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398/448

पावती

Original/Duplicate

Wednesday, January 22, 2014

नोंदणी क्रं. :39म

1:01 PM

Regn.:39M

पावती क्रं.: 480

दिनांक: 22/01/2014

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-448-2014

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: जॉबबी इंजीनियर्स प्रा. लि., नागानी बेन्नो जॉन - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: रु. 740.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:16 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.4370000 /-

मोबदला: रु.4800000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 640/-

मूळ दस्त घेत मिळाल्या

पक्षकारांची सहा  
मूळ दस्त घेत दिला

लिपिक,

दय्यम निबंधक, पनवेल-३



22/01/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 448/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4370000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र. बी १९०३, एकोणीसावा मजला, भूमी हाईट्स को. ऑप. हौ. सोसा. लि., भूखंड क्र. ५ व ६, सेक्टर-०८, खारघर, नवी मुंबई, ता.पनवेल, जि. रायगड, क्षेत्र 46.344 चौ.मी. बिल्टअप + २७.८७ चौ.मी. ओपन टेरेस, दस्त क्र. पवल5/4859/2013, दि. 12/09/2013 रोजी मु.शु. व नों.फी. वसूल( ( Plot Number : 5 & 6 ; ) )
(5) क्षेत्रफळ	1) 46.34 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:-प्रवीण अण्णासो शिंदे - - वय:-38; पत्ता:-प्लॉट नं: 1903, माळा नं: -, इमारतीचे नाव: भूमि हाईट्स, सेक्टर -8, खारघर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, , , पिन कोड:-410210 पॅन नं:-BBGPS2404E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जॉव्वी इंजीनियर्स प्रा. लि., नागानी बेन्चो जॉन - - वय:-42; पत्ता:-जी-17, -, मेघल इंडस्ट्री. ईस्टेट, मुलुंड, मुंबई , -, -, मुलुंड डीडी रोड, Maharashtra, Mumbai, Non-Government. पिन कोड:-400080 पॅन नं:-AAACJ5497K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/01/2014
(10) दस्त नोंदणी केल्याचा दिनांक	22/01/2014
(11) अनुक्रमांक, खंड व पृष्ठ	448/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA



विद्युत कोषागार कार्यालय, ठाणे. 26 DEC 2013 मुद्रांक प्रमुख लिपीक/लिपीक 26/12/13

राणे स्टॅम्प वेन्डर KD 191474

शॉप नं. 39, तळमजला, प्रभात सेंटर, सी.बी.डी., नवी मुंबई अ.क्र. 79524 दिनांक 3 JAN 2014 नांव Jobby Engineering P. Ltd सा. C.B.D. हस्त Raksh यांचा रु. 100 चा न्यायिक व मुद्रांक विकला.

परवाना क्र. 96/9990 सी. डी. वी. राणे नवीन प.क्र. 9209089 मुद्रांक विक्रेती

(Stamp Duty of Rs.2,40,000/- and Registration fees of Rs.30,000/- paid on execution of Document Dated 12<sup>th</sup> September 2013 vide Document No.PAVAL5/4859/2013 & Receipt No. 5033).

पवल-3 2014 3/32

DEED OF ASSIGNMENT-CUM-SALE/TRANSFER OF SHARES AND FLAT BY AN EXISTING MEMBER TO NEW INCOMING MEMBER OF A REGISTERED CO.OP.HOUSING SOCIETY.

THIS DEED OF ASSIGNMENT-CUM-SALE made at C.B.D., Helapur, Navi Mumbai, on this 22<sup>nd</sup> day of January 2014.

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✓  
**BETWEEN**

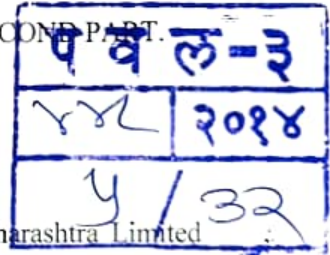
**MR.PRAVIN ANNASO SHINDE**, an adult, Indian Inhabitant & residing at Flat No.1903, Situated on 16<sup>th</sup> Floor of the building known as Bhoomi Heights, Plot No.5 & 6, Sector-8, Kharghar, Navi Mumbai-410 210, (hereinafter referred as 'THE VENDOR/ TRANSFEROR' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, attorney and assigns) of the ONE PART.

