

392/4184

Thursday, April 11, 2019

4:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन8-4184-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: परेश मनसुखभाई गोहिल - -

पावती क्र.: 4533

दिनांक: 11/04/2019

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1180.00

पृष्ठांची संख्या: 59

एकूण:

रु. 31180.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

बाजार मुल्य: रु. 3269500/-

मोबदला रु. 14447400/-

भरलेले मुद्रांक शुल्क : रु. 866900/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000386521201920R दिनांक: 11/04/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1180/-

Devi



11/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 6

दस्त क्रमांक : 4184/2019

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14447400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3269500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र 3/72....शॉप नं 6 तळ मजला कृष्णा एम्पायर प्लॉट नं 6 सेक्टर 4 ए कोपर खैरणे नवी मुंबई क्षेत्र रेरा कार्पेट एरिया 23 .131 चौ मी एन्क्लोज बालकानी एरिया 3 .780 चौ मी( ( Plot Number : 6 ; ) )
(5) क्षेत्रफळ	1) 23.131 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे एल के अर्थ डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथोराईझ सिग्रेटरी देविंदर सिंग पॉल - - वय:-82; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस नं 141 /142 बी मित्तल टॉवर नरिमन पॉईंट मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAACE0897L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- परेश मनसुखभाई गोहिल - - वय:-34; पत्ता:-, -, -, 201 ऐश्वरिया लेक सीएचएस प्लॉट नं 61 /62 सेक्टर 19 ए कोपर खैरणे नवी मुंबई , कोपर क्र:आई-णे , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400709 पॅन नं:-ALQPG4630D
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2019
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2019
(11) अनुक्रमांक, खंड व पृष्ठ	4184/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	866900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक ठाणे क्र-6



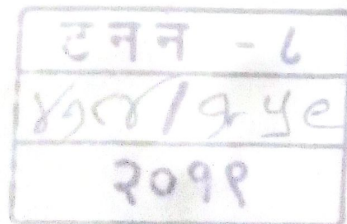
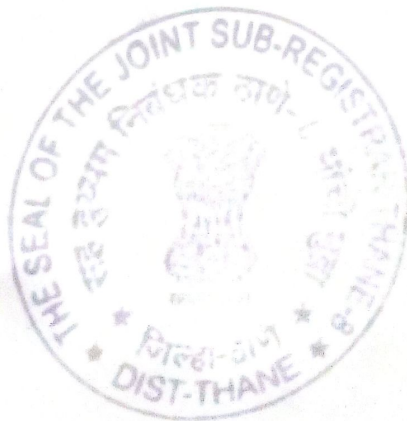


Pre-Registration summary (नोंदणी पूर्व गोषवारा)

Valuation ID	201904114296	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				11 April 2019 04:49:03 PM
मूल्यांकनाचे वर्ष	2019					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे गावाचे नाव कोपरखैरणे (नवी मुंबई महानगरपालिका)					
उप मूल्य विभाग	3/72-कोपरखैरणे नोड सेक्टर क्र 4					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation					सर्व्हे नंबर /न भू क्रमांक :
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
36500	82000	94000	111700	94000	चौ. मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र (Built Up)-	27.757 चौ. मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.111700/-	
उद्दवाहन सुविधा -	नाही	मजला -				
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)				
		=(111700 * (100 / 100 ))				
		= Rs.111700/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 111700 * 27.757				
		= Rs.3100456.9/-				
F) लगतच्या गच्चीचे क्षेत्र		3.78 चौ. मीटर				
लगतच्या गच्चीचे मूल्य		= 3.78 * ( 111700 * 40/100 )				
		= Rs.168890.4/-				
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
		= A + B + C + D + E + F + G + H + I				
		= 3100456.9 + 0 + 0 + 0 + 0 + 168890.4 + 0 + 0 + 0				
		=Rs.3269347.3/-				

Home

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**AGREEMENT BETWEEN PROMOTER AND ALLOTTEE**

SHOP NO.06, GROUND FLOOR,  
BLDG. KNOWN AS "KRISHNA EMPIRE"  
PLOT NO.06, SECTOR-04A,  
KOPARKHAIRNE, NAVI MUMBAI,  
TALUKA & DIST. THANE.

