

(२) एकत्रिकरण करण्यास ना हरकत देण्यात आलेल्या उपरोक्त भूखंडामध्ये दोन्ही भूखंडांच्या एकत्रित क्षेत्रानुसार अनुज्ञेय असलेल्या चटई क्षेत्र निर्देशांकाहून जादा क्षेत्राचा वापर बांधकाम करण्यासाठी आपणांस करता येणार नाही.

(३) सदर भूखंडामध्ये अनुज्ञेय चटई क्षेत्राच्या १५% हून जास्त नाही. इतक्या चटई क्षेत्राचा वापर वाणिज्यक प्रयोजनासाठी करता येईल.

(४) उपरोक्त दोन्ही भूखंडांपैकी भूखंड क्रमांक ७९ चा करारनामा सिडकोबरोबर दिनांक ०८/११/२००८ रोजी करण्यात आला आहे व भूखंड क्रमांक ७८ चा करारनामा सिडकोबरोबर दिनांक २०/०५/२०१० रोजी करण्यात आला आहे. तथापि या भूखंडाचे एकत्रिकरण झाल्यानंतर त्यांना वेगळे अस्तित्त्व राहणार नसल्यामुळे या दोन्ही भूखंडांच्या बाबतीत भाडेपट्ट्याची मुदत दिनांक ०८/११/२००८ पासून ६० वर्षांची समजण्यात येईल. सिडकोबरोबर यापूर्वी करण्यात आलेल्या करारनाम्यामध्ये भाडेपट्ट्याच्या मुदतीमध्ये तसा बदल करण्यात आला आहे असे समजण्यात येईल.

(५) उपरोक्त भूखंडामध्ये एकत्रित बांधकाम करावयाचे असल्यामुळे यापुढे या भूखंडाचे स्वतंत्र व वेगवेगळे क्षेत्र दर्शविता येणार नाही. परंतु या भूखंडाचे हस्तांतरण करावयाचे झाल्यास दोन्ही भूखंड वेगवेगळे आहेत असे समजून केवळ हस्तांतरण शुल्काच्या वसुलीसाठी प्रत्येक भूखंडाच्या क्षेत्रानुसार विहित केलेले हस्तांतरण शुल्क भरावे लागेल.

(६) हे दोन्ही भूखंड एकत्रित विचारात घेता, सदर भूखंडाचे क्षेत्र ५०० चौ.मी.हून जास्त झाल्यास किंवा आपण उपरोक्त भूखंडाखेरीज नवीन मुंबई प्रकल्प क्षेत्रामध्ये ५०० चौ.मी.हून जास्त क्षेत्र धारण करित असल्यास किंवा हे भूखंड व धारण करित असलेले अन्य भूखंड यांचे एकूण क्षेत्र ५०० चौ.मी.हून जास्त होत असल्यास हे क्षेत्र धारण करण्यासाठी आपणांस नागरी जमिन (कमाल मर्यादा व नियमन) अधिनियम १९७६ अन्वये संबंधित रक्षण प्राधिका-यांकडून आवश्यक ती सूट मिळवून सदर आदेशाची साक्षातिक प्रमाणित प्रत आनचेकडे सादर करावी लागेल.

कळवे.

आपला विरयास

व्यवस्थापक



प व ल - ४	
२९५२	२०१२
२६	१५३

REF NO. CH/CO/AT/1631--

29 OCT 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Bilawal Builders & D.
Through MR. Abdul Khadee
Unit/Plot No. 71 & 74 Road No. - Sector 18 Node Ullave of
Navi Mumbai. As per the approved plans and subject to the following conditions for the
development work of the proposed Residential Bldg (G+13th Fl. (5TH)
Residential BUA = 3298.673 m², Total BUA = 3298.67
(Nos. of Residential Units 78 Nos. of Commercial units -)

1. This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

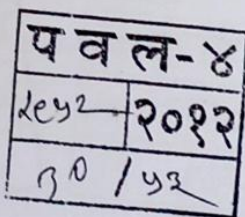
3. The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area) prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTIP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



प व ल - ४	
Key 2	२०१२
२९ / १३	

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 11000 deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/150/IC4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the details mentioned above, shall be published in two widely circulated newspapers and one should be in regional language.



