

R/SAC

Please Tick

Saving A/C No	Branch FILE No.:
CIF NO	Tie up no. (if applicable)
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name: RAHUL VIPUL GALA
 Co-Applicant Name: VANDANA VIPUL GALA

Contract (Resi.): 5828366287 Mobile :

Loan Amount: 40,00,000 Tenure: 30 years

Interest Rate :

Loan Type: HOME LOAN SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location: ULWE

Property Cost :

Name of Developer / Vendor : HLC - Real Value

RBO - ZONE - Branch : (Code No)

Contact Person : Arjun Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : 9930242491



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

Please Tick

Saving A/C No

Branch FILE No

CO No

Tie up no
(if applicable)

LOS Reference No

PAL/Take Over/NEW/Resale/Top up

Applicant Name

KASHUL NIPUL GALA

Co Applicant Name

VAHDANA NIPUL GALA

Contract (Resi)

552536287

Mobile :

Loan Amount

40,00,000

Tenure :

30 years

Interest Rate

EMI :

Loan Type :

HOME LOAN

SBI LIFE :

Hsg Loan

Maxgain

Realty

Home Top up

Property Location :

ULWE

Property Cost :

Name of Developer / Vendor :

HLC- Real Ua

RBO -

ZONE -

Branch :

(Code No)

Contact Person :

Arjun

Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : 9930242491



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

8/1/2017

Please Tick

Saving A/C No	Branch FILE No
CIF NO	Tie up no <small>(if applicable)</small>
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name RAHUL VIKUL GALA

Co-Applicant Name VAHDANA VIKUL GALA

Contract (Resi.) CS25366287 Mobile :

Loan Amount : 40,00,000 Tenure : 30 years

Interest Rate : EMI :

Loan Type : HOME LOAN SBI LIFE :

Hsg Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : ULWE

Property Cost :

Name of Developer / Vendor : HLC-Real

RBO - ZONE - Branch : (Code No)

Contact Person : Arun Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : 9930242591



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT BRANCH

FORM-A (PERSONAL DETAILS)

Application for New Renewal Guarantor

Name: NANDANI NIPUL ANA Gender: Male Female

Marital Status: Married Unmarried Other Date of Birth: 24-05-1979

No. of Dependents: No. of Children: Name of Spouse: _____

Mother's Maiden Name: _____ Name of Father: DINESH MOHANLAL PATEL

Nationality: Indian Residential Status: Resident NRI/PIO Religion: _____

Place of Birth: MUMBAI Photo Identification (ID) Type: A PHAR (C/A/D) None

Photo Identification (ID) Number: 6467 7992 7478 Photo ID Valid Upto: _____

Driving Licence No.: _____ Driving Licence Valid Upto: _____

PAN No./GIR No: BXPPIPM4558G Passport No: _____ Passport Valid Upto: _____

Highest Qualification Attained: _____ Qualifying Year: _____



Present Address: Staying at the present address for the past _____ Years and _____ Months Residential Address

House / Flat / Apartment No. or Name: S/O2 IASHTIVIMAYAK ANGAN

Street Name & No. and Area/Location: P/LO7 NO. F/38 S/EKTOP/08

Landmark: _____

City: NAVI MUMBAI District: RAIGARH Pin Code: 410206

State: MAHARASHTRA Country: INDIAN

Telephone (Landline): _____ Mobile (Primary): 7506476262 Mobile (Secondary): _____

Email (Personal): V11PVLGALAO20@GMAIL.COM

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name: _____

Street Name & No. and Area/Location: _____

Landmark: _____

City: SAME AS CURRENT District: _____ Pin Code: _____

State: _____ Country: _____

Telephone (Landline 1): _____ Telephone (Landline 2): _____

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept. & Floor: _____

Street Name & No. and Area/Location: _____

Landmark: _____

City: _____ District: _____ Pin Code: _____

State: _____ Country: _____

Telephone (Landline): _____ Fax: _____ Mobile (Secondary): _____

Email (Organizational): _____

Repayment Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank: Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

Name Address Email Tel: _____ Mob _____	Name Address Email Tel: _____ Mob _____
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State Bank of India
make enquiries
in the referees if it
is necessary



Rahul

RAHUL VIJAY GADGAONKAR

Name of Spouse: _____

Name of Father: VIJAY GADGAONKAR

Residential Status: Married Single Divorced Widowed

Phone (Mobile): 9828366287

Phone (Landline): _____

Passport No: _____

Qualifying Year: _____

Staying at the present address for the past 05 Years and _____ Months

Residential Address

Flat / Apartment No. or Name: S02 ASHVINI NARAYAN ANGAN

Name & No. and Area/Location: Plot No. 138, Sector-08, Narayani Mumbai

District: RAIGADH Pin Code: 411026

Country: INDIA

Mobile (Primary): 9828366287 Mobile (Secondary): _____

E-mail: VIJAY.GADGAONKAR@GMAIL.COM

Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Permanent Address: _____

District: _____ Pin Code: _____

Country: _____

Telephone (Landline 1): _____

SAME AS CURRENT

Office / Business Address

Shop/Office/Dept. & Floor: HOTELS TRADING RAHUL COLLECTION

Name & No. and Area/Location: Shop No. 01, ABHISHEK COMMERCIAL COMPLEX, Road No. 1, Mumbai

District: MUMBAI Pin Code: 400071

Country: INDIA

Fax: _____ Mobile (Secondary): _____

E-mail: VIJAY.GADGAONKAR@GMAIL.COM

Check off: E CS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank: Less than 1 year 1 - 3 years More than 3 years

(Name and addresses of two referees who are not related to you):

Name: GAURINANDAN SHUKLA Address: R. NO. 2, PA LOKHANDE MARG, CHEMBUR 51 E-mail: _____ Tel: _____ Mob: 9350074873	Name: NIYAMAT SHIKH Address: R. NO. 201, SHIV GALAXY APARTMENT, PLOT NO. 182, SLC. 24 ULWE. E-mail: _____ Tel: _____ Mob: 9692826394
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Category: SC () ST () OBC () General
Residential Status: Resident NRI/PIO Religion: HINDU
Photo Identification (ID): Type: ADHAR/AAPD
Photo ID: Valid Upto: _____
Driving Licence Valid Upto: _____
Passport No: _____ Passport Valid Upto: _____
Qualifying Year: _____

at the present address for the past 05 Years and _____ Months.
Residential Address
Name: 502 ASTHVINAVAK ANGAN
Address: PLOT NO. F38 SECTOR-08
NAVI MUMBAI
ULWE District: RAIGARH Pin Code: _____
MAHA Country: INDIA
Mobile (Primary): 9828366287 Mobile (Secondary): _____
E-mail: PVLGALA020@GMAIL.COM

Permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
Name: _____
Address: _____
District: _____ Pin Code: _____
Country: _____
Telephone (Landline 2): _____

Office/Business Address
Name: CLOTHES TRADING RAHUL COLLECTIVE
Address: SHOP NO. 01 ABHISHEK COMMERCIAL COMPLEX
ROAD NO 1
District: MUMBAI Pin Code: _____

AGREEMENT FOR SALE

THIS Agreement For Sale is made and entered into at PANVEL, Navi Mumbai, on this day of AUGUST 2023 BETWEEN MR. PARAG SHIVAJI PATIL, Age-34 yrs.(PAN NO- ABRFS3803N) Indian Inhabitant, residing at- R.H 8/3, Opp Samata Society, Sector -4, Sanpada, Navi Mumbai-400 705, hereinafter referred to as “**SELLER / TRANSFEROR**” (which expression shall unless it be repugnant to the context or meaning thereof, mean and include her heirs and legal representatives, successors and assigners etc.) Party of the **FIRST PART**.

AND

MR. RAHUL VIPUL GALA, Age-23 yrs. (PAN NO- DKFPG0377G) AND MRS.VANDANA VIPUL GALA, Age-44,(PAN NO-BXPPM4558Q), adult Indian inhabitant, residing at- Flat no-502, 5th Floor, Ashtvinayak Angan CHS, Plot no-F-38, Sector-08, Ulwe, Navi Mumbai-410 206. Hereinafter referred to as “**PURCHASERS/TRANSFEREES**” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigners) Party of the **SECOND PART**.

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), herein referred to as 'THE CORPORATION' and SHRI CHINTAMAN CHANDAR KOLI, herein referred to as 'THE ORIGINAL ALLOTTEES', entered into an Agreement to Lease dated 09/09/2008, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI CHINTAMAN CHANDAR KOLI (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No. -92, Sector No. 18, admeasuring 999.73 Sq. mtrs. at Ulwe, Navi Mumbai, Taluka- Panvel, District Raigad, (hereinafter referred to as 'THE SAID PLOT')

2. **AND WHEREAS**, by virtue of Development Agreement, the Corporation has been empowered under section 113A of the Maharashtra Regional & Town Planning Act 1966, to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

3. **AND WHEREAS**, By the Letter of allotment, Dated-22/08/2008, the CIDCO agreed to allot to SHRI CHINTAMAN CHANDAR KOLI a plot being Plot no-92, admeasuring 999.73 Sq. mtrs. Situated at Sector-18, Ulwe, Navi Mumbai under the said 12.5% Gaothan Expansion Scheme on lease for the term of 60 years from the date of the said Agreement To Lease for Lease Premium and on the terms and condition contained in the said Letter of Allotment.

4. **AND WHEREAS, AND WHEREAS**, By an Agreement to Lease dated - 09/09/2008, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI CHINTAMAN CHANDAR KOLI (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No. -92, Sector No. 18, admeasuring 999.73 Sq. mtrs. at Ulwe, Navi Mumbai, Taluka- Panvel, District Raigad, (hereinafter referred to as 'THE SAID PLOT')

5. **AND WHEREAS**, The original Allottees paid the Premium in full agreed to be paid to the Corporation. The said Agreement to Lease dated : 09/09/2008 was Registered at the Office of Sub Register Assurance Panvel-1, Vide Registered Receipt No.8423, Document No. PVL-1/6958/2008, Dated- 12.09.2008.

6. **AND WHEREAS**, The Physical possession of the said plot has been handed over to the original Allottees for Development and Construction thereof the Building for

Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the Purpose of erecting building/s.