=====

**BUILDING CONSISTS : GROUND + 7 FLOORS (WITH LIFT)**

=====

RERA CARPET AREA IN SQ.MTRS. : 23.131  
ENCL. BALCONY AREA IN SQ. MTRS. : 3.780

=====

**SALE PRICE : RS.1,44,47,400/-**

=====

**STAMP DUTY : RS.8,66,900/-**  
**REGISTRATION FEE : RS.30,000/-**

=====

THIS AGREEMENT is made and entered into at  
Navi Mumbai, on this 11<sup>th</sup> day of April 2019.

*[Handwritten Signature]*

*[Handwritten Signature]*



BETWEEN

M/S. L. K. EARTH DEVELOPERS PRIVATE LIMITED, (PAN NO.AAACE0897L), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 141/142-B, Mittal Tower, Nariman Point, Mumbai – 400 021, represented by its authorized signatory **SHRI. DEVINDAR SINGH PAUL**, duly authorized vide board resolution dated 20<sup>th</sup> February 2018, hereinafter referred to as the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **ONE PART,**

AND

**MR. PARESH MANSUKHBHAI GOHIL**, aged 34 years, (PAN NO.ALQPG4630D), (AADHAAR NO.2585 7801 4345), an adult Indian Inhabitant, residing at 201, Aishwarya Lake CHS., Plot No.61/62, Sector-19A, Koparkhairne, Navi Mumbai – 400 709, hereinafter referred to as "THE ALLOTTEE" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators and assigns) of the **OTHER PART.**



*SHRI. DEVINDAR SINGH PAUL*  
*[Signature]*

DESCRIPTION OF PROPERTY

SHOP NO.	FLOOR	PLOT NO.	SECTOR
BUILDING	GROUND	06	4A
NODE	: "KRISHNA EMPIRE"		
	: KOPARKHAIRNE, NAVI MUMBAI, TALUKA & DIST. THANE		

RERA CARPET AREA IN SQ.MTRS. : 23.131  
 ENCL. BALCONY AREA IN SQ. MTRS. : 3.780

SALE PRICE: Rs.1,44,47,400/- (Rupees One Crore Forty Four Lakhs Forty Seven Thousand Four Hundred Only)

hereinafter referred to as 'THE SAID SHOP'

*DS*

*[Signature]*

2:  
BETWEEN

M/S. L. K. EARTH DEVELOPERS PRIVATE LIMITED, (PAN NO.AAACE0897L), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 141/142-B, Mittal Tower, Nariman Point, Mumbai – 400 021, represented by its authorized signatory **SHRI. DEVINDAR SINGH PAUL**, duly authorized *vide* board resolution dated 20<sup>th</sup> February 2019, hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **ONE PART,**

AND

**MR. PARESH MANSUKHBHAI GOHIL**, aged 34 years, (PAN NO.ALQPG4630D), (AADHAAR NO.2585 7801 4345), an adult, Indian Inhabitant, residing at 201, Aishwarya Lake CHS., Plot No.61/62, Sector-19A, Koparkhairne, Navi Mumbai – 400 709, hereinafter referred to as "**THE ALLOTTEE**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators and assigns) of the **OTHER PART.**



**DESCRIPTION OF PROPERTY**

SHOP NO.	FLOOR	PLOT NO.	SECTOR
SHOPS	GROUND	06	4A
BUILDING	: "KRISHNA EMPIRE"		
NODE	: KOPARKHAIRNE, NAVI MUMBAI, TALUKA & DIST. THANE		
RERA CARPET AREA IN SQ.MTRS.	: 23.131		
ENCL. BALCONY AREA IN SQ. MTRS.	: 3.780		
SALE PRICE: Rs.1,44,47,400/-	(Rupees One Crore Forty Four Lakhs Forty Seven Thousand Four Hundred Only)		

hereinafter referred to as 'THE SAID SHOP'

*[Handwritten signature]*

*[Handwritten signature]*



In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them in the lease agreement, lease deed, Rules and Regulations of CIDCO, Navi Mumbai and RERA.

**WHEREAS :**

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.).

