

1890



Tuesday, May 04, 2010
7:59:25 PM

Original
नोंदणी 39 म.
Regn 39 M

पावती

पावती क्र. : 3084

गावाचे नाव तुर्ने

दिनांक 04/05/2010

दस्तऐवजाचा अनुक्रमांक टनन3 - 03008 - 2010

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

(25-ड) निर्वासि जागा (सहकारी संस्था/मालकी (ओनर शीप) फ्लॅट्स) संकेती असेल तर

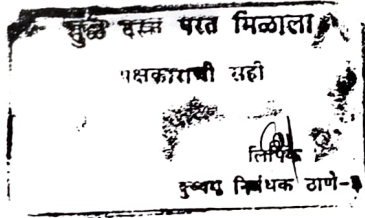
सादर करणाराचे नाव: संदीप सतीश घाडगे - -

नोंदणी फी	-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	-	380.00
एकूण	रु.	480.00

आपणास हा दस्त अंदाजे 3:14PM ह्या वेळेस मिळेल

Katre
दुय्यम निबंधक
टाणे 3

बाजार मुल्य: 0 रु. मोयदला: 60000 रु.
भरलेले मुद्रांक शुल्क: 100 रु.





क्रमांक व वर्ष: 3008/2010

दुयम निबंधक: ठाणे 3

नॉदणी 03 म

Tuesday, May 04, 2010

सूची क्र. दोन INDEX NO. II

दिनांक 03 म 09

00:36 PM

गावाचे नाव : तुर्भे

- 1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अग्निहस्तांतरणपत्र व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 60,000.00 वा.भा. रु. 0.00
- 2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 38/1, सेक्टर 21, तुर्भे, नवी मुंबई, दस्त क्र 2657/07 दि 12/04/2007 भरलेले मु शु भरलेले आहे
- (3) क्षेत्रफळ (1) 15.00 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सतीश लक्ष्मण घाडगे - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: तुर्भे; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदीप सतीश घाडगे - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: निळकंठ कॉनॅर, सानपाडा; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 04/05/2010
- (8) नोंदणीचा 04/05/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 3008 /2010
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

Kater

दुयम निबंधक वर्ग 3 ठाणे क्र. 3

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

राज्य महाराष्ट्र

CX 704817

4 MAY 2010

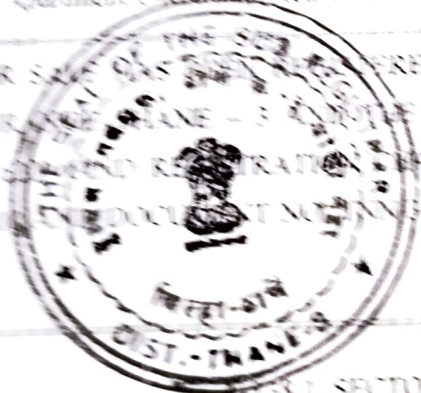
27 APR 2010

CONVEYANCE DEED

Under the provisions of Maharashtra
Apartment Ownership Act, 1970

टनन - ३
२०१०
१२

THE AGREEMENT FOR SALE OF THE PROPERTY REFERRED UNDER THE SUB
REGISTRAR OF ASSURANCE STAMP DUTY HAS
BEEN PAID OF RS.12,500/- AND STAMP DUTY CHARGES OF RS.6,320/-
VIDE RECEIPT NO. 276 AND DOCUMENT NOTING NO. 12657-2007 DATED :
2.14.2007



MODE

W-31, SECTOR-21,
TURBHE, NAVI MUMBAI

SALE PRICE

RS.60,00,000/-

Handwritten signature



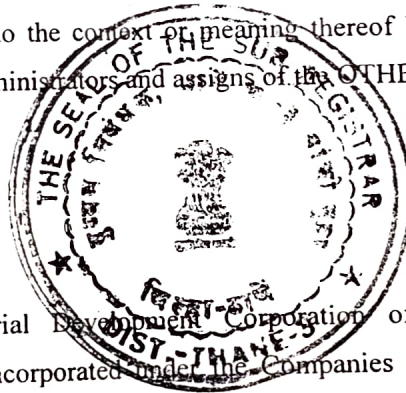
CONVEYANCE DEED

CONVEYANCE DEED of Apartment bearing No. A-138/1 Sector 21, TURBHE, Navi Mumbai, Tal. & Dist. Thane, within the jurisdiction of Registration of Sub-Dist. Thane, for a price of Rs.6,00,000/- (Rupees Six Lakhs Only).

THIS CONVEYANCE DEED made at Vashi, Navi Mumbai, on this 4th day of May, 2010, BETWEEN MR. SATISH LAXMAN GHADAGE, age 47 yrs., an adult, Indian Inhabitant, residing at A-138/1, Sector 21, Turbhe, Navi Mumbai, hereinafter for brevity's sake called the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, and administrators) of the ONE PART.

दस्तावेज क्रमांक - ३
दस्त क्रमांक ३००८ / २०१०
३ / १९

AND MR. SANDEEP SATISH GHADAGE, age 24 yrs., an adult, Indian Inhabitant, residing at Flat No. 507, 5th Floor, Plot No. 2, Neelkanth Corner, Sanpada, Navi Mumbai, hereinafter for brevity's sake called the "VENDEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators and assigns of the OTHER PART.



WHEREAS :-

1. The City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 'Nirmal' 2nd Floor, Nariman Point, Bombay 400 017, (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 Towns of New Bombay.
2. Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

(Handwritten signature)

3. By his order No. **RB/WS/IV/737/74 DT.31.07.1974, RB/WS/IV/431/74 DT. 26.06.1974** the Collector of **Thane**, vested in the Corporation for development and disposal, inter alia, a piece of land situated **Village Turbhe, Tal. & Dist. Thane**, bearing Gat or Survey No. **96pt, 97pt, 98pt, 99pt, 73pt** admeasuring **3121.77 Sq. Mtrs.** Or thereabout being Plot No. **115 to 120, 197 to 142** in the **Sector 21**, and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said Land").

4. The Corporation obtained possession of the said land and constructed thereon A type building No. **A-115 to 120, A-137 to 142** each of the ground and _____ upper floors such building being designated as Condominium No. A type building No. **A-115 to 120, ह-म न 140 ३** (hereinafter to as the "said Building") of which the Corporation is owner.

दस्त क्रमांक ३०८६ / २०१०

5. By an Agreement for Sale of Apartment made on **25th day of August** 1982, between the Corporation of the One Part and the Apartment Owner of the Other Part, the Corporation agreed to sell to the Apartment Owner, Apartment bearing No. **A-138/1, on Sector 21 Turbhe the Ground Floor** of the said building No. **A-138, TOGETHER WITH** certain percentage hereinafter specified of the undivided **Share** appurtenant to such apartment in and to the common areas and facilities of the said building or for the price of **Rs.18,000/- (Rupees Eighteen Thousand Only)** to be paid by the Apartment Owner to the Corporation.