7. **AND WHEREAS** By Tripartite Agreement Dated **26/05/2010** between the CIDCO THE FIRST PART, **SHRI CHINTAMAN CHANDAR KOLI** the Original Allottees of the SECOND PART & **MRS. SUDARSHANA ANIL KAUSHIK**, therein referred to as "The New Licensees" and hereinafter referred to as "The Builders" of the Third Part. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Third Part on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
8. **AND WHERAS**, The said Tripartite Agreement dated **26/05/2010** has been registered at the Office of Sub Register Assurance panvel-1, vide Document No. 6660/2010, Dated. 26/05/2010.
9. **AND WHEREAS** By second Tripartite Agreement Dated – **08/09/2010** between the CIDCO THE FIRST PART, **MRS. SUDARSHANA ANIL KAUSHIK** the New Licensee of the SECOND PART & **M/S. STHAAYIN STRUCTURES**, through its partner 1) **SHRI SAMIT SURCHAND KUDALE**, 2) **MRS. ARUNA SURCHAND KUDALE**, 3) **SWAPNIL SURCHAND KUDALE** therein referred to as "The subsequent New Licensees" and hereinafter referred to as "The Builders" of the Third Part. The said New Licensee have assigned all her rights and interests in and upon the said Plot to the Third Part on the terms and conditions more particularly set out in the said Agreement to Lease.
10. **AND WHEREAS**, The said second Tripartite Agreement dated **08/09/2010** has been registered at the Office of Sub Register Assurance Panvel-3, vide Document No. 8929/2010, Dated. 26/05/2010. In pursuance of the second tripartite Agreement CIDCO transferred the said plot on dated-5/09/2010 in the Name of **M/S. STHAAYIN STRUCTURES** through it's a foresaid partners.
11. **AND WHEREAS**, The Promoters have acquired the leasehold rights in respect the said plot being Plot no-92, Sector-18, Ulwe, Navi Mumbai. The BUILDERS have entrusted the architect works to develop, design and lay down specifications for construction of the building on the said plot.

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "THE CORPORATION" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966), hereinafter referred to as "THE SAID ACT".
2. AND WHEREAS, by virtue of Development Authority the Corporation has been empowered under section 113A of the Maharashtra Regional & Town Planning Act, 1996, to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
3. AND WHEREAS, By the Letter of allotment, Dated-22/08/2008, the CIDCO agreed to allot to SHRI CHINTAMAN CHANDAR KOLI a plot being Plot no-92, admeasuring 999.73 Sq. mtrs, Situated at Sector-18, Ulwe, Navi Mumbai under the said 12.5% Gaothan Expansion Shem on lease for the term of 60 years from the date of the said Agreement To Lease for Lease Premium and on the terms and condition contained in the said Letter of Allotment.
4. AND WHEREAS, AND WHEREAS, By an Agreement to Lease dated - 09/09/2008, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI CHINTAMAN CHANDAR KOLI (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No. -92, Sector No. 18, admeasuring 999.73 Sq. mtrs. at Ulwe, Navi Mumbai, Taluka- Panvel, District Raigad, (hereinafter referred to as 'THE SAID PLOT')
5. AND WHEREAS, The original Allottees paid the Premium in full agreed to be paid to the Corporation. The said Agreement to Lease dated : 09/09/2008 was Registered at the Office of Sub Register Assurance Panvel-1, Vide Registered Receipt No.8423, Document No. PVL-1/6958/2008, Dated- 12.09.2008.
6. AND WHEREAS, The Physical possession of the said plot has been handed over to the original Allottees for Development and Construction thereof the Building for

Residential cum Commercial purposes
license to the Original Allottees to enter upon
erecting buildings.

7. AND WHEREAS By Tripartite Agreement
CIDCO THE FIRST PART, SHRI CHINTAMAN
Allottees of the SECOND PART &
therein referred to as "The New Li
Builders" of the Third Part. The said
and interests in and upon the said P
more particularly set out in the
Agreement.

8. AND WHEREAS, The said
registered at the Office of Sub-Register
6660/2010, Dated. 26/05/2010

9. AND WHEREAS By second
CIDCO THE FIRST PART
Licensee of the SECOND PART
through its partner 1)
SURCHAND KUDAR
to as "The subsequent
of the Third Part. The
in and upon the s
particularly set out

10. AND WHEREAS
been registered
No. 8929/20
CIDCO tra
STHAAYI

11. AND WHEREAS
said plot
entrust
const

19. **AND WHEREAS** the Seller herein and purchaser there in **MR. PARAG SHIVAJI PATIL** approached to builder for purchase the ownership flat and has examined and approved of the building and floor plan, all documents, The nature and quality of Construction and fitting, fixtures, facilities and amenities provided to be provided thereto as per the general specifications written and agreed to purchase the **FLAT NO-1102, 11TH FLOOR, "STHAAYIN SHRESTHA", PLOT NO.-92, SECTOR - 18, ULWE, NAVI MUMBAI, TALUKA - PANVEL, DIST. RAIGAD.-410 206, Admeasuring Area-32.162 Sq.Mtr Carpet** (herein after referred to as "**The Said Flat**") and the parties hereto have hereunder recorded in writing the terms and conditions and consideration more particularly mentioned in the Agreement made between them.
20. **AND WHEREAS**, The purchaser therein **MR. PARAG SHIVAJI PATIL**, and builder/Developer was entered in to the Agreement for sale dated-25/08/2011 which was duly registered Under Doc. No. **PVL-2/7919/2011, dated-29/08/2011**.
21. **AND WHEREAS** after the completion of the construction builder applied for the Occupation Certificate to the CIDCO and CIDCO issued O.C on dated-21/04/2015 Vide its ref no-CIDCO/BP-5573/TPO(NM&K)/2015/433 And thereafter builder issued **possession letter Dated -** and hand over the physical possession of the Said Flat to **MR. PARAG SHIVAJI PATIL**.
22. **AND WHEREAS**, **MR. PARAG SHIVAJI PATIL**. (Purchasers therein and sellers herein) is law full owner of the **Flat No-1102, 11th Floor, "STHAAYIN SHRESTHA", Plot No.-92, Sector -18, Ulwe, Navi Mumbai, Taluka - Panvel, Dist. Raigad.-410 206, Admeasuring Area-32.162 Sq. Mtr Carpet** And now "**STHAAYIN SHRESTHA**" is registered Co-Op housing society Ltd. under Society Act vide its registration no- **NBOM/CIDCO HSG (T.C)/6524/JTR/YEAR 2016-2017**
23. **AND WHEREAS**, **MR. RAHUL VIPUL GALA, AND MRS.VANDANA VIPUL GALA** searching for purchase the ownership flat at Ulwe and approached to sellers through his friend / broker and come to know that the seller is interested to sale the above said flat and purchasers herein showed the interest to purchase above said flat. The flat owner/sellers herein ready to sale flat for total consideration of **Rs. 42,00,000/- (Rs. Forty Two Lakhs Only/-)**. and the purchasers herein have ready to purchase the above said flat for same consideration.

24. AND WHEREAS, Purchasers herein have took the inspection of the premises and all the documents, relating to the title of the said property Viz. Certificate, and other documents and the plans, designs and specifications prepared by the Architect of the Builder and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, management, and Transfer) Act, 1963 (hereinafter referred to as **The Said Act**) and the rules made there under, and has satisfied themselves and the sellers herein and purchasers therein has agreed to sale **The said Flat** and the purchasers herein ready to purchase the above said flat.

25. AND WHEREAS The Party of the first part/transfers herein has agreed to sell and transfer, and the Purchasers/transferees have agreed to purchase and acquire all the rights, title and interest of the Party of the First Part in respect of the said flat at or for a total consideration of **Rs. 42,00,000/- (Rs. Forty Two Lakhs Only/-)**.

26. AND WHEREAS both the parties have agreed to enter into the Agreement For Sale in respect of the said flat and the whole transaction shall be completed the terms and conditions as shall appear hereinafter.

NOW THIS AGREEMENT FOR SALE WITNESSTH AS FOLLOWS:-

1. The purchasers/Transferees has paid full and final consideration amount to the seller in following manner :-

Sr. No	Payment Mode	Bank Name and branch	Date	Amount
1.	Cheque no 000003	HDFC BANK, Ulwe	24/07/2023	Rs.1,00,000/-
2.	Online Transfer Transaction id- 321092230382	HDFC BANK	29/07/2023	Rs. 50,000/-
3	Online Transfer Transaction id- 321092244761	HDFC BANK	29/07/2023	Rs. 50,000/-
3	By DD or cheque	Obtaining Bank or any financial institute loan. 60 days from MOU	Rs.40,00,000/-
			Total	Rs. 42,00,000/-

is due from him to the Corporation or Government and /or any other authorities relating to the said flat, the same will be paid by the seller/transferor till June 2023. Other than Agreement registration stamp duty charges, CIDCO transfer charges, loan processing charges or any other charges required for transfer of the said flat in the name of Purchasers to be borne by the Purchaser.

9. The seller/Transferor state that save and except the aforesaid paper they do not possess any other documents of title in respect of the said premises nor they have deposited or pledged the same with anyone and as such he undertake to indemnify and keep indemnified the Purchasers/Transferees.
10. The party of second part / purchasers hereby agreed that, after executing the agreement, they will pay all the maintenance, Property Tax, or any other dues in respect of the said flat, till date and thereafter, the Seller will not be held responsible for the same.
11. All disputes and differences that may arise between the parties hereto relating to or in connection with any matter relating to this Agreement For Sale or between the parties or their representatives shall be referred to a sole arbitrator under the provisions of Indian Arbitration & Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of flat bearing Flat No-1102, 11th Floor, " STHAAYIN SHRESTHA CHS.LTD", Plot No.-92, Sector -18, Ulwe, Navi Mumbai, Taluka – Panvel, Dist. Raigad.-410 206.Admeasuring Area-32.162 Sq. Mtr Carpet

IN WITNESS WHEREOF the parties hereto have hereunto set and
put their respective hands and seals the day and year first herein above w

SIGNED SEALED AND DELIVERED
by the within named the Seller/Transferor

MR. PARAG SHIVAJI PATIL

AND

SIGNED SEALED AND DELIVERED
by the within named purchasers / Transferees

MR. RAHUL VIPUL GALA,

MRS. VANDANA VIPUL GALA

in the presence of

1)



-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक २४ बी. ओ. एच. सिडको/एच. एस. टी. सी. / ६५२३/बि. टी. आ. / एच. २३२६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
तयार केवळ मदतकारा

गृहनिर्माण संस्था मर्यादित मुंबई, २०, फेब्रुवारी-१९६१ ई.
उत्तरे, नवी मुंबई

हि संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)
अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण
"भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई



सही

[सुभाष पाटील]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: १८ / ०५ / २०१६

Share Certificate No. 29

Member's Regn. No. 29

Wing/Flat No. 1102

No of Shares - 10

SHARE CERTIFICATE

(Registered under the Maharashtra Co. operative Societies Act 1960)

STHAAYIN SHRESHTHA GO-OP. HOUSING SOCIETY LTD.

Regd Add : Plot No. 92, Sector 18, Ulave, Navi Mumbai - 410 206

REG. NO.: NBOM/CIDCO/HSG/TC/6524/2016-17, Date: 18/5/2016

Authorized Share Capital of Rs. 50,000 Divided into 1000 Share of Rs. 50/- each

This is to certify that Mr. Parag Shivaji Patil

is the Registered Holder of 10 fully paid up Shares of Rs. FIFTY, each numbered

from 281 to 290 both inclusive, in

STHAAYIN SHRESHTHA

Co-Operative Housing Society Ltd., subject to the Bye-laws of the said Society

Given under common seal of the said Society at

Ulave, Navi Mumbai

this 22 April day of 2021...