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular FAR/10200/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

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

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

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

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

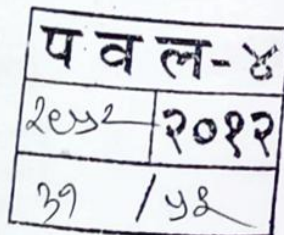
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/-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

C.C.TO: ARCHITECT

Destination

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KIRT/NL/KLMDRON)
4. EE(WS)



SCHEDULERAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - (iii) An **impervious surface /underground storage tank** of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 100 mm;
 - b) 20 mm stone aggregate as lower middle layer upto 100 mm depth;
 - c) Coarse sand as upper middle layer upto 100 mm of the total depth;
 - d) A thin layer of fine sand as top layer;



ROTA/II-904(B)(400-03-2005)-3

प व ल - ४	
25/2	2022
32	/ 1/2

- c) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such disinfectants and the water purification arrangements have



H-9:4(B) -3A.

पंचवेल-४	
२०१२	२०१२
३३	१/५३



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'विभक्त', दुसरा इजला, नवीमन पॉइंट, मुंबई - ४०००२१.

दूरधनी : (स्वगत क्रम) +९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

CIDCO/ATPO(BP)/1630 - -

मुख्य कार्यालय :

'सिडको' भवन, सीबीडी बेलगाव, नवी मुंबई-४०० ६२४.

दूरधनी : +९१-२२-६०९१८१००

फॅक्स : +९१-२२-६०९१८१६६

दिनांक: 29 OCT 2010

संदर्भ क्र. To,

M/s. Bilad Builders & Developers,
Prop. Mr. Abdul Khader,
Office No.5, Plot No.7,
Anmol Plaza, Sector-8,
Kharghar, Navi Mumbai

ASSESSMENT ORDER NO.598/2010-11 REGISTER NO.02 PAGE NO.598

SUB:-Payment of development charges for Residential Building on Plot No.71 & 74, Sector-18 at Ulwe (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 09/08/2010 & 28/10/2010
 - 2) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.25/10/2010
 - 3) Transfer order issued by M(TS) vide letter dtd.09/02/2010
 - 4) Delay condonation NOC issued by M(TS) vide letter dtd.13/10/2010
 - 5) Amalgamation NOC issued by M(TS) vide letter dtd.13/10/2010
 - 6) 50% IDC paid of Rs.11,00,000/- vide Challan No.122048 dtd.12/10/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO/JADM/2449/DATED/18/11/92)

1. Name of Assessee :- M/s. Bilad Builders & Developers,
Prop. Mr. Abdul Khader,
2. Location :- Plot No.71 & 74, Sector-18 at Ulwe (12.5% scheme),
Navi Mumbai
3. Land use :- Residential
4. Plot area :- 2199.63 Sq. mtrs
5. Permissible FSI :- 1.5
6. AREA FOR ASSESSEMENT :-
- A) FOR RESIDENTIAL :-
- i) Plot area :- 2199.63 Sq.mtrs.
- ii) Built up area :- 3298.673 Sq.mtrs
- B) FOR RESIDENTIAL :-
- i) Plot area :- 2199.63 Sq.mtrs. X Rs. 30/- = Rs. 65988.90
- ii) Built up area :- 3298.673 Sq.mtrs X Rs. 40/- = Rs. 131946.92
- 8) Total Assessed development Charges:-7(A)+7(B)=Rs. 197935.82, Say Rs. 197935.82
- 9) Date of Assessment :- 27/10/2010
- 10) Due date of completion :- 08/11/2012
- 11) Development charges paid of Rs.1,97,960/- vide Challan No.122048, dtd.12/10/2010



Yours faithfully,

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

पवल-४	
28/32	2082
38	1/2

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०१००

फॅक्स : +९१-२२-२२०२ २५०९

CIDCO/ATPO(BP) 1631 - -

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी/अंधार्वी, नवी मुंबई-४०० ००१