6. The Corporation executed on the **20th day of March 1986**, a Declaration (hereinafter referred to as the "Declaration") under the Maharashtra Apartment Ownership Act. 1970, (hereinafter referred to as the "said Act") which declaration together with its Annexure A (plans) A (Form of Lease) B (Statement of Proportionate Shares) and C (Bye-Laws) attached thereto, has been registered in the office of the Sub-Registrar of Assurance at Thane on the **1st day of April 1986** under Serial No. **P-1379** in the register of Declarations and Deed of Apartment under the said Act, a true copy whereof has been filed with **Housing Commissioner Bombay**, on the **8th day of April 1986**.

7. The Corporation has by aforesaid Declaration submitted to the provisions of the said Act (i) The said building with all improvements and (ii) The said Land.

8. By an Indenture of Lease dated 11th day of December 1986, and made between the Corporation of the ONE PART and (i) MR. DIXIT R.B. and (2) City and Industrial Development Corporation of Maharashtra Limited as lessees of the OTHER PART, the Corporation demised to the said lessees the said land as tenants in common in shares equal to their respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid declaration filed by the Corporation under the said Act, and more particularly described in the Schedule to the said Indenture of lease for a terms of 60 years on the terms and conditions therein mentioned.

दस्तावेज - ३
दस्तावेज क्रमांक 3006 / 2090
7199

9. The Apartment Owner has paid the sale price of Rs.18,000/- (Rupees Eighteen Thousand Only) to the corporation and the Corporation handed over the possession of the said Apartment to the Apartment Owner.

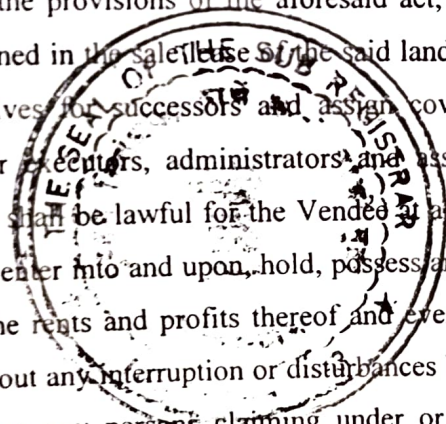
10. By Deed of Apartment made at Nashik, on 11th December 1998, between the Corporation and the Apartment Owner and the Apartment Owner and registered the Deed of Apartment in the office of the Sub-Registrar of Assurance at Thane, 3, under Document No. PRINTED-3581, Dated 10.12.1998, the register of Declaration and Deed of Apartment under the said Act made between the Corporation, therein referred to as the "Corporation" doth hereby granted conveyed, assigned and assured unto the Vendor for residential purpose. The Apartment No. A-138/1, Sector 21, TURBHE, Navi Mumbai, containing built up area 15.00 Sq. Mtrs.

11. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Apartment.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. In consideration of the sum of **Rs.6,00,000/- (Rupees Six Lakhs Only)**, paid on or before the execution of these presents by the Vendee being the Full & Final payment of Sale Price payable by the Vendee to the Vendor (the payment and receipt thereof the Vendor doth hereby admitted and acknowledge) the of and from the same and every part thereof doth for every acquit, release and discharge the Vendee), the Vendor doth hereby grant, conveyed, assign and assure unto the Vendee for residential purpose the said Apartment bearing No. **A-138/1, Sector 21, Turbhe, Navi Mumbai, Tal. & Dist. Thane**, for residential purpose TOGETHER WITH 1.315 percent of undivided interest appurtenant to the said residential purpose as specified in the said declaration in and to the common area and facilities of the said declaration. TO HOLD the Apartment granted, conveyed, assigned and assured unto the Vendee as heritable and transferable immoveable property within the meaning of any law for the time being in force subject to the provision of the Maharashtra Apartment Ownership Act 1970 the said Declaration and Annexure "C" attached thereto being the bye-laws of the Condominium and all rules regulations and agreement lawfully made and or entered into pursuant to the provisions of the aforesaid act, Declaration and Lessees covenants contained in the sale deed of the said land and the Vendor doth hereby for themselves for successors and assigns covenants with the Vendee his/her/their heirs, executors, administrators and assigns, subject as aforesaid AND THAT it shall be lawful for the Vendee at all times hereafter peaceable and quietly to enter into and upon, hold, possess and enjoy the said apartment and receive the rents and profits thereof and every parts, thereof, subject as aforesaid without any interruption or disturbances by the Vendor or his/her/their successors or any persons claiming under or in trust for the Vendor AND THAT from free and cleared and freely and clearly and absolutely released and forever discharged or otherwise by the Vendor or his/her/their successors well and sufficiently saved defended and dept harmless and indemnified, of from and against all estates, titles charges, encumbrances, claims and demands created, occasional, or made by them the Vendor or any person or persons or body having or claiming any estates, rights, or interest in or to the said Apartment or any part thereof, under or in trust for them, the Vendor will at all times hereafter at the cost of Vendee or

दस्तावेज - ३	
दस्त क्रमांक	3008/2090
२०/१९	



EXPLANATION: (1) 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 Life Insurance Corporation, the Housing Development Finance Corporation Ltd., or any 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.

THE FIRST SCHEDULED ABOVE REFERRED TO:

All that piece of land containing admeasurement **3121.77 Sq. Mtrs.** or thereabouts being Plot No. **115 to 120, 137 to 142** in **Sector 21**, of the layout of land bearing Gat No. **96pt, 97pt, 98pt, 99pt, 73pt** and other lands situate, lying and being at Village Turbhe, Tehsil Thane District Thane in the Registration sub-District Thane and District Thane and bounded as follows:

THIS IS TO SAY:

ON THE NORTH BY : 11.0 METRS. WIDE ROAD
ON THE EAST BY : 6.0 METRS. WIDE ROAD
ON THE SOUTH BY : 14.0 METRS. WIDE ROAD
ON THE WEST BY : A TYPE BUILDING

टक्का - ३
दरम बंकात 3000 / 2090

THE SECOND SCHEDULE ABOVE REFERRED TO:

Apartment No. **A-138/1** Sector **21, Turbhe**, admeasuring about **1000 Sq. Mtrs.** and being Building No. **A-138/1**, on Plot No. **115 to 120, 137 to 142**, in **Sector 21, Turbhe**, **96pt, 97pt, 98pt, 99pt, 73pt** and other lands (more particularly described in the schedule heretobove written) and which the said apartment is bounded as follows

THAT IS TO SAY:

ON THE NORTH BY : A-1382, SECTOR 21, TURBHE
ON THE EAST BY : A-139, SECTOR 21, TURBHE
ON THE SOUTH BY : OPEN SPACE
ON THE WEST BY : A-137, SECTOR 21, TURBHE



24/11/21 14:50:07 81521

10/11/21

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year hereinabove written.

