यवाही झालेली नसल्याबाबत विहित नमुन्यात रु. ३००/- च्या स्टॅम्प पेपरवर विकासकाने दि. २०/०५/२०२१ अन्वये शपथपत्र व बंधपत्र.
 - ३) मा. जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठणे यांचेकडील पत्र क्र.महसुल/क-१/टे-२/नवघर/सनद/एसआर-०८/२०१८, दि. १६/०७/२०१८ अन्वये सनद.
 - ४) अग्निशमन विभागाचे पत्र क्र. मनपा/अग्नि/३३४/२०२१-२२, दि. ०२/०६/२०२१ अन्वये तात्पुरता नाहरकत दाखला.
 - ५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/४२५५/२०१८-१९ दि.०९/१०/२०१८ अन्वये बांधकाम परवानगी.

-: सुधारीत बांधकाम परवानगी :- (सुधारीत नकाशे मंजुरीसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व महाराष्ट्र नगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. २५२ (जुना), ४३(नविन) हि.क्र.८ या जागेतील रेखांकन, बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून देण्यात येत आहे.

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दस्ता क्र. ८७३८/२०२२

C.O. (Legal) 2021-09

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मिरा भाईंदर महानगरपालिका

नगरस्वामी विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिराराड (पु.)
जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com

जा.क्र :- मनपा/नर/ 293E/ 2029 - 2022

दिनांक :- १४/१०/२०२२

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पॉच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपी खुली ठेवणे बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

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मुख्य कार्यालय
भाईंदर



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरा रोड (पु.)
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com

सं. न.पा.नर/ 293E/ 2029 - 2022

दिनांक :- १४/१०/२०२१

इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.

महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

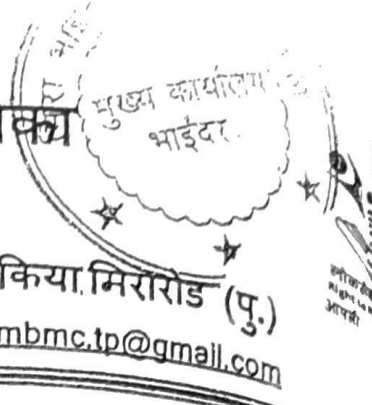
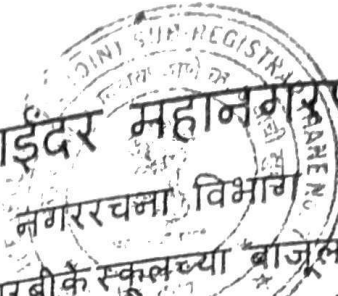
रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.


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 मिरा भाईदर महानगरपालिका
 नगररचना विभाग
 स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पु.)
 जि. ठाणे - 401 107. दूरध्वनी : 022-28121455. E-mail Id : mbmc.tp@gmail.com
 प्रस्त क्र. 0835 / 2022



जा.क्र :- मनपा/नर/ 293E/ 2029 - 2022

दिनांक :- 98/90/2

- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 258 अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Still) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र -632.09 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चर्टईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षापर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास UDCPR मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.20/05/2021 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

(Signature)

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दस्तावेज क्र. ७३८/२०२३

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरासेड (पुं.)
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail id : mbmc.tp@gmail.com



अधिकारी सेवा आयोग
अधिकारी सेवा आयोग

मनपा/नर/ 293E/ 2029 - 2022

दिनांक :- १८/१०/२०२१

- सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.
- यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

इ.स.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	प्रस्तावित इमारत	1	पार्ट तळ + 19	6397.60
				6397.60 चौ.मी.

