



दस्तावेजांक व वर्ष: 815/2011

Friday, January 28, 2011

12:16:07 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 5

सूची क्र. दोन INDEX NO. II

नोंदणी 63 न.

Regn. 63 m.e.

गावाचे नाव : मागाठाणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,800,000.00  
बा.भा. रु. 5,009,538.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 167 वर्णन: सदनिका क्र 2/ ए 408,4 था मजला , प्रथमेश विहार विल्डींग बोरीवली पु मुं 66-----
- (3) क्षेत्रफळ (1) 70.26 चौ मी विल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकारांचे व-संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ने/-साखली देहलपर्वीचे मागीदार मंगेश टी सावंत यांच्या तर्फे मुखत्यार सुनिलकुमार आर पाल-/- घर/पल्ले/रस्ता :-; ईमारतीचे नाव: 106बालाजी आर्केड कांदिवली प मुं 67-/- ईमारत नं: -; पठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAMSS 8393B.
- (6) दस्तऐवज करून घेण्या-या पक्षकारांचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मीनाबाई मंगेशराव सावंत घर/पल्ले/रस्ता :-; पल्ले/रस्ता: -; ईमारतीचे नाव: 22(11) बी , 2 मजला , माधवदास विल्डींग डॉ.फोर्बस स्ट्रीट गिरगाव प मुं 4; ईमारत नं: -; पठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFRPR 8393B.
- (7) दिनांक करून दिल्याचा 27/01/2011
- (8) नोंदणीचा 28/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 815 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 225100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) रोस





78 2122 994

Mumbai 27/5. Dated Jan. 1 1209

SGM  
12.43  
28-1-11

M/s. SAILEE DEVELOPERS  
(The Promoter)

AND

SHRI/SMT./KUM./M/S. Meenakshi Rajas Rane

(PURCHASER/S) -

ADDRESS.: 22(11)/B, 2nd floor, Govardhan Das Bldg,  
Dr. Praker Street, Durgam, M-4

AGREEMENT FOR SALE OF

Flat/Shop/Unit No. 2/A/406 On 4th Floor  
adm. 650 sq. ft Carpet in building known as "PRATHAMESH VIHAR"  
Constructed on the plot of Land bearing C.S. Number 167-A, lying being and  
situated at village Magathane, Tal. & Sub. Dist. Borivall and Dist. & Reg. Dist.  
Mumbai suburban.

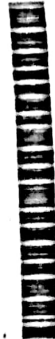
Reg. at Sr. Number : \_\_\_\_\_  
Date : \_\_\_\_\_  
Reg. Receipt No. : \_\_\_\_\_

-: ARCHITECT :-  
Tarun Motta

J-14, Stone Castle, Near St. Francis School,  
I.C. Colony, Borivall (W), Mumbai - 400 103,  
Ph. 895 43 44, 895 46 80

-: LEGAL ADVISER :-  
SHRI VILAS A. SAWANT  
B.A.(Hons.) L.L.B.

4, Gulmohar Society,  
Mithbandar Road,  
Thane - 400 603,  
Phone : 543 0020



Friday, January 28, 2011  
12:14:33 PM

पावती

Regd. 39 M

Original  
नोंदणी 39 म.

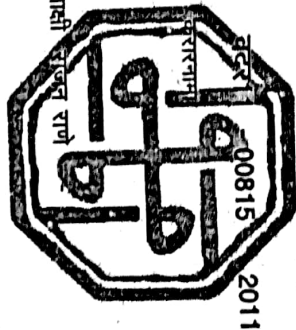
पावती क्र. : 1814

दिनांक 28/01/2011

गावाचे नाव मागादाणे

दस्तावेजाचा अनुक्रमांक

दस्ता देवनाचा प्रकार



सादर करणाऱ्याचे नाव: श्रीनाथी साठेदार राजे

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पुस्तकनाथी नक्कल (अ. 11(2)),

:-

1460.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (73)

एकूण

रु.