**AND WHEREAS:**

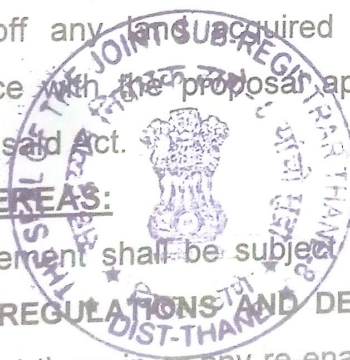
By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any lands acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

**AND WHEREAS:**

This agreement shall be subject to rules contained in REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT, or any amendment there in or any re-enactment thereof from time to time or any law as applicable from time to time.

**AND WHEREAS:**

The CIDCO Ltd. has accepted the Promoter's tender/ Offer and by virtue of an Allotment Letter dated 07-11-2016, the CIDCO Ltd. has allotted the Promoter herein a Plot being Plot No.6, Sector- 4A in Village/ Site Koparkhairne, Navi Mumbai, containing by measurement 763.94 Square meters or thereabouts for Residential cum Commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter



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*[Handwritten signature]*

*[Handwritten signature]*

**AND WHEREAS:**

By an Agreement to Lease dated: 16<sup>th</sup> May 2018, made between CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and M/S. L. K. EARTH DEVELOPERS PRIVATE LIMITED, (therein referred as the LESSEES & hereinafter referred to as the PROMOTER), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.06, Sector-4A, admeasuring 763.94 Sq. Mtrs., Koparkhairne, Navi Mumbai, Taluka & Dist. Thane (hereinafter referred to as 'THE SAID PLOT')

**AND WHEREAS:**

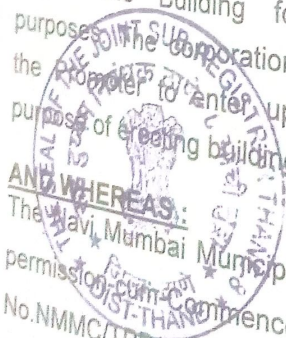
THE Promoter paid the Premium in full agreed to be paid to the Corporation.

**AND WHEREAS:**

The said Agreement to Lease dated 16<sup>th</sup> May 2018, has been Registered at the Office of Sub Registrar Assurance Thane-6, Vide Receipt No.6224, Document No. TNN6-5703-2018, Dated:16.05.2018.

**AND WHEREAS:**

The Physical possession of the said plot has been handed over to the Promoter for Development and Construction thereof the Building for Residential cum-Commercial purposes. The Corporation granted permission or license to the Promoter to enter upon the said Plot of land for the purpose of erecting buildings.



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**AND WHEREAS:**

The Navi Mumbai Municipal Corporation, by its development permission cum-Commencement Certificate under Reference No.NMMC/TPD/BP/Online No.20181CNMMC13556/ 2989 dated: 21.07.2018, granted its permission to develop the said Plot and to construct a building for residential cum commercial purposes on the said plot subject to the terms and

*[Handwritten signature]*

*[Handwritten signature]*



conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building, which have been annexed hereto as 'Annexure A'.

**AND WHEREAS:**

The Promoter has entrusted the architect works to "M/S. EDGE ARCHITECTS" (hereinafter called "The Said Architect") & RCC works to S. R. CONSULTANTS, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

**AND WHEREAS :**

The Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

**AND WHEREAS :**

The said Plot is earmarked for the purpose of building a residential project consisting Ground + 7 Floors and the said project shall be known as "KRISHNA EMPIRE" (hereinafter referred to as the said Building).

**AND WHEREAS :**

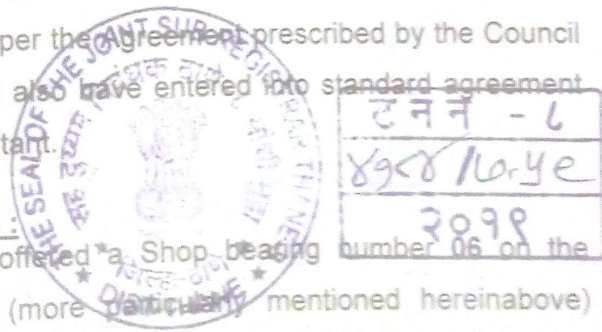
The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and also have entered into standard agreement with RCC Consultant.

