

Index-II



27/01/2022

सूची क्र.2

दुय्यम निबंधक : सप्त दु. नि. ठाणे 8
 वस्त क्रमांक : 1719/2022
 नोंदणी :
 Regn 63m

सावाचे नाव : घणसोली

क्र.	विवरण	क्रमांक
(1)	विशेषाचा प्रकार	करारनामा
(2)	मोजकता	14900000
(3)	बाजारभावाचा/बाहेरपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेघार ते मसुदा करावे	5712105.42
(4)	सू.भाषण, पोटहिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॉट नं. ए-3-703, सातवा मजला, अटलांटिस, प्लॉट नं.5, सेक्टर-11, घणसोली नवी मुंबई (कारपेट एरिया 59.997 चौ.मीटर आणि ओपन टेरिस कारपेट एरिया 18.440 चौ.मीटर). PUI: 0 ((SECTOR NUMBER : 11 :))
(5)	क्षेत्रफळ	1) 59.997 चौ.मीटर
(6)	आकारणी किंवा सुट्टी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:- बी.सचिन बी. खेतिया - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए-3-703, सातवा मजला, अटलांटिस, प्लॉट नं. सेक्टर-11, घणसोली नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AHWPK0286D 2): नाव:- बी.हितेश बी. खेतिया - वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए-3-703, सातवा मजला, अटलांटिस, प्लॉट नं. सेक्टर-11, घणसोली नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AFVPK4797E
(8)	दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- बी परेश मनसुखभाई गोहिल - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए /201, दुसरा मजला, ऐश्वर्या लांबे अपार्टमेंट, प्लॉट नं. ए-61 आणि 62, सेक्टर-19, कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ALQPG4630D 2): नाव:- सौ. नयना परेश गोहिल - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए /201, दुसरा मजला, ऐश्वर्या लांबे अपार्टमेंट, प्लॉट नं. ए-61 आणि 62, सेक्टर-19, कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BGZPG5434L
(9)	दस्तऐवज करून दिल्याचा दिनांक	27/01/2022
(10)	दस्त नोंदणी केल्याचा दिनांक	27/01/2022
(11)	अनुक्रमांक, खंड व पृष्ठ	1719/2022
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	894000
(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-८



AGREEMENT FOR SALE

(PART PAYMENT)

FLAT NO. A-3-703, 7TH FLOOR, "ATLANTIS", PLOT NO.5, SECTOR NO.
11, GHANSOLI, NAVI MUMBAI., Approximate CARPET AREA OF 59.997
SQ. METER and Open Terrace having carpet area 16.440 Sq.Meter.

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SALE PRICE

: Rs. 1,49,00,000/-

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THIS AGREEMENT FOR SALE made at Koparkhairane, on this-27th day of
January-2022

BETWEEN

1.] MR.SACHIN B.KHETIYA, Age 40 year,(Pan No.AHWPk0286D),

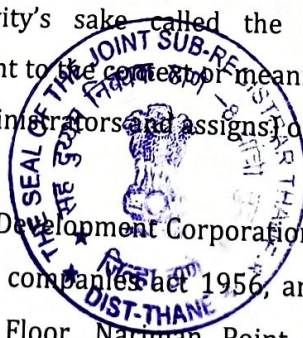
2.]MR.HITESH B.KHETIYA Age 44 year,(Pan No.AFVPk4797E),both adult, Indian
inhabitant, residing at,Flat No.A-3-703,7th Floor,Atlantis,Plot
No.5,Sector-11,Ghansoli Navi Mumbai-400701, hereinafter for brevity's
sake called the "TRANSFEROR" (which expression shall unless repugnant to the
context or meaning thereof be deemed to include his heirs, executors and
administrators) of the ONE PART,

AND

1].MR.PARESH MANSUKHBHAI GOHIL ,Aged 38 Years,(Pan No.ALQPG4630D),
2].MRS.NAYANA PARESH GOHIL Aged 38 Years,(pan No.BGZPG5434L), an
adult, Indian Inhabitant Residing at Flat No.A/201,2nd Floor,Aishwarya
Lake Apartment,Plot No.A-61 & 62,Sector 19, Koparkhairane, Navi Mumbai
400709, hereinafter for brevity's sake called the "TRANSFeree" (which
expression shall unless repugnant to the context or meaning thereof be deemed to
include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :-

1. The City and Industrial Development Corporation of Maharashtra LTD., A
incorporated under the companies act 1956, and having it's registered
office at "Nirmal" 2nd Floor, Nariman Point Mumbai - 400 021, (
hereinafter referred to as "THE CORPORATION") as New Town Planning
Authority declared and appointed by the State Government exercise of its
power under Section 113(3) A of the Maharashtra Regional and Town
Planning Act, 1966 (hereinafter referred to as "the MRTP Act" for the
New Town of Navi Mumbai.