- यापूर्वी पत्र क्र.मिभा/मनपा/नर/4255/2018-19 दि.09/10/2018 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- विषयांकित जागेसाठी सनद मधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आर.वी.के. स्कुलच्या बाजूला कनाकिया मिन्नरोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.to@gmail.com

जा.क्र :- मनपा/नर 293ध 2019-2022

दिनांक :- 98/90

- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरू करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) प्रस्तावित इमारतीस सामासिक अंतरात सुट दिल्यामुळे कोणत्याही शासकीय नियमाचे उल्लंघन होणार नाही याची जबाबदारी विकासक व सल्लागार अभियंता यांची राहिल.
- 39) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्मिती प्रकल्प उभास्व कार्यन्वीत करणे आपणावर बंधनकारक राहिल.
- 40) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कार्यदेशीर कार्यवाही करण्यात येईल.

2021-09

ट न न ७

दस्त क्र. ८३८/२०२३

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com



लोकसेवा इच्छक कायदा
Right to Public Services Act
अपत्ती सेवा आमचं कर्तव्य

क्र. :- मनपा/नर/ 293E/2029-2022

दिनांक :- 98/90/2029

४) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.

क्र. मनपा / नर / 293E/2029-2022

दि. 98/90/2029

ना. आयुक्त सो. यांच्या मंजूरीने



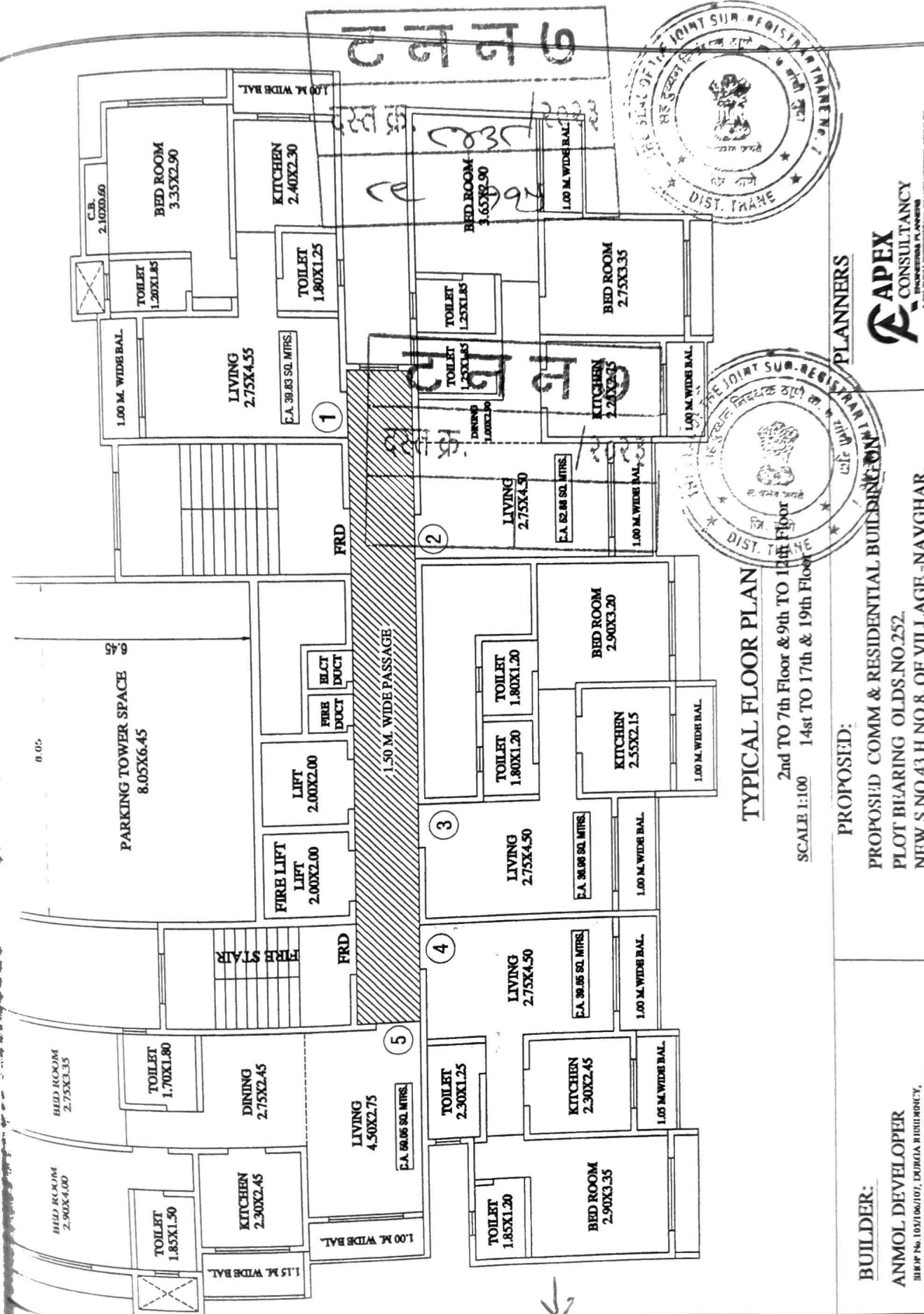
हे. रा. ठाकूर

(हे. रा. ठाकूर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

न - माहितीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग



TYPICAL FLOOR PLAN
 2nd TO 7th Floor & 9th TO 12th Floor
 SCALE 1:100 14th TO 17th & 19th Floor

PLANNERS



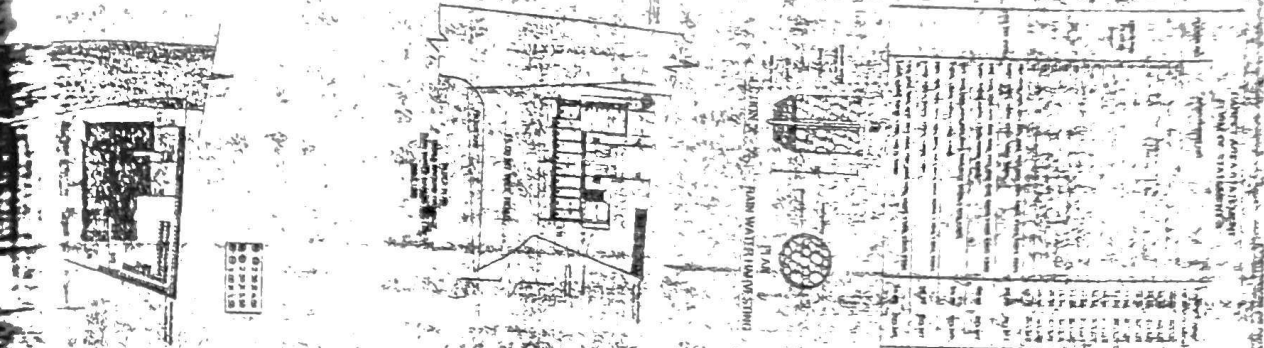
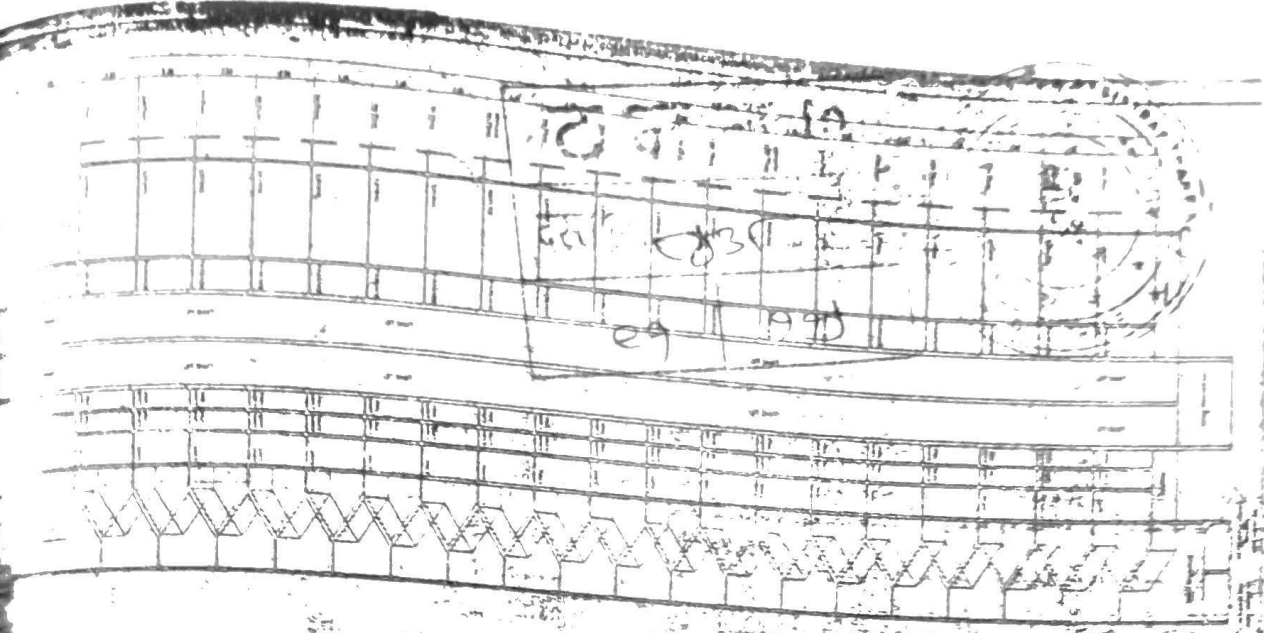
PROPOSED COMM & RESIDENTIAL BUILDING ON PLOT BEARING OLDS.NO.252, NEW S.NO.43.H.NO.8, OF VILLAGE - NAVGHAR,