**AND WHEREAS :**

The Allottee is offered a Shop bearing number 06 on the Ground Floor, (more particularly mentioned hereinabove) being constructed on the said plot, by the Promoter.

**AND WHEREAS :**

The Promoter has registered the Project under the provisions of the Act with the Real Estate (Regulation & Development)



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*Handwritten signature/initials*

Act. 2016 with the Real Estate Regulatory Authority  
No P51700017736, Dated : 11.09.2018, The said REG  
Certificate is annexed herewith and marked as Annexure B

**AND WHEREAS :**

By virtue of the Lease Agreement/Tripartite Agreement  
Commencement Certificate the Promoter has sole and  
exclusive right to sell the said Shop in the said building to be  
constructed by the Promoter on the project land and to enter  
into Agreement with the Allottee of the Shop to receive the  
sale consideration in respect thereof.

**AND WHEREAS :**

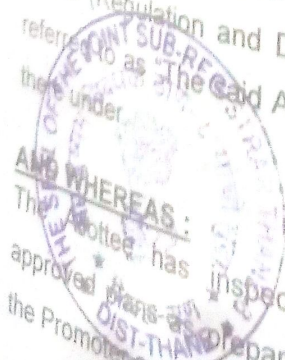
The Report on Title issued by Advocate **P. G. DANAVALA**  
has been seen and inspected by the Allottee and a copy  
thereof has been annexed hereto and marked as Annexure  
'C'. The Allottee has by virtue of his having executed this  
agreement is deemed to have accepted the title of Promoter to  
the said Plot as clear and marketable and free from all  
encumbrances and no further objection shall be raised upon it  
in any manner relating hereto.

**AND WHEREAS :**

The Allottee herein has demanded from the Promoter and the  
Promoter has given inspection to the Allottee, of all the  
documents of title relating to the said project described in the  
Schedule-II hereunder written and also the plans, designs and  
specifications of the said building prepared by the Architect  
and of such other documents as are specified under the Real  
Estate (Regulation and Development) Act, 2016 (hereinafter  
referred to as "The said Act") and rules and regulations made  
there under.

**AND WHEREAS :**

The Allottee has inspected all the title deeds including  
approved plans and prepared by the Architect in the office of  
the Promoter and satisfied himself.



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3. The Allottee has paid on or before execution of the agreement a sum of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of **Rs.99,47,400/- (Rupees Ninety Nine Lakhs Forty Seven Thousand Four Hundred Only)** as per payment schedule mentioned as Annexure 'F' (Time being essence of contract).

**ANNEXURE 'F'**  
**SCHEDULE OF PAYMENT**

Sr. No.	PARTICULARS	%
1.	Booking/On Agreement	10%
2.	After Agreement	20%
3.	Plinth	15%
4.	On commencement of 1 <sup>st</sup> slab	3%
5.	On commencement of 2 <sup>nd</sup> slab	3%
6.	On commencement of 3 <sup>rd</sup> slab	3%
7.	On commencement of 4 <sup>th</sup> slab	3%
8.	On commencement of 5 <sup>th</sup> slab	3%
9.	On commencement of 6 <sup>th</sup> slab	3%
10.	On commencement of 7 <sup>th</sup> slab	3%
11.	On commencement of 8 <sup>th</sup> slab	4%
12.	On Completion of the walls and internal plaster	5%
13.	On Completion of the staircases, lift wells, lobbies upto the floor level	5%
14.	On Completion of external plumbing and external plaster and elevation	5%
15.	On Completion of Entrance Lobby, Paving, Flooring, Doors and Windows	5%
16.	On Completion of the lifts, water pumps, electrical fittings	5%
17.	On Possession	5%
	<b>TOTAL</b>	<b>100%</b>

The Allottee agrees to pay to the Promoter, interest @ 12% p.a. as stipulated in the Rules of REAL ESTATE (REGULATIONS AND DEVELOPMENT) (RERA) ACT, on all the

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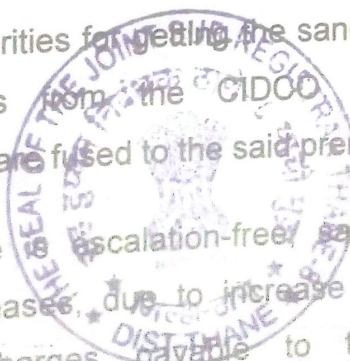
delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter

The above consideration does not include various other charges, expenses more particularly mentioned in this agreement and the same shall be paid by the Allottee over and above the consideration mentioned herein on his respective due dates.

4. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, GST (Goods and Service Tax), Surcharge and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Shop.

5. The Promoter has further represented that as per the sanctioned building plans, Local authority has sanctioned certain additional areas as permitted under GDCR. The Promoter has paid necessary premium, charges to the concerned authorities for getting the sanction of the said additional areas from the CIDCO. The aforesaid additional areas are fused to the said premises.

6. The Total Price is escalation-free, save and except development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent



Handwritten notes in a rectangular box: 'The aforesaid' at the top, '8958/93-4e' in the middle, and '200R' at the bottom.

Handwritten signature or initials at the bottom left.

Handwritten signature or initials at the bottom right.



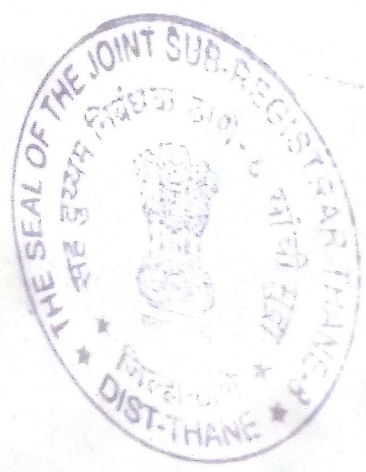
Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities

SCHEDULE - II

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
06	GROUND	06	4A
BUILDING : "KRISHNA EMPIRE"			
NODE : KOPARKHAIRNE, NAVI MUMBAI, TALUKA & DIST. THANE			
RERA CARPET AREA IN SQ.MTRS.		: 23.131	
ENCL. BALCONY AREA IN SQ. MTRS.		: 3.780	

*DSF*

*Prakash*



टनन - ८  
४९४/३४-५९  
२०१९

: 33 :

IN WITNESS WHEREOF 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.

SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter:

M/S. L. K. EARTH DEVELOPERS PRIVATE LIMITED  
represented by its authorized signatory  
SHRI. DEVINDAR SINGH PAUL



*Devindar*

in the presence of

1. Anil L. GAMI *AG*

2. Dinesh m. Barvadiya *[Signature]*

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allothe



टनन - 6
8958/34-4e
2099

MR. PARESH MANSUKHBHAI GOHIL *Paresh*



in the presence of

1. Anil L. GAMI *AG*

2. Dinesh m. Barvadiya *[Signature]*



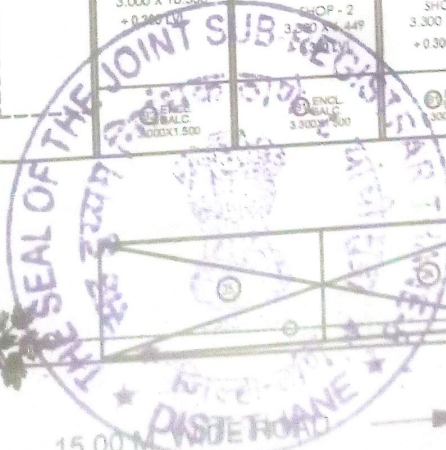
10.00 M. WIDE ROAD

FOR COMMERCIAL  
CAP = 554 LTRS  
G.R. = 2.25 X 2.25  
including 0.25 M<sup>2</sup>  
SIZE: 20' X 20'

FOR RAIN  
WATER HARVESTING  
CAP = 12,450 LTR  
Diam = 2.50 X 2.00 35M  
with water-tight pump  
including Ultrama board

W.P.T. FOR  
FOR DOMESTIC USE  
CAP = 20,775 LTR  
SIZE = 4.50 X 2.25 X 2.25  
(Including Free Board)

FIRE FIGHTING USE  
CAP = 150 LTR  
SIZE = 0.55 X 0.55 X 3.0  
(Including Free Board)



हवन - 6  
29/8/2016 ye  
309R

GROUND FLOOR PLAN ( SCALE 1:100 )

RESIDENTIAL & COMMERCIAL BLDG ON  
BUILDING ON PLOT NO- 6, SECTOR - 4A, KOPARKHAIRANE, NAVI MUMBAI.