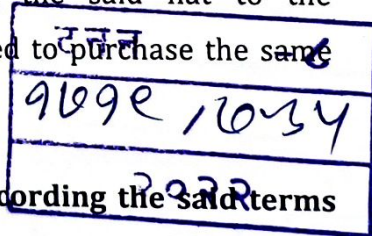
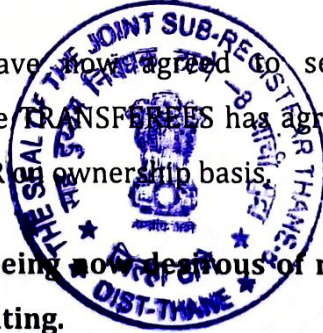
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9092 IE 34
2022

Sachin

Paresh

[Signature]

2. AND WHEREAS the State Government Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting the corporation the said lands for the development and disposal.
3. The Transferor M/S.B.AND M BUILDCON herein are owners of the Flat no.A-3-703 on 7th Floor, ATLANTIS, standing on the Plot of land bearing 5, Sector-11, Ghansoli, **Approximate CARPET AREA OF 59.997 SQ. METER and Open Terrace having carpet area 16.440 Sq.Meter** Lying being and situated at Navi Mumbai, Taluka and District Thane purchased the said shop from M/S.B.AND M BUILDCON Thourgh Its Partners MR.KHIMJI P.DUBARIYA, transferor, to agreement dated ___ ___20___ and registered the same with Sub-Registrar of Assurances under Document No.TNN___-___/20___ on _____.
4. The said shop No.4, Purchased from M/S.B.AND M BUILDCON BY **Mr.Sachin B.Khetiya and Mr.Hitesh B.Khetiya** vide agreement dated 21ST March-2016, and registered the same with Sub-Registrar of Assurances under Document No. TNN6-2254/2016 on 21/03/2016.
5. The said ATLANTIS, standing on the plot of Land Bearing 5, Sector-11, Ghansoli, lying being and situated at Navi Mumbai Taluka and District Thane.
6. THE TRANSFEROR is in possession of the said flat as owner & also Member of the said society and have all the rights, title and interest to deal with the said flat in whatever way they like.
7. The TRANSFEROR have now agreed to sell the said flat to the TRANSFEREES and the TRANSFEREES has agreed to purchase the same from the TRANSFEROR on ownership basis.
8. **The parties hereto being now agreeous of recording the said terms and conditions in writing.**
9. The ___ has no objection for this transaction and agrees to admit the TRANSFEREE herein as the member of the ___ subject to compliance of all formalities of the _____.



Sachin

Hitesh

10. The TRANSFEROR now intend to sell all their rights. Title interest and benefits in said flat and the TRANSFEREES agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The TRANSFEROR is the sole and absolute owner of the said flat and have got a clear title thereto from all encumbrances, charges claims and demands of any nature whatsoever and that the TRANSFEROR have not done any act deed matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES.
2. The TRANSFEROR have not sold ,Transfer, alienate or encumber the said premises and / or any part thereof and has not entered into any agreement orally or in writing to sell transfer, alienate or encumber the said premise and / or any part thereof to or in favour of the any other person whatsoever except the TRANSFEREES.
3. The TRANSFEROR have not received any token money, earnest money or any amount whatsoever in respect of the said premises from any third person/s except TRANSFEREES.
4. There are no outstanding mortgages, liens and notices for acquisition in respect of the said premises.
5. The said premise is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority.
6. There do not subsist any order of injunction or appointment of court receiver on the said premises or any part thereof issued by court of law or other authority.
7. The said premises hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either and the TRANSFEROR have not given any undertaking so as not to deal with or dispose of right, title and interest in the said premises and that the TRANSFEROR have full and absolute power to deal with the same.