दूरध्वनी : +९१-२२-६७९३ ८१००

फॅक्स : +९१-२२-६७९३ ८११६

दिनांक: 29 OCT 2010

संदर्भ क्र.: To,
M/s. Bilad Builders & Developers,
Prop. Mr. Abdul Khader,
Office No.5, Plot No.7,
Anmol Plaza, Sector-8,
Kharghar, Navi Mumbai

Sub:- Development Permission for Residential Building on Plot No.71 & 74 Sector-18 at Ulwe (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 09/08/2010 & 28/10/2010
 - 2) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.25/10/2010
 - 3) Transfer order issued by M(TS) vide letter dtd.09/02/2010
 - 4) Delay condonation NOC issued by M(TS) vide letter dtd.13/10/2010
 - 5) Amalgamation NOC issued by M(TS) vide letter dtd.13/10/2010
 - 6) 50% IDC paid of Rs.11,00,000/- vide Challan No.122048 dtd.12/10/2010

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.71 & 74 Sector-18 at Ulwe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of 240 liters capacity (1 no. for Dry and 1 No. for Wet Garbage) will be provided and you are seeking occupancy certificate.

The Developers / Builders shall take all precautionary major for prevention of mosquito breeding during the construction period of the project. If required you can approach the Department CIDCO, for orientation program and pest control at project site.

Since, you have paid 50% IDC paid of Rs.11,00,000/- vide Challan No.122048 dtd.12/10/2010, you may approach to the Office of Executive Engineer, Ulwe CIDCO for sewerage connection to your plot.

Thanking you,

Yours faithfully,

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopla)



प व ल - ४
29/10/10
39/103

Sachin S. Tambat
Bsc. LLB, Advocate



Off : (022) 660982

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off : Office NO. 1, Ground Floor, Vitthal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Date : 21/03/2011

TITLE CERTIFICATE

Ref: Plot Nos. 71 & 74, Sector - 18pt, Uhve, Navi Mumbai.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. 71 & Plot No. 74 admeasuring 299.91 sq. mtrs. & 1899.72 sq. mtrs. respectively situated at Sector-18pt, Uhve, Navi Mumbai & after going through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION/CIDCO Ltd.')
2. The State Government in pursuant to Section 113 of the said Act acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land to be acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.



[Handwritten signature]

प व ल - ४	
2012	2012
36/12	



Sachin S. Tambat

Bsc. LLB, Advocate



Off : (022) 66098

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off : Office NO 1, Ground Floor, Vitthal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.

E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

BY RPAD / UPĆ / HAND

ef. No. : _____

Date : _____

3. The Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to 1) Shri. Sanjay Gajanan Bhoir 2) Smt. Shanta Narayan Bhoir residing at Post. Nhawe, Tal. Panvel, Dist. Raigad, (herein after collectively referred to as the "Lessee No 1") vide Agreement to Lease dated 07/11/2008 for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 299.91 sq. mtr. bearing Plot No. 71 at Sector 18 pt , Ulwe, Navi Mumbai (hereinafter referred to as the "Said Plot") for the purpose or residential use for proper premium of Rs. 3,750/- (Rupees Three Thousand Seven Hundred Fifty Only) and handed over the physical possession of the said plot to the said Lessee. The Agreement was duly registered on 07/11/2008 vide registration receipt no. 9567 And Document Sr. No PVL3-09372-2008.

4. The Lessee No 1 have sold and assigned all their rights, title and interest in respect of the said plot to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and a Tripartite Agreement dated 28/01/2010 has been executed between CIDCO Ltd., Lessee No. 1 and M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and Shri. Bilal Khan and transferred the said plot in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader. The said Tripartite Agreement dated 28/01/2010 is duly registered on 28/01/2010 with registration receipt no. 946 at District Registrar Panvel No PVL3-00912-2010.



प व ल - ४
20/1/2010
36 / 42

Sachin S. Tambat
Bsc. LLB. Advocate



Off : (022) 66091

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off : Office NO. 1, Ground Floor, Vitai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.