31460.00

आपणास हा दस्त अंदाजे 12:29PM हा वेळेस मिळेल

  
दुय्येश निंबधक  
सह दु.नि.का-बोरीवली 5

बापार मूल्य: 50095338 रु. मोबदला: 4800000 रु. दुय्येश निंबधक बोरीवली क्र. ५

भरलेले मुद्रांक शुल्क: 233500 रु.

मुबई उपनगर विरह.

देयकाचा प्रकार : डीडी/वनाकर्मादारे:

बँकेचे नाव व पत्ता: रामेश्वर को ऑ बँक लि ;

डीडी/वनाकर्मा क्रमांक: 006341; रक्कम: 30000 रु.; दिनांक: 25/01/2011

*Merve*

बोरीवली - ५

Delivery Date: 28 JAN 2011

2,33,500/-

Customer's Copy

**THE KAPOL CO-OP BANK LTD.**  
FRANKING DEPOSIT SLIP

Branch : BORIVALI Date : 25/11/11

Pay to : Acct. No. 6224

Franks : Rs. 2,33,500

Stamp Charges : Rs. 2,33,500

TOTAL : Rs. 2,33,500

Name of the person for whom stamp duty is impressed  
Mangkshi R. Ram

Name & Address of the Stamp duty payer  
22/11 Bldg, 3rd Floor, ...

Date Received : 25/11/11

Tel. No. : 22222222

Branch : BORIVALI

Pl. 546 Rs. \_\_\_\_\_

Franking No. 16912

Cashier \_\_\_\_\_ Officer



644-221  
C99 2  
2088

**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered into at Mumbai, this 27th day of Jan 2011, day of Jan 2011, BETWEEN MRS. SALLEE DEVELOPERS a partnership firm, registered under the provision of Indian Partnership Act, 1932 and having its office at A/004 Prathamesh Horizon, New M. H. Colony, Linking Road, Borivali (W), Mumbai - 400 091, hereinafter called as the 'PROMOTER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner/partners, their successors or successor, their heirs, executors, administrators and assigns and last surviving partner of the firm) of the 'FIRST PART'

AND

SHRISMT.MIS Memakshi Rajan Rane

Age \_\_\_\_\_ yrs. Occ. Business/services, Rat 22(11) of ...  
B. 2nd Floor, Govardan chowk, 21/11, Dr. Parikh Street, hereinafter called as 'PURCHASERS' (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his/her/heirs, executors, administrators and permitted assigns) of the 'SECOND PART'

Authorised Signatory

FOR THE KAPOL CO-OP BANK

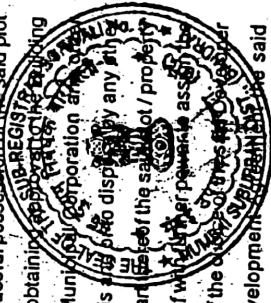
The Kapol Co-operative Bank Ltd.  
Borivali Branch, Borivali (W),  
Mumbai - 400 092.



16912  
169563  
FROM 16912  
JAN 25 2011  
00-PR5491  
MAHARASHTRA

WHEREAS by an agreement dated 30/03/1993 executed in writing between M/S. BHOR INDUSTRIES LTD. a company incorporated and registered under Indian Companies Act, 1956 and having its registered office at 392, Veer Savarkar Marg, Mumbai 400 025 therein referred to as the Owner of the one part and M/S. ANAMIKA REAL ESTATE PVT. LTD. A company duly incorporated & registered under Indian Companies Act, 1956 and having its registered office at 1, Home Stead[Gr. Floor, 16, Dattatray Road, Santacruz (W), Mumbai 400 054 therein called as the purchaser of the second part and herein after called as "the said Developer" for the sake of brevity, the said Owner agreed to sale and the said Developer agreed to purchase the Development rights with permission and power to re-develop the property bearing C. S. No. 167-A, adm. 10,860 Sq. mtrs. lying being and situated at Village - Magathane, Tal. and Sub. Reg. Dist. Borivall Dist. & Reg. Dist. Mumbai Suburban and within the local limits of Brihan Mumbai Municipal Corporation, more particularly described in the Schedule thereunder written and in the First Schedule hereunder written and hereinafter referred to as "Said Plot/Property" upon the terms and conditions and for consideration more specifically set out in the agreement dtd. 30/03/1993 which is herein after referred to as "The Said First Development Agreement";