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2022	

Signature

Signature

8. There are no attachment or prohibitory order issued by the Competent Authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said premises contemplated under these presents.

9. The TRANSFEROR shall sell and the TRANSFEREES shall purchase the Flat No.A-3-703,7th Floor, "ATLANTIS" standing on the Plot of land bearing 5, Sector-11, **Approximate CARPET AREA OF 59.997 SQ. METER and Open Terrace having carpet area 16.440 Sq.Meter**, Ghansoli, lying being and situated at Navi Mumbai, Taluka and District Thane. Well described in the schedule written hereunder, at the lump sum price of Rs.1,49,00,000/- (Rs.One Crore Forty Nine Lakhs Only).

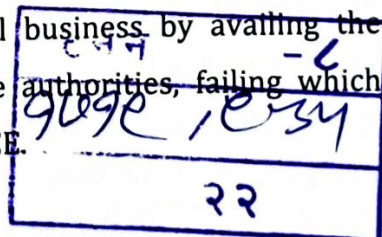
10. The TRANSFEREE has agreed to pay a sum of Rs.1,49,00,000/- (Rs.One Crore Forty Nine Lakhs Only). in the following manner:

a) Rs.1,00,00,000/- (Rs.One Crore Only) vide Cheques No. RTGS Dated 27/01/2022 drawn on ICICI BANK & SVC BANK Bank as TOKEN ADVANCE Towards the irrevocable confirmation of the said deal.

After clearing the above referred postdated cheques of Rs. _____/- (Rs: _____ Lakhs Only) each for the Part payment, the TRANSFEROR agreed to enter into the initial sale deed agreement for registration and also agree to give the temporary possession of the premise Flat No.A-3-703,7th floor along with immovable and moveable property as per statement attached subject to TRANSFEREE fulfilling the following terms.

b) For using the premise for legitimate hotel business by availing the required licenses/ permission from respective authorities, failing which cost and consequences are solely of TRANSFEREE.

c) From 21st march-2016 TRANSFEREE shall pay all the outgoing society maintenance, property tax charges bill, water charges bill gas pipeline charges bill and up to _____ Transferor will pay the outgoing dues



FIRST SCHEDULE
DESCRIPTION OF THE LAND

All that piece and parcel of land bearing Plot number 5 situated at Sector No-11 at Village-Ghansoli, Navi Mumbai, Tal & Dist-Thane, admeasuring 10721.217 Sq.Mts or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No.-12

On or towards the South by : Plot No.-06

On or towards the East by : 20 Mts.wide Road

On or towards the West by : Plot No.-1

SCHEDULED OF THE PROPERTY (Flat)

ALL THAT place of Flat No.A-3-703,7th floor.ATLANTIS, **Approximate CARPET AREA OF 59.997 SQ. METER and Open Terrace having carpet area 16.440 Sq.Meter**, standing on the plot of 5, sector-11, Ghansoli lying being and situated at Navi Mumbai, Taluka and Disrict. Thane within Registration District and Sub-Register Thane TNN8, within the limits of Navi Mumbai Municipal Corporation.

On or towards the North by :

On or towards the South by :

On or towards the East by

On or towards the West by



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M

RECEIPT

RECEIVED WITH thanks from TRANSEFEREE 1).MR.PARESH MANSUKHBHAI GOHIL& 2) MRS.NAYANA PARESH GOHIL. sum of as a part payment against the sale of Flat No.A-3-703,7th Floor,ATLANTIS, approximate Carpet Area 59.997 Sq.Mtrs, and Open Terrace Having carpet area 16.440 Sq. Mtrs standing on the plot of land bearing number-5,situated Sector -11, Ghansoli, Navi Mumbai Tal & Dist -Thane-400701. Lying being and situated at Navi Mumbai.Taluka and District Thane as follow.