✓  
**AND**

**JOBBY ENGINEERS PVT.LTD**, a Company Incorporated under Companies Act 1956, through its director **MR.NANGANI BENNO JOHN** & having its registered office at G-17, Meghal Ind.Estate, Devidayal Road, Mulund (W), Mumbai-400 080 (hereinafter referred as 'THE PURCHASER/ TRANSFEREE' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its executors, directors, administrators and assigns) of the SECOND PART.

WHEREAS :

THE City Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government undertaking (hereinafter referred to as "THE CORPORATION") The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966). (hereinafter referred to as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai



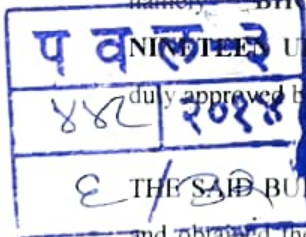
*Shinde*

*[Signature]*

THE CIDCO Ltd., by an Agreement of Lease 2<sup>nd</sup> September 2005, has allotted & leased a piece and parcel of land bearing **Plot No.05 & 06, admeasuring about 5450.69 Sq. Mtrs., Situated at Sector-08, Kharghar, Navi Mumbai,** to **M/S.TRIVENI DEVELOPERS,** (hereinafter referred to as the Builders/Developers) Partnership firm registered under Indian Partnership firm Act 1932 and having its registered office at 117, Central Facility Building (Phase-II), Above State Bank of Saurashtra, Sector-19, Vashi, Navi Mumbai-400 705, on the terms and conditions mentioned in the above said Agreement to Lease.

AND IN PURSUANT to the said Agreement to Lease, CIDCO Ltd., has put the Builder in to possession of the said Plot for the purpose of constructing thereon the Building and for the purpose of the said construction, the Builder has got the plans approved and sanctioned by CIDCO Ltd., and other concerned authorities.

THE SAID BUILDER obtained the Commencement Certificate from CIDCO vide its Letter bearing No.CIDCO/BP/ATPO/1305 Dated 04/10/2005 and commenced the construction of the building thereon namely, "**BHOOMI HEIGHTS**" consisting of the **GROUND PLUS NINETEEN UPPER FLOOR ONLY** as per the plan and specifications duly approved by the Town Planning Authority of CIDCO LTD.



THE SAID BUILDER has constructed the building as per approved plan and obtained the Occupancy Certificate from CIDCO LTD.vide its Letter bearing No. CIDCO/ BP /ATPO/158 Dated 4<sup>th</sup> March 2009.

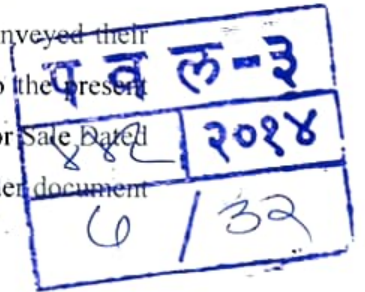


THE BUILDER alone was having the sole and exclusive right to sell the residential Flat in the said building to be constructed on the said plot and thereon to enter into Agreements with the Purchasers/s of the said Flat etc. and to receive the sale price in respect thereof.

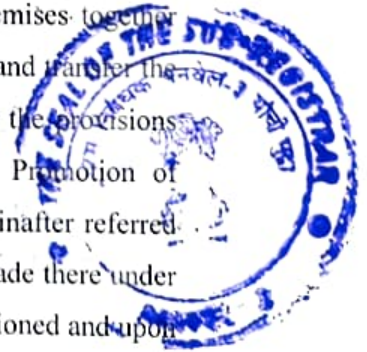
**MR.DANGAL DINKAR RASKAR & MRS.SHOBHA D. RASKAR**, have been jointly purchased Flat No. 1903 on the 19<sup>th</sup> floor of building known as **BHOOMI HEIGHTS**, Situated at Plot No.05 & 06, Sector-08, Kharghar Navi Mumbai, Tal.Panvel, Dist.Raigad, ad\_measuring about 38.62 Sq.Mtrs. Carpet Area / 46.344 Sq. Mtrs. Built up area and open terrace admeasuring about 27.87 Sq. Mtrs. (hereinafter collectively referred as "SAID FLAT PREMISES") from M/S. TRIVENI DEVELOPERS, vide Agreement for sale dated 1<sup>st</sup> December 2006 registered at sub-registrar Panvel-2 vide document No.URAN/7511/2006 and Receipt No.7513.