E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

(No : _____

Date : _____

5. After registration of Tripartite Agreement dated 28/01/2010 CIDCO Ltd. finally transferred the Said Plot in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and such final Letter Ref. No. CIDCO/ VASAHAT / SATYO / ULWE / 1310/ 2010 dated 01/02/2010 is issued by the CIDCO Ltd. to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader.
6. The Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to Shri. Gajanan Rama Gharat residing at Kopar, Post. Gharat, Tal. Panvel, Dist. Raigad, (herein after referred to as the "Lessee No. 2") vide Agreement to Lease dated 20/07/2010 for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 1899.72 sq. mtrs. bearing Plot No. 74 at Sector 18 pt, Ulwe, Navi Mumbai (hereinafter referred to as the "Said Plot") for the purpose or residential use for proper premium of Rs. 23,750/- (Rupees Twenty Three Thousand Seven Hundred Fifty Only) and handed over the physical possession of the said plot to Lessee No. 2. The Agreement to Lease dated 20/07/2010 was registered on 26/07/2010 vide registration receipt No. 774/2010 Document Sr. No Uran-07402-2010.
7. The Lessee No 2 has sold and assigned all his rights and interest in respect of the said plot to M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and a Tripartite Agreement dated 04/08/2010 has been executed between CIDCO Ltd.,



प व ल - ४
द्वारा 2 / 2012
30 / 12

50
84

Sachin S. Tambat
Bsc LLB, Advocate



Off : (022) 665598

Off : Office No 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705

Off : Office NO 1, Ground Floor, Vilhal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705

E-mail : s_tambat78@yahoo.co In / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

of No _____

Date _____

Lessee no. 2 and M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and thereby CIDCO Ltd. transferred the said plot in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader. The said Tripartite Agreement dated 04/08/2010 is duly registered on 04/08/2010 with registration receipt no. 8134 at Document Sr. No Uran-07775-2010.

8. After registration of Tripartite Agreement dated 04/08/2010 CIDCO Ltd. finally transferred the Said Plot in the name of M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader and such final Letter Ref. No. CIDCO/ VASAHAH / SATYO / ULWE / 649/ 2010 dated 09/08/2010 is issued by the CIDCO Ltd. to the M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader.
9. Through the above mentioned documents M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader is possessed, well & sufficiently entitled to the Plot No. 71, Sector-18 pt, adm. 299.91 sq. mtrs. & Plot No. 74, Sector-18 pt, adm. 199.72 sq. mtrs. both situated at Ulwe, Navi Mumbai (herein collectively referred to as the "Said Plots") and have the sole & exclusive right to sale the Flats in the building, being constructed by the Developer on the said plot and to enter into agreements with the Purchaser/s of the said Flats etc. and to receive the sale price in respect thereof.



प. व. ल-४	
2012	2012
३८ / ५३	

Sachin S. Tambat
Bsc. LLB. Advocate



Off. (022) 66098

Off. Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705

Off. Office NO. 1, Ground Floor, Vihai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. _____

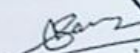
Date: _____

10. Above mentioned both plots are adjacent to each other so the Developer applied to CIDCO Ltd. for amalgamation of these two plots & accordingly CIDCO Ltd. vide their Letter Ref. No. CIDCO/ VASAHAT / SATYO / ULWE /649+1310 /10 dated 13/10/2010 permitted the Developer for joint development of the said plots.
11. The Developer have submitted their plans for the construction of a residential building on the said plot and subsequently the CIDCO Ltd. has issued Commencement Certificate on 29/10/2010 vide their letter bearing No. CIDCO / ATPO / 1631 for commencing construction on the said plots as per the plans and specifications approved by the Town Planning Authorities.

Subject to what has been stated above the title of the said Developer i.e. M/s. Bilad Builders & Developers through its Proprietor Shri. Abdul Khader presently having office at 316, 3rd Floor, Shree Nand Dham Tower, B-Wing, Sector-11, C.B.D. Belapur, Navi Mumbai- 400614, to the said Plot Nos. 71 & 74 admeasuring 299.91 sq. mtrs. & 1899.72 sq. mtrs. situated at Sector- 18pt, Ulwe, Navi Mumbai, is clear, marketable and free from any encumbrances.