Sr No.	Date	Bank Name	Cheque No.	Amount Rs.
1	27/01/2022	ICICI BANK	RTGS	45,00,000/-
2	27/01/2022	SVC BANK	RTGS	50,00,000/-
3	27/01/2022	SVC BANK		5,00,000/-
Total Rs.ONE CRORE ONLY				1,00,00,000/-

I SAY RECEIVED

RS. ONE CRORE ONLY -

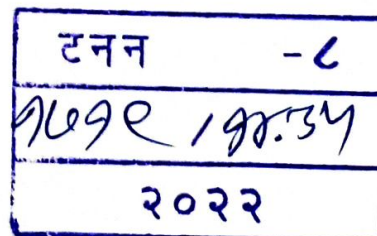
Sachin
1).MR.SACHIN B. KHETIYA

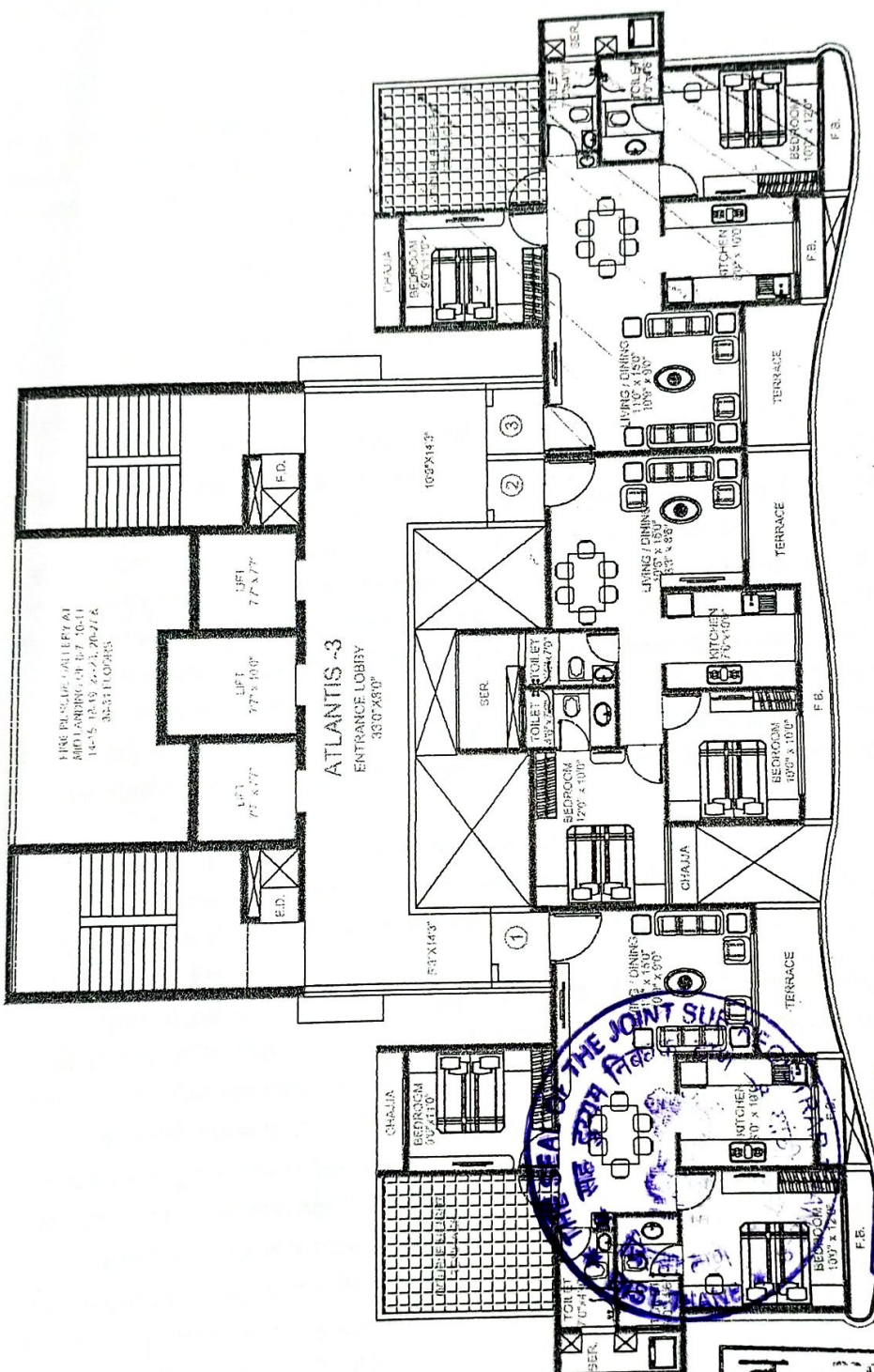
Hitesh
2).MR.HITESH B. KHETIYA

in the presence of

1. MR. SEWANAND

2. MR. RAJU MORE





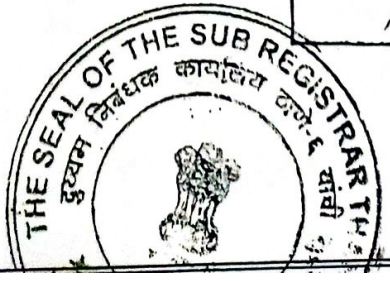
Shankar
Shankar

For B & M Buildcon
Shankar Partner



टनन - ८
 १५१६ १९०३५
 २०२२

ट. न. न. ६
 २५०२०९६
 ३५ ५८



PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX

"ATLANTIS"

DEVELOPER - "B" AND "M" BUILD CON.

ATLANTIS - 3 TYPICAL FLOOR PLAN (7TH, 19TH & 26TH FLOORS)

DATE :
 15.01.2015



**नवी मुंबई
महानगरपालिका**

**Navi Mumbai
Municipal Corporation**

पहिला माळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र.ए-१६४५९/११४५/२०१५
दिनांक :- ०२/०३/२०१५

प्रति,
मे. बी. अॅण्ड एम. बिल्डकॉन
भूखंड क्र. ०५, सेक्टर क्र. ११,
घणसोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.१२०८/२०१२

प्रकरण क्र. ए - १६४५९

विषय :- भूखंड क्र. ०५, सेक्टर क्र. ११, घणसोली, नवी मुंबई या जागेवरील निवासी व वाणिज्य वापरासाठीचे इमारतीस सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. १६-०८-२०१३, २९-०८-२०१३, ३१-०९-२०१५ रोजीचा अर्ज.

महोदय,

भूखंड क्र. ०५, सेक्टर क्र. ११, घणसोली नवी मुंबई या जागेवरील निवासी व वाणिज्य वापरासाठीचे इमारतीस सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेवरील निवासी व वाणिज्य उपयोगासाठीचे इमारतीस सुधारीत बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. नियोजित बांधकामासाठी आवश्यक असलेले बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले असून त्यातील अटी व शर्तीचे पालन करणे आवश्यक आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करतांना आढळल्यास सक्त कारवाई करण्यात येईल किंवा कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंची कोठावी जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा च्यतिरिक्त बांधकाम केल्यास ते कायद्यानेच नकाराईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासकरिता (Labour Shed) भूखंडाचे एक वर्ग क्षेत्र सामासिक अंतरात ३.