AND WHEREAS pursuant to the terms of the said First Development Agreement the said Owner handed-over & the said Developer taken over vacant and peaceful possession of the said plot with the permission to construct Multi Storied Building/s thereon by obtaining approval from the planning plan and permission for construction thereof from the Mumbai Municipal Corporation and other concerned authorities with absolute right to sale on ownership basis and to dispose of any other mode of transfer the flats/units/shops constructed thereon and/or part thereof to the prospective buyers and to appropriate the sale proceed thereof and to take all other necessary steps for the benefit of the said First Development Agreement to any third party of the Owner's choice;



AND WHEREAS pursuant to the terms of said First Development Agreement the said Developer was entitled to develop the said Plot by using the F. S. I. of the said plot as well as F. S. I. under T. D. R. as per D. C. Rule 91;

AND WHEREAS the said Developer had already commenced the construction of the Multi Storied Tower known as "Benzer Tower" on the said plot and is further entitled to construct other buildings on remaining portion of the said plot by using the F. S. I. under T. D. R. as per D.C. Rule 91;

29/3/20  
 99/3  
 Developer

AND WHEREAS due to over burden of the projects with the said Developer, the said Developer was unable to consume the F.S.I. under T.D.R by constructing building thereon and to take advantage of the said first Development agreement therefore decided to assign the benefit of the said first Development Agreement of the T.D.R. and the construction of the building thereon as per D.C. Rule 91 to any other person/firm/company who can pay the consideration / price thereof and carry construction of the buildings thereon by using the T.D.R. on the said property;

AND WHEREAS the Promoter is having / entitled to F.S.I under T.D.R of its other properties and is entitled to consume the same in the vicinity where the said plot is situated; got the knowledge and information about the desire and intention of the said Developer of assigning those rights to construct the building by using F.S.I. of other properties to the extent of permissible area as per the D.C. Rule 91 therefore approached to the said Developer with request to grant permission to construct

M

AND WHEREAS the copies of certificate of title issued by the Advocate of the Promoter and the copies of other relevant revenue record showing the nature of the title to the said Plots on which the flats/units are to be constructed and the copies of the plans and specifications of the flat/unit agreed to be purchased by the Purchaser/s approved by the concerned local authority/B.M.C. have been annexed hereto and marked Annexure A, B and C respectively.;

AND WHEREAS the Promoter has got approval from the Brihan Mumbai Municipal Corporation the plans, the specifications, elevations, sanctions and details of the Multistoried Buildings and as per the said permission the Promoter has commenced the construction of Multi-Storeed Building having Residential/Commercial premises;

AND WHEREAS while sanctioning the said plans the B. M. C. And/or Government has laid down certain terms and conditions, stipulations and restriction which are to be observed and performed by the Promoter while developing the said Plots and the said Buildings/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said Building/s, shall be granted by the B. M. C.;

AND WHEREAS the Promoter has accordingly commenced construction of the Building/s on the said property;

AND WHEREAS the flats/units Purchaser/s applied to the Promoter for registration and for the unit to the Purchaser/s, being Flat/Upper/Shop No. 2/1406 on 4/15 floor of the Building known as

PRATHAMESH VIHAR constructed /to be constructed as aforesaid, as required by the provisions of Maharashtra Co-op. Societies Act, 1960, the Flat Purchaser/s has/have made application for registration to the Residential premises to the effect first, that neither the Flat Purchaser/s nor the family (family as defined under the Urban Land (Ceiling and Regulation) Act, 1976 or their own a Residential Tenement, house or Building within the limits of Mumbai;