Dated this 21st day of March, 2011.




Sachin S. Tambat
Advocate



प व ल - ४	
21	2011
30 / 11	

Monday, October 15, 2012
3:52:38 PM

Original
नोटणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4540

दिनांक 15/10/2012

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: मे विलाद विल्डर्स आणि डेफ्लेक्स लॉफे प्रो प्रा अब्दुल खादर - -

नॉटणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	:-	180.00
एकूण	रु.	280.00

आपणास हा दस्त अंदाजे 4:06PM ह्या वेळेस मिळेल

प्र. सह. दुय्यदुय्यम निवर्तकी - 2
ठाणे क्र. ६

बाजार मुल्य: 0 रु. मोबदला: 0 रु.
मरलेले मुद्रांक शुल्क: 500 रु. पददा दिले

पदाकारकी राहो



प व ल - ४
२५/१०/२०१२
२१/१३

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

राणे स्टॅम्प वेन्डर

L 719250

शेष नं. 39, तखमजला, प्रभात टॉवर, सी.बी.डी., नवी मुंबई

अ नं. 48964 दिनांक 12 OCT 2012

नाम Bilad Builders & Developer

रा. 55 हस्ता. Aziz

पाना नं. 50 द. न्यायिकतार मुद्रांक विद्यालय

सापत्तन नं.: 16/1999

सौ. डी. वी. राणे
मुद्रांक विद्यालय

मिहिरा ज्योतिशार कार्यालय,
ठाणे.
- 4 OCT 2012
मुद्रांक प्रमाणिका दिनांक/दिनांक
4/10/12



POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, I M/s. BILAD BUILDERS AND DEVELOPERS a Proprietorship firm, through its proprietor MR. ABDUL KHADER, having its office at No. 316,3rd Floor, Shree Nand Dham Tower,B-Wing, Sector-11,CBD Belapur, Navi Mumbai-400 614, SEND GREETINGS,

ल. नं. ६
२०१२
e

(Handwritten signature)

(Handwritten signature)

प व ल - ४
12/2012
SR / 12



WHEREAS:



1. I am carrying on business of developing the properties by constructing building Name " BILAD BLOOM FIELDS" situated at Plot No.71-74, Sector-18, Ulwe, Navi Mumbai and "BILAD HILLMARK HEIGHTS" situated at Plot No. 9, Sector-18, Taloja, Phase-II, Navi Mumbai in the name and style of M/S. BILAD BUILDER AND DEVELOPERS and sell of Flats/Shops and such other premises in such buildings/s ownership basis as contemplated by the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 hereinafter referred to as "The Said Act" and as such I am required to execute Agreements for Sale in favour of the prospective purchasers of flats/shops and such other premises in such building/s and lodge such Agreements for registration before the Sub-Registrar Panel as required under Section 4 of the said Act and the Registration Act 908.

2. Due to my business activities, I am unable to appear before the Sub-Registrar for admitting execution of the Agreements for Sale, Correction Deed, Cancellation Deed and/ or other instruments as required under the said Act.



3. I am therefore, desirous of appointing MR. MOHAMMED EHESAN, Age, 26 years Address-Shop No. 316, 3rd Floor Shree Nand Bhram Tower, B-Wing, Sector-11, CBD Belapur, Navi Mumbai-400 614, to admit execution of the such Agreements for sale and/or other instruments as required to the registered under the said Act, which the said Attorney has agreed to do.