०० मी. रुंदीचे त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एक वर्ग क्षेत्र सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरते शेड्स टॉयलेट करण्यास परवानगी देणेत येते आहे. याबाबतची व्यत्यय केल्यास जोता लेव्हलचे पुढील काम करण्यास परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणे बांधकाम पूर्ण झालेले स्वखर्चाने काढून टाकणेत यावी.

कृ.मा.प



“जन्म असो वा



तनन - ८
१०९९ १९८३५
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बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, टेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लायण्यात यावा. महानगरपालिकेस माहितीसाठी टेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुट केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. वीसीए २००७/प्र.क्र.७८८/कामगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असुन त्यास कामगार कल्याण उपकर युनिक कोड क्र. २०१५०२००४०३ ए - १६४५९ ०१ देण्यात आला आहे.

अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा समोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुबंधीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक /खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.

२) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.

३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासून वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशा प्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे. याची कृपया नोंद घ्यावी.

५) भोगवटा प्रमाणपत्र मागणी करणेपूर्वी आपण सुधारित भारतीय नियमानुसार भारतीय प्राधोगिक संस्थान (IIT) मुंबई, वीर जिजामाता टेक्नालॉजीकल इन्स्टिट्यूट (विशेषतः नवी मुंबई) प्राधोगिक संस्थेकडून संरचनात्मक नकाशांचे (Proof Checking) केल्याचे प्रमाणपत्र सादर करणे बंधनकारक राहिल.

६) प्रस्तुत प्रकल्पामध्ये Sewage Treatment Plant ची तरतुद करणे तसेच सांडपाणी पुनर्वापर बाबत नियोजन करणे विकासकास बंधनकारक राहिल.