DEVELOPERS  
PRIDE ENTERPRISES

SIGNATURE OF DEVELOPERS

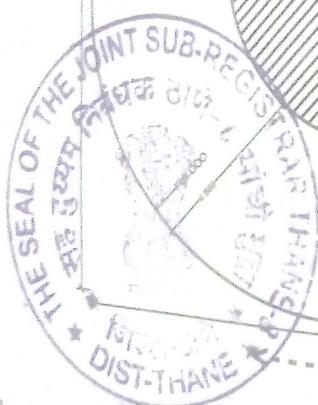
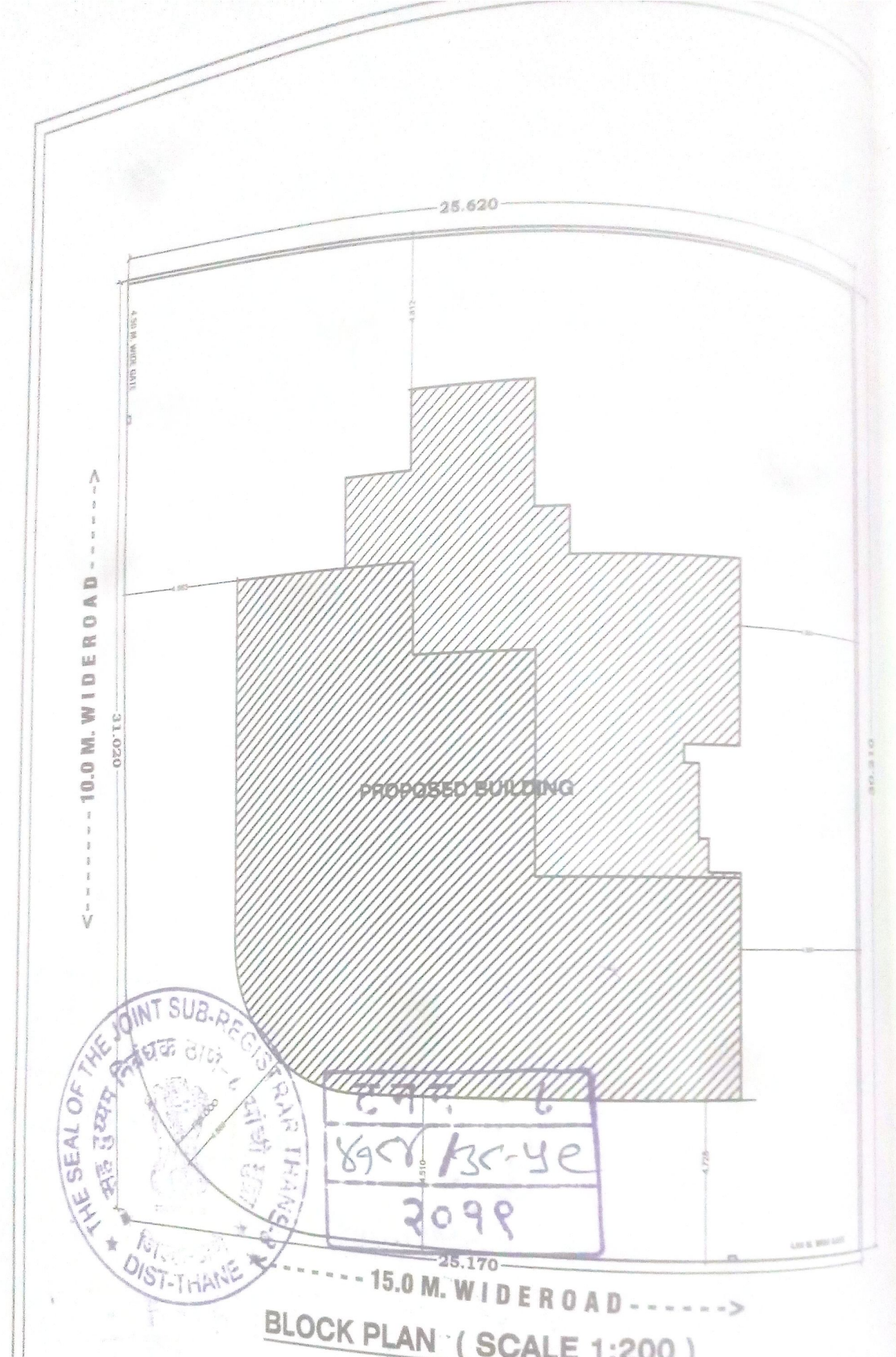
SHOP NO.  
FLOOR  
CARPET AREA