BUILDER:

ANMOL DEVELOPER
 SHEF No. 105/106/107, DURGIA RESIDENCY,
 NEAR ORANGH HOSPITAL, JUDALAJE, PUNE-4.

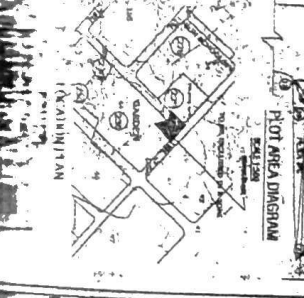
FLAT NO:- 704

Dank Stamp



PROPOSED SCHEDULE OF UNIT SIZES

Unit Name	Area (sq. ft.)	Volume (cu. ft.)
Unit 1	2128	3041
Unit 2	2512	3517
Unit 3	3136	4391
Unit 4	3760	5265
Unit 5	4384	6139
Unit 6	5008	7013
Unit 7	5632	7887
Unit 8	6256	8761
Unit 9	6880	9635
Unit 10	7504	10509
Unit 11	8128	11383
Unit 12	8752	12257
Unit 13	9376	13131
Unit 14	10000	14005
Unit 15	10624	14879
Unit 16	11248	15753
Unit 17	11872	16627
Unit 18	12496	17501
Unit 19	13120	18375
Unit 20	13744	19249
Unit 21	14368	20123
Unit 22	14992	20997
Unit 23	15616	21871
Unit 24	16240	22745
Unit 25	16864	23619
Unit 26	17488	24493
Unit 27	18112	25367
Unit 28	18736	26241
Unit 29	19360	27115
Unit 30	19984	27989
Unit 31	20608	28863
Unit 32	21232	29737
Unit 33	21856	30611
Unit 34	22480	31485
Unit 35	23104	32359
Unit 36	23728	33233
Unit 37	24352	34107
Unit 38	24976	34981
Unit 39	25600	35855
Unit 40	26224	36729
Unit 41	26848	37603
Unit 42	27472	38477
Unit 43	28096	39351
Unit 44	28720	40225
Unit 45	29344	41099
Unit 46	29968	41973
Unit 47	30592	42847
Unit 48	31216	43721
Unit 49	31840	44595
Unit 50	32464	45469
Unit 51	33088	46343
Unit 52	33712	47217
Unit 53	34336	48091
Unit 54	34960	48965
Unit 55	35584	49839
Unit 56	36208	50713
Unit 57	36832	51587
Unit 58	37456	52461
Unit 59	38080	53335
Unit 60	38704	54209
Unit 61	39328	55083
Unit 62	39952	55957
Unit 63	40576	56831
Unit 64	41200	57705
Unit 65	41824	58579
Unit 66	42448	59453
Unit 67	43072	60327
Unit 68	43696	61201
Unit 69	44320	62075
Unit 70	44944	62949
Unit 71	45568	63823
Unit 72	46192	64697
Unit 73	46816	65571
Unit 74	47440	66445
Unit 75	48064	67319
Unit 76	48688	68193
Unit 77	49312	69067
Unit 78	49936	69941
Unit 79	50560	70815
Unit 80	51184	71689
Unit 81	51808	72563
Unit 82	52432	73437
Unit 83	53056	74311
Unit 84	53680	75185
Unit 85	54304	76059
Unit 86	54928	76933
Unit 87	55552	77807
Unit 88	56176	78681
Unit 89	56800	79555
Unit 90	57424	80429
Unit 91	58048	81303
Unit 92	58672	82177
Unit 93	59296	83051
Unit 94	59920	83925
Unit 95	60544	84799
Unit 96	61168	85673
Unit 97	61792	86547
Unit 98	62416	87421
Unit 99	63040	88295
Unit 100	63664	89169