₹ 500/-

P. Shinde

Chairman

Parag Shivaji Patil
Secretary

Atul

Authorised
M. C. Member

Date: 08-07-2011

To,

Mr. Parag Shivaji Patil,

R.H. 8/3,
Opp Samata Society, Sector -47,
Sanpada, Navi Mumbai - 400705.

Dear Sir,

Subject: Allotment for Flat No 1102 on 11th Floor in Residential Building "STHAAYIN SHRESTHA" situated at Plot no 92 in Sector 18, Ulwe, Navi Mumbai.

As per your request we have allotted Flat No 1102 on 11th Floor (hereinafter called as a said unit) in Residential Building STHAAYIN SHRESTHA situated at Plot No 92, Sector 18, Ulwe, Navi Mumbai. The City & Industrial Development Corporation of Maharashtra (hereinafter referred to as the Corporation) has sanctioned our plans & granted Development permission & issued Commencement Certificate Dated 08-02-2011 bearing Number CIDCO/ATPO (BP)/2246

This is to record that we have pursued with the Agreement to Lease dated 09-09-2008 & Tripartite Agreement Dated 08-09-2010, Development Permission & Commencement Certificate Dated 08-02-2011 Sanction plans.

In Response to your request we (hereby called the Builders) have allotted Flat No 1102 on 11th Floor of an Approximate Carpet area of 32.162 sqmt for a lump sum price of Rs 18,00,000/- (Rupees Eighteen Lacs Only) which has to be paid to us as per the payment schedule set

As a condition of the reservation with the said unit, the reservation amount of Rs 1,00,000/- (Rupees One Lakh Only) shall be provided.

PAYMENT SCHEDULE

- 1) PAYMENT MONEY DEPOSIT 10%
- 2) ON OR BEFORE COMPLETION OF PLUMB

This reservation is made subject to the following Terms & Conditions:

- 1) The Reservation amount for the above mentioned unit is Rs 1,00,000/- (Rupees One Lakh Only) and you have agreed to pay the Reservation Amount as per the schedule given below:
 - a) Rs 1,00,000/- on the Date of Reservation.

You have agreed to pay the installments as per the payment schedule set out herein before. Please note that it has been specifically agreed & understood between you & us that payment of installments on time is the essence of the contract. If payment is not received within stipulated period given in the Installment Call Notice, the allotment will be canceled & 20% of the price of the said unit will be forfeited & balance amount will be refunded without any interest. Alternatively, interest for the delay at 24% p.a. will be charged. The Discretion will rest absolutely with the Builder. Interest on delayed payment can be charged along with installments or at the Time of Transfer Possession of the said unit as per the Discretion of the builder. Also please note that Possession of the said unit shall be handed over only on realization of full & final payment of the said unit.

- 2) We acknowledge the Receipt of Rs 15,00,000/- (Rupees Fifteen Lac On's) from you. In addition to the Lump sum price agreed, you have to bear the charges towards the Stamp Duty & Registration, Maintenance charges for 12 Months from the date of occupancy, Proportionate share of Stamp Duty and Registration Charges for execution of Lease Deed/ Conveyance Deed and other Taxes, cess Etc shall be levied by the local authorities or the Government.

- 1) EARNEST MONEY DEPOSIT
- 2) ON OR BEFORE COMPLETION OF PLINTH

This reservation is made subject to the following Terms & Conditions:-

- 1) The Reservation amount for the above mentioned unit is Rs. 1,80,000/- (Rupees One Lac Eighty Thousand Only) & you have agreed to pay the Reservation Amount as per the schedule given below
 - a) Rs. 1,80,000/- on the Date of Reservation

You have agreed to pay the installments as per the payment schedule set out herein before. Please note that it has been specifically agreed & understood between you & us that payment of installments on time is the essence of the contract. If payment is not received within stipulated period given in the Installment Call Notice, the allotment will be canceled & 20% of the price of the said unit will be forfeited & balance amount will be refunded without any Interest. Alternatively, interest for the delay at 24% P.A will be charged. The Discretion will rest absolutely with the Builder. Interest on delayed payment can be charged along with Installments or at the Time of Transfer Possession of the said unit as per the Discretion of the builder. Also please note that Possession of the said unit shall be handed over only on realization of full & final payment of the said unit.

- 2) We acknowledge the Receipt of Rs. 15,00,000/- (Rupees Fifteen Lac Only) from you. In addition to the Lump sum price agreed, you have to bear the charges towards the Stamp Duty & Registration, Maintenance charges for 12 Months from the date of occupancy. Proportionate share of Stamp Duty and Registration Charges for execution of Lease Deed/ Conveyance Deed and other Taxes, cess Etc shall be levied by the local authority or the Government.

3) Following Taxes will be applicable on the Agreement Value which is 18,00,000/-

a) Service Tax : 2.58% (Payable along with every Installment Cheque)
Service Tax Total Amount 46,440/-

b) VAT : 1% (To be Paid at the Time of Registration)
VAT Total Amount : 18,000/-

Apart from above If any Sales Tax / Works Contract Tax and/or any other taxes for the Purchase/sale of the apartment/commercial premises are levied or would be levied in future by any Municipal Corporation/ State Government/ Central Government and/or any other Public Authority they shall be wholly borne and paid by the Purchaser's only

4) You will not transfer Benefits and Rights of this Unit to any other party without taking prior permission from the builder. The builder will give such No Objection Certificate for transferring Benefits & Rights for the said Unit on clearing of all the dues

5) You are hereby requested to sign an agreement for sale for the said unit as required by the Section 4 of Maharashtra Ownership Flats (Regulation of Promotion of the Construction, Sale, Management & Transfer) Act 1963, at the earliest to enable us to present the same for registration under section 32 of the Registration and admit before the Sub Registrar of the Assurance.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD OFFICE

 REGD OFFICE
 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,
 Navi Mumbai - 400 614
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

CIDCO/ATPO(BP)/2011-2246-22

Date : 28 FEB 2011

Ref. No. Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 0 0 2 0 1

 To,
 M/s. Sthaayin Structures,
 Partners Shri Samit Surchand Kudale & Others Two,
 RH No.5A, Swami Samarth CHS,
 Pashan Sub Road, Pashan, Pune.

Sub:- Development Permission plan for Residential Building on Plot No.92 ,Sector-18 pt at Ulwe (12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's letter dated 24/12/2010
 - 2) Final transfer order issued by M(TS-II) vide letter dtd.16/09/2010
 - 3) Delay condonation issued by M(TS-II) vide letter dtd.22/01/2010
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.24/01/2011
 - 5) Maveja NOC issued by AEO vide letter dtd.22/10/2010
 - 6) 50% IDC paid of Rs.5,00,000/- vide receipt No.4790, dtd.31/01/2011

 Sir,
 Please refer to your application for approval for Residential Building on Plot No.92, Sector-18 pt at Ulwe (12.5% scheme) Navi Mumbai

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

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

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

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


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

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

Since, you have paid 50% IDC paid of Rs.5,00,000/- vide receipt No.4790, dtd.31/01/2011, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,


 (R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



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,
Navi Mumbai - 400 614,
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

CIDCO/ATPO(BP)/2011/2245-3

Date: 8 FEB 2011

To,
M/s. Sthaayin Structures,
Partners Shri Samit Surchand Kudale & Others Two,
RH No.5A, Swami Samarth CHS,
Pashan Sub Road, Pashan, Pune.

ASSESSMENT ORDER NO. 833/2010-11/REGISTER NO.03/PAGE NO.833

- SUB:- Payment of development charges for Residential Building on Plot No.92 ,Sector-18 pt at Ulwe (12.5% scheme) Navi Mumbai
- REF:- 1) Your architect's letter dated 24/12/2010
2) Final transfer order issued by M(TS-II) vide letter dtd.16/09/2010
3) Delay condonation issued by M(TS-II) vide letter dtd.22/10/2010
4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.24/01/2011
5) Maveja NOC issued by AEO vide letter dtd.22/10/2010
6) 50% IDC paid of Rs.5,00,000/- vide receipt No.4790, dtd.31/01/2011

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES. (OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

1. Name of Assessee :- M/s. Sthaayin Structures,
 2. Location :- Partners Shri Samit Surchand Kudale & Others Two,
Plot No.92 ,Sector-18 pt at Ulwe (12.5% scheme) Navi Mumbai
 3. Land use :-Residential
 4. Plot area :-999.73 Sq. mtrs
 5. Permissible FSI :-1.5
 6. AREA FOR ASSESSEMENT :-
 - i) Plot area :- 999.73 Sq.mtrs.
 - ii) Built up area :-1484.844 Sq.mtrs
 7. DEVELOPMENT CHARGES :-
 - i) On plot area :- 999.73 Sq.mtrs X Rs.30/-=Rs.29991.90
 - ii) On built up area :- 1484.844 Sq.mtrs X Rs.40/-=Rs.59393.76

Total Rs.89385.66
 - 8) Total Assessed development Charges :- (7.i + 7.ii)=Rs. 89385.66, Say Rs. 89386/-
 - 9) Date of Assessment :- 25/01/2011
 - 10) Due date of completion :- 09/09/2008 to 08/09/2012
 - 11) Development charges paid of Rs.90,000/-Vide receipt No.4790, dtd.31/01/2011
- Unique Code No. 2011 02 021 02 0002 01 is for this Development Permission on Plot No.92 Sector-18 at Ulwe,(12.5% Scheme) Navi Mumbai

Yours faithfully,

(R.B. Patil)
Addl Town Planning Officer(BP)
(Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

GD OFFICE
T. 221 - 269 Feet, Nandan Road
Mumbai - 400 021
P. 221 (base option) +91 22-6650 0900 / 6650 0928
F. 221 +91 22 2202 2539 / 6650 9733

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614
PHONE : +91 22-6791 8100
FAX : +91-22-6791 8166

CIDCO/ATPO(BP)/2011-2245 - -

Date **8 FEB 2011**

To/
M/s. Sthaayin Structures,
Partners Shri Samit Surchand Kudale & Others Two,
RH No 5A, Swami Samarth CHS,
Pashan Sub Road, Pashan, Pune.

ASSESSMENT ORDER NO. 833/2010-11/REGISTER NO.03/PAGE NO.833

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	0	0	2	0	1
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SUB - Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No 92 ,Sector-18 pt at Ulwe (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 24/12/2010

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- 1 Name of Assessee :- M/s. Sthaayin Structures,
Partners Shri Samit Surchand Kudale & Others Two,
- 2 Location :- Plot No.92 ,Sector-18 pt at Ulwe (12.5% scheme)
Navi Mumbai
- 3 Land use :- Residential
- 4 Plot area :- 999 73 Sq. mtrs
- 5 Permissible FSI :- 1.5
- 6 GROSS BUA FOR ASSESSEMENT :- 4007 113 Sq.mtrs.
- 7 ESTIMATED COST OF CONSTN. :- 4007.113 Sq.mtrs. X 10000.00= Rs. 40071130/-
- 8 AMOUNT OF CESS :- Rs 40071130/- X 1%= Rs 400711.30
- 9 Construction & Other Workers Welfare Cess charges paid Rs. 4,01,000/- vide Receipt No 4838 dtd.04/02/2011

Yours faithfully,

(R B Ratil)
Addl Town Planning Officer(BP)
(Navi Mumbai & Khopta)

2246

8 FEB 2011

MUMBAI CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Stharyin Structures

Plot No. 92 Road No. — Sector 18(P) Zone Ulwe of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential building (G+13) str.
Proposed Residential BUA - 1484.844 m²

(Nos. of Residential Units 36 Nos. of Commercial units —)

1. This Certificate is liable to be revoked by the Corporation if :-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation
 - 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16 1(2) of the GDCRs - 1975.

The conditions of this certificate shall be binding not only on the applicant but also on his successors and on 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. 5000/- 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 E2(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-116101, Dated 19th July, 1994 for all buildings following additional conditions shall apply:
 - (i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a "Display Board" on the conspicuous place on site indicating following details :-
 - (a) Name and address of the owner/developer, Architect and Contractor.
 - (b) Survey Number/City survey Number Plot. Number/Sector & Node of Land and a reference along with description of its boundaries
 - (c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority
 - (d) Number of Residential Flats/Commercial Units with areas
 - (e) Address where copies of detailed approved plans shall be available for inspection
 - (f) A notice in the form of an advertisement, giving all the details mentioned in (i) above shall be published in two widely circulated newspapers one of which should be in regional language

As per the notification dtd 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt of India and as per Circular issued by Urban Development Deptt., Govt of Maharashtra, vide No FAR/102004/160/TP.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply

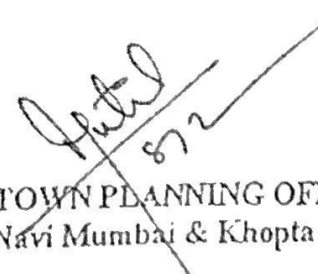
The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

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

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

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

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


ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

m/s. Designo

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/TPNL/KLM/DRON)
4. EE(WS)

SCHEDULE

RAIN WATER HARVESTING

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

Following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;

Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

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

g) Perforated concrete slabs shall be provided on the pits/trenches.

If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq. mt.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

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

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

CARPET AREA STATEMENT

FLOOR	FLAT NO	CARPET AREA
2468	01	47.371
	02	32.162
	03	40.355
3579	01	47.371
	02	32.162
	03	49.355
1012	01	47.371
	02	32.162
	03	49.355

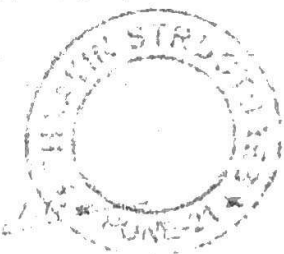
SEAL & STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION MENTIONED IN

This is for Plot No. CIDCO / (B.P.) / ATPO 2240 - Date: 18 FEB 2011

Additional Copy Placed in Office, Rajod on 18 Feb 2011
Plot No. 4, Sector - 11, G. D. D.

PROPOSED -
ON PLOT NO. 4, SECTOR 11 (P-1)
(12.5% ST-4)



As per...

CARPET AREA STATEMENT

FLOOR	PLANNING	CARPET AREA
4th		47 371
		32 162
		49 355
		47 371
		32 162
		49 355
		47 371
		32 162
		49 355

APPROVED IN
 MENTIONED IN
 Third Office Letter No. CIO/0
 D/S. A.O. - 2011
 ATPO 2011

[Handwritten Signature]
 6/2/11

Additional Town Planning Officer
 Raigad Bhavan, 4th Floor,
 Plot No. 4, Sector - 11, C.B.D.

CE/RAIGAD/...

PROPOSED RECONSTRUCTION
 ON PLOT NO. 97, SECTOR 11,
 (12.5 % SCHEMED) ULWANI

NAME ADDRESS &
 OF OWNER

[Handwritten Name]



[Handwritten Signature]

DEPT

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN U99999 MH 1970 SGC 014574)

REGD OFFICE

 Milkmaid 20.1 Floor, Nariman Point
 Mumbai - 400 021
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2702 2509

HEAD OFFICE:

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

 Date : 12th APR 2015

Ref. No.

CIDCO/BP-5573/TPO(NM & K)/2015/ 4 3 3 = - -

Unique Code No	2	0	1	1	0	2	0	2	1	0	2	0	0	0	2	0	1
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To,

M/s Sthaayin Structures,

Through its partners, Shri. Samit Surchand Kudale & Others Two,

R H No.5A, Swami Samarth CHS, Pashan Sub Road, Pashan Pune

Sub:- Occupancy Certificate for Residential Building on Plot No 92, Sector-18(pt) at Ulwe (12.5% Schme), Navi Mumbai

Ref :-

- 1) Your letter dated 25/02/2015
- 2) No dues certificate issued by M(TS-II) vide letter No CIDCO/Estate/12.5% Sch/Ulwe/1035/2015, dtd.22/01/2015
- 3) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/8255/2014, dtd.16/12/2014
- 4) PSIDC NOC issued by EE(Elect-II) vide letter NO. CIDCO/EE(Elect-II)/14/UL-0769/831, dtd.08/07/2014
- 5) Hort. NOC issued by Hort. Officer vide letter No. CIDCO/HORT/2015/15, dtd.07/04/2015
- 6) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/1035/2015, dtd.22/01/2015
- 7) 100% IDC paid of Rs.10,00,000/- vide
 - i) Receipt No.4790, dtd.31/01/2011, Amount of Rs.5,00,000/-
 - ii) Receipt No.13453, dtd.09/04/2015, Amount of Rs.5,00,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with as built drawings duly approved.

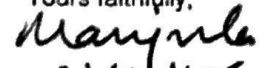
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC of Rs.10,00,000/- vide i) Receipt No.4790, dtd.31/01/2011, Amount of Rs.5,00,000/- ii) Receipt No.13453, dtd.09/04/2015, Amount of Rs.5,00,000/-, you may approach to the Office of Executive Engineer (W/S-I) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,



21/4/15

(Manjula Nayak)

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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 Belapur,

Navi Mumbai - 400 614

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date : 12 1 APR 2015

CIDCO/BP-5573/TPO(NM & K)/2015/4 3 3 = - -

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	0	0	2	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that the Development of Residential Building having of Stilt +13 floors [(Resi. BUA =1484.408 Sq. mtrs., Total BUA = 1484.408 Sq. mtrs.) (No. of Units :- Resi.- 36 Nos.) (Free of FSI = Fitness Centre BUA=27.54 Sq.mtrs. & Society Office BUA=11.297 Sq.mtrs.) on Plot No. 92, Sector-18(pt) at Ulwe (12.5% Scheme), of Navi Mumbai completed under the supervision of M/s. Designo Architects has been inspected on 05/03/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 08/02/2011 and that the development is fit for the use for which it has been carried out.

Manjula
21/4/15

(Manjula Nayak)

 Town Planning Officer(BP)
 Navi Mumbai & Khotia



Date- 31/08/2015

To,

Mr. Parag Shivaji Patil

**Ref: Possession of Flat no. 1102 on 11th Floor in the residential building
STHAAYIN SHRESHTHA situated at Plot No 92, Sector 18, Ulwe, Navi
Mumbai.**

Dear Sir,

We hereby give you peaceful and vacant possession of the above mentioned flat on following terms and conditions.

1. The work of building is already completed in all respect, which is accepted and you are satisfied about the said work.
2. After taking possession it is the sole responsibility of yours and other Flat owners to maintain the structure with premises and all fixtures and fittings at your own risk and costs.
3. It is the sole responsibility of flat owner/s to pay all charges, service charges, electricity and water charges and security charges / watchman salary and any other outgoings, payable to us or any other authority in the respect of the said flat.
4. Not to disturb the structure, elevation or beauty of the premises and external facade or colour scheme of the Building. You will not change the grills provided in window / flower bed. You will not put flowers pottery on parapet of terrace and in the flower bed parapet & grill area.

सिडको

शाहराचे शास्यकार

शाहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिल्या मजला,
सिडको भवन, सी.बी.डी. बेलगापुर,
नवी मुंबई ४०० ६१
दि. ११/०६/२०१०

सिडको/वसाहत/साटयो/उलवे/१०३५/२०१०

प्रति,

श्रीमती सुदर्शना अनिल कौशीक

१०१, से.१७, वाशी,

नवी मुंबई.

विषय:- साडेबारा टक्के योजनेनुसार मौजे उलवे येथे वाटप करण्यात आलेल्या
भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ :- इकडील कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/उलवे/१०३५
दिनांक.-


महोदय,

साडेबारा टक्के योजनेप्रमाणे मौजे उलवे येथे वाटप करण्यात आलेल्या श्री चिंतामण चंदर कोळी यांनी धारण
करणेलेल्या सेक्टर -१८pt मधील भूखंड क्रमांक- १२, क्षेत्र ९९९. ७३ चौ.मी. उलवे, ता. पनवेल जि. रायगड, श्रीमती
सुदर्शना अनिल कौशीक यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक २६/०५/२०१० रोजी श्री चिंतामण चंदर कोळी आणि
श्रीमती सुदर्शना अनिल कौशीक यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदनी दुय्यम
निबंधक पनवेल यांचेकडे नोंदनी क्रमांक पवेल/६६६०/२०१० दिनांक २६.०५.२०१० अन्वये करण्यात आली
असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचकडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक
म्हणुन श्रीमती सुदर्शना अनिल कौशीक, यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळावे,

आपला विश्वासु,



व्यवस्थापक (शाहरसेवा)-२

277/4

शिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

व्यापार केंद्र, पहिल्या मजली
शिडको भव, सी.डी. बेलदूर,
प.डी. मु. अ. ४०० ६१४

शिडको/वसाहत/भाटयो/ ३०४/१०३४/१०००
पति.

दिनांक: २४/११/२०१०

चिंतामणी चंवर डोकी

जिल्हा, पतोजेठ

दादर

विषय:- साडेवारा टक्के योजनेनुसार मीजे ३.१६ येथे देण्यांत
आलेल्या भूखंडाच्या हस्तांतरणास परवानगी देण्यावत.

महोदय/महोदया,

आपल्या दिनांक १०/०४/२०१० च्या वरील विपयायावतच्या अर्जावरून कळविण्यांत येते की, आपणांस
३ येथे साडेवारा टक्के योजनेनुसार वाटप करण्यांत आलेल्या भूखंड क्र. ९२ सेक्टर १८ (पति)

क्षेत्र. ९९.७० मी. २५२२ चौकोनी क्षेत्रात यांना
साडेवारा टक्के योजनेच्या सर्व अटी व शर्तीस अधिन राहून तसेच न्यू बॉम्बे डिसपोसल ऑफ लँड रेग्युलेशन १९७५ मधील
तर्तुदीस आणि नागरी जमिन (कमाल धारणा व नियमन) अधिनियामन्वये आवश्यक ती सुट मिळवून तसेच पत्र सादर
करण्याच्या अटीस अधिन राहून हस्तांतरित करण्यास परवानगी देण्यावावत विचार करण्यांत येईल. तथापि त्यापूर्वी
हस्तांतरण शुल्कापैकी रक्कम रूपये ३०६०० शिडकोकडे भरणे आवश्यक असून याशिवाय दस्तावेज शुल्क

म्हणून रूपये ५००/- अशी एकूण रक्कम रूपये ३०६५०० (अक्षरी रूपये तीन लाख ६५००)

३०६५०० भरणे आवश्यक आहे. तरी हे पत्र मिळाल्यापासून 'शिडको लि.' यांचे नावे काढलेल्या

आणि नवी मुंबईमध्ये देव होणाऱ्या बँक डिमांड ड्राफ्टद्वारे सदर रक्कम शिडकोच्या वसाहत विभागाशी संपर्क साधून १५
दिवसांच्या आत भरणे करावी. श्री. प्रशांत शंकर शुक्ल १५०० व श्री. वि. वि.

शुक्ल ५०००१ - लक्ष्मण १५०००१ - शनि. म.प. १५००१
कळावे,

Handwritten signature

आपला विश्वास,
Handwritten signature

व्यवस्थापक (शहर सेवा)-II

Handwritten signature

2
to as the ORIGINAL LICENSEE" (which expression shall where the context so admits be deemed to mean and include his heirs, executors, administrators and assigns) of the Second Part

AND

MRS. SUDARSHANA ANIL KAUSHIK adult of Indian Inhabitant, having address at 101, Apasara, Sector No 17, Vashi, Navi Mumbai, hereinafter referred to as "the NEW LICENSEE" (which expression shall where the context so admits, be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement to Lease made at CBD, dated 9.9.2008 executed by the Corporation of the one part in favour of the Original Licensee herein, therein referred to as the Licensee of the other part (hereinafter referred to as "the said Agreement"), the Corporation agreed to grant a lease to the Original Licensee herein, and the Original Licensee agreed to accept Lease of Land under Gaothan Expansion Scheme of 12.5% Scheme Plot No.92, Sector No.18pt, Ulwe, admeasuring 999.73 sq. mtrs., Taluka Panvel and District Raigad, and the said Agreement was duly registered.

AND WHEREAS the Original Licensee paid to the Corporation premium of **Rs.12,500/- (Rupees Twelve Thousand and Five Hundred Only)** the Corporation delivered the possession of the said Plot to the Original Licensee in pursuance of the said Agreement.

AND WHEREAS the Original Licensee requested the Corporation to grant to it the permission to transfer and assign its rights and interest in or benefits under the said Agreement pertaining to the said **Plot No.92, Sector No.18pt, Ulwe, admeasuring 999.73 sq. mtrs., Taluka Panvel and District Raigad**, to the Licensee in accordance with the conditions of

3

Handwritten signature: Kaushik

Handwritten signature: Dali



SEAL & STAMP OF APPROVAL

AS BUILT DRAWING

Approved subject to the conditions mentioned
in this office letter No. CIDCO/TPO(BP)/433---

Dtd. 121 APR 2015

Manjula

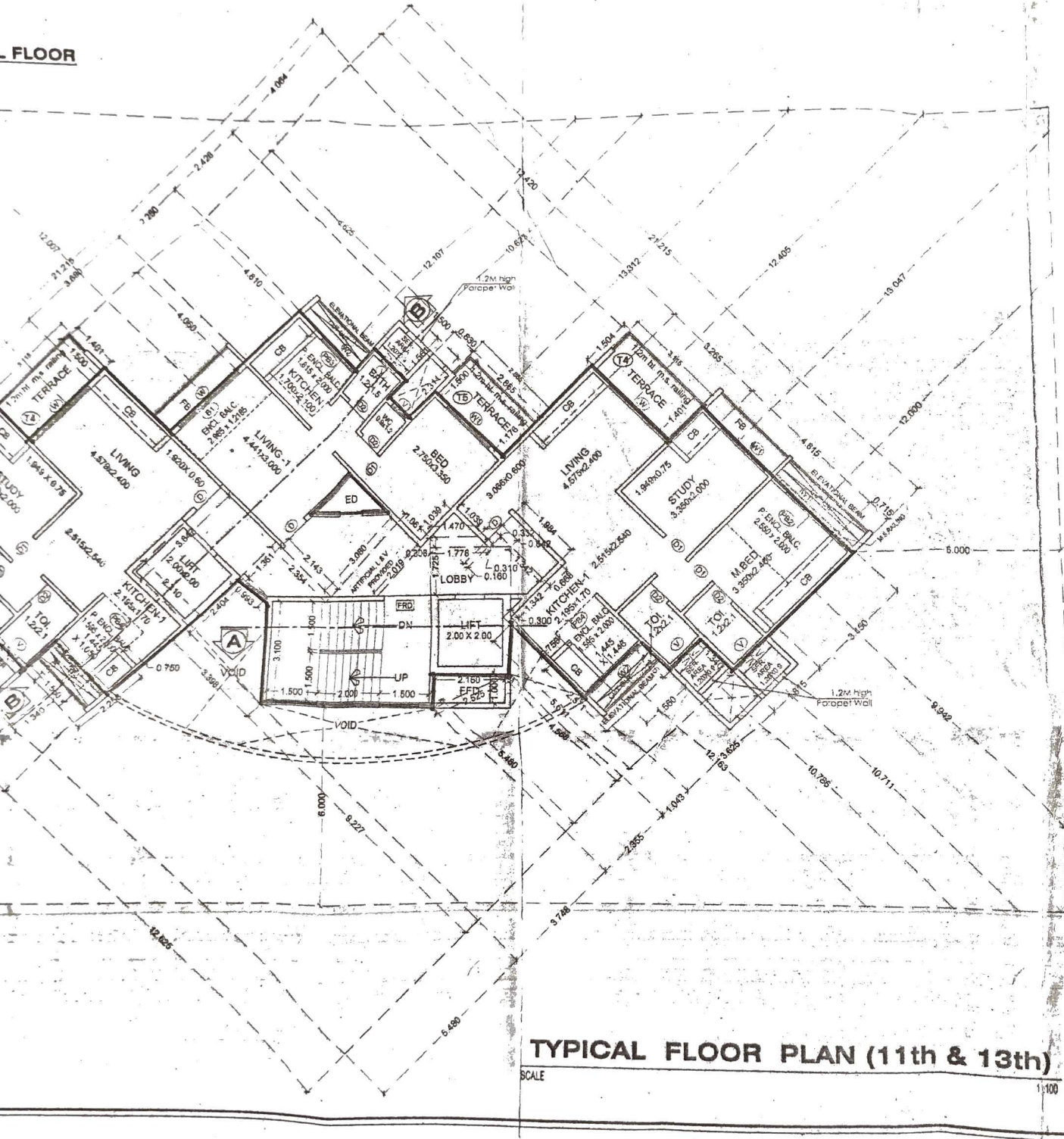
Sr. Ptnr. (BP)/TPO
CIDCO of Maharashtra Ltd.
Rajesh Bhavan, 4th Floor,
Plot No. 4, Sector - 11,
CBD-Belapur, Navi Mumbai.

GAU

2.311 x 2.065 x 1	=	3.368
1.561 x 1.600 x 1	=	1.918
(0.642 + 0.310) x 0.332 x 1	=	2.341
(0.310 + 0.160) x 0.150 x 1	=	0.158
TOTAL DEDUCTION	=	267.434 SQ.M.

PB2]	2.560 x 2.000 x 2	=	10.200
PB3]	1.815 x 2.000 x 1	=	3.630
PB4]	1.595 x 2.000 x 2	=	6.380
TOTAL PROP. BALCONY AREA		=	23.823 SQ.M.

FLOOR



DESCRIPT
AS BUIL BUILDING (12.5 %
NAME ADDR OF OWNER
DRAWN BY: RVG.
NORTH
SCALE 1:100

TYPICAL FLOOR PLAN (11th & 13th)

**BUILT UP AREA CALCULATION FOR
TYPICAL FLOOR (2ND TO 13TH)**

BLOCK AREA

AJ 21.215 x 21.215 x 1 = 450.076 SQ.M.

DEDUCTION

1)	4.084 x 12.420 x 1	= 80.475 SQ.M
2)	2.426 x 6.825 x 1	= 16.072
3)	2.250 x 4.810 x 1	= 10.822
4)	3.680 x 4.080 x 1	= 14.941
5)	3.265 x 1.401 x 1	= 4.574
6)	0.715 x 3.150 x 2	= 4.504
7)	1.340 x 3.825 x 2	= 9.715
8)	1.208 x 1.580 x 1	= 1.884
9)	2.258 x 0.750 x 1	= 1.693
10)	5.480 x 12.825 x 1	= 89.185
11)	1/2 x (5.480 + 6.227) x 3.748 x 1	= 27.561
12)	1/2 x (4.568 + 6.480) x 2.355 x 1	= 11.831
13)	1/2 x 2.525 x 0.933 x 1	= 1.178
14)	1/2 x (5.611 + 4.568) x 1.043 x 1	= 5.308
15)	2.571 x 0.790 x 1	= 1.928
16)	1.125 x 1.560 x 1	= 1.755
17)	1/2 x 1.342 x 1.342 x 1	= 0.900
18)	1.984 x 0.688 x 1	= 1.325
19)	1/2 x (1.778 + 1.470) x 0.308 x 1	= 0.500
20)	1/2 x 1.039 x 1.039 x 1	= 0.539
21)	1/2 x 1.725 x 1.725 x 1	= 1.488
22)	1/2 x (3.080 + 2.019) x 1.061 x 1	= 2.706
23)	3.080 x 2.143 x 1	= 6.600
24)	1/2 x (2.354 + 0.993) x 1.361 x 1	= 2.278
25)	1/2 x (0.993 + 3.396) x 2.404 x 1	= 5.278
26)	1.401 x 3.265 x 1	= 4.574
27)	1.176 x 2.885 x 1	= 3.369
28)	2.311 x 0.830 x 1	= 1.918
29)	1.561 x 1.600 x 1	= 2.341
30)	1/2 x (0.642 + 0.310) x 0.332 x 1	= 0.156
31)	1/2 x (0.310 + 0.160) x 0.150 x 1	= 0.035

TOTAL DEDUCTION = 267.434 SQ.M.

GROSS AREA

450.076 - 267.434 = 182.642 SQ.M
 PERMI BALC. = 182.642 X 15/115 = 23.823 SQ.M
PROP. BALCONY AREA FOR 1st TO 9th FLOOR

B1)	2.885 x 1.2185 x 1	= 3.613 SQ.M
B2)	2.550 x 2.000 x 2	= 10.200
B3)	1.815 x 2.000 x 1	= 3.630
B4)	1.595 x 2.000 x 2	= 6.380

TOTAL PROP. BALCONY AREA = 23.823 SQ.M

STAIR & LIFT AREA

ST)	5.150 x 2.380 x 1	= 12.267 SQ.M
ST1)	5.300 x 1.020 x 1	= 5.406
LT)	3.647 x 2.310 x 1	= 8.424
LT1)	2.460 x 1.898 x 1	= 4.669
LT2)	2.480 x 1.475 x 1	= 3.628
LT3)	1/2 x (2.460 + 2.036) x 0.424 x 1	= 0.953
LT4)	1/2 x 0.300 x 0.300 x 1	= 0.045

TOTAL STAIR & LIFT AREA = 35.382 SQ.M

NET BUILT UP AREA

182.642 - (23.823 + 35.382) = 123.437 SQ.M.

NET BUILT UP AREA OF TYPICAL FLOORS

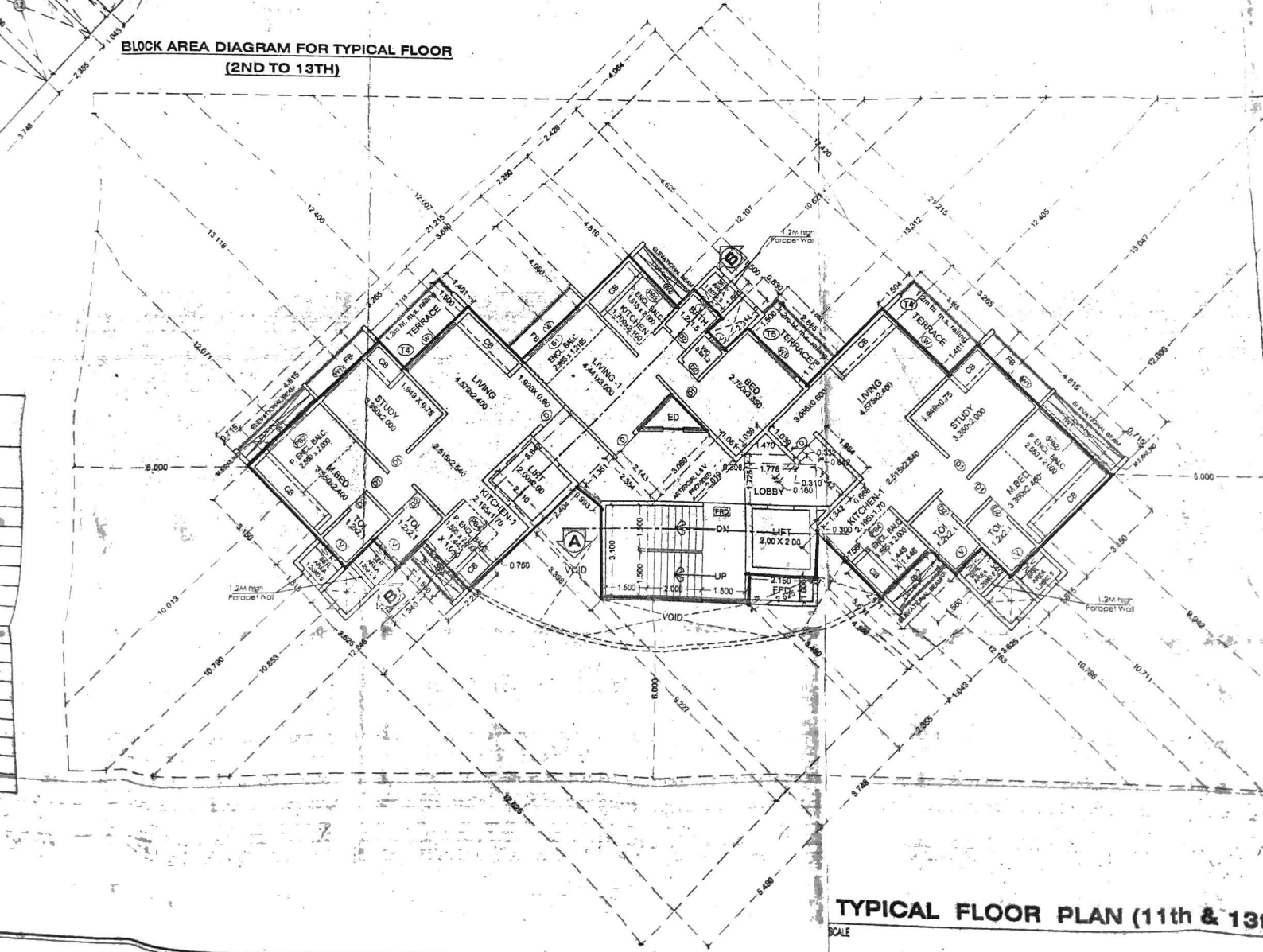
= 123.437 SQ.M.

PROP. BALCONY AREA FOR 10th TO 13th FLOOR

B1)	2.885 x 1.2185 x 1	= 3.613 SQ.M
PB2)	2.550 x 2.000 x 2	= 10.200
PB3)	1.815 x 2.000 x 1	= 3.630
PB4)	1.595 x 2.000 x 2	= 6.380

TOTAL PROP. BALCONY AREA = 23.823 SQ.M

**BLOCK AREA DIAGRAM FOR TYPICAL FLOOR
(2ND TO 13TH)**



TYPICAL FLOOR PLAN (11th & 13th)
SCALE

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (2ND TO 13TH)

BLOCK AREA :

A] 21.215 x 21.215 x 1 = 450.076 SQ.M.

DEDUCTION

1]	4.064	x	12.420	x	1	=	50.475	SQ.M.
2]	2.426	x	6.625	x	1	=	16.072	
3]	2.250	x	4.810	x	1	=	10.822	
4]	3.680	x	4.060	x	1	=	14.941	
5]	3.265	x	1.401	x	1	=	4.574	
6]	0.715	x	3.150	x	2	=	4.504	
7]	1.340	x	3.525	x	2	=	9.715	
8]	1.208	x	1.560	x	1	=	1.884	
9]	2.258	x	0.750	x	1	=	1.693	
10]	5.480	x	12.625	x	1	=	69.185	
11]	1/2 x (5.480 + 9.227)	x	3.748	x	1	=	27.561	
12]	1/2 x (4.568 + 5.480)	x	2.355	x	1	=	11.831	
13]	1/2 x 2.525	x	0.933	x	1	=	1.178	
14]	1/2 x (5.611 + 4.568)	x	1.043	x	1	=	5.308	
15]	2.571	x	0.750	x	1	=	1.928	
16]	1.125	x	1.560	x	1	=	1.755	
17]	1/2 x 1.342	x	1.342	x	1	=	0.900	
18]	1.984	x	0.688	x	1	=	1.325	
19]	1/2 x (1.778 + 1.470)	x	0.308	x	1	=	0.500	
20]	1/2 x 1.039	x	1.039	x	1	=	0.539	
21]	1/2 x 1.725	x	1.725	x	1	=	1.488	
22]	1/2 x (3.080 + 2.019)	x	1.061	x	1	=	2.705	
23]	3.080	x	2.143	x	1	=	6.600	
24]	1/2 x (2.354 + 0.993)	x	1.361	x	1	=	2.278	
25]	1/2 x (0.993 + 3.398)	x	2.404	x	1	=	5.278	
26]	1.401	x	3.265	x	1	=	4.574	
27]	1.176	x	2.865	x	1	=	3.368	
28]	2.311	x	0.830	x	1	=	1.918	
29]	1.561	x	1.500	x	1	=	2.341	
30]	1/2 x (0.642 + 0.310)	x	0.332	x	1	=	0.156	
31]	1/2 x (0.310 + 0.160)	x	0.150	x	1	=	0.035	

TOTAL DEDUCTION = 267.434 SQ.M.

GROSS AREA

450.076 - 267.434 = 182.642 SQ.M.

PERMI. BALC. = 182.642 X 15/115 = 23.823 SQ.M.

PROP. BALCONY AREA FOR 1st TO 9th FLOOR

B1] 2.965 x 1.2185 x 1 = 3.613 SQ.M.

B2] 2.550 x 2.000 x 2 = 10.200

B3] 1.815 x 2.000 x 1 = 3.630

B4] 1.595 x 2.000 x 2 = 6.380

TOTAL PROP. BALCONY AREA = 23.823 SQ.M.

STAIR & LIFT AREA

ST] 5.150 x 2.380 x 1 = 12.257 SQ.M.

ST1] 5.300 x 1.020 x 1 = 5.406

LT] 3.647 x 2.310 x 1 = 8.424

LT1] 2.460 x 1.898 x 1 = 4.659

LT2] 2.460 x 1.475 x 1 = 3.628

LT3] 1/2 x (2.460 + 2.036) x 0.424 x 1 = 0.953

LT4] 1/2 x 0.300 x 0.300 x 1 = 0.045

TOTAL STAIR & LIFT AREA = 35.382 SQ.M.

NET BUILT UP AREA

182.642 - (23.823 + 35.382) = 123.437 SQ.M.

NET BUILT UP AREA OF TYPICAL FLOORS

= 123.437 SQ.M.

PROP. BALCONY AREA FOR 10th TO 13th FLOOR

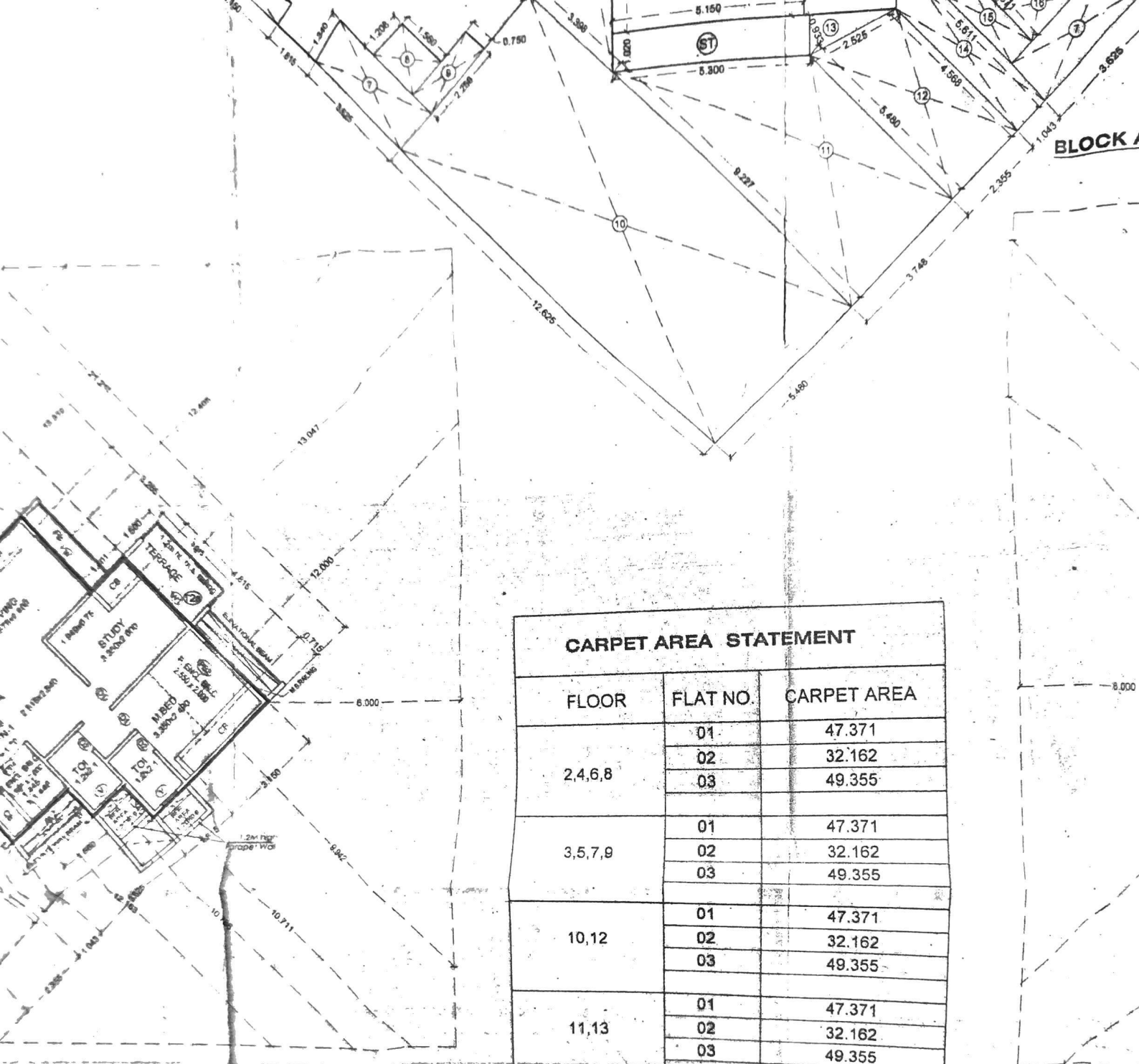
B1] 2.965 x 1.2185 x 1 = 3.613 SQ.M.

PB2] 2.550 x 2.000 x 2 = 10.200

PB3] 1.815 x 2.000 x 1 = 3.630

PB4] 1.595 x 2.000 x 2 = 6.380

TOTAL PROP. BALCONY AREA = 23.823 SQ.M.

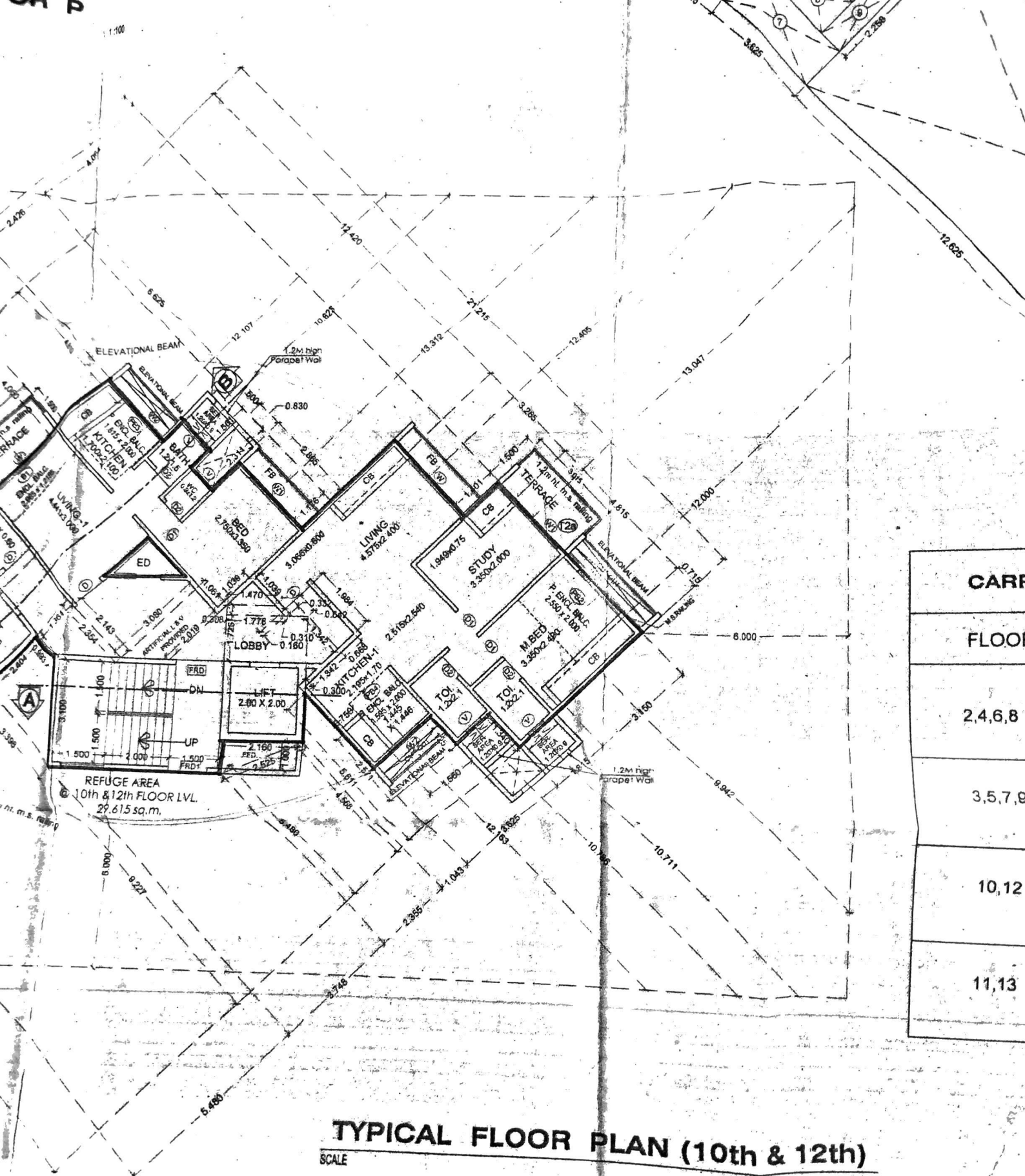


CARPET AREA STATEMENT

FLOOR	FLAT NO.	CARPET AREA
2,4,6,8	01	47.371
	02	32.162
	03	49.355
3,5,7,9	01	47.371
	02	32.162
	03	49.355
10,12	01	47.371
	02	32.162
	03	49.355
11,13	01	47.371
	02	32.162
	03	49.355

TYPICAL FLOOR PLAN (10th & 12th)

1:100



CARR
FLOOR
2,4,6,8
3,5,7,9
10,12
11,13

TYPICAL FLOOR PLAN (10th & 12th)

SCALE

1:100

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (2ND TO 13TH)

BLOCK AREA		
A)	21.215 x 21.215 x 1	= 450.076 SQ.M
DEDUCTION		
1)	4.084 x 12.420 x 1	= 50.475 SQ.M
2)	2.426 x 6.629 x 1	= 16.072
3)	2.261 x 4.810 x 1	= 10.882
4)	3.880 x 4.080 x 1	= 14.841
5)	3.285 x 1.401 x 1	= 4.604
6)	0.715 x 3.150 x 2	= 4.504
7)	1.340 x 3.625 x 2	= 6.715
8)	1.208 x 1.880 x 1	= 1.884
9)	2.258 x 0.780 x 1	= 1.693
10)	5.480 x 12.625 x 1	= 69.185
11)	1/2 x (5.480 + 6.227) x 3.748 x 1	= 27.501
12)	1/2 x (4.308 + 5.480) x 2.358 x 1	= 11.831
13)	1/2 x 2.525 x 0.933 x 1	= 1.178
14)	1/2 x (5.811 + 4.888) x 1.043 x 1	= 5.308
15)	2.971 x 0.780 x 1	= 1.928
16)	1.125 x 1.580 x 1	= 1.755
17)	1/2 x 1.342 x 1.342 x 1	= 0.900
18)	1.984 x 0.688 x 1	= 1.325
19)	1/2 x (1.778 + 1.470) x 0.308 x 1	= 0.500
20)	1/2 x 1.039 x 1.039 x 1	= 0.539
21)	1/2 x 1.725 x 1.725 x 1	= 1.488
22)	1/2 x (3.080 + 2.018) x 1.081 x 1	= 2.706
23)	3.080 x 2.143 x 1	= 6.600
24)	1/2 x (2.354 + 0.993) x 1.361 x 1	= 2.278
25)	1/2 x (0.993 + 3.398) x 2.404 x 1	= 5.278
26)	1.401 x 3.265 x 1	= 4.574
27)	1.176 x 2.885 x 1	= 3.388
28)	2.311 x 0.630 x 1	= 1.461
29)	1.561 x 1.600 x 1	= 2.341
30)	1/2 x (0.842 + 0.310) x 0.332 x 1	= 0.158
31)	1/2 x (0.310 + 0.160) x 0.160 x 1	= 0.035
TOTAL DEDUCTION		= 287.434 SQ.M

GROSS AREA		
450.076	- 287.434	= 162.642 B.O.M
PERM. BALC.	182.842 x 15/115	= 23.823 B.O.M
PROP. BALCONY AREA FOR 11th TO 13th FLOOR		
B1)	2.985 x 1.2185 x 1	= 3.613 B.O.M
B2)	2.550 x 2.000 x 2	= 10.200
B3)	1.815 x 2.000 x 1	= 3.630
B4)	1.595 x 2.000 x 2	= 6.380
TOTAL PROP. BALCONY AREA		= 23.823 B.O.M
STAIR & LIFT AREA		
ST)	5.150 x 2.380 x 1	= 12.267 B.O.M
ST1)	5.300 x 1.020 x 1	= 5.408
LT)	3.847 x 2.310 x 1	= 8.824
LT1)	2.480 x 1.898 x 1	= 4.689
LT2)	2.480 x 1.475 x 1	= 3.628
LT3)	1/2 x (2.480 + 2.036) x 0.424 x 1	= 0.953
LT4)	1/2 x 0.300 x 0.300 x 1	= 0.045
TOTAL STAIR & LIFT AREA		= 35.382 B.O.M

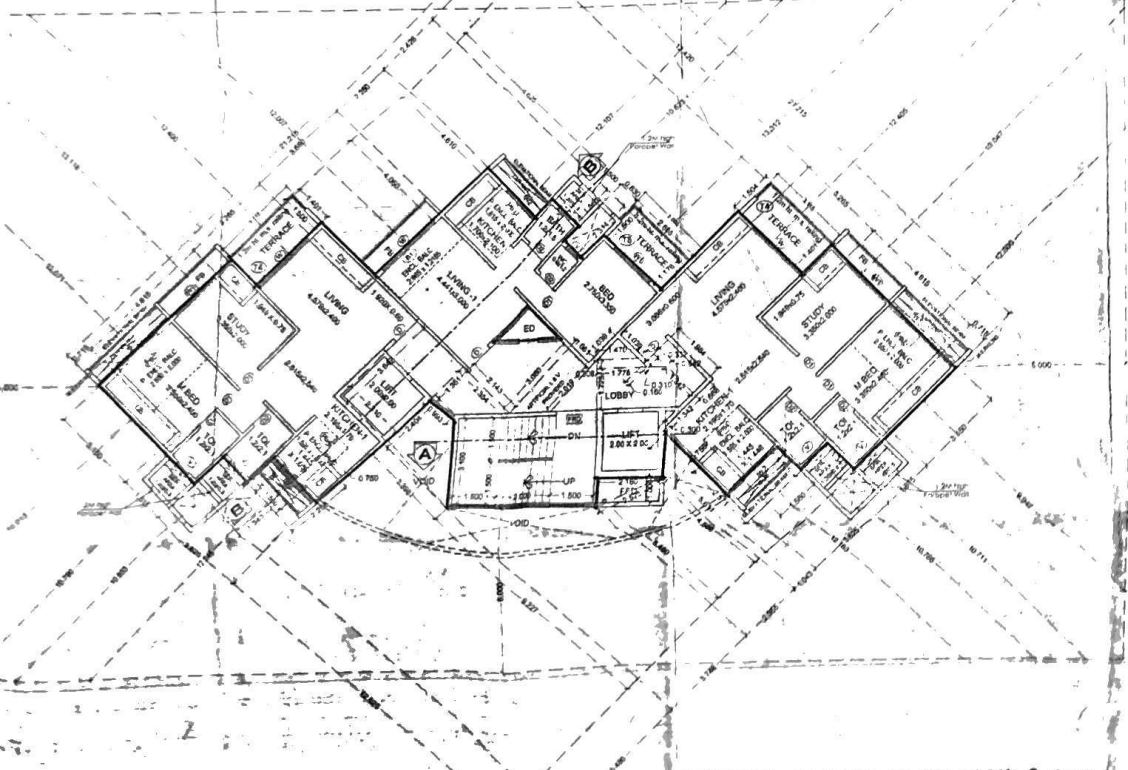
NET BUILT UP AREA		
162.642	- (23.823 + 35.382)	= 123.437 B.O.M
NET BUILT UP AREA OF TYPICAL FLOORS		
		= 123.437 B.O.M

PROP. BALCONY AREA FOR 10th TO 13th FLOOR		
B1)	2.965 x 1.2185 x 1	= 3.613 B.O.M
PB2)	2.550 x 2.000 x 2	= 10.200
PB3)	1.815 x 2.000 x 1	= 3.630
PB4)	1.595 x 2.000 x 2	= 6.380
TOTAL PROP. BALCONY AREA		= 23.823 B.O.M

SEAL & STAMP OF APPROVAL

AS BUILT DRAWING
 Approved subject to the conditions mentioned
 in the office copy No. 433
 Date 12/11/2011
 Navin J. Joshi
 For Prop. (DP) / P.E.
 (CIVIL) of Maharashtra E&S
 Registered Member - 10078
 Plot No. 92, Sector 18,
 C.I.T. Industrial Area, Mumbai

AREA DIAGRAM FOR TYPICAL FLOOR (2ND TO 13TH)



TYPICAL FLOOR PLAN (11th & 13th)

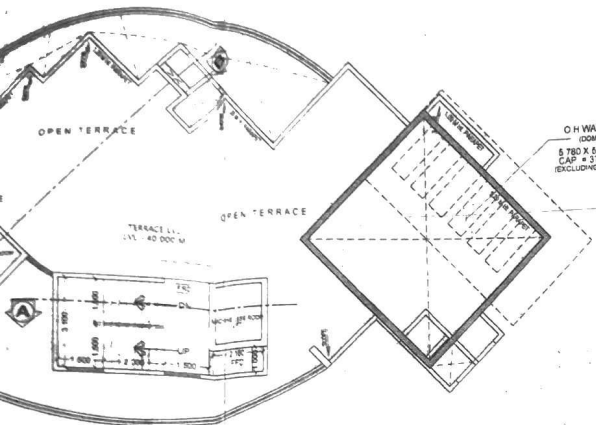
DESCRIPTION OF PROPOSAL AND PROPERTY

AS BUILT DRAWING FOR RESIDENTIAL BUILDING ON PLOT NO: 92, SECTOR- 18, (12.5 % SCHEME) ULWE, NAVI MUMBAI.

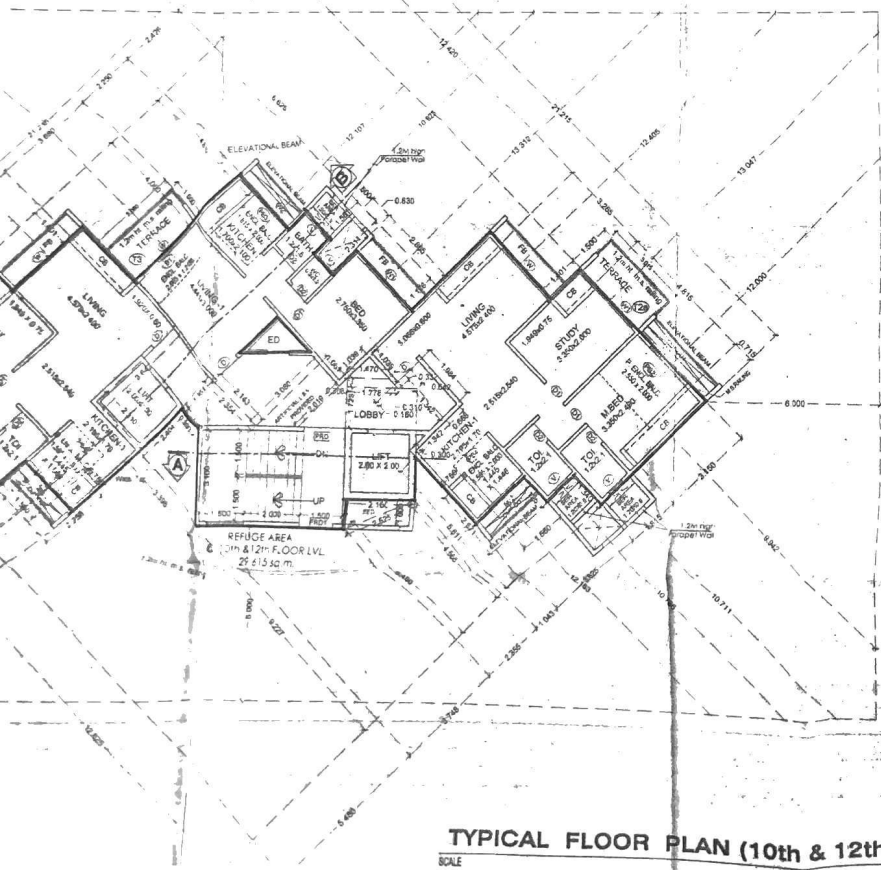
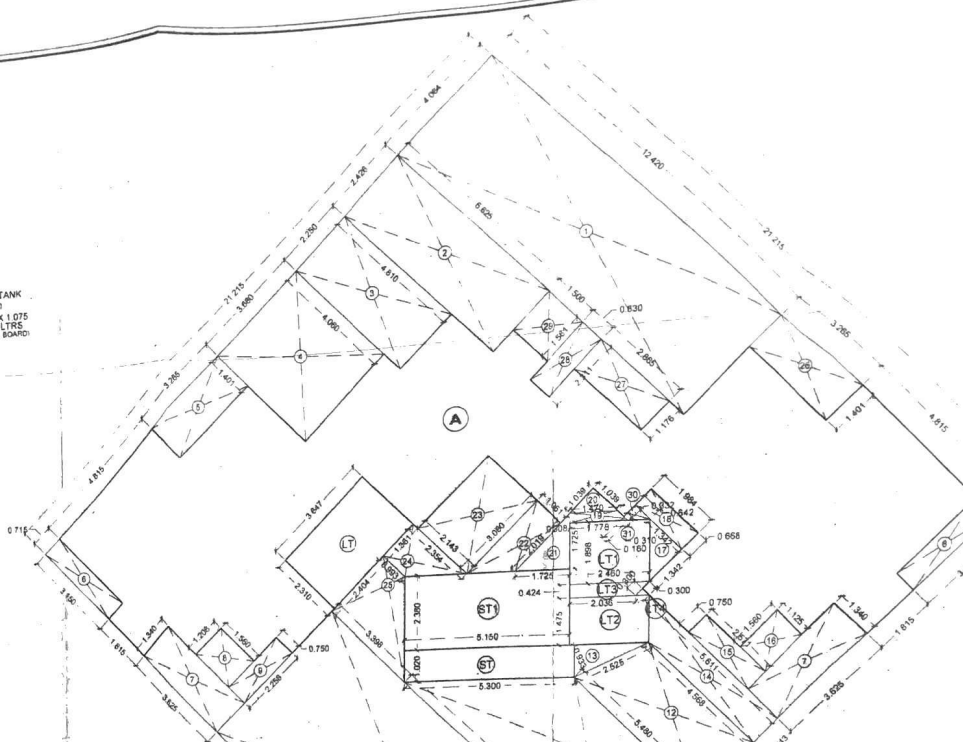
NAME ADDRESS & SIGN. OF OWNER: *[Signature]*
 NAME ADDRESS & SIGN. OF ARCHITECT: *[Signature]*

DATE: 12/11/11
 SCALE: AS SHOWN
 DRAWN BY: S.V.B.
 PRACTICE: THEORE S. ARCH. M. S.

DESIGNO
 Architects, Planners & Engineers
 03
 04



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN (10th & 12th)

CARPET AREA STATEMENT

FLOOR	FLAT NO.	CARPET AREA
2,4,6,8	01	47.371
	02	32.162
	03	49.355
3,5,7,9	01	47.371
	02	32.162
	03	49.355
10,12	01	47.371
	02	32.162
	03	49.355
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	02	32.162
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