AND WHEREAS relying upon the said application and declaration the Promoter agreed to sell to the Flat/Unit Purchaser/s a Flat/Unit/Shop hereinafter called and referred to as 'The Said Flat' at the price or for the consideration of Rs. 400000/- (Rupees Four Lacs Only);

and on the terms and conditions hereinafter appearing;

AND WHEREAS under Section 4 of the said Act the Promoter is required to register the written Agreement for sale of said flat to the Flat/Unit Purchaser/s being in-fact these also to register the same under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- The Promoter shall construct the said Building consisting of silt/ground and such upper floors on the said property in accordance with the plans designs approved / to be approved by the local authority i.e. Brihan Mumbai Municipal Corporation, hereinafter referred to as 'The B. M. C. with such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

The Purchaser/s hereby give his/her/their irrevocable consent to the Promoter as require by Sec. 7 of the said Act for such variations or modifications which may require to be carried out in the flat of the Purchaser/s.



REGISTERED	DECLARED
99	3

*W*

2. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the flat/shop/unit No 2/9/906 on 4/5 floor adm.        sq. ft. admeasuring about 650 Sq. Ft. (Carpet) area (which is inclusive of the area of balconies) as shown in the floor plan thereof hereto annexed and marked annexure D in the Building known as PRATHMESH VIHAR hereinafter referred to as 'The Flat/Unit') for the price of Rs. 4800000/- (which is inclusive of the proportionate price of the common areas, appurtenant to the premises, the nature, extent and description of the common/unlimited common areas and facilities which are more particularly described in the Second Schedule hereunder written). The Purchaser/s hereby agree/s to pay to the Promoter the said purchase price of Rs. 4800000 (Rupees Fourty Eight Lacs only), in the following manner:-

Sr. No.	Amount	Nature of payment
1.	Rs. <u>50000/-</u>	- at the time of execution of these presents being earnest money/deposit.
2.	Rs. <u>3700000/-</u>	- on completion of Pile/REGISTRATION of the said Flat/Unit.
3.	Rs. <u>3700000/-</u>	- on completion of 1st Slab.
4.	Rs. <u>3700000/-</u>	- on completion of 2nd Slab.
5.	Rs. <u>3700000/-</u>	- on completion of 3rd Slab.
6.	Rs. <u>3700000/-</u>	- on completion of 4th Slab.
7.	Rs. <u>3700000/-</u>	- on completion of 5th Slab.
8.	Rs. <u>3700000/-</u>	- on completion of 6th Slab.
9.	Rs. <u>3700000/-</u>	- on completion of 7th Slab.
10.	Rs. <u>3700000/-</u>	- on completion of 8th Slab.
11.	Rs. <u>3700000/-</u>	- on completion of 9th Slab.
12.	Rs. <u>3700000/-</u>	- on completion of Plaster Work & fitting of Doors and Windows;
13.	Rs. <u>3700000/-</u>	- on completion of Flooring, Electric & Plumbing,
14.	Rs. <u>3100000/-</u>	- on or before Possession of the said Flat/Unit.
TOTAL	Rs. <u>48000000/-</u>	



अप्र-२२/	
८१५	६
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NOTE :- THE TIME BEING ESSENCE OF PAYMENT

*M. M.*

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

All that piece or parcel of the land bearing C. T. S. No. 167/A, adm. 10,860 Sq. mtrs. lying being and situated at Village-Magathane, Tal. and Sub. Reg. Dist. Borivall Dist. Mumbai Suburban and within and local limits of Bfthen Mumbai Municipal Corporation and bounded as follows:-

- ON OR TOWARDS EAST - C.T.S. No. 166
- ON OR TOWARDS WEST - By boundary of village Poisar
- ON OR TOWARDS NORTH - C.T.S. No. 67
- ON OR TOWARDS SOUTH - By boundary of village Poisar