PROPOSED SCHEDULE OF UNIT SIZES (Continued)

Unit Name	Area (sq. ft.)	Volume (cu. ft.)
Unit 101	64288	90043
Unit 102	64912	90917
Unit 103	65536	91791
Unit 104	66160	92665
Unit 105	66784	93539
Unit 106	67408	94413
Unit 107	68032	95287
Unit 108	68656	96161
Unit 109	69280	97035
Unit 110	69904	97909
Unit 111	70528	98783
Unit 112	71152	99657
Unit 113	71776	100531
Unit 114	72400	101405
Unit 115	73024	102279
Unit 116	73648	103153
Unit 117	74272	104027
Unit 118	74896	104901
Unit 119	75520	105775
Unit 120	76144	106649
Unit 121	76768	107523
Unit 122	77392	108397
Unit 123	78016	109271
Unit 124	78640	110145
Unit 125	79264	111019
Unit 126	79888	111893
Unit 127	80512	112767
Unit 128	81136	113641
Unit 129	81760	114515
Unit 130	82384	115389
Unit 131	83008	116263
Unit 132	83632	117137
Unit 133	84256	118011
Unit 134	84880	118885
Unit 135	85504	119759
Unit 136	86128	120633
Unit 137	86752	121507
Unit 138	87376	122381
Unit 139	88000	123255
Unit 140	88624	124129
Unit 141	89248	125003
Unit 142	89872	125877
Unit 143	90496	126751
Unit 144	91120	127625
Unit 145	91744	128499
Unit 146	92368	129373
Unit 147	92992	130247
Unit 148	93616	131121
Unit 149	94240	131995
Unit 150	94864	132869



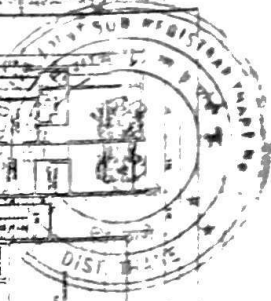
PROPOSED SCHEDULE OF UNIT SIZES (Continued)

Unit Name	Area (sq. ft.)	Volume (cu. ft.)
Unit 151	95488	133743
Unit 152	96112	134617
Unit 153	96736	135491
Unit 154	97360	136365
Unit 155	97984	137239
Unit 156	98608	138113
Unit 157	99232	138987
Unit 158	99856	139861
Unit 159	100480	140735
Unit 160	101104	141609
Unit 161	101728	142483
Unit 162	102352	143357
Unit 163	102976	144231
Unit 164	103600	145105
Unit 165	104224	145979
Unit 166	104848	146853
Unit 167	105472	147727
Unit 168	106096	148601
Unit 169	106720	149475
Unit 170	107344	150349
Unit 171	107968	151223
Unit 172	108592	152097
Unit 173	109216	152971
Unit 174	109840	153845
Unit 175	110464	154719
Unit 176	111088	155593
Unit 177	111712	156467
Unit 178	112336	157341
Unit 179	112960	158215
Unit 180	113584	159089
Unit 181	114208	159963
Unit 182	114832	160837
Unit 183	115456	161711
Unit 184	116080	162585
Unit 185	116704	163459
Unit 186	117328	164333
Unit 187	117952	165207
Unit 188	118576	166081
Unit 189	119200	166955
Unit 190	119824	167829
Unit 191	120448	168703
Unit 192	121072	169577
Unit 193	121696	170451
Unit 194	122320	171325
Unit 195	122944	172199
Unit 196	123568	173073
Unit 197	124192	173947
Unit 198	124816	174821
Unit 199	125440	175695
Unit 200	126064	176569