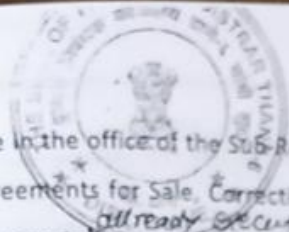
Handwritten stamp: २०२२-०९-१५
२०२२-०९-१५
१५ / १२

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that I do hereby nominate, constitute and appoint the said MR. MOHAMMED EHESAN to be my true and lawful Attorney for the purpose expressed that is to say:

४४०६	२०२२
२	६

(Signature of the declarant)

(Signature of the attorney)



1. To present and lodge in the office of the Sub-Registrar Panvel and to admit execution of the Agreements for Sale, Correction Deed, Cancellation Deed and/or other instruments ^{already executed by me or to be executed.} as required to be registered under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Registration Act, 1908 entered into by myself in favour of the prospective purchasers of flats/shops and such other premises in the building/s constructed by myself and to do all acts and things necessary for effectively registering the such Agreements.

2. AND I DO HEREBY agree to ratify and confirm all and whatever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have put my hands the hand the day 15th October 2012.

SIGNED AND DELIVERED BY THE

Within named

M/s. BILAD BUILDERS AND DEVELOPERS

Through its Proprietor

MR. ABDUL KHADER.

In the presence of.....



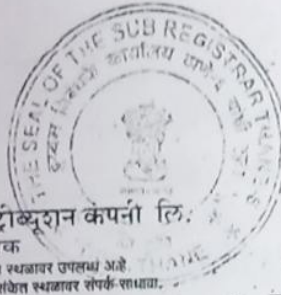
पवल-४
२०१२
४४१ ५३

ट.न.न.६
४४०६ २०१२
३ ६



MR. MOHAMMED EHESAN.
(POWER OF ATTORNEY HOLDER)

Pay
Rup



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

बीज आकार देयकाचा महिना ऑगस्ट-२०१२

For any additional information please contact e-mail: mail.sdo4652@ho.mahadiscom.in / Contact No. 27571922

महावितरण

दृष्टी दिनांक 27/08/12
देयक कालावधी 16/07/12 पासून

देयक क्र. 2720

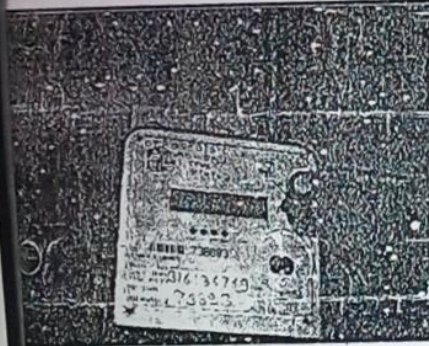
वैलीग युनिट : 4652 / CBD SUBDIV / Ph.No. 27571926
दृष्टी क्रमांक : 000316186769 जुना ग्राहक क्र.
नाव श्री प्रशांत उद्योग
पत्ता ऑफ न बी-316 प्लॉट न 59 सेक्टर 11 / सी बी डी बेलपुर - 400614
MR PRASHANT UDYOG
OFF NO B-316 PLOT NO 59 SECTOR 11 / C B D BELAPUR - 400614

अंतिम तारीख	10/09/12	1390.00
ना-तारखेपर्यंत भारल्यास	05/09/12	1420.00
या तारखेनंतर धरल्यास	10/09/12	1420.00

दृष्टी क्रमांक : 00738883
दृष्टी क्रमांक : 4533258
दृष्टी क्रमांक : MS NAVIN VIKAS. PLOT 59
दृष्टी क्रमांक : 04/LT II Cornn 1Phase 20 KW
सलगान भार 3.50 KW
मजुर भार 3.50 KW
बीज शुल्क संकेत : 6
पुरवठा तारीख : 29/03/04

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण बीज वापर
00738883	9267	9091	1	176	0	176

विवरण	रु.
स्थिर आकार	150.00
बीज आकार	782.00
बीज शुल्क	207.25
इंधन समायोजन आकार	162.38
अतिरिक्त पुरवठा आकार	0.00



मागील बीज वापर

महिना	युनिट
JUL-12	198
JUN-12	304
MAY-12	257
APR-12	198
MAR-12	143
FEB-12	108
JAN-12	116
DEC-11	130
NOV-11	137
OCT-11	124
SEP-11	119