THE SAID **MR.DANGAL DINKAR RASKAR & MRS.SHOBHA D. RASKAR**, are bonafide member of the **BHOOMI HEIGHTS CO-OP. HSG. SOCIETY LTD.** a registered society, under the provisions of Maharashtra Co-operative Housing Society Act 1969, bearing registration No.NBOM/CIDCO/HSG (OH)/3041/JTR/YEAR- 2009-2010.

AND WHEREAS inturn **MR.DANGAL DINKAR RASKAR & MRS.SHOBHA D. RASKAR**, have sold, transferred and conveyed their rights, title and interest in respect of the said flat premises to the present vendor **MR.PRAVIN ANNASO SHINDE**, vide Agreement for Sale Dated 12<sup>th</sup> July 2007 registered at Sub-Registrar Office Panvel-1 under document No.PAVAL-1/ 05593 /2007 & Receipt No.5592.



THE VENDOR/TRANSFEROR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat premises together with membership & occupancy rights and has agreed to sell and transfer the same to the Transferee/Purchaser on ownership basis under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of construction sale management and transfer) Act, 1963 (hereinafter referred to as the Maharashtra Ownership Flats Act) and the Rules made there under (hereinafter referred as THE SAID ACT) as hereinafter mentioned and upon the Transferee/ Purchaser paying in full all the dues payable to the



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*Handwritten signature in blue ink, possibly 'Dangal Raskar'.*



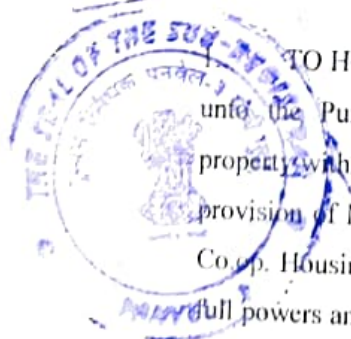
Vendor/Transferor under these presents and complying with all the terms and conditions thereof.

THE TRANSFEREE/PURCHASER have agreed to purchase and get transfer membership & occupancy rights of the said flat premises and the Vendor/ Transferor have agreed to sale and transfer the same upon and subject to terms and conditions of the Lease of the said plot executed by the CIDCO Ltd., and agreement for sale entered between the developer and the Vendor/Transferor.

THE Vendor/transferor is the absolute owner and in possession of said Flat and also in fully seized and possessed of the necessary document relating there to and further entitled to transfer and assign of his full rights, title and interest in respect of the said Flat to and in favour of the Purchaser/transferee for valuable consideration as agreed herein in these presents.

**NOW THIS INDENTURE WITNESSETH** that in consideration of sum of **RS.48,00,000/- (RS.FORTY EIGHT LAKH ONLY)** paid by the Purchaser/transferee to the vendor/transferor (the receipt whereof the vendor/transferor doth hereby admit and acknowledged and forever discharge, acquit and release the Purchaser/transferee of the same and every part thereof) the vendor/transferor doth hereby transferred & assigned his right, title, interest and occupancy rights arising out of the said above said Agreements.

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TO HOLD the said premises hereby granted, conveyed and assigned unto the Purchaser/transferee as heritable and transferable immovable property within the meaning of law for the time being in force subject to the provision of Maharashtra Apartment Ownership Act 1970/ or Maharashtra Co.op. Housing Society Act 1960, the vendor/transferor have good rights, full powers and absolute authority to grant, convey assure the said premises hereinabove expressed to be granted, conveyed, assured and assigned unto and to the use of Purchaser/transferee his /their heirs, successors and executors, administrators and assigns.

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2. THE VENDOR/TRANSFEROR hereby agrees to indemnify the Purchaser/transferee against all loss and damages occasioned as a result of defect in title of want to the said Flat or for any reason the said Flat is transferred to the name of the Purchaser/transferee are made a member of said society of the said building or refused membership of the said society as a result thereof the vendor/transferor further agrees and covenants with the Purchaser/transferee to execute all other documents and/or deeds and to do all acts, things, and deeds as may be necessary to complete and make perfect the title of the Purchaser/transferee in respect of said flat at the cost and expenses of Purchaser/transferee.