PROPOSED SCHEDULE OF UNIT SIZES (Continued)

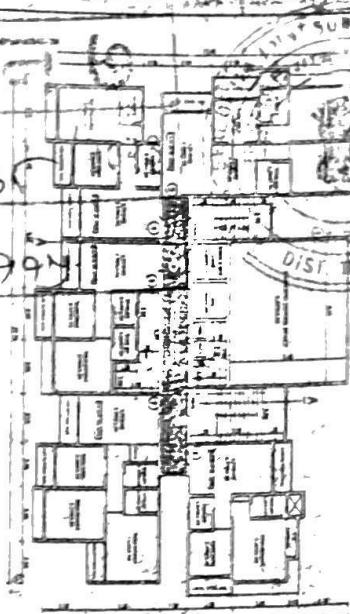
Unit Name	Area (sq. ft.)	Volume (cu. ft.)
Unit 201	126688	177443
Unit 202	127312	178317
Unit 203	127936	179191
Unit 204	128560	180065
Unit 205	129184	180939
Unit 206	129808	181813
Unit 207	130432	182687
Unit 208	131056	183561
Unit 209	131680	184435
Unit 210	132304	185309
Unit 211	132928	186183
Unit 212	133552	187057
Unit 213	134176	187931
Unit 214	134800	188805
Unit 215	135424	189679
Unit 216	136048	190553
Unit 217	136672	191427
Unit 218	137296	192301
Unit 219	137920	193175
Unit 220	138544	194049
Unit 221	139168	194923
Unit 222	139792	195797
Unit 223	140416	196671
Unit 224	141040	197545
Unit 225	141664	198419
Unit 226	142288	199293
Unit 227	142912	200167
Unit 228	143536	201041
Unit 229	144160	201915
Unit 230	144784	202789
Unit 231	145408	203663
Unit 232	146032	204537
Unit 233	146656	205411
Unit 234	147280	206285
Unit 235	147904	207159
Unit 236	148528	208033
Unit 237	149152	208907
Unit 238	149776	209781
Unit 239	150400	210655
Unit 240	151024	211529



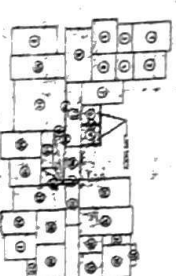


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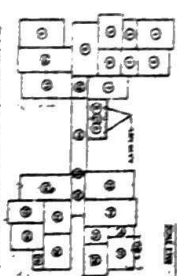
ATTACHED FLOOR PLAN
SHALL BE USED IN CONNECTION WITH THE
BUILDING PERMITS AND THE DISTRICT



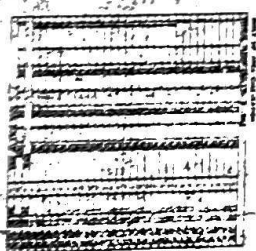
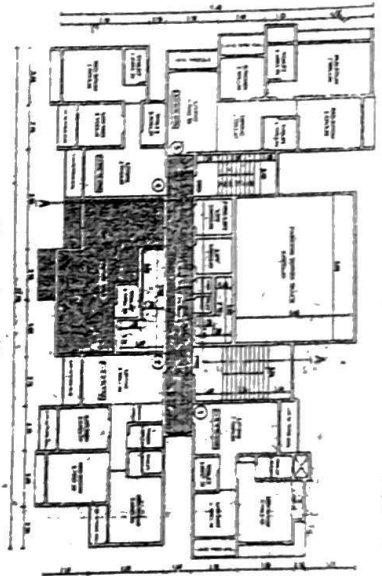
BUILT UP AREA DIAGRAM
SCALE 1/2" = 1'-0"
1-1 TO THE FLOOR
ON TO THE FLOOR
SHOWN 1/2" = 1'-0" FLOOR