SIGNED AND DELIVERED BY THE
Whinnamed "VENDOR"



X

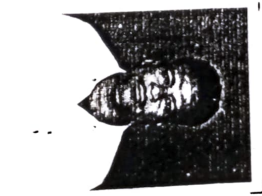
MR. SATISH LAXMAN GHADAGE

In the presence of

सावित्री बाबाजी घाडगे

1. P. B. Mankarwar

Pankarwar



2. S. J. Salunke
Salunke

SIGNED AND DELIVERED BY THE
Whinnamed "VENDEE"

MR. SANDEEP SATISH GHADAGE

In the presence of

Sandeep Ghadage



XX



1. *Pankarwar*
S. J. Salunke
Salunke



टन न - ३
दस्ता फांसांक ३००८/२०१०
१०/१९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONES : 5650 0900
FAX : 2202 2509

EST. MANAGEMENT SECTION

CIDCO Old Admn. Bldg.,
2nd Floor, Sector-1, Vashi,
Navi Mumbai - 400 703.
Phone : 2782 6250

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 5591 8100
FAX : 5591 8166

Ref. No. : CIDCO / EMS / AEO (V) / 1104 2010 / 843

Date : 4/5/10

To,

Sr./Sri. Satish L. Ghadge

A-138/1 Sector-01,

Turbhe,

एनएन-३
एनएन-३ 3006/2090
१२१९

Sub.: Extension for Execution & Registration of Conveyance Deed of
Apartment/Shop No. A-138

Ref.: This Office letter No. CIDCO/EMS/AEO(V)/29/922 dt. 4.4.09

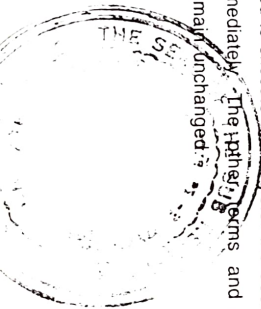
Sir,

Please refer to your Letter dated 4/5/10 the Corporation pleased to grant you the extension of time limit upto 20/5/10, for registration of the document conveyance deed with your Purchaser. Please note that in the case if the transfer charges will revised before registration of the deed you/seller will have to pay the transfer charges as may be determined by corporation.

You are, therefore, requested to execute and register the deed before 20/5/10 and furnish the certified copy immediately. The terms and condition incorporated in our aforesaid previous letter will remain unchanged.

Thanking you.

Yours faithfully,





Thursday, April 12, 2007
4:13:36 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

गावाचे नाव चुभं

पावती क्र. : 2708
दिनांक 12/04/2007

दस्तावेजाचा अनुक्रमांक टनन 3 - 02657 - 2007

दस्तावेजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव:संदीप सतीश घाडगे

नोंदणी फी

6000:00

नक्कल (अ. 11(1)), पुढाकनाची नक्कल (आ. 11(2)),

320:00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण रु. 6320.00

आपणास हा दस्त अंदाजे 4:28PM हा वेळस मिळेल

दुय्यस निव्वधक

गण 3

वाजार मुल्य: 396000 रु. मोंबदला: 600000रु.

नरतेले मुद्राक शुल्क: 12600 रु.

दयकाचा प्रकार चढनामं:

दस्ता प्रमाण: 049; रकम: 6000 रु., दिनांक: 11/04/2007

टनन - 3

दस्ता क्रमांक: 8006/2090

93 99

मुळ दस्त परत मिळाले

पक्षकाराची नावी

दिनांक

पक्षकाराचा ठाणे - 3

SEAL OF THE SUB REG.
ठाणे

असोस्विष्टाशन

असोस्विष्टाशन अश्विनस्य असोस्विष्टाशन
 राज के १३७८, नं १३७९ एत १३८०
 केज-II, गुर्ग, गढी मुबई- ४००७०९

खजिनदार
 श्री. महादेव मारायण जराड.
 सचिव
 श्री. सुधात भाऊसाहेब घोलप
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

श्री. सुधात भाऊसाहेब घोलप
 श्री. महादेव मारायण जराड.
 दिनांक:- १५ / ३ / २००७

01210

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE : EST: MANAGEMENT SECTION : HEAD OFFICE :

MUMBAI - 2nd Floor, Nariman Point, CIDCO Old Adm. Bldg. 2nd Floor, Sector-1, Vashi, CIDCO Bhavan, CBD-Belapur, Navli Mumbai - 400 614.

PHONES : 5650 0900 PHONE : 5591 8100 PHONE : 5591 8166
FAX : 2202 2509 Phone : 2782 6250 FAX : 5591 8166

Ref: CIDCO/EMS/AEO (V)/197/927. Date : 11.11.2007

To : Smt. Sathia Lawrence Chelac
Flat - 11, Sector - 21
Navli, Vashi
Mumbai - 400 614
Date of registration: 12/11/07
2846

Sir/Madam,
Sub: Sale of Apartment No. 11-18/A Sector 21 at Navli, Vashi
Please refer to your letter dated 24.10.07

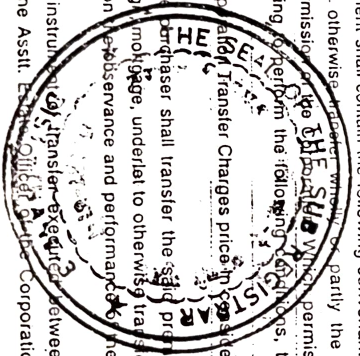
The Corporation is pleased to permit you to sell the aforesaid apartment / Unit / Share to Smt. Sathia Lawrence Chelac Subject to the following conditions and conditions of sale: 3090
Sector 21 at Navli, Vashi
जनक - 3

(a) The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 by a regular conveyance according to law at the cost of the parties.

(b) The conveyance / Deed of Assignment shall be registered with the Sub-Registrar of Assurance on or before 27.11.2007

(c) The conveyance / Deed of Assignment shall contain the following convenient. The purchaser shall not sell, assign, mortgage underlet or otherwise dispose of the said premises to any party the said premises save and except will the previous written permission of the Corporation. The permission shall not be refused if the purchase performs or is willing to perform the following conditions, that is to say :

- 1) The purchaser pays to the Corporation Transfer Charges 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, underlet to 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 Asstt. Engineer, City and Industrial Development Corporation within seven days from the date of its execution.



January and July each year in respect of a class of apartments with reference to the carpet area and admitted users and displayed in the office of the Corporation.

Explanation (ii) : The Transfer charges price means the price determined by the Corporation in the month of January and July each year in respect of a class of apartments with reference to the carpet area and admitted users and displayed in the office of the Corporation.

(e) You shall obtain any other permission, as any be required by any other statute or law being in force.

(f) You shall furnish certified copy of the said conveyance within 7 days from the date of registration.

The permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment for the intending transfer or conveyance of the apartment is not executed and lodged for registration with Sub Registrar of Assurance on or Before 31.12.97 and a certified copy with its registration No. and date is deposited with the Corporations in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record.

We will appreciate if you kindly note that the share money and entrance fee and service connection charges, if any paid to the M.S.E.B. which are attached and transferred with the apartment consequent on the above sale and no claim for will be entertained.