3. THE POSSESSION of the said Flat is delivered to the Purchaser/transferee on execution of this Agreement on receipt of full and final payment and the Purchaser /transferee have taken the possession of the said Flat on execution of this Agreement.

4. IT SHALL be lawful for the Purchaser/transferee at all times hereinafter peaceably and quietly to enter into and hold possess and enjoy the said flat premises and receive rents profits thereof and every part thereof subject aforesaid without any interruption or hindrance by the Vendor/Transferor his heirs, executors, and administrators.

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5. UPON POSSESSION of the said Flat being delivered the Purchaser/transferee are entitled to the use and occupy of the said premises without any interference from the Vendor/Transferor or his representatives.

6. THE VENDOR/TRANSFEROR hereby agrees and undertake to pay dues or liabilities if any in respect of the above said Flat till the date of execution of Agreement and thereafter the Purchaser/ transferee shall be sole responsible for such payment.



7. THE VENDOR/TRANSFEROR have obtained the consent of said Society for sale and transfer of the said Flat premises to the Purchaser/Transferee dated 10<sup>th</sup> December 2013.

*[Handwritten signature]*

*[Handwritten signature]*



8. WHEREAS THE CORPORATION has granted permission to TRANSFEROR/VENDOR to sell the said Flat to the PURCHASER / TRANSFEREE vide its Letter No.CIDCO/EMS/AEO(HQ)/2014/31 Dated 2<sup>nd</sup> January 2014 on certain terms and conditions which have been fully complied with by the Vendor/ Transferor.

9. BOTH the parties reserve the right of specific performance of this agreement as agreed hereinabove and the Vendor/ Transferor hereby agrees to handover all the original documents to the Purchaser/transferee.

10. THE VENDOR/TRANSFEROR hereby agrees to hand over all the original documents to the Purchaser/transferee in respect of the said Flat and shall obtain the receipt for the same.

11. SUBJECT to the provisions and terms and conditions of this Agreement, the Vendor/Transferor hereby agrees to transfer his share and the interests in the said flat to the Purchaser/transferee and the Purchaser/transferee are entitled to hold, possess, occupy and enjoy the said flat without any interruptions from the Vendor/Transferor. The Vendor/Transferor further declare that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra co-operative Societies Act, 1960 and that the vendor/transferor has not done or performed any act, deed, matter or thing whatsoever, whereby he may be prevented from entering into this Agreement as purposed to be done hereby or whereby the Purchaser/Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quite and peaceful enjoyment or possession of the Purchaser/Transferee in respect of the said flat may be disturbed and in the event of it being found that the vendor/transferor is not entitled to enter into this Agreement and transfer their rights to be transferred hereby and the Purchaser/Transferee is not able to enjoy quite and peaceful possession of the said flat due to any such

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reasons, the vendor/transferor shall be liable to compensate, indemnify and reimburse to the Purchaser/Transferee the loss, damages, which the Purchaser/transferee may suffer or sustain in this behalf.

12. IT IS FURTHER AGREED that the Purchaser shall not sell, assign, mortgage, under let, or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the CITY & INDUSTRIAL DEVELOPMENT CORPORATION Which Permission shall not be refused of the Purchaser perform or are willing to perform the following conditions.

**THAT IS TO SAY:**

1) The Purchaser pays to the corporation additional price in consideration of such permission.

2) In the Instrument by which the Purchaser shall transfer the said premises, the Purchaser binds the transferee not to sell, assign mortgage under let or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.

3) A true certified copy of the instrument of Transfer executed between the Purchaser and the Transferee is deposited with the State Officer of the Corporation within seven days from the date of its execution.

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**Explanation (i)**

'The Additional Price' means the price determine by the Corporation in the month of January and July each year in respect of a class of Flats with reference to the Carpet Area and permitted users and displayed in the Office of the Corporation.

*Amdepa*

*[Handwritten Signature]*

**Explanation (ii)**

Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Government, a State Government, a Nationalized Bank, the L.I.C. of India, the Housing Development Corporation Ltd. or an Employer of the Purchaser or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

4) It is agreed by the Flat Owner that the share money and entrances fee and deposits paid by the Flat Owner and service connection charges if any paid to the M.S.E.B. which is attached to the Flat stand transferred to the Purchaser consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

13. THE VENDOR /TRANSFEROR hereby agrees and declare that the said premises is free from all encumbrances and/or liabilities and that he is entitled to sell, assign and transfer the said premises to the Purchaser/transferee and that he has not done any act whereby they are prevented from transferring or selling the said premises. The vendor/transferor further agrees that he has not created any liability against

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**SCHEDULE OF PLOT**

All that piece of land bearing on Plot No. 05 & 06, Sector-08, Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad, containing by admeasurement an area 5450.69 Sq.Mtrs or thereabout and bounded as follow:

THAT IS TO SAY:

ON THE NORTH BY : 24.00 MTRS. WIDE ROAD.

ON THE SOUTH BY : 15.00 MTRS. WIDE ROAD.

ON THE EAST BY : PLOT NO. 07 & 08.

ON THE WEST BY : 20.00 MTRS.WIDE CHANNEL RESERVATION.





**SCHEDULE OF FLAT**

**FLAT No. 1903**, on the 19<sup>th</sup> Floor of building known **BHOOMI HEIGHTS CO-OP. SOCIETY HSG. LTD.**, building consist of ground plus nineteen upper floors situated at Plot No.05 & 06, Sector-08, Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad, **ad\_measuring about 38.62 Sq.Mtrs. Carpet Area / 46.344 Sq. Mtrs. Built up area and open terrace admeasuring about 27.87 Sq. Mtrs.**

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed his/their respective hands the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named VENDOR/TRANSFEROR

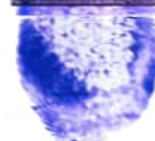
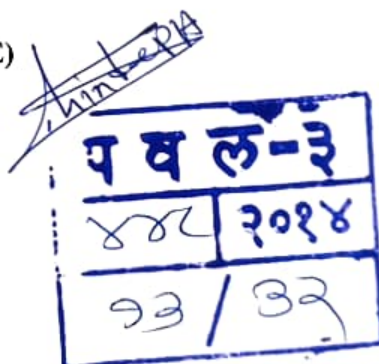
**(MR.PRAVIN ANNASO SHINDE)**

**PAN NO.BBGPS 2404 E)**

in the presence of.....

*[Handwritten signature]*

*[Handwritten signature]*



SIGNED SEALED AND DELIVERED

by the within named Purchasers/Transferees

**JOBBY ENGINEERS PVT.LTD,**

**(PAN NO.AAACJ 5497 K)**

through its Director **MR.NANGANI BENNO JOHN**

**(PAN NO.AABPN 2332 B)**

in the presence of.....

*[Handwritten signature]*

*[Handwritten signature]*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
Phone : 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

OFFICE :  
Office of the Estate management  
Section, CIDCO Bhavan,  
1st Floor, CBD-Belapur,  
Navi Mumbai - 400 614.

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/EMS/AEO(HQ)2014 / 31

Date : 02/01/2014

To,

The Secretary/Chairman

Bhoomi Heights CHS Ltd  
Plot No. 546, Sector 8  
Kharghar, Navi Mumbai

Sub. : Permission to Transfer to Share of Shri Pravin Annaso  
shinde in respect of Flat No. 1903 to be constructed /  
constructed on Plot No. 546 Sector No. 8 at Kharghar

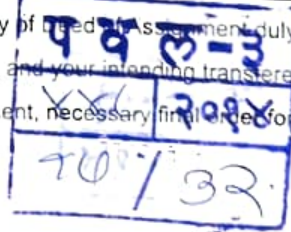
Sir /Madam,

As you have paid the transfer charges of Rs. 30613/- (Rupees Thirty Thousand  
six hundred Thirteen only) permission is hereby granted  
to you to transfer the share of your existing member viz. Shri/Smt. Pravin Annaso shinde  
in respect of Flat No. 1903

to Shri/Smt. M/s Jobby Engineers Pvt Ltd

as a new member of the society in lieu of Shri/Smt. Pravin Annaso shinde

You are now requested to submit certified copy of Deed of Assignment duly registered  
with Sub-Registrar of Assurance, Thane/New Panvel between you and your intending transferee within 3  
months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of  
share will be issued accordingly which may please be noted.



Thanking you,

carpet Area 38.62 Sq.m

Yours Faithfully,

C.C. to: Shri/Smt. Pravin Annaso shinde

Abhishek 2/1/14  
Asstt. Estate Officer (E) (P)  
CIDCO Limited  
CIDCO Bhavan, Navi Mumbai





**CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

HEAD OFFICE:  
NIRMALI, 2nd Floor, Naaman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:  
CIDCO Bhavan, CBD-Belt,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8  
FAX : 00-91-22-6791 8

Date: 4 MAR 2009

Ref. No.

REF NO: CIDCO/BP/ATPO/ 58 = 1-4

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Building (Res. BUA= 6580.977 Sq.mtrs. & Comm. BUA=1593.533 Sq.mtrs. Total BUA=8174.510 Sq.mtrs. (No. of Units R-126 & C-47 Nos.) on Plot No. 5 & 6 Sector-08 at Kharghar of Navi Mumbai completed under the supervision of Mr. [Name] has been inspected on 29/12/2008 and I declare that the development has been carried out in accordance with the General Development Conditions and the conditions stipulated in the commencement certificate and that the development is fit for the use for which it has been carried out.

प व ल - ५  
20/32  
04/13/05

*V. Venu Gopal*  
(V. Venu Gopal)  
Sr. Planner (BP)  
Navi Mumbai & Khopta



प व ल - ५  
20/32







# BHOOMI HEIGHTS CO-OP HOUSING SOCIETY LTD.

Registered Under No. BHOUMI CIDCO / HSG (OH) / 2041 / JTR / 2009-2010 On: 10.09.2009

Office : Bhoomi Heights, Plot No 5 & 6, Sector - 8, Kharghar, Navi Mumbai - 410210  
Email : bhoomiheightskharghar@gmail.com

Date: 10<sup>th</sup> December 2011

To,  
The Estate Officer,  
CIDCO LTD.,  
NAVI Mumbai

### EXTRACT OF THE RESOLUTION PASSED IN SOCIETY MEETING

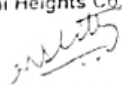
Please note that, Mr. Pravin Annaso Shinde Member of the Society and was holding membership and occupancy / ownership right in respect of Flat No. 8-1903 on 19<sup>th</sup> floor admeasuring about 38.62 sq. mtrs. Carpet area.


Further, Mr. Pravin Annaso Shinde (seller) have paid all the society dues and charges up to date and also submitted their resignation from the membership of the society.

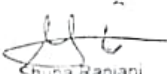
It therefore resolved:

That the society has accepted the resignation of outgoing member Mr. Pravin Annaso Shinde (seller) and further he has admitted JOBBY ENGINEERS PVT. LTD. (purchaser) as the new incoming member.

For Bhoomi Heights Co. Operative Housing society Ltd.

  
Satish Anand Shetty (Anna)  
Chairman

  
Rajesh V. Karala  
Secretary

  
Shubra Ranjani  
Treasurer



83



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE  
"NIRMAL", 2nd Floor, Narimang Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-5650 0900  
00-91-22-5650 0928  
FAX : 00-91-22-2302 2509 / 5650 0933

HEAD OFFICE:  
CIDCO Bhavan, CBD-Belapur  
Navi Mumbai- 400 614.  
PHONE : 00-91-22-5591 810  
FAX : 00-91-22-5591 816

Ref. No. CIDCO/BPIATPOI/1305

Date: 4/10/2005

To,  
✓ M/s Triveni Developers,  
117, Central Facility Bldg, Phase-II, Sector-10, Vashi,  
NAVI MUMBAI.

उ र ण  
७५९९ २००६

Subj:-Development permission for Residential Cum Commercial Building on Plot no. 5 & 6, Sector-08 at Kharghar, Navi Mumbai.

Ref:-1) Your architects application dated.05/09/2005, 23/09/2005 & 26/09/2005

- 2) PSTDC NOC vide CIDCO/AE(Elect.)/2005/1049/350, dtd. 20/09/2005
- 3) FIRE NOC vide CIDCO/FIRE/KLM/1168/2005, dtd. 09/09/2005
- 4) MSEB NOC vide EE/PNL-U/TECH/4563, dtd. 03/10/2005
- 5) CIDCO/EMS/EO(HI)/2005/3150, dtd. 15/09/2005

Sr.

प व ल-५  
२५९ २०१३  
२३/३०

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.5 & 6, Sector-08 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial 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.

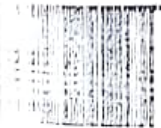
The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction work.

You will ensure that the building material is transported to the site by road during the construction period.

Thanking you



प व ल-३  
४८ २०१४  
1/32



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :  
 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 Phone : 00-91-22-6650 0900  
 Fax : 00-91-22-2202 2509

HEAD OFFICE :  
 CIDCO Bhavan, CBD-Belt Road,  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 610  
 FAX : 00-91-22-6791 610

No. CIDCO/EMS/AEO ( kh ) / 2014 / 32

Date: 02/01/2014

To,  
 The Secretary,  
Bhoomi Heights CHS Ltd.,  
 Plot No. 546 Sector- 2 Kharghar  
 Navi Mumbai.

Sub: Request for NOC to mortgage Flat/Shop No. 1903 in a building constructed on Plot No. 546 Sector 2 Kharghar Navi Mumbai

- Ref: 1. Your letter No. 411 dated - 24/11/2013  
 2. Our letter No. CIDCO/EMS/AEO (kh) / 2014 / 31, dated - 2/01/2014

Sir/Madam,  
 On your request the permission is given to you to allow Mr/Mrs. Pravin Annaso Shinde to Transfer Flat/Shop No. 1903 in a building constructed on Plot No. 546 Sector 2 Kharghar Navi Mumbai to M/s. Jobby Engineers Pvt Ltd who intend to obtain from the Corporation Bank Branch - Mulund the amount of consideration for purchase of this flat/Shop. To obtain such Housing Loan, Mr/Mrs. M/s. Jobby Engineers Pvt Ltd has requested CIDCO for NOC to mortgage this flat/Shop to the Corporation Bank Branch - Mulund Mr/Mrs. Pravin Annaso Shinde has given his written consent to give such NOC.

Based on above, we hereby give our NOC to mortgage Flat /Shop No. 1903 in a building on Plot No. 546 Sector 2 Kharghar Navi Mumbai to Corporation Bank Branch Mulund to enable Mr/Mrs. M/s. Jobby Engineers Pvt Ltd Annaso Shinde to take the Housing Loan to pay to Mr/Mrs. Pravin Annaso Shinde the balance amount of consideration for purchase of this flat/Shop and for no other purpose, provided the transfer of Flat /Shop No. 1903 will be effectuated by execution and registration of the document thereon within the stipulated period.

Thanking you,

Yours faithfully,

*Shri. S. S. Chavan*

Asstt. Estate Officer (General)  
 CIDCO Limited  
 CIDCO Bhavan, Navi Mumbai

Copy for information to  
 The Manager  
Corporation Bank  
Mulund Branch





REF. NO. CIDCO/ATPO/1305

5/10/2015

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, XXVII) of 1966 to M/s. Tejivani Developers

Unit/Plot No. 586 Road No. - Sector R Node Kharghar of  
Navi Mumbai. As per the approved plans and subject to the following conditions for the  
development work of the proposed Residential cum Commercial Bldg (Gr-10)  
Net Area = 8105.52 sqm. Plot Area = 655 sqm.  
Comm. Area = 1620 sqm.

(Nos. of Residential Units 126 Nos. of Commercial units 42)

0399	2008
24	30

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 Mahaling 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 up to 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 site for which the permission has been granted, at any time for ensuring the building control Regulations and conditions.

3. The structural design, building materials, installations, electrical installations etc. 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 - 1966 in force.

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

7-6  
24/10/2015  
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**प व ल-३**  
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 २२/३२

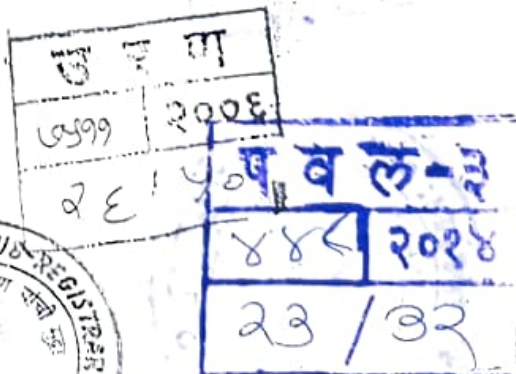


5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 0.92,880/- deposited with CIDCO as security deposit 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/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> 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 :-

प व ल-५	Name and address of the owner/developer, Architect and Contractor.
२५९/२०१३	Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
२०/३०	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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which shall be in regional language.





H.V. Shah

**P.C.C. CONSULTANT**  
**A.G. GOKHALE & ASSOCIATES**  
 212, A. K. ROAD, PANEVEL, DIST. RAIGAD, NAVI MUMBAI.  
 TEL. 27822000

**DEVELOPERS**  
**TRIVENI DEVELOPERS**  
 BOOKING OFFICE, PLOT NO. 21, SECTOR A, KHARGAHAR, PANEVEL, DIST. RAIGAD, NAVI MUMBAI.  
 OFFICE: 117, C/O BUILDING 107, SECTOR 19, VANDRE, NAVI MUMBAI.  
 PH. 25200000, 25222155, 25110000

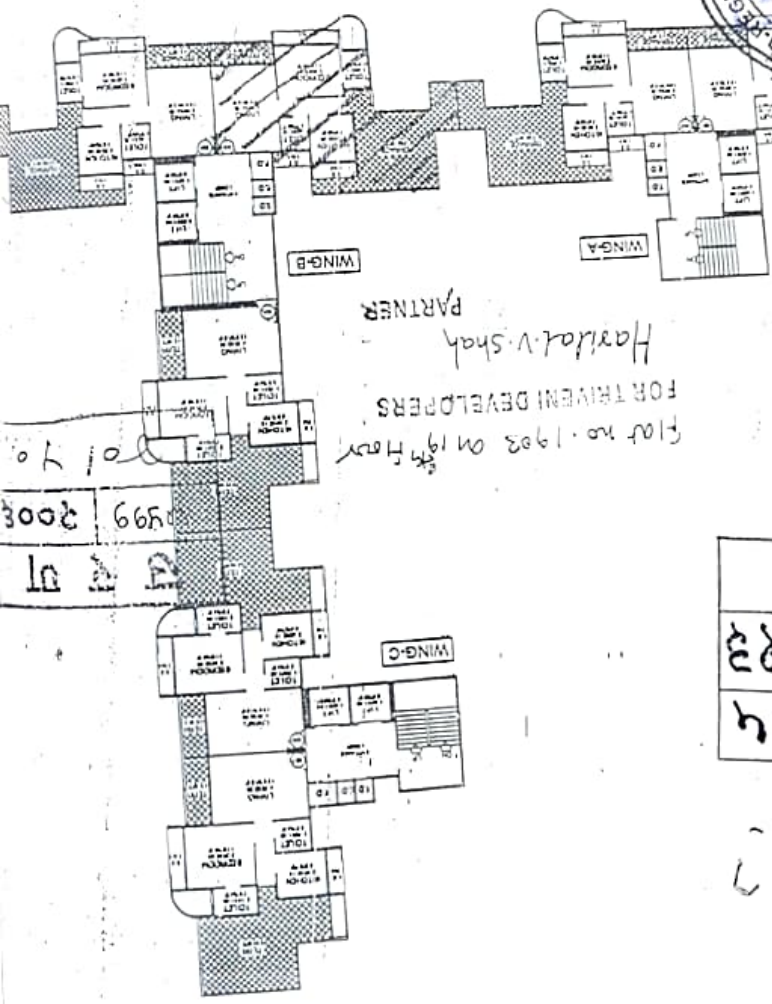
**ARCHITECTS**  
**TRIARCH**  
 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**"BHOOMI HEIGHTS"**  
 RESIDENTIAL COMMERCIAL BUILDING ON PLOT NO. 21, SECTOR B, KHARGAHAR, PANEVEL, DIST. RAIGAD, NAVI MUMBAI.

NINETEENTH FLOOR PLAN



4	2	3
4	2	3
28	28	32



Plot no. 1903 on 19th Floor  
 FOR TRIVENI DEVELOPERS  
 Haridat V. Shah  
 PARTNER

4	2	3
4	2	3
28	28	32