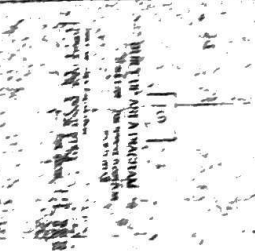
BUILT UP AREA DIAGRAM
SCALE 1/2" = 1'-0"
1-1 TO THE FLOOR
ON TO THE FLOOR
SHOWN 1/2" = 1'-0" FLOOR



TYPICAL FLOOR PLAN
SCALE 1/2" = 1'-0"
1-1 TO THE FLOOR
ON TO THE FLOOR
SHOWN 1/2" = 1'-0" FLOOR



BUILT UP AREA DIAGRAM
SCALE 1/2" = 1'-0"
1-1 TO THE FLOOR
ON TO THE FLOOR
SHOWN 1/2" = 1'-0" FLOOR



PROFESSIONAL ARCHITECT
DISTRICT OF COLUMBIA
No. 123456789
1234 5th St. N.W.
Washington, D.C. 20004
Tel. 555-1234

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 8438/2023

नोदणी :

Regn 63m

गावाचे नाव : नवघर

करारनामा	करारनामा
3885000	3885000
भाडेपट्टयाच्या बाबतितपट्टाकार पट्टेदार ते नमुद करावे)	3856002.15
गटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नवघर,डब्ल्यु वार्ड,विभाग क्र. 11/41,जुना स.नं. 252,नविन स.नं. 43,हिस्सा नं. 8 यावरील सदनिका क्र. 704,7वा मजला,दुर्गा इन्क्लेव्ह, आरबीके शाळे जवळ,इंद्रलोक फेज 6,भाईदर पूर्व,तालुका जिल्हा ठाणे,सदनिकेचे कारपेट क्षेत्रफळ 39.65 चौ.मीटर व इतर सदर दस्तावेजांचे न केल्याप्रमाणे.((Survey Number : नविन स.नं. 43, हिस्सा नं. 8 ;))
केवा जुडी देण्यात असेल तेव्हा.	1) 39.65 चौ.मीटर
करून देणा-या/लिहून ठेवणा-या केवा दिवाणी न्यायालयाचा हुकुमनामा असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-में. अनमोल डेव्हलपर्सचे भागिदार दिनेश एन. सिखवाल तर्फे कु.म. म्हणुन विनय सी. राजत - - वय:-51; पत्ता -जॉर्ज नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 21, तळ मजला, साई आकृती बिल्डिंग, इंद्रलोक फेज 6, आरबीके शाळे जवळ, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 फॅन नं:-AAQFA3273R
करून घेणा-या पक्षकाराचे व केवा दिवाणी हुकुमनामा केवा आदेश नोंदविचे नाव व पत्ता	1): नाव:-सुरेश लालबहादुर यादव - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-112, सुर्या अपार्टमेंट, फाटक रोड, हनुमान नगर, भाईदर पूर्व, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 फॅन नं:- ACQPY6551L 2): नाव:-बसकल्ली लालबहादुर यादव - - वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-112, सुर्या अपार्टमेंट, फाटक रोड, हनुमान नगर, भाईदर पूर्व, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 फॅन नं:-
करून दिल्याचा दिनांक	28/04/2023
करणी केल्याचा दिनांक	28/04/2023
क.खंड व पृष्ठ	8438/2023
वाप्रमाणे मुद्रांक शुल्क	272000
वाप्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक (वर्ग-२)
ठाणे क्र. ७

विचारात घेतलेला तपशील:-:

अकारताना निवडलेला अनुच्छेद :- :

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