७) यापूर्वी ४४६८६.८०९ चौ.मी. क्षेत्राकरीता भारत सरकारच्या पर्यावरण विभागाकडून पर्यावरण अनुज्ञेयता (Environmental Clearance) प्राप्त केले असून आता नवी मुंबई क्षेत्राकरीता म्हणजेच १६३०.२७१ चौ.मी. क्षेत्रासाठी भारत सरकारच्या वन व पर्यावरण विभागाकडून पर्यावरण अनुज्ञेयता (Environmental Clearance) प्राप्त करुन घेणे बंधनकारक आहे. त्याशिवाय १६३०.२७१ चौ.मी. क्षेत्राचे बांधकाम करण्यात येऊ नये.

८) प्रस्तुत प्रकल्प सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निर्दर्शनस आल्यास सदरची परवानगी आपोआप रद्द होईल.

न. न. २०१६
पत्र : माहितीसिद्धी
१) श्री. म. डायमन्शन्स, वास्तुविशारद
विनय नवी मुंबई



टनन - ८
१०१९ १९०३५

आपला,
प्रकाश रा. ठाकूर
सहाय्यक संचालक, नगर रचना
नवी मुंबई महानगरपालिका

**NAVI MUMBAI MUNICIPAL CORPORATION
BUILDING APPROVAL**

NO:MMMC/TPD/BP/Case No. A -16459/ 1145 /2015

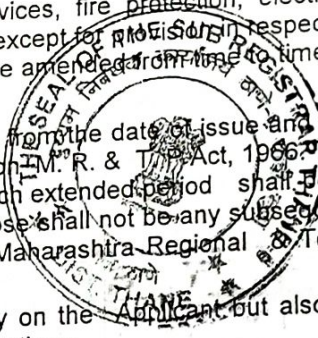
DATE:- 02/03/2015

Amended Building Approval 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. B & M Buildcon on Plot No. 05, Sector No. 11, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resi.- 15495.408 m² + Comm.. - 581.272 m² = 16076.680 m²

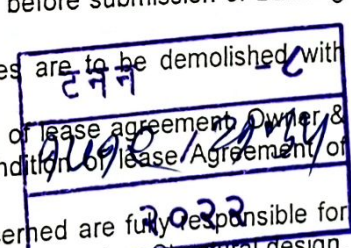
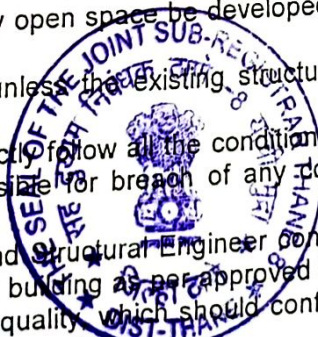
(No of Units = Residential - 276 Nos., + Commercial - 16 Nos.) F.S.I. = 1.50

- 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 of part 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 provisions 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 44 of the Maharashtra Regional & Town Planning 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.



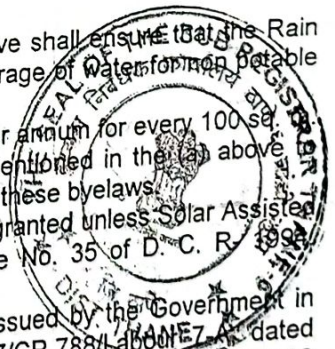
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- 8) The amount of S.D. Rs. 4,63,171/- S.D. Rs. 2,14,425/- for Mosquito Prevention's as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation 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 confirm 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 :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) 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.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) 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 to 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.



Handwritten notes and signatures in the left margin, including the name 'D. N. ...' and other illegible scribbles.

- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) The applicants should fulfill all the health related provisions mentioned in the implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966. The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before dt. 01-11-2016 as per conditions mentioned in CIDCO Agreement dt. 02-11-2012 respectively and must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 26) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 27) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/520 R-2/2015 dated 27-02-2015 by Deputy Chief fire officer NMMC, Navi Mumbai.
- 28) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation.
- 31) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/205, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open 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. 1000/- 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 provide or to maintain Rain Water Harvesting as required under these byelaws.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D. C. R. 1998. (Copy attached herewith)
- 33) The Ower / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & labour Department Vide No. BCA 2007/CR.7881 dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No. 20150200403 A-16459 01 is given.



22/03/2015
24/03

(Signature)
(Prakash R. Thakur)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation



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