**SECOND SCHEDULE ABOVE REFERRED TO:**

1. The expenses of maintaining, repairing, redecorating etc., the Building and in particular the terrace, water tanks, gutters, and rainwater pipes of the Building, water pipes and electric wires, in under or upon the Building and enjoyed or used by the Purchasers in common with the other occupiers of other flats and parking spaces and the a main entrances, passages, landings and staircases of the Buildings and the boundary walls of the Building compounds, terrace etc.
2. The costs of cleaning and lighting the passages, landings, staircases and other parts of the Building so enjoyed or used by the Purchasers as aforesaid.
3. The costs of the salaries of clerks, bill collectors, sweepers, watchmen etc.
4. The costs of working and maintenance of lifts, water connections, lights and other services.
5. Municipal and other taxes.
6. Insurance and other charges.
7. Such other expenses as are necessary or incidental for the maintenance and up-keep of the Building.



अदर-११/
९१५ फी
२०११

*Handwritten signature or initials*



**AMENITIES LIST**

1. Super-Structure  
 RCC Frames structures with RCC solid 5" to 6" concrete blocks/bricks for internal-external walls and foundation in M-25 grade. Internal wall and ceiling coated with plaster of paris. Rarrish moulding touch on ceiling in living room. Outside-Double Coat plaster with water proofing. Parit snowcem terrace slab-plasticdger CYTO (chemical) terrace water proofing-Indian potent stone (IPS) with chainal Mosaic Staircase-Green Coda, Staircase Hand Rest Wooden or Brick Wall.  
 Granite tiles of good quality for floartrng of entire flat  
 Indian Style Orissa - 23"  
 Standard height with Granite top.  
 Provision with water tap.  
 Separate Compartment for Gas Cylinder.  
 Ceramic Glazed Tiles Dado upto 2.5 Ft. above kitchen platform.  
 Salwood for doors except for WC & Bathroom  
 Solid core flush Block Door.  
 Teakwood Flush Door (optional).  
 W.C., Bath Door frames of marble with special water repellent shutter.
2. Flats- Flooring  
 W. C. Pan  
 Kitchen Platform  
 Standard height with Granite top.  
 Provision with water tap.  
 Separate Compartment for Gas Cylinder.  
 Ceramic Glazed Tiles Dado upto 2.5 Ft. above kitchen platform.  
 Salwood for doors except for WC & Bathroom  
 Solid core flush Block Door.  
 Teakwood Flush Door (optional).  
 W.C., Bath Door frames of marble with special water repellent shutter.
3. Doors & Frames  
 Iving room  
 main door  
 W.C. & Bathroom  
 Marble framing for heavy section aluminium sliding windows with smoge glass.  
 W. C. & Bathroom - Lonvers.
4. Windows  
 W. C. & Bathroom - Lonvers.  
 smoge glass.
5. Electricity  
 Area  
 Living Room  
 Bed Room  
 Kitchen  
 Passage  
 W.C.  
 Bathroom  
 Light Pt. 15 Amp  
 Fan Pt. 5 Amp. Plug Pt.  
 Room wise quantity.  
 03 01 02 01 01 01 01  
 02 01 01 01 01 01 01  
 01 01 01 01 01 01 01  
 01 01 01 01 01 01 01  
 01 01 01 01 01 01 01
6. Plumbing  
 Bathroom  
 W.C.  
 T. V. Antenna  
 Building Entrance  
 Bathroom Fittings  
 Painting  
 Concealed plumbing with 'C' Class G. I. Pipe  
 1 tap, 1 shower, 1 geyser point.  
 1 tap, 1 flush tank (PVC)  
 Common Antenna  
 Collapsible Gate.  
 Soap Dish, Exhaust fan Point, Wash basin in passage.  
 Overhead loft in kitchen.  
 All wood work oil painted, White Washed Two Coats in Rooms.