GROUND FLOOR

SIGNATURE OF PURCHASER

*(Handwritten signature)*





Plot No. 6  
 89/135-4E  
 2099

**BLOCK PLAN ( SCALE 1:200 )**

**BUILDING ON PLOT NO- 6, SECTOR - 4A, KOPARKHAIRANE, NAVI MUMBAI**

DEVELOPERS PRIDE ENTERPRISES	FLAT NO	GROUND FLOOR
	FLOOR	
SIGNATURE OF DEVELOPERS	CARPET AREA	SIGNATURE OF PURCHASER

*[Handwritten Signature]*

*[Handwritten Signature]*







NAVI MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE

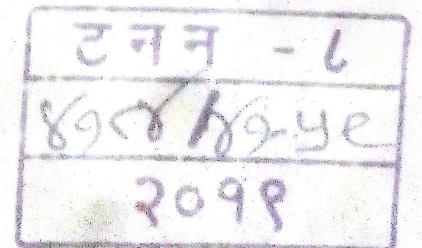
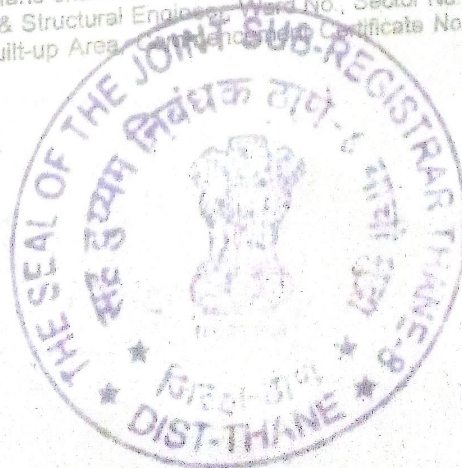
NO: NMMC/TPD/BP/ Online No.20181CNMMC13556/ 2989 /2018

DATE :- 21/07/2018

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s.L.K.Earth Developers Pvt.Ltd. Plot No.06, Sector No.4A., Koparkhairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the construction work of the proposed Building.

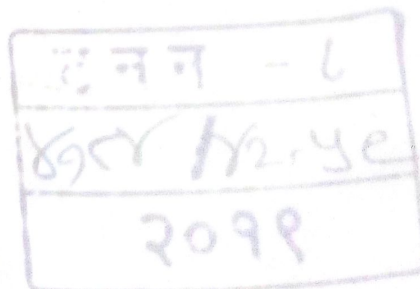
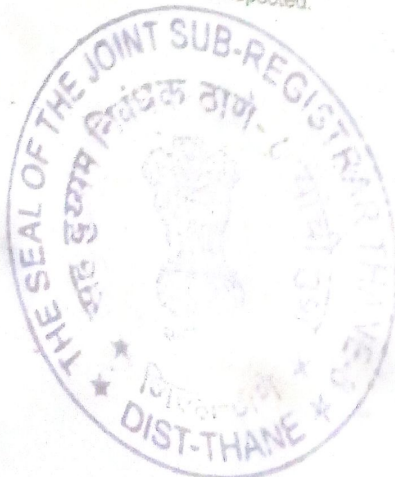
Plot area	:-	763.940 m <sup>2</sup>	
F.S.I Proposed	:-	1.00	
Proposed Building	:-	Ground +7 floor	
Total B.U.A	:-	Residential	:- 598.863 m <sup>2</sup>
		Commercial	:- 163.641 m <sup>2</sup>
		Total Built up Area.	:- 762.504 m <sup>2</sup>
Commercial unit	:-	07 Nos	
Residential unit	:-	17 Nos	
Details of Proposed Building	:-	Gr. Floor	Commercial + Stilt Parking
		1st Floor	Podium
		2nd to 7th Floor	Residential

- 1) The Certificate is liable to be revoked by the Corporation if:
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
  - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.  
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.





- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.14,411/- S.D. Rs.15,279/- for Mosquito Prevention's Rs.15,279/- for debris & S.D. Rs.4,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply:-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - Exit from lift lobby shall be through a self closing smoke stop door.
  - There shall be no other machinery in the lift machinery room.
  - For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
  - One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - Electrical cables etc. shall in separate ducts.
  - Alternate sources of electric supply or a diesel generator set shall be arranged.
  - Hazardous material shall not be stored.
  - Refuse stamps or storage places shall not be permitted in the staircase wall.
  - Fire fighting application shall be distributed over the building.
  - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road; It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation



नवा मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र १,  
किल्ने गांधीठाण जंक्शन, पामबीच जंक्शन, सेक्टर - १५ए,  
सी वी डी बेलापूर, नवी मुंबई - ४०० ६१४  
दूरध्वनी : ०२२-२७५६ ७०७० १ २ ३ ४ ५  
फॅक्स : ०२२-२७५७३०७०

Head Office: Plot No. 1,  
Near Kille Gaothan, Palmbeach Junction,  
Sector 15A, C.B.D. Belapur, Navi Mumbai - 400 614  
Tel: 022-2756 7070, 1 2 3 4 5  
Fax: 022-2757 7070

का. प्र.

जा.क्र./नरवि/भो.प्र/प्र.क्र.20191BONMMC56518/  
दि. ०६/१०/२०२०

2832  
/2020

भोगवटा प्रमाणपत्र

- वाचले :- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. जा. क्र. नमुंमपा/ नरवि/  
बां.प./२०१८१८NMMC५३५५६/२९८९/२०१८, दि.२१/०९/२०१८.
- २) नवी मुंबई महानगरपालिकेची दि. ३१/०९/२००८, दि.०३/१२/२०१८ व दि. ०६/०६/२०१९ रोजीच्या  
अधिमुल्य शुल्क आकारणीबाबतची परिपत्रके.
- ३) वास्तुविशारद मे. ऐज यांनी दि.१६/१२/२०१९ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे : भूखंड क्र.०६, सेक्टर ०४ ए, कोपरखैरणे, नवी मुंबई या जागेचे मालक मे. एल.के.अर्थ डेव्हलपर्स  
प्रायव्हेट लिमिटेड, यांनी जागेवरील बांधकाम दि.१६/१२/२०१९ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला सद्यधित  
वास्तुविशारद मे. ऐज यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र  
दि.२१/०९/२०१८ मध्ये नमुद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि.३१/०९/२००८, दि.०३/१२/२०१८ व दि.  
०६/०६/२०१९ च्या अधिमुल्य शुल्क आकारणीबाबतच्या परिपत्रकांनुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली  
आहे.

- १) भूखंडाचे क्षेत्रफळ : ७६,३,९४० चौ.मी.
- २) अनुज्ञेय घटई क्षेत्र निर्देशांक (FSI) : १.००
- ३) एकूण अनुज्ञेय बांधकाम क्षेत्र : ७६,३,९४० चौ.मी.
- ४) निवासी वापराखालील बांधकाम क्षेत्र : ५९९,३८९ चौ.मी.
- (सदनिका-१५५)
- ५) वाणिज्य वापराखालील बांधकाम क्षेत्र : १६,३,५४१ चौ.मी.
- (शां.प-०८)
- बाँव्हकनी खालील बांधकाम क्षेत्र : ११४,०५३ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे

*Chuney*  
Chuney

(हेमंत रा. ठाकूर)

नवी मुंबई महानगरपालिका

का. प्र.

०६/१०/२०२०