कॉल सेंटर टोल फ्री नं. 18002333435

वजा सरासरी देयकाचा रकम	14.08
व्याज	0.00
कंपसोटर दंड	0.00
इतर आकार	0.00
अतिरिक्त आकार	114.73
एकूण	1440.44
निव्वळ थकवाको / जमा	13.76
समायोजित रकम	-66.80
व्याजाची थकवाको	0.00
एकूण थकवाको / जमा	53.04
देयकाची निव्वळ रकम	1387.40
पूर्णांक देयक	1390.00
मागील पावतीचा दिनांक	04/03/12
सुरक्षा टैव जमा	5000.00

वीद्युत भववन, भण्डुप / Phone No. 25663416

कोटी ने देयकाचा भरणा करण्यास, महावितरणच्या साक्षरत रकम घेणा हंगवारी दिनांक, भरणा दिनांक म्हणून युनिट धरली पाईन्/1.03 महिन्यांचे देयक / तरतूद नं. 12/10/ मागील सावर देयक भरणा मुदत समाप्त नसून-13.00/ अतिरिक्त आकार MERC केस जं. 69/2010 प्रमाणे 33.44/ अतिरिक्त आकार MERC केस जं. 81.29/अतिरिक्त विलासविहिती धारण समायोजन रु.-53.24/ अतिरिक्त इ.स.अ. 71.70/FCA RATE रु.:1-200 Units-0.512/above 200 Units-0.512/अतिरिक्त (संदर्भ)

उर्जा बचतीकडे वळण

तेल फोनचा चार्जर आउटलेटमध्ये प्लग करून ठेवू नका. जेव्हा फोन त्याला जोडलेला नसतो तेव्हाही तो बीज खेचून घेत राहतो.

देयक माहितीसाठी प्रविष्टा करा. 0619539396 ला IPLEDGE MHD एसा एक्सप्लॉरर करा.

MAFCHOR
Panchang
RQMA

15.	Site
	ITR Verifi
16.	HR Verifi
17.	CERSAI

SOURCED BY
MANAGER/TI
DATE:

88UE 2012
i e

पवल-४
2012 / 2012
88 / 83

दिनांक: 28 डिसेंबर 2012 12:18 म.नं.

दस्त गोपवारा भाग-1

पवेल 4 12/12
दस्त क्रमांक: 2952/2012

दस्त क्रमांक: पवेल 4 /2952/2012

बाजार मूल्य: रु. 23,78,000/- मोबदला: रु. 46,00,000/-

परलेले मुद्रांक शुल्क: रु.2,30,000/-

पु. नि. सह. उ. नि. पवेल 4 यांचे कार्यालयात
दि. 2952 वर दि. 28-12-2012
वेळी 12:17 म.नं. वा. हजर केला.

पावती: 2965 पावती दिनांक: 28/12/2012
सादरकारणाचे नाव: शुभा जगदिश शानभाग

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1060.00
पृष्ठांची संख्या: 53

[Handwritten mark]

दस्त हजर करणाऱ्याची सही:

एकुण: 31060.00

[Handwritten signature]
Joint Sub Registrar Panvel 4

[Handwritten signature]
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (पालमनेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

विक्रा क्र. 128 / 12 / 2012 12 : 13 : 00 PM ची वेळ: (सादरीकरण)

विक्रा क्र. 228 / 12 / 2012 12 : 18 : 22 PM ची वेळ: (फी)

दस्त ऐयजातोवत जोडलेले कागदपत्रे, कुलमुजत्यार पत्र
ब्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निषादकांची राईल.

[Handwritten signature]
लिहून देणार

[Handwritten signature]
लिहून घेणार



XXXXXXXXXX

Friday, June 21, 2013
2:15 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 6030 दिनांक: 21/06/2013

गावाचे नाव: उलवे

दस्तावेजाचा अनुक्रमांक: पवत4-5867-2013

दस्तावेजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: शुभा जगदीश शानभाग

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 2:34 PM ह्या वेळेस मिळाले.
Joint Sub Registrar Panel 4

वाजार मुल्य: रु.0/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

मुळ दस्तावेज परत मिळाला.

पक्षकाराची सही

लिपीक

सह. दुय्यम निबंधक पनवेल-४