अट-२४	
९५	१८
२०११	

*W.M.*

PLACE OF MR.  
Pt. Eng. Bldg. Prop. (W.S.) P & L Form  
Dr. Subodh Acharya of Marum Bldg  
Borivli (West), Borivli-400 088

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/9019/BP (WS)/AR OF

21 JUL 2007

TO:

Shri T.H.Motta,  
Architect

Subject: Proposed building No. 1 on plot bearing  
C.T.S No. 167-A of village Magathane at  
Borivli (East)

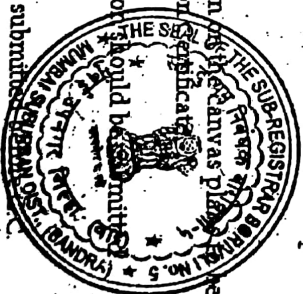
Reference: Your letter dated 10.01.2008.

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per the amended plans submitted by you vide your letter under reference subject to the following conditions:-

- 1) That all the objections of this office Intimation of Disapproval under even No. dtd. 28.01.1994 shall be applicable & should be complied with
- 2) That all the changes proposed shall be shown on the approved plan submitted at the time of Building Completion Certificate
- 3) That the revised R.C.C. design and calculation should be submitted before C.C.
- 4) That the revised drainage approval shall be submitted before C.C.
- 5) That the No dues Pending Certificate from A.E.(W.W./R)/Central shall be submitted before C.C.
- 6) That the S.G.'s N.O.C. shall be submitted before C.C.
- 7) That the Registered Undertaking shall be submitted before C.C. of entrance foyer.
- 8) That the Development Charges shall be paid before C.C.
- 9) That the Earthquake design shall be submitted before C.C.



अदर-२२/
C98 27
अनुमोदित

21 JUL 2021

10) That the Amended layout shall be got approved before requesting for C.C.

11) That the Revised N.O.C. from C.F.O shall be obtained.

12) That the soil investigation will be done and report thereof will be submitted with structural design before requesting for C.C.

13) That the 5% amenity space shall be handed over to M.C.G.M before C.C.

14) That the demolition charges shall be paid to Assistant Commissioner (R/Central) Ward.

15) That the difference in premium/deposits if applicable and demanded by M.C.G.M will be paid on or before C.C.

One set of approved plan is returned herewith as a token of approval

Yours faithfully,

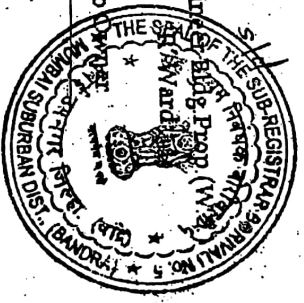
Encl 1 set of apprd plan

Copy to:-

- 1) Owner, Shri Nitin Mehta, C.A to Owner
- 2) Asstt Commissioner, R/Central
- 3) A.E.W.W.R/Central


For information

Encl: One set of apprd plan



Ex. Engineer, Bldg Prop. (W. Sub.)

बदल-२२/	
९१५	२५
२०२१	

  
Executive Engr. (Bldg Proposal)  
Western Subs, 'R' Ward

21 JUL 2021

THIS I O D (C.C.) IS ISSUED  
TO THE PROVISIONS OF  
CEILING AND REGULATIONS ACT 1978

EC-48

Form 346  
88

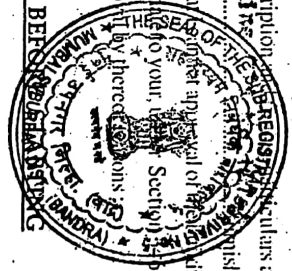
in replying please quote  
and date of this letter  
BY: BABAN K. AMBEDKAR, MARDON  
CANDIVALLI WEST, MUMBAI-400 891.

Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.