Thanking You,

21 नवंबर 1997
2446/2000
93/98

Sunil Singh Sathish Chudgar

CC To Shri/Smt.

F-120/1, Sector-21
T-ALL, New Market

रकम - ३
रकम - 3000/2090
92/99

ASSISTANT OFFICER,
C.D.C.O. (I) D. Vashi
New Bombay - 400703





दूर्याग निबंधक: टाण 3

दस्तावेज क्रमांक व वर्ष: 2657/2007
Thursday, April 12, 2007
4:18:52 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : तुर्भे

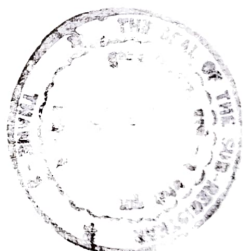
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 600,000.00
वा.भा. रु. 396,000.00
- (2) भू-माणन, पोटेहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: ए-138/1, तळमजला, से 21, तुर्भे, नवी मुंबई
- (3) क्षेत्रफळ (1) 15.00 चौ मि विल्टअप
- (4) आकारणी किंवा जुळी देण्यात (1) असेल तेव्हा
- (5) टरस्टरवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सदीप सतीश घाडगे - -; घर/फ्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: तुर्भे, ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: नवी मुंबई; तालुका: -; पिन: -; पॅन नम्बर: ACIPG0712B
- (6) टरस्टरवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सदीप सतीश घाडगे - -; घर/फ्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: से 2; तालुका: सातनापाडा; पिन: -; पॅन नम्बर: AKTPG3206D
- (7) दिनांक करून दिल्याचा 12/04/2007
- (8) नोंदणीचा 12/04/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 2657 /2007

(10) बाजारभावाप्रमाण मुद्रांक शुल्क रु 12600.00

(11) बाजारभावाप्रमाण नोंदणी रु 6000.00

(12) शारा

४४४३
२६५६०२००७
३ / १६



AGREEMENT FOR SALE

(Under the Provisions of Maharashtra Apartment Ownership Act, 1970)

NODE : A-138/1, SECTOR - 21,
 TURBHE, NAVI MUMBAI
 BUILT UP AREA : 15.00 SQ. MTRS.
 BUILT UP AREA : 162.00 SQ. FTS.
 MARKET VALUE : RS. ५,१६,०००/-
 STAMP DUTY : RS.12,600/-
 REG. FEES : RS.6,000/-
 SALE PRICE : RS.6,00,000/-

INDIA



INDIA

Industrial Development Corporation of Maharashtra
 Registered Office: Industrial Development Centre,
 P. No. 138/1, Sector 21, Turbhe, Navi Mumbai-400 703.
 D-5/STP(V)2/C.R.3007/09/05.
 2075-78

Authorised Signatory

(Signature)

STAMP DUTY MAHARASHTRA

45816
 138734
 R.0012600-PESS07
 17 09

४४४३ / २६५६०२००७

(Signature)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year hereinabove written.

SIGNED AND DELIVERED BY THE
Withinnamed "VENDOR"

MR. SATISH LAXMAN GHADAGE

In the presence of

स्वात्मिका सहस्रमार्ग ६/१९९१



1. C. B. Mahanar

Amcheher

2. S. J. Salunkhe

Salunkhe

SIGNED AND DELIVERED BY THE
Withinnamed "VENDEE"

MR. SANDEEP SATISH GHADAGE

In the presence of

XX



1. Amcheher

S. J. Salunkhe

Salunkhe

ट न न - ३
दस्ता क्रमांक ३००८ / २०१०
१० / १९



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 Life Insurance's Corporation, the Housing Development Finance Corporation Ltd., or any 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 a securing a loan borrowed for buying the said premises.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece of land containing admeasurement 3121.77 Sq. Mtrs. or thereabouts being Plot No. 115 to 120, 137 to 142 in Sector 21, of the layout of land bearing Gat No. 96pt, 97pt, 98pt, 99pt, 73pt and other lands situate, lying and being at Village Turbhe, Tehsil Thane District Thane in the Registration sub-District Thane and District Thane and bounded as follows:

THIS IS TO SAY :

ON THE NORTH BY	:	11.0 MTRS. WIDE ROAD
ON THE EAST BY	:	6.0 MTRS. WIDE ROAD
ON THE SOUTH BY	:	14.0 MTRS. WIDE ROAD
ON THE WEST BY	:	A TYPE BUILDING

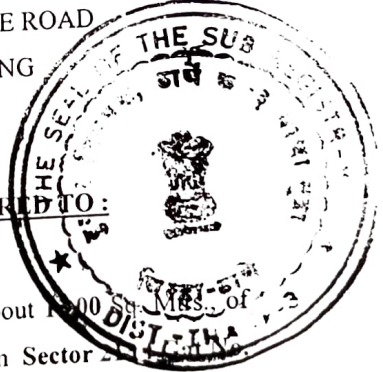
टनन - ३
दस्त क्रमांक ३००८ / २०१०
१ / १९

THE SECOND SCHEDULE ABOVE REFERRED TO :

Apartment No. A-138/1 Sector 21, Turbhe, admeasuring about 100 Sq. Mtrs. of Building No. A-138/1, , on Plot No. 115 to 120, 137 to 142, in Sector 21, 96pt, 97pt, 98pt, 99pt, 73pt and other lands (more particularly described in the first schedule hereinabove written) and which the said apartment is bounded as follows

THAT IS TO SAY :

ON THE NORTH BY	:	A-138/2, SECTOR 21, TURBHE
ON THE EAST BY	:	A-139, SECTOR 21, TURBHE
ON THE SOUTH BY	:	OPEN SPACE
ON THE WEST BY	:	A-137, SECTOR 21, TURBHE



(Handwritten signature)

3. By his order No. **RB/WS/IV/737/74 DT.31.07.1974, RB/WS/IV/431/74 DT. 26.06.1974** the Collector of **Thane**, vested in the Corporation for development and disposal, inter alia, a piece of land situated **Village Turbhe, Tal. & Dist. Thane**, bearing Gat or Survey No. **96pt, 97pt, 98pt, 99pt, 73pt** admeasuring **3121.77 Sq. Mtrs.** Or thereabout being Plot No. **115 to 120, 197 to 142** in the **Sector 21**, and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said Land").

4. The Corporation obtained possession of the said land and constructed thereon A type building No. **A-115 to 120, A-137 to 142** each of the ground and _____ upper floors such building being designated as

Condominium No. A type building No. **A-115 to 120, ह-म न 140 ३** (hereinafter to as the "said Building") of which the Corporation is owner.

दस्त क्रमांक ३०८८ /२०१०

5. By an Agreement for Sale of Apartment made on **25th day of August** 1982, between the Corporation of the One Part and the Apartment Owner of the Other Part, the Corporation agreed to sell to the Apartment Owner, Apartment bearing No. **A-138/1, on Sector 21 Turbhe the Ground Floor** of the said building No. **A-138, TOGETHER WITH** certain percentage hereinafter specified of the undivided Shares appurtenant to such apartment in and to the common areas and facilities of the said building or for the price of **Rs.18,000/- (Rupees Eighteen Thousand Only)** to be paid by the Apartment Owner to the Corporation.

6. The Corporation executed on the **7th day of March** 1986, a Declaration (hereinafter referred to as the "said Declaration") under the Maharashtra Apartment Ownership Act. 1970, (hereinafter referred to as the "said Act") which declaration together with its Annexure A (plans) A (Form of Lease) B (Statement of Proportionate Shares) and C (Bye-Laws) attached thereto, has been registered in the office of the Sub-Registrar of Assurance at Thane on the **1st day of April 1986** under Serial No. **P-1379** in the register of Declarations and Deed of Apartment under the said Act, a true copy whereof has been filed with **Housing Commissioner Bombay**, on

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

No. NMMC/TPD/BP/Case No. 16928/²⁷⁸⁵2013

DATE: 2006/2013

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, Shri Sanjay Ishwara Patil, Plot No. A-138/01, Sector -21, Turbhe, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building

Total BUA = 28.037 m² Additional Built Up Area 12.170 m² F.S.I. = 1.00 (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 each and every 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 work 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.402/- S.D. Rs.582/- for Mosquito Prevention's, Rs.582/- for debris & S.D. Rs.500/- 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.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

NIRMAL, 2nd Floor, Nariman Point
Mumbai - 400 021

PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur
New Mumbai - 400 614
PHONE : +91-22-6791 5109
FAX : +91-22-6791 8166

Ref. No.

Date :

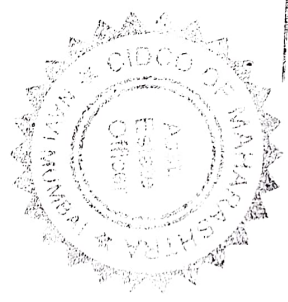
CIDCO EMS. AEO(V)/2010/2015

23.11.2010.

TO: FINAL ORDER

MR. PATIL SANJAY ISHWARA
A-138/1, SECTOR-21,
THANE, NAVI MUMBAI.

MR. GHADAGE SANDEEP SATISH
A-138/1, SECTOR-21,
THANE, NAVI MUMBAI.



Sub: Transfer of Apartment No-A-138/1, SECTOR-21,
Thane, Navi Mumbai.

Ref: - This office letter No-CIDCO/AEO(V)/10/1686,
Date 21/09/2010.

Sir,

Necessary Conveyance Deed has been executed by MR. GHADAGE SANDEEP SATISH,
in favour MR. PATIL SANJAY ISHWARA, transferring the above Apartment. The said
Conveyance Deed has been registered with Sub-Registrar Thane-6, on-18/11/2010. The said
5424-2010. We have to inform you that pursuant to the said Conveyance Deed, we have corrected
our record MR. PATIL SANJAY ISHWARA, as an Apartment owner.

Yours faithfully,

ANIL KASHID, AEO(V)
CIDCO, Thane
New Building - 400702



WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGISTRATION NO. 1000/855

"NIRMAL" 2nd Floor, Naamman 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 Bhovan, CBD-Belapur,
New Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/DMS/REG/VY/1000-855

Date :

04/05/2010

TO :

FINAL ORDER

MR. SANDEEP SATISH CHADAGE

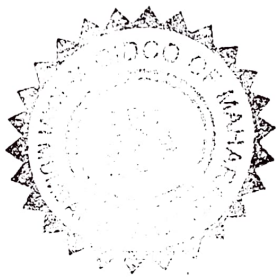
A-138/1, SECTOR-21,

THIRHE, NAVI MUMBAI.

MR. SATISH LAXMAN CHADAGE

A-138/1, SECTOR-21,

THIRHE, NAVI MUMBAI.



Subj : Transfer of Apartment No. A-138/1, SECTOR-21,
THIRHE, NAVI MUMBAI.

Ref : This office letter No.-CIDCO/REG/VY/10-843.

Date -04/05/2010.

SIR,

Necessary Conveyance Deed has been executed by MR. SATISH LAXMAN CHADAGE, in favour MR. SANDEEP SATISH CHADAGE, transferring the above apartment. The said Conveyance deed has been registered with Sub-Registrar Thane-3, on-04/05/2010. Under Sr.No3-03008-2010. We have to inform you that pursuant to the said Conveyance Deed, we have corrected our record showing MR. SANDEEP SATISH CHADAGE, as an apartment owner. Thanking you.

Yours faithfully,

Assistant Commissioner (M&SI)

CIDCO, 1111, Nash

New Bombay - 400702



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलपूर पवन, सी. बी. सी.,
नवी मुंबई - ४०० ६१४

दूरध्वनी क्र. : २७५७७०७०

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./नुमं.पा./नि.वि./बा.प./प्र.क्र.प. -४६९२८/ १०४३

दिनांक :- २७/०८/२०१३.

प्रति,

बांधकाम इंधका पटील

भूखंड क्र.प-१३८/०१, सेक्टर -२१,

प्लॉट नं.बी मुंबई

नस्ती क्र. .. नुमं.पा./वि.प्र.क्र. - २७८/२०१३

प्रकरण ६१ प. -४६९२८

विषय :- भूखंड क्र.प-१३८/०१, सेक्टर -२१, तुर्म नवी मुंबई या जागेत निवासी बाणारासाठीच्या पुनर्बांधणी / पुनर्विकाससाठीच्या बांधकाम प्रदानासाठी प्रस्तावित महानगरपालिकेस वरील संदर्भाशिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाशिन जागेत निवासी उद्योगारासाठी न्यायोलिगानुसार, भूखंड प्रांतिक महानगरपालिका अधिनियम १९४४ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम १९६६ च्या कलम ४५ (१) (३) अर्थात तरतुदीनुसार पुनर्बांधणी / पुनर्विकारासाठी बांधकाम परवानगी देणेत येत आहे.

संदर्भ :- आपले वारसुविशारद यांना दि. ०४-०३-२०१३ व २२-०३-२०१३ रोजी या अर्जा.

१) एकूण बांधकाम क्षेत्र	२८.०३७ चौ.मी.
२) अनिश्चित बांधकाम क्षेत्र	१२.९७० चौ.मी.
३) अनुसूच्य चार्टर्ड क्षेत्र निर्देशांक	१.००
४) बाणार	निवासी

प्रति,

जागी भूखंडा व मलिनःशाणण सुट्टीचा आवश्यक शुल्क भरण केल्यानंतर उपलब्ध करून देण्यात येईल.
सर्वोच्च न्यायालया ररत्यावर व गटारीत बांधकाम संहिच पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम

संहिले ररत्यावर अथवा इतर संहिलेक जगोवर आहळुन आल्यास आपणावर कायद्याही करणंघाबिल रंर्षिशा विभागास कळविण्यात येईल. याच बांधकाम परवानगीवर करणंघाबिलतरी कायंदाही सुद्धा करणंघात येईल याबाबतची नंर ध्यावी.

बांधकाम सुरु असताना जाणंघरीना रिक्त्या गाळं सदानका यांचो संरक्षणची जबाबदारी संघिधित र्निगिणालक / भूखंडधारक / बांधकाम यांचो गंहिल. तसच अर्थावट बाणंघरीच्या जाणंघा गेव्यापर होऊ नये म्हणुन संघिधित भूखंड धर काने कुंण णित बाणुन त्या जाणंघी अर्णुन प्रकार शणण नही याची रक्षता घ्यावी. गकृत्य करताना आहळल्यास संघिधितार कायंदाही करणंघात येईल याची नंर ध्यावी.

भूखंड संहिल भागावध अमल्यास जाणंघीची पातळी (Ground Level) भरणी करून उंर करवा. जाणंघीची पातळी ही ररता जाणंघ Sewer Line यांघापाक्षा उंरवार असवी पांहिल. रंरडणणी, पावसाळ्याचे पाणी आणिल मला यांघा निचरा यांघणणे होऊन जाणंघ धरावध पाणी शान्याण नही अशी भूखंडाची पातळी तयार करावी.

इशान्तोच बांधकाम मंजूर नकाशाप्रमाणे करणंघात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास जाणंघ प्रादेशिक व नगरपालिका अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशा मंजूर करून देणे काढूनक आहे. मंजूर नकाशा जाणंघीच्या बांधकाम केल्यास त कायद्यांतील तरतुदीनुसार कायंदाईस पात्र राहिल, याची कृपया नंर ध्यावी.

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NAVMMMC T/PPD/BP/Case No.16928/ 2013

DATE - 29/06/2013

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 **Shri Sanjay Ishwara Patil, Plot No A-13801, Sector -21, Turbhe, Navi Mumbai.** As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building

Total BUA = 28,037 m² Additional Built Up Area 12,170 m² F.S.I. = 1.00 (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 for 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 1965. 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.402/-** S D. **Rs.582/-** for Mosquito Prevention's **Rs.582/-** for debris & S D **Rs.500/-** 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.

संलग्नित दस्तावेज सत्य प्रमाणित करिते
 मध्ये १०६८/२००७/२०४०/०६०३३
 मधील वही मधील अर्जा, कागद प्रमाणित
 प्रमाणित करिते/अनुमति देते.
 मंत्रालय, मुंबई / इतर मंत्रालय मध्ये

व्यक्तिगत अधिकार, प्रमाणित
 मधील १५४ नमूने प्रमाणित

AREA STATEMENT

AREA STATEMENT	SQ.M
1. AREA OF PLOT	29.070
2. F.S.I PERMISSIBLE	1.000
3. PERMISSIBLE BUILT UP AREA	29.070
4. PROPOSED BUILT UP ARE	---
5. PROPOSED FLOOR AREA (GR. FLR.)	14.603
6. PROPOSED FLOOR AREA (1 st FLR.)	13.434
7. TOTAL PROP. BUILT UP AREA	28.037
8. BALANCE BUA	1.033
9. TOTAL STAIRCASE AREA	9.554
10. PROPOSED BALCONY AREA	2.616
11. TOTAL ADDITIONAL BUA	12.17
12. TOTAL HEIGHT OF BUILDING	6.600



LOCATION PLAN

FLOORWISE AREA STATEMENT

FLOOR	BUA	STAIRS	PERM. BAL.	PROP. BAL.	GROSS AREA
GROUND	14.603	4.777	2.813	---	19.380
FIRST	13.134	4.177	2.813	2.616	20.827
TOTAL	28.037	9.554	5.239	2.616	40.207

DOOR & WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
D1	1.800 X 2.100	T.W. PANELLED DOOR
D2	0.850 X 2.100	T.W. FRAME FLUSH DOOR
W	1.200 X 1.600	ALUMINIUM SLIDING WINDOW
W2	1.200 X 1.200	ALUMINIUM SLIDING WINDOW
V	0.600 X 0.750	ALUMINIUM LOUVERED WINDOW

LIGHT & VENTILATION

ROOM	AREA	REQD AREA	PROVIDED
M.P. ROOM 1	10.806 SQ.M	1.801 SQ.M	3.60 SQ.M
M.P. ROOM 2	9.606 SQ.M	1.60 SQ.M	3.60 SQ.M
TOILET	2.52 SQ.M	0.42 SQ.M	0.450 SQ.M

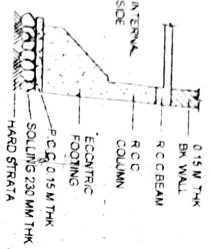
WATER SUPPLY

CONNECTION	U/G	O/H	U/G	O/H
TOTAL REQD.	---	---	---	---

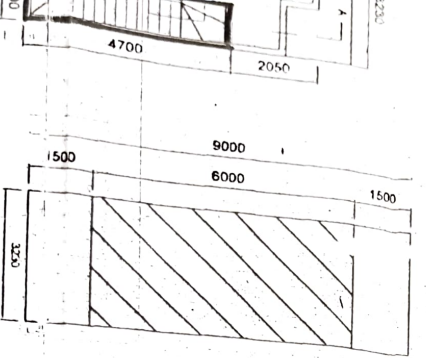
SANITARY REQUIREMENTS

FLOOR	WC & R REQD.	WC & PRO. J
GROUND FLOOR	1	1
FIRST FLOOR	---	---

DETAILS OF ECC. FOOTING



UP AREA STATEMENT FL.FLR.
 FLOOR AREA = 13.120 X 6.175 = 81.203 SQ.M
 ROOM AREA = 13.000 X 6.175 = 80.275 SQ.M
 BALCONY AREA = 20.827 X 1.500 = 31.240 SQ.M
 TOTAL AREA = 13.120 X 6.175 + 20.827 X 1.500 = 112.443 SQ.M
 TOTAL AREA = 13.120 X 6.175 + 20.827 X 1.500 = 112.443 SQ.M
 TOTAL AREA = 13.120 X 6.175 + 20.827 X 1.500 = 112.443 SQ.M



BLOCK SITE PLAN

FLOOR

PROPOSED RESIDENTIAL BUILDING ON
 PLOT NO. A/ 138 / 1, SECTOR - 21,
 TURBHE, NAVI MUMBAI

NAME & ADDR. OF OWNER SIGNATURE

MR. SANJAY ISHWARA PATIL

ARCHITECT : K.D.VANGE

SIGNATURE OF ARCHITECT

DRAWN BY: SUBRAMANIAM

CHECKED BY: MANOJ

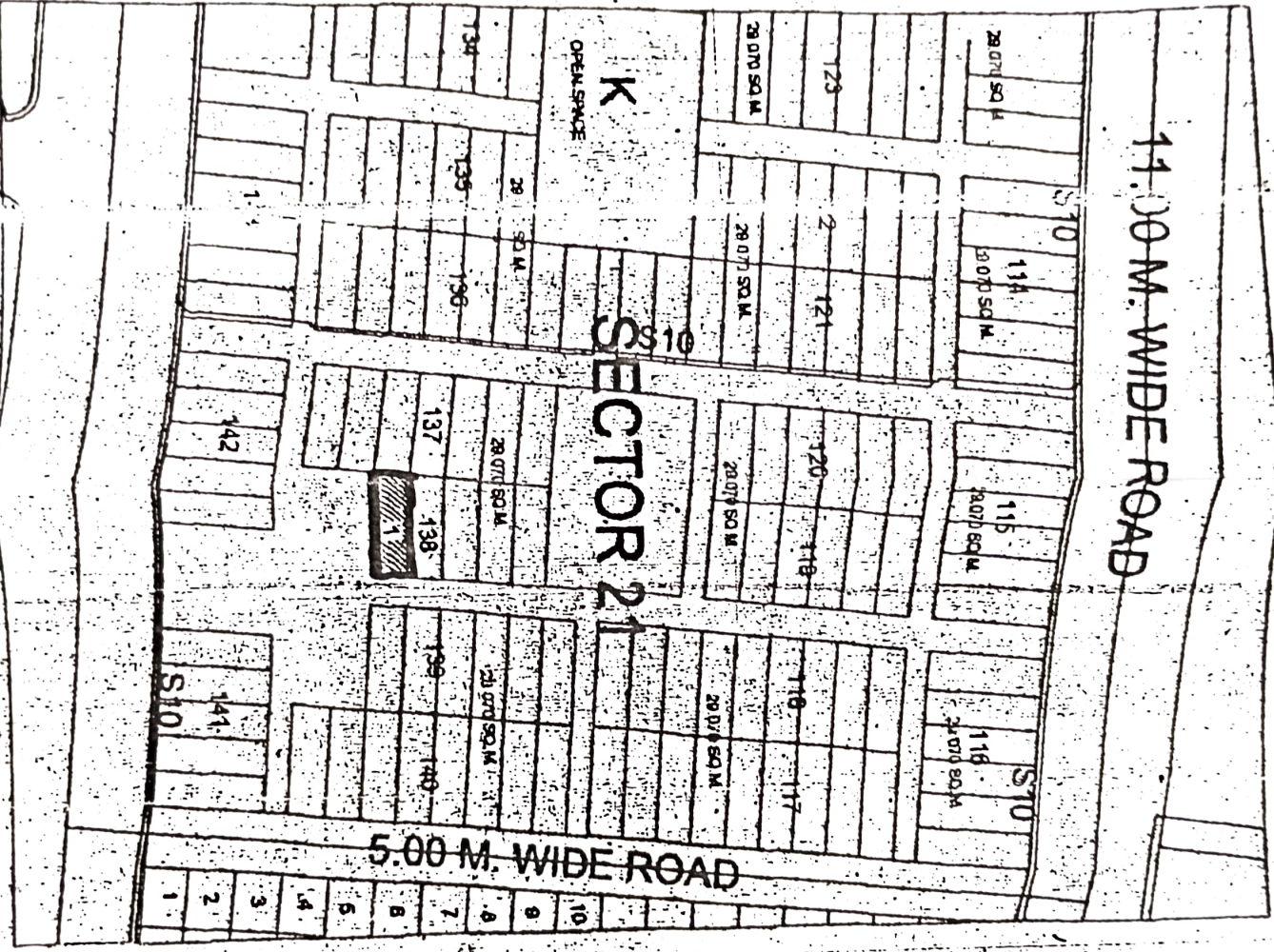
DATE: 21/07/2023
 SCALE: AS SHOWN
 REG. NO. EDC/.....

M. K. & ASSOCIATES
 ARCHITECTS & INTERIOR DESIGNER
 C/70/2, HINGOLI COMPLEX, SECTOR 4,
 CBD, NAVI MUMBAI - 400814

JOB NO. _____
NORTH



14.00 M. WIDE ROAD



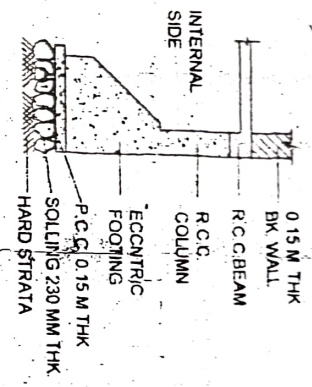
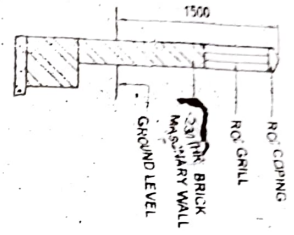
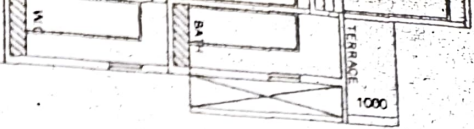
LOCATION PLAN

FLOORWISE AREA STATEMENT

THK
ALL
BEAM

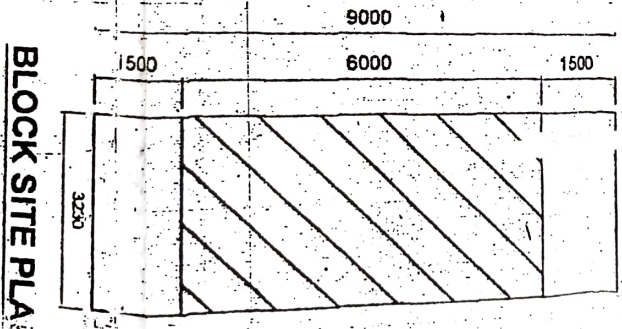
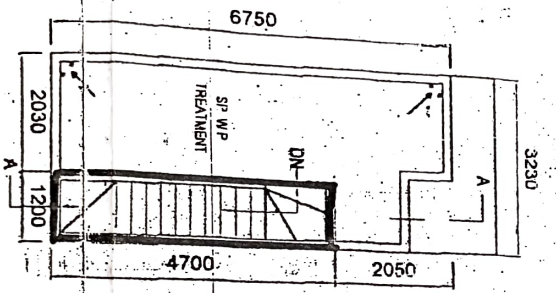
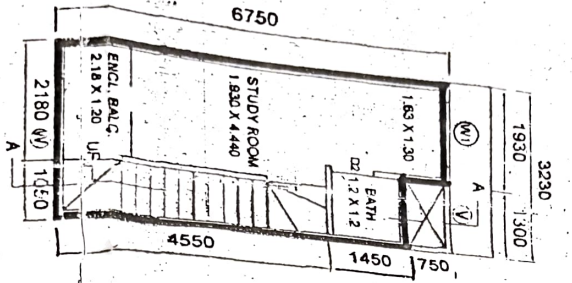
MM

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.



COMPOUND WALL **DETAILS OF ECC. FOOTING**

A-A



FIRST FLOOR **TERRACE FLOOR**

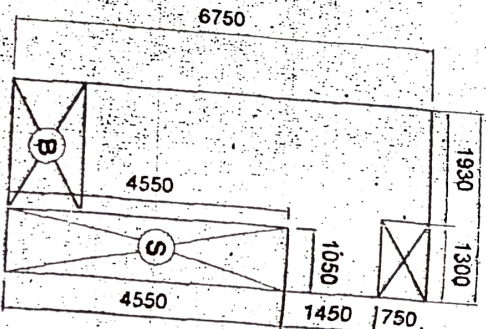
BLOCK SITE PLAN

FIRST FLOOR AREA DIAGRAM & CALCULATIONS

3230

EA STATEMENT GR. FLR.

3.23 X 6.80 = 19.380 Sq.m
 0.50 X 4.550 = 4.777 Sq.m
 3.80 X 4.777 = 14.603 Sq.m

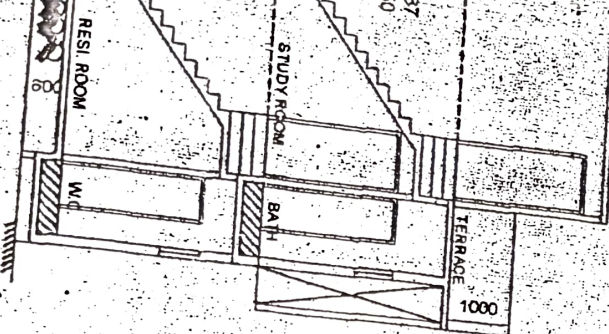


BUILT UP AREA STATEMENT FI. FLR.

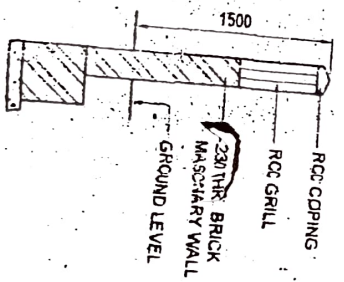
GROUND FLOOR
 BLOCK AREA = 3.23 X 6.75 = 21.802 Sq.m
 DEDUCTION = 1.300 X 0.75 = 0.975 Sq.m
 GROSS B/UP AREA = 20.827 Sq.m
 PERM. BALC. (20.827 X 15/115) = 2.716 Sq.m
 PROP. BALC. 2.180 X 1.200 = 2.616 Sq.m
 STAIR CASE = 1.050 X 4.550 = 4.777 Sq.m
TOTAL = 7.393 Sq.m

NET BUA = 20.827 - 7.393 = 13.434 Sq.m

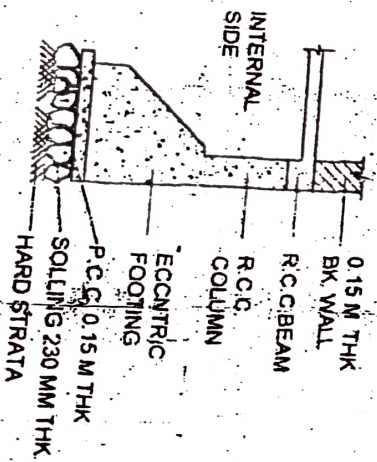
NET BUA = 14.603 + 4.777 = 29.012 Sq.m



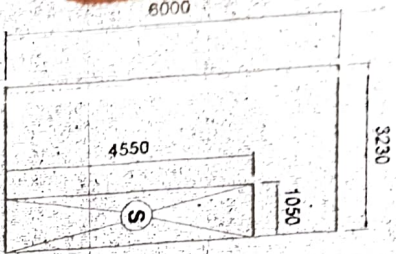
COMPOUND WALL



DETAILS OF ECC. FOOTING



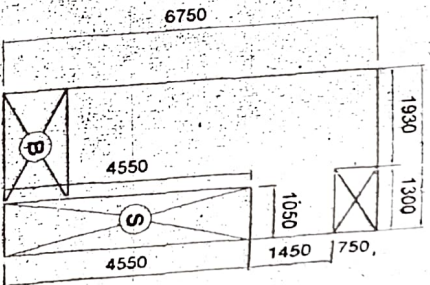
GROUND FLOOR AREA DIAGRAM & CALCULATIONS



BUILT UP AREA STATEMENT GR. FLR.

GROUND FLOOR
 BLOCK AREA = 323 X 8.00 = 19,380 Sq.m
 STAIR CASE
 S = 1,050 X 4,550 = 4,777 Sq.m
 NET B.U.A. = 19,380 + 4,777 = 14,603 Sq.m

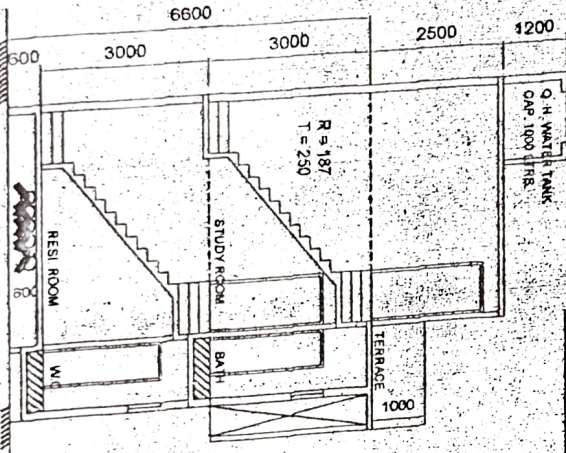
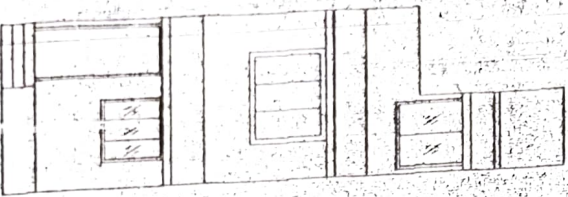
FIRST FLOOR AREA DIAGRAM & CALCULATIONS



BUILT UP AREA STATEMENT F1. FLR.

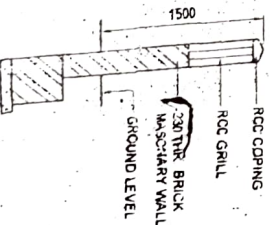
GROUND FLOOR
 BLOCK AREA = 323 X 6.75 = 21,802 Sq.m
 DEDUCTION = 1,300 X 0.75 = 0,975 Sq.m
 GROSS BUIP AREA = 20,827 Sq.m
 PERM. BALC (20,827 X 15/115) = 2,716 Sq.m
 PROP. BALC. 2,180 X 1,200 = 2,616 Sq.m
 STAIR CASE
 S = 1,050 X 4,550 = 4,777 Sq.m
 TOTAL = 7,393 Sq.m
 NET B.U.A. = 20,827 - 7,393 = 13,434 Sq.m

NET B.U.A. = 14,603 + 4,777 = 29,012 Sq.m



SECTION AT A - A

COMPOUND WALL



DETAILS