MR / A-2789/BS(103)/AR  
No. E.B./CE/BS/A of 200 -200 21 JUL 2007

MEMORANDUM  
Owner: M/s. Hant Industry  
Co. to Owner, Smta. Milin Mehta  
Municipal Office,  
Mumbai: 200

With reference to your Notice letter No. 1906 dated 25-6-2007 and delivered on  
200 and the said Sections Specifications and Description  
of the buildings at site bearing No. 2, on plot bearing  
No. 1189 at Shivdoli (East), I have to inform you that  
the work proposed to be erected or executed, and I therefore hereby formally intimate to you, that  
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the said Section 346 of



**A - CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/BEFORE PLINTH C.C.**

1. That the C.C. under Sec. 44(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27)
3. That the low lying plot will not be filled up to a proposed level of at least 92 T.H.D. or 6" above adjoining road level whenever it is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

Handwritten signature and initials: 919, 22

IS/C/ULC/D.111/22/4785.

Office of the Additional Collector &  
C.A. ULC Gr. Denbey,  
New Administrative Bldg.,  
10th Floor, Opp. Mandiraya, Denbey, 40000.

Dated: ~~21.4.93~~  
21.4.93

SURJ/SUB./11/5. Dhor Industries Ltd.  
392, Voor Savarik Marg, PO Box No.29101,  
Bombay.400025.

Sub: - Permission for redevelopment of property bearing

S.No. - C/S.No. 167 A

of Village Magathana Taluka Borivli.

In D.S.D./Denbey City.

Sd/Mahesh/Gandhionan,

(A) Please refer to your Architect's Letter No. M1  
dated 10.5.93 seeking permission for redevelopment of the above  
mentioned property.

(B) The area of the land is 1000 sqm within the meaning  
of the Urban Land Ceiling & Control Act, 1976, because it is  
built up with one structure out of which containing 0.5  
existing units. The calculation of built up area, land apartment &  
existing structure apartment and the proportionate 25 percent floor  
show that the land non-convertible to the extent of 8560.00 sqms.  
(Eight thousand five hundred sixty and point zero only  
excluding area under street-light to the extent of 2300.00 sqms.  
S.V.L.

and area under segregating distance shown in the following  
as per ENCI's letter bearing No. CIK/179/DPES.

1. The question of permission under section 15(1) of the  
your case can be considered only when the applicant has  
after all the structures are demolished with the consent of the  
existing or present tenants of the premises.  
with reference to retain the above land use  
following conditions:

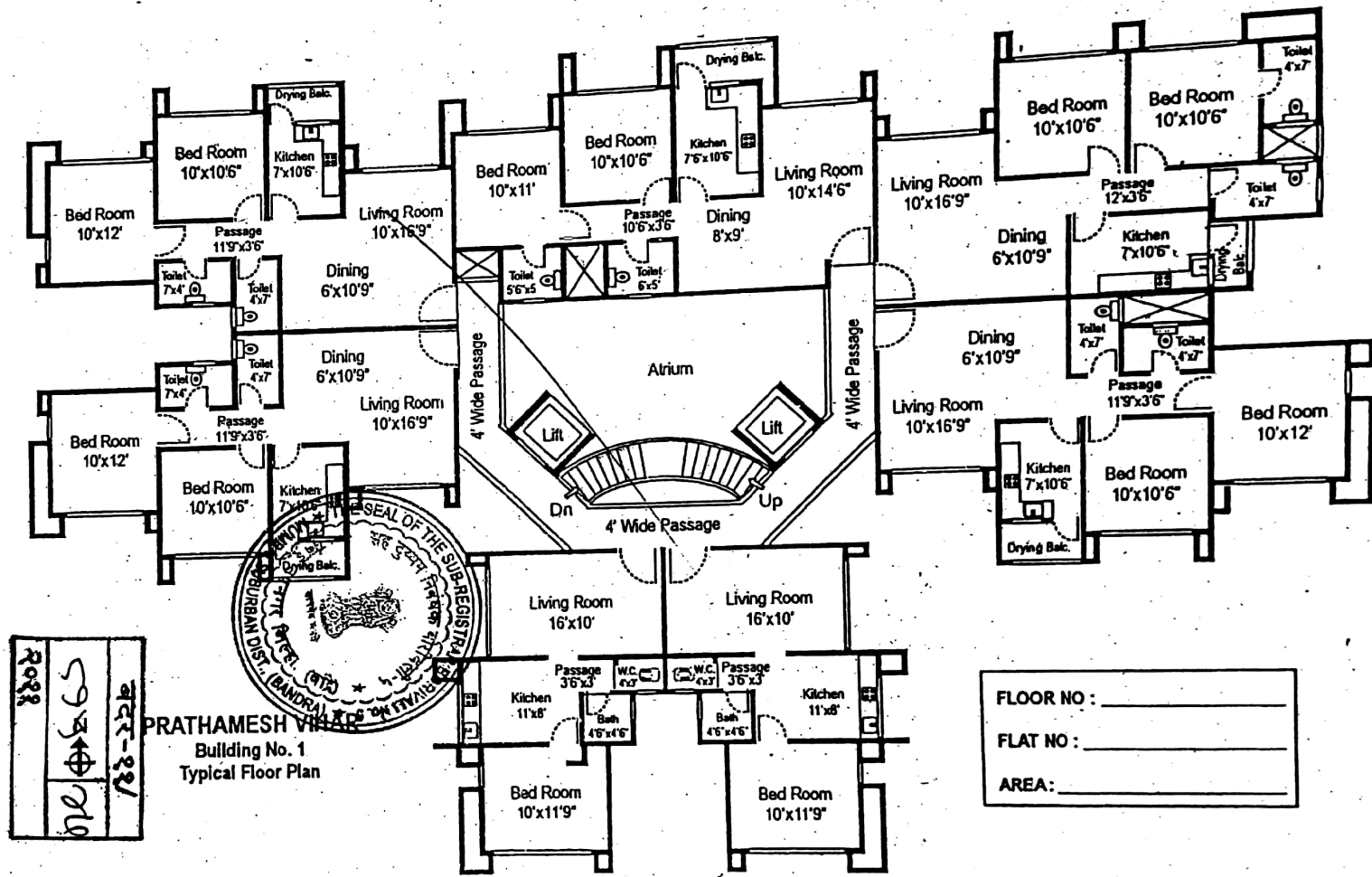
1. The letter of intent and permission number 22 shall  
be subject to the applicant's producing proof regarding the title  
ownership of the land, possession, area and user thereof. The project  
Denbey Municipal Corporation should verify the same  
TOD/OC.

2. The permission is operative for redeveloping the property  
in accordance with the existing laws in conformity with the  
TOD/OC.

3. The maximum size of repetitions should be 120 sqm. If the size of the flats occupied by the owner/tenant in the project  
exceeds 120 sqm, then the landholder would be entitled to construct  
a similar number of flats of an equivalent area in the new building  
subject to a maximum of 2000 sqm. Plinth area for each such flat.



2082  
2082



2022  
 2022  
 2022

PRATHAMESH VILAS  
 Building No. 1  
 Typical Floor Plan



FLOOR NO : \_\_\_\_\_  
 FLAT NO : \_\_\_\_\_  
 AREA : \_\_\_\_\_

**NO. CHE/A-2779 /BPWS/AR/AR 21 SEP 2007**  
**COMMENCEMENT CERTIFICATE**

To  
Shri Nitin Naitik  
C.A. to Owner

Sir,  
 With reference to your application No. 129 dated 25.06.01 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1968 to erect a building to the development work of Residential Bldg. No. 2 CTS. No. 167-A

at premises at Street \_\_\_\_\_ Plot No. \_\_\_\_\_  
 Village Masethane Ward B/Central  
 situated at Borivali (E)

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
5. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if-
  - (a) The development work in respect of which the permission is granted under this certificate is not carried out or is not carried out in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the certificate is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 44 of this Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and successors deriving title through or under him.



2007  
 21/09/07  
 952-887  
 For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

The Municipal Commissioner has appointed Shri S.N. Ahirwar  
 Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to stilt slab level of Wing 'A' and  
stilt + one upper floor of Wing 'B'  
 For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

Execv. AKK. Engineer, Building Proposal (West Sub)  
 P. & T. Wards  
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI