

Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai
E-Mail : accounts@eskgaygroupindia.com
Receipt Voucher

No. : 159

Dated : 23-Mar-2015

Through : Ratnakar Bank Ltd. -7084

Particulars	Amount
Account : A702-Bijal Dharmesh Turakhia	
Advance 159	2,06,180.00 Cr
	2,06,180.00



₹ 2,06,180.00	₹ 2,06,180.00
₹ 2,06,180.00	₹ 2,06,180.00

On Account of :
A/c No. -401954688, 1ST FLOOR SLAB
Bank Transaction Details:
Turakhia Bijal Dharmesh, Indian Bank, Santacruz (W), Mumbai -400 054
Cheque/DD 588409 23-Mar-2015 2,06,180.00
Amount (in words) :
Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only



Prepared by _____
Checked by _____

20816

20816	102	100
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Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai
E-Mail : accounts@eskeygroupindia.com
Receipt Voucher

No. : 13

Dated : 7-Apr-2015

Through : Ratnakar Bank Ltd. -7084

Particulars	Amount
Account : A702-Bijal Dharmesh Turakhia	
Advance 13	2,06,180.00 Cr
	2,06,180.00



On Account of :

No. -401954688- 2ND FLOOR SLAB

Bank Transaction Details:

Turakhia Bijal Dharmesh, Indian Bank, Santacruz (W), Mumbai-400 054

Cheque/DD 588410

7-Apr-2015 2,06,180.00

Amount (in words) :

Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only

₹ 2,06,180.00	₹ 2,06,180.00	₹ 2,06,180.00
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₹ 2,06,180.00

Prepared by

Checked by

Author:





228U	
3089	000

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Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai

E-Mail : accounts@eskaygroupindia.com

Receipt Voucher

No. : 29

Dated : 17-Apr-2015

Through : Ratnakar Bank Ltd. -7084

Particulars	Amount
Account : A7702-Bijai Dharmesh Turakhia	
New Ref 29	2,06,180.00 Cr
	2,06,180.00



₹ 2,06,180.00	₹ 2,06,180.00
₹ 2,06,180.00	₹ 2,06,180.00

On Account of :
No-401954688, 3rd Floor Slab

Bank Transaction Details:

Bijai Dharmesh Turakhia, Indian Bank, Santacruz (W), Mumbai-400 054
Cheque/DD 945551 15-Apr-2015 2,06,180.00

Amount (in words) :

Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only

₹ 2,06,180.00

Author:



Prepared by

Checked by

2020 192 100
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Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai

E-Mail : accounts@eskgaygroupindia.com

Receipt Voucher

No. : 50

Dated : 12-May-2015

Through : The Ratnakar Bank Ltd. -2838

Particulars	Amount
Account :	
A702-Bijal Dharmesh Turakhia	
Advance 48	2,06,180.00 Cr
	2,06,180.00



शेक-४		
२२५	०५५०६	
२०१३		

₹ 2,06,180.00

On Account of :
A No -401954688, 4th Slab
Bank Transaction Details:
Bijal Dharmesh Turakhia, Indian Bank, Santacruz (W), Mumbai -400 054
Cheque/DD 945552 10-May-2015 2,06,180.00

Amount (in words) :
Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only

Prepared by

Checked by





15

2025	
2025	067700



Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai
E-Mail : accounts@eskygroupindia.com
Receipt Voucher

No. : 78

Dated : 21-May-2015

Through : The Ratnakar Bank Ltd.-2858

Particulars	Amount
Account : A/702-Bijal Dharmesh Turakhia New Ref 77	2,06,180.00 Cr
	2,06,180.00



On Account of :

A/C No-401954688. - 5th floor slab

Bank Transaction Details:

A/702-Bijal Dharmesh Turakhia, Indian Bank, Santacruz (W), Mumbai -54

Cheque/DD

945553

21-May-2015

2,06,180.00

Amount (in words) :

Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only

₹ 2,06,180.00

Prepared by

Checked by





8-12-53	
2204	CO 950
2000	



Sagar Developers
L-1-A, Ground Floor,
Bakrishna Society, J. P. Road,
Andheri (West),
Mumbai

E-Mail : accounts@eskaingroupindia.com

Receipt Voucher

No : 101

Dated : 16-Jun-2015

Through : The Ratnakar Bank Ltd. 2858

Particulars	Amount
A/702-Bijal Dhamresh Turakhia	
New Ref 101	2,06,180.00 Cr
	2,06,180.00



₹ 2,06,180.00	2015
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On Account of :

A/No-401954688. - 6th Floor Slab

Bank Transaction Details:

Bijal Dhamresh Turakhia, Indian Bank Santacruz (W), Mumbai. Sr
Cheque/DD 945554 1-Jun-2015 2,06,180.00

Amount (in words) :

Indian Rupees Two Lakh Six Thousand One Hundred Eighty Only

₹ 2,06,180.00

Prepared by

Checked by

Author:





Handwritten text in a rectangular box:
R2814
C1700
13919



Sagar Developers
L-1-A, Ground Floor,
Balkrishna Society, J. P. Road,
Andheri (West),
Mumbai

E-Mail : accounts@eskgaygroupindia.com

Receipt Voucher

No. : 197

Dated : 6-Sep-2016

Through : Hdfc Bank

Particulars	Amount
Account :	
A/702-Bijal Dharmesh Turakhia	20,00,000.00
Advance 197	20,00,000.00 Cr



शुद्ध-४		
२२२०	०३	१००
२०१९		

₹ 20,00,000.00

On Account of :

● No -401954688.

Bank Transaction Details:

A/702-Bijal Dharmesh Turakhia, Indian Bank, Santacruz (W), Mumbai-400054.

Cheque/DD 945569 3-Sep-2016 20,00,000.00

Amount (in words) :

Indian Rupees Twenty Lakh Only

Prepared by

Checked by

Author



222		2-2
222	222	222



जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी बसाहत, बांद्रा (पू.) मुंबई-५१

दूरध्वनी : ६५५६७९९१

फॅक्स : ६५५६८०५

E mail - collrimsd@yahho.com

क्रमांक : ०२/१११३/अ/अ-१००३

दिनांक : 29/04/2010

- वाचने : १) दिनांशय सहकारी ग्रहनिर्माण संस्था यांचेकडील दि.१२/६/२००८ व ३४/३/२००९ ची पत्रे
२) कार्यालयीन सभ क्रमांक दि.१८/६/२००९ चा शासनास सादर झालेला प्रस्ताव.
३) शासन, महसूल व वन विभागाकडील शासन क्र.एलसीएस-२६०९/८४४/प.क्र.१६४/न-३ दि.३०/४/२०१० तसेच दि.६/५/२०१० चे पत्र.
४) दिनांशय सहकारी ग्रहनिर्माण संस्था यांचेकडील दि.१९/५/२०१० चे पत्र.

आदेश :

शासन, महसूल व वन विभागाकडील पत्र क्र.६/११३/अ/अ-१००३ व ०५/०८/११३८ अन्वये दि.१५/७/१० च्या निर्देशानुसार इकाडील आदेश क्र.सी/एलएनडी/अ/अ-२१/४ अंतिमवती दि.१५/७/१० अन्वये नमाने निर्णय क्र.एलसीएस-२६७३/१६६८/अ/आय क्र.सी/एलएनडी-२/एसआर-४७ अंतिमवती दि.१३/५/०७ च्या धरता अंतिमवती दि.१५/७/१० अन्वये दि.१५/११/१० मधुक्र.८२५/१/४ मूळद क्र. १४, क्षेत्र ३९१४.०० चौ.मी. ही शासनाच्या मालकीत दिनांशय सहकारी ग्रहनिर्माण संस्थेस P. V. R. २१९ योजनेअंतर्गत प्रदान करण्यात आलेली आहे. त्यानंतर संस्थेने शासनद्वारे विचारले आहे. या कार्यालयाकडील आदेश क्र. एसआरअ-१००९ दि. ०५/०८/११३८ अन्वये संस्थेच्या मूळदोस धोरणानुसार परवानगी देणेत आलेली आहे. त्यानुसार नगर भूभाण अधिकारी, अधीन घेऊन सध्या नालायी स्वतंत्र मिळकरा पत्रिका उघडलेली आहे. संस्थेने या मिळकतीवर महानगरपालिकेकडून इमारत आराखडे मंजूर करून घेऊन धमारातीचे वा काम पूर्ण केलेले असून तीन धमाराती बांधलेल्या आहेत. त्यामध्ये ६० तारिखेच्या बांधलेल्या आहेत. सादर इमारत म महानगरपालिकेने दि.२१/६/०९ रोजी धमारात गुणवत्त्याचा दाखला दिलेला आहे.

दिनांशय सहकारी ग्रहनिर्माण संस्थेने संस्थेचा ठराव घेऊन त्यांचेकडील दि.१२/६/०८, ११/३/०९ च्या शासनाय खालील परवानगा मित पेवाबत या कार्यालयास विसती केली होती. बट्टर - ४

- १) मूळदोसा पुनर्विकास क्र. ०.
- २) १०० टक्के टिडीआर परवानगी.
- ३) एकूण याचकाम अंदाजातल्या १५ टक्के अंशावर अर्जाव्हा सादर करणे.

दिनांक	२०१०	८५	१७०
वर्ष	२०१७		

संस्थेच्या उपरोक्त विनंतीनुसार सादर परवानगा मंजूर करण्याबाबत कार्यालयीन रतन क्रमांक दि.१८/६/२००९ च्या पत्रान्वये शासनास प्रस्ताव सादर करण्यात आला होता. त्यावर शासनाचे दि.३०/४/२०१० च्या

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Page 1 of 3

शापनाम्बये दिनामाथ सहकारी गृहनिर्माण संस्थेस खातील परवानया विषय अटीवर व अधिमूल्य अदा करणेवर मंजूर केलेल्या आहेत.

- १) भूखंडाचा पुर्नविकास करणे.
- २) १०० टक्के टिडीआर परवानगी.
- ३) एकूण बांधकाम क्षेत्रफळाच्या १५ टक्के क्षेत्रावर वाणिज्य वापर करणे.

त्यानुसार सर परवानयाचे एकूण अधिमूल्य रक्कम ₹.१,७४,३८,०००/- या कार्यालयास अदा करणेबाबत संस्थेस इकडील संप क्रमांक दि.५/५/२०१० च्या परासूच्ये कळविण्यात आलेले आहे. त्याप्रमाणे संस्थेने त्याचंकील दि. १९/५/२०१० च्या परासूच्ये रक्कम ₹.१,७४,३८,०००/- डिमांड ड्राफ्ट व्हावे या कार्यालयास एकूण अधिमूल्याची रक्कम अदा केली आहे. तसेल कार्यालयीन दि.५/५/२०१० च्या परासूच्ये व केलेल्या अटी शर्ती यामुळे संस्थेस बांधकाम अंमलबाबत संस्थेने हमीपत्रही सादर केले आहे. त्यामुळे शासनाचे शासनाच्या पुर्नविकास करणे, भूखंडाचा पुर्नविकास करणे, १०० टक्के टिडीआर परवानगी व खातील अटी / शर्ती यामुळे देण्यात येत आहे.



- १) शासनाने मंजूर केलेल्या जमिनीचा पुर्नविकास करताना किती अधिमूल्य आकारावे याबाबत शासनाकडून भविष्यात घेण्यात येणाऱ्या निर्णयानुसार अधिमूल्याची रक्कम १ रुपे संस्थेवर वसूलकारक राहिली.
- २) जमिनीचा पुर्नविकास करताना कोणत्याही परिस्थितीत मुळ सभ सदराना वगळता येणार नाही.
- ३) शासकीय जमिनीचा पुर्नविकास करण्यासाठी प्रस्तावित इमारत्याच्या बांधकामाच्या आराखड्यास बृहन्मुंबई महानगर पालिकेची मान्यता घेण्यात यावी.
- ४) टीडीआरचा निवासी तसेच वाणिज्य प्रयोजनासाठी वापर करता येणारा आकारावयाच्या अधिमूल्याबाबत त सुधारित धोरण शासनाचे विचारपिपत्र असून त्याप्रकरणी भविष्यात कोणत्याही वेळीही त्हासुसार अधिमूल्य ! फरकाची रक्कम वेहिले जाणारे वसूल करणेत येईल हे संस्थेस वसूल करक राहिले.
- ५) टीडीआर व्हावे उपलब्ध होणाऱ्या सदीनवासाठी घेण्यात येणारे सभासद शासन धोरण दि.२५/५/२००७ आणि दि.२५/७/२००७ मध्ये दिलेल्या तरतुदीनुसार पात्र असणे आवश्यक आहे व अशा नवीन संभासदांना निवडणुकांसाठी पात्रता प्राप्त झाल्याने अर्जावर एक राहिले.

संस्थेने सर आर. टीडीआर वापर करणेचा संदर्भात व त्हासुसार जाणवलेले बांधकामास बृहन्मुंबई महानगर पालिकेची मान्यता व्हावी.

SVS-502-18-KVt

७) संस्थेस एकूण बांधकाम क्षेत्राच्या १५% क्षेत्र अधिक लापदाची प्रयोजनासाठी मंजूर करण्यात येत असून शासन निर्णय महसूल व वन विभाग क्र.एलबीअर-२५८६/प्र.क्र.२६६/ज-२. त.७८/७/२००९ मध्य दिलेल्या तरतुदीनुसार अतिरिक्त भूईमाडे हस्तांतरण फी व अनुजाची फी प्रत्यक्ष वाणिज्य वाण. कॅम्पापासून आकारणेत येईल.

८) संस्थेने वाणिज्य प्रयोजनासाठी तसेच निवासी प्रयोजनासाठी कर्नाट राज्यातील भागाड इ ग्रॅन्ड महानगर पालिकेकडून मंजूर करून घ्यावेत. तसेच सार्वजनिक वाणिज्य वाण. कॅम्पापासून पालिकेच्या विकास नियंत्रण नियमावलीमध्ये दिलेल्या तरतुदीनुसार कर्नाट राज्यातील भागाड इ ग्रॅन्ड महानगर पालिकेच्या उपलब्ध श्रेणीरे व वाढीव सभासद हे संस्थेमध्ये २०% सभासद मगासणी १०% सभासद राखित ठेवण्यात येईल. संस्थेमध्ये २०% सभासद मगासणी १०% सभासद राखित ठेवण्यात येईल.

राखित ठेवण्यात येईल. संस्थेवर बंधनकारक आह.

मंडळ प्रतिबंधक जिल्हाधिकारी यांच्या कार्यालयात घेई परे

प्रती,
सचिव
दिनामाध सहकारी ग्रहनिर्माण संस्था
चार बांगला, सुयोग नगर,
अंधेरी (प), मुंबई-५३.



अपवस विचारक,
जिल्हाधिकारी,
मुंबई उपनगर जिल्हाधिकारी

नदर-४	
२२२१०	८७११०
२०१७	

मालमत्ता पत्रक

विभाग/ग्रेड :- **अधिवक्ता** शहर/जिल्हा :- **मु.मु.श.श.** दिनांक :- **मु.मु.श.श.श.**
 नाम पंजीसत :- **किट नं.२४** कार्य क्रम :- **५३** शिफ्ट :- **दुसरा शिफ्ट**
 क्रमांक / म.सं. :- **५** वे.सं. :- **३११४** ठिकाण :- **महाराष्ट्र शासन, मुंबई**
६२५४/४ वी.सी.ए. :- **५४** न्यायालय :- **मुंबई**

की मीटर ३११४.०

सुविधानिकात

दस्तावेजाची मूळ धारक

पट्टेदार

दरद घात

दरद शिरे

दिनांक	कारण	खर्च रक्कम	रहित धारक (म) पट्टेदार (घ) किंवा धार (न)	संश्लेषण
६/०२/१९९९	१. सहाय्यक अधिवक्ता कार्यालय व २. मुंबई न्यायालय, मुंबई येथील ६२५४/४/९८ नं. ५ व ६ क्रमांकाचे दस्तावेजांची मूळ धारक	SI	"धारक" दिनांक रोजी अ. प्रादेशीय न्यायालय कि.	नं. ५



१. सहाय्यक अधिवक्ता
 २. मुंबई न्यायालय
 यात दस्तावेजांची मूळ धारक

सारी नपककळ
 सार प्रत्येक अक्षरे
 सार

२२५५ ४४ ५००

346
88
calling and Negotiation Act, 1976

in replying please quote No. H and K Ward, Municipal Office, P. K. Park, Mang-Bandra (West), Mumbai - 400 050

Intimation of Disapproval under Section 346 of the Municipal Corporation Act, as amended up to date

the Municipal Corporation Act, as amended up to date

his cancels Apprc to the previous P1 Sanctioned under CE/2359 /WS/PERT/ dated 19/06/09

No. E.B./CE/ NO. CE/9359/WS/AK 28 APR 2011

Municipal Office,

Shri. Suresh K. Turakhia and Kunal S. Turakhia C.A. to propose

With reference to your Notice, letter No. 333 dated 16/10/10, 200 delivered on details of your buildings at Proposed bldg. on plot bearing CTS No. 825/1/A of Vill. No. 100 furnished to me under your letter, dated 200. I have to inform you that the approval of the building or work proposed to be erected or executed, and I therefore hereby formally disapprove the building under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92.6 HDI of 600 adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.H.R.C. (W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.H.R.C. (W.S.) / E.E.S.W.D. of W.S. before submitting B.C.C.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

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28 APR 2011

- 7) That the sanitary arrangement shall not be carried out as per Municipal specifications drainage layout will not be submitted before C.C.
- 8) That the registered undertaking and additional copy of plan shall not be submitted for agreed hand over the setback land free of compensation and that the setback handing over certifi will not be obtained from Asst Commissioner [K/West] that the ownership of the setback will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 9) That the agreement with the existing tenant alongwith the list will not be submitted before C
- 10) That the consent letter from the existing tenants for the proposed additions/alterations in tenement will not be submitted before C.C.
- 11) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. as the occupants and an undertaking regarding no nuisance will not be submitted? C.C./starting the work.
- 12) That the existing structure proposed to be demolished will not be demolished or necessary P Programme with agreement will not be submitted and got approved before C.C.
- 13) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A., [v] K/West, [vi] S.P. [vii] S.W.D., [viii] M.T.N.I., [ix] H.E. will not be obtained and the request will not be complied with before occupation certificate / B.C.C.
- 14) That the last copy of the sanctioned layout/sub-division/amalgamation approved under the [K/West] and completed thereof will not be submitted before C.C. and compliance thereof will not be submitted before C.C.
- 15) That the last copy of the sanctioned layout/sub-division/amalgamation approved under the [K/West] and completed thereof will not be submitted before C.C.
- 16) That the last copy of the sanctioned layout/sub-division/amalgamation approved under the [K/West] and completed thereof will not be submitted before C.C. and compliance thereof will not be submitted before C.C.
- 17) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 18) That the registered undertaking in prescribed proforma agreeing to demolish the excess are constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 19) That the N.O.C. from Society alongwith certified extract of General Body Resolution development/additions and alterations will not be submitted before C.C.
- 20) That the requisite premium as intimated will not be paid before applying for C.C.
- 21) That the registered undertaking shall not be submitted for payment of difference in premium F and calculated as per revised land rates.



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28 APR 2011

For Issue
If any
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22) That the C.C. shall not be asked unless payment of advance for providing treat construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Ins Officer of the concerned Ward (Office and provision shall be made as and when require Insecticide Officer for inspection of water tanks by providing safe but stable ladder, requirements as communicated by the Insecticide (Office shall not be complied with.

23) That the Phase programme will not be got approved before asking for C.C.

24) That the Janata Insurance Policy or policy to cover the compensation claims arising workman's compensation Act 1923 will not be taken out before starting the work and all not be renewed during the construction work.

25) That the N.O.C. from Superintendent of Garden for tree and shrubs shall be submitted.

26) That the soil investigation will not be done and report to be submitted to submit structural design.

27) That the building will not be designed with the requirements of all relevant IS codes include code 1893 for earthquake design while granting occupation certificate from Municipal Engineer to that effect will be insisted.

28) That no main beam in R.C.C. framed structure shall not be less than 230 mm. The columns shall also not be governed as per the applicable code.

29) That all the cantilevers (projections) shall not be designed for five times the load as per IS 1393-2002. This also includes the columns projecting beyond the terrace and carrying overhead water storage tank, etc.

30) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as given under No.CE/5591 of 15.4.1974.

31) That the Vermiculture bins for disposal of wet waste as per the design and specificaitn Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Muni Commissioner.

32) That the phasewise programme for removal of the debris shall not be submitted and approved.

33) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s and claimed free of F.S.I will not be submitted.

34) That the registered undertaking for water proofing of terrace and Nami gaps shall not submitted.

35) That the Indemnity Bond for compliance of L.O.D. conditions shall be submitted.

36) That the owner/developer shall not display a board at site before starting the work giving details such as name and address of the owner/developer, architect and structural engineer approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot permissible built up area, built up area approved, number of floors etc.



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28 APR 2011

EX. EMPLOYEES
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S. and S.

37) That the design for Rain Water Harvesting System from Consultant as per (have notification un- Sec.37(2) of MR&T.P. Act, 1966 under No. 11P13-4307/39&CR-124/2007/11)-11 dt 6/6/2007 shall not submitted.

38) That the authorized Pw. Pest Control Agency to give anti malaria treatment shall not appointed in consultation with P.C.O. (K/W)

39) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet as basis only and to abide by the provision of MOPVA (Act) amended upto date and the L indemnifying the MCGM and its employees from any legal complications arising due to MOP will be submitted

40) That the necessary remarks for framing of nalla/construction of SWD will not be obtained fr Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said rema will not be insisted before granting full C.C. for the building.

41) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area whichever is less will not be paid before further C.C.

42) That the 'Debris Management Plan' shall not be got approved from Executive Engineer (Inv.) on conditions therein shall not be complied with

43) That the N.O.C. from Collector -M.S.D. for excavation of land shall not be submitted.

44) That the necessary remarks / specifications regarding formation level and construction of road from the existing road to the proposed road shall not be obtained before applying for C.C.

45) That the existing building proposed to be demolished are not demolished under supervision of registered Structural Engineer and proper care is not taken to avoid any nuisance, mishap etc.

46) That the demolition of existing building is started prior to execution of individual agreement with each and every member.

47) That the demolition of building is started prior to evacuation of all tenements by members.

48) That the R.U.T. Govt. circular who. BCH/2008/Case No. 187/MVK-2 Dt. 25.06.2009 will be followed not submitted

49) That the collector N.O.C. is not submitted and the requirements of the said N.O.C. are not complied with

50) That the private charges of the S.P., S.W.D., H.E., E.E (T&C), Roads etc are not be paid.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the debris shall not be transported to the respective Municipal dumping site and challan that effect shall not be submitted to this office for record.

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28 APR 2011

- 4 That the N.O.C. from A.A. & C. [K/West Ward] shall not be submitted.
- 5 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 6 That the work-start notice shall not be submitted.
- 7 That the design of the road crest obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be compiled with before asking for C.C. beyond plinth.
- 8 That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing correction in the regard & advance connection [not commissioned] is taken as per **MSM 300 REGS** and results of the
- 9 That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- 10 That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.C.

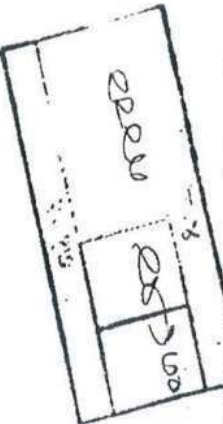
- 1) That the conditions of Govt. order under No.L.C.S/2609/844 dated 30.04.2011 shall not be complied with and that the certificate regarding compliance of conditions mentioned therein will not be submitted before submission of B.C.C.
- 2) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the resident's part of the building will not be affected.
- 3) That some of drains will not be laid internally with C.I. pipes.
- 4) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 5) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or a per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the 10' wide paved pathway upto staircase will not be provided.
- 7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 8) That the name plate/board showing plot no., name of the site etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 9) That the carriage entrance will not be provided before starting the work.
- 10) That the parking spaces will not be provided as per B.C.C. NO.56. 2010.
- 11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.

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28 APR 2011

Ex. Eng. ...
 11 and S.A.
 Municipal ...
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- 12) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 16) That the regulation No. 45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 17) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 18) That the provisions of Rain Water Harvesting as per the design prepared by approved consultant will not be made to be made to the satisfaction of Municipal Commissioner while development works having area more than 300 Sq.Mts. as per Govt. notification under Sec.3(12) of M.R.1 Act, 1966.
- 19) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 20) That the verification plans for disposal of wet waste as per the design and specification Organizational/units/details specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 21) That the Drainage Completion Certificate shall not be submitted.
- 22) That the Lift Inspector's completion certificate shall not be submitted.
- 23) That the structural stability certificate shall not be submitted.
- 24) That the Site Supervisor's completion certificate shall not be submitted.
- 25) That the smoke test certificate shall not be submitted.
- 26) That the water proofing certificate shall not be submitted.
- 27) That the final completion certificate from C.F.O. shall not be submitted.
- 28) That the N.O.C. from A.A. & C. [K/West Ward] shall not be submitted.
- 29) That the final N.O.C. from Collector (M.S.D.) shall not be submitted.
- 30) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 31) That the construction of road including S.W. Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads] W.S. shall not be submitted before applying for occupation.



28 APR 2011

NO.CE/9359/WS/AK

EX-10
H-1011
M-1011
B-1011

32) That the payment towards the difference in pro-rata cost of (C.C. road and asphalt road road width of 18.30 mtrs. and above shall not be made in the office of Dy. Chief Engr [Roads] before applying for occupation.

33) That the Energy Conservation Systems as stipulated vide circular under No.(HE/2008) dt.16/06/2008 shall not be complied with.

D) CONDITIONS TO BE COMPLIED WITH BEFORE INCC.

1. That the certificate under Sec.270-A of the H.M.C. Act will not be obtained from H department regarding adequacy of water supply.



28.4.11
EX-ENGR. JEDDI PROFOS
(W.S.) KARNATAKA WEST WARR

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2016	

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/9359/WS/AK of

26 DEC 2013

To: M/s.A.R. Mehta & Associates,
Architects,
101, Krishna, Daulat Nagar,
Borivali (E), Mumbai-400 066.

Ex. Engineer Bldg. Proposal
File No. 1000
Vardis
Municipal Corporation, R. K. Park, Borivoli
Mumbai-400 066

Sub: Proposed building on plot bearing C.T.S.
No.825/1/4, Plot No.14 of village Ambivali, Andheri
(West).

Gentlemen,

Ref: Your letter dated 26-7-2013

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 28-4-2011 shall be complied and should be shown on the canvass mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That, the infrastructural works, such as; construction of hand holes / manholes, stairs, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground-floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O./K/West Ward.

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2013		

- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the L.R. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will not be submitted.
- 14) That the condition of revised bye-law 4(c) shall be complied with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.
- 16) That the Labour Welfare Tax of 1% of construction cost is per ready reckoner shall be paid.
- 17) That all the payments shall be made.
- 18) That the RUT for open space deficiency shall be submitted.
- 38) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against litigation, costs, damages, etc. arising out of failure of mechanized system/nuisance due to mechanized system to any person shall be submitted.

One set of plans in token of approval is enclosed herewith.



Executive Engineer, Building Proposals,
(Western Suburban) K Ward

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2019		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/9359/W9/AK

16 DEC 2014

Ex. Engineer Bldg. Proposal (W/S

H and K Wards

Munc. Office, R. K. Parkar Marg,

Andheri (West), Mumbai - 400 050.

To:
M/s.A.R. Mehta & Associates,
Architects,
101, Krishna, Daulat Nagar,
Borivali (E), Mumbai-400 066.

Subj: Proposed building on plot bearing C.T.S.
No.825/1/4, Plot No.14 of village Ambivali,
Andheri (West).

Gentleman,
Ref: Your letter dated 25.11.2014

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions:

All the objections of this office I.O.D. under even no. dated 28-4-2011 shall be applicable and should be complied with. The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.

That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff Insecticide Officer with a provision of temporary but safe and

infrastructural works, such as; construction of hand holes / conduits for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.



- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the apartments.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc;
- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

2280	22	2160

- 11) That the revised R.O.C. drawing/design, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pw Best Control Agency to give final nodata/consentment shall be appointed in consultation with P.C. & K/West Ward.
- 13) That the R.U.T shall be submitted by the developer to call the tenders/bids on carpet area basis only and to abide by the provision of MOPVA (Act) amended upto date and the E.T indemnifying the MCGM and its employees from any legal complications arising due to MOPVA, shall be submitted.
- 14) That the revised drainage approved from CHS (S P) shall be completed with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.
- 16) That the Janata Insurance Policy in the name of site shall be submitted.
- 17) That the NOC from A.A. & C. K/West Ward shall be submitted.
- 18) That the NOC from E.E. (T&C) shall be submitted.
- 19) That the NOC from C.F.C. shall be submitted.
- 20) That the Labour Welfare Tax of 1% of cost shall be submitted/reckoner shall be paid.
- 21) That all the payments shall be made.
- 22) That the single P.R. Card in the name of owner shall be submitted.
- 23) That the Registered Undertaking shall be submitted/registered in the concession report.
- 24) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 25) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 26) That the C.C. shall be got re-endorsed.
- 27) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
- 28) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W/W. [K/West Ward] shall be submitted before applying for C.C.

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- 29) That the work shall be carried out between sunrise and sunset only.
- 30) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.

Ex. Engineer Bldg. Professor (W.
E and K Wards
Municipal Office, R. K. Parkar Marg,
Gandhi West, Mumbai 400 050

- a) Membership documents.
- b) Copies of (E)I, CE subsequent amendments.
- c) Corresponding owners mounted plans.
- d) Copies of Soil Investigation Report.
- e) REC details and owners mounted structural drawings.
- f) Structural Stability Certificate from Lic. Structural Engineer.
- g) Structural audit reports.
- h) All details of repairs carried out in the buildings.
- i) Supervision certificate issued by Lic. Site Supervisor.
- j) Building Completion Certificate issued by Lic. Surveyor / Architect.
- k) NOC and Completion Certificate issued by C.F.C.
- l) Fire safety audit carried out as per the requirement of C.F.C.

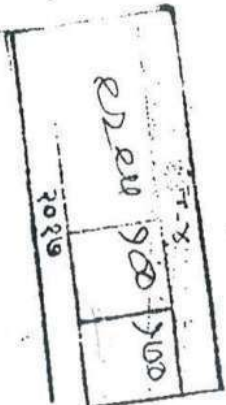
The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above-said documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.C. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 32) That the R.U.T shall be submitted by the owner/developer for maintaining the noise level levels as per the norms of Pollution Control Board.
- 33) That the Architect shall verify and submit the reduced level of the top of building/entire work.

- 34) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- One set of plans in token of approval is enclosed herewith.

Yours faithfully,

Sd/-
Executive Engineer
Building Proposals
(Western Suburbs) K Ward



13 September 2011 10:14 AM (GMT+05:30) A1 doc

16 DEC 2014

- Copy to : 1] Shri Suresh K. Turaku, C.A. to owner
2] Assistant Commissioner, K/West Ward
3] A.E.W.W. , K/West Ward

Forwarded for information please.

M. K. H.
Executive Engineer
Building Proposals
(Western Suburbs) K Ward

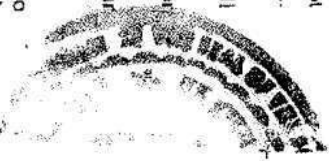
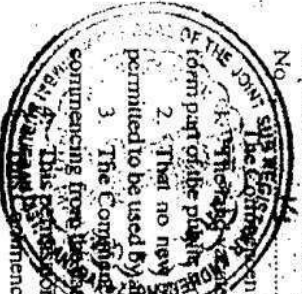


पेट-४		
२२६८	१०१	१००
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

NO. GE/.../BSHW/S/HH/AK of...
COMMENCEMENT CERTIFICATE
To: Shri. Suresh K. Thakkar
and Kunal S. Thakkar
C/A to Queen Dwarak
C/B/9359/JUS/1/AK
21 JUN 2014

With reference to your application No. 7662 dated 16/10/2010 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.
To the development work of pump. bldg. on Plot bearing CTS No. 825/1/14
village Ambivli Ward Khand situated at Ambivli Plot



1. The Joint Development Permission Certificate/Building Permit is granted on the following conditions:-
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (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.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.
The Municipal Commissioner has appointed Pr. S. Meshi Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 44 of the said Act.
Dated 21 APR 2015
308 valid upto

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
top of still re
At 4.55 nbs Chager for power supply for
nbs for using A & B. 2.75 m Chager for
power supply for nbs) in city B as per
Approved plan dated 2.12.2013. NO.
which executive under the MUNICIPAL CORPORATION OF GREATER MUMBAI
WESTERN ST. SH & KINGS WEST WARDS
ASSTANT ENG. Building Proposals
FOR



Valid up to 22/04/2015

M 1 FEB 2015

CE/9359 ~~WATER~~ ~~WIND~~ or
Further C. C. is now cancelled
for/up to Ward height

E.E.B.P. (WS) K Ward

up to top of 22nd upper floor
(Twenty two upper floor) for
wing 'B' i.e. Wt. 67.55 mt.
Height Sixty seven pair of Fifty
five mt) + LMR + HT & top of
19th floor (24) for wing 'A' i.e.
Wt. 66.15 mt (height Sixty
Six pair of fifteen mt) + LMR
+ HT: 66L as per A.P. dt.
15/12/2014.



227-X	
222U	203 2000
2019	

VINOD MISTRY & CO.

ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY
ADVOCATE, SOLICITOR & NOTARY
SONAL Z. AWASTHI
DEEPAK V. SHUKLA
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION, 2ND FLOOR,
20, AMBALI Doshi Marg, (PAMAM STREET),
FORT, MUMBAI - 400 023.
☎ : 2267 6736 / 2267 6654
FAX : 2267 6824
E-mail : mistryvinod@hotmail.com

A-2615/2015

To,
Dinanath Co-op. Housing Society Ltd.,
111-D, Ambivali, Four Bunglows,
Andheri (W),
Mumbai 400.053.

REPORT ON TITLE

Sub: Government Plot of Land bearing Plot No.14,
Survey No.111-D and bearing CTS
No.825/1-4 at Village Ambivali, Taluka
Andheri, Mumbai Suburban District and
admeasuring 3114 sq.mtrs. or thereabouts.
Dinanath Co-operative Housing Society Ltd.,



THIS is to certify that we have caused searches of the above mentioned property, which is more particularly described in the Schedule hereunder written taken at the Sub-Registrar Office of the Sub-Registrar at Mumbai and Bandra from 1974 to 2015 and Sub-Registrar at Bandra No.1 to 6 (Computer) from 2002 to 2015, as per the copy of the Search Report annexed herewith. You have produced the Xerox copies of the documents/correspondence mentioned hereinbelow and on the basis of the same we are preparing our Report on Title accordingly.

- The Dinanath Co-operative Housing Society Ltd., is formed and registered bearing Registration No.BOM/HSG/1375 dated 17.04.1967 and having its Office and Building on Plot No.111-D, Ambivali, Four Bunglows, Andheri (W), Mumbai 400 053 (called the "said Society").
- The Addl. Collector, Bombay Suburban District by his Order No.C/LND.II/SR.-47-Ambivali dated 13.05.1977 ordered that the Government Land bearing Plot No.14 (as per Maharashtra Housing Board's Plan) admeasuring 4430 sq.yards (comprising Plots No.11(part), 12(part), 13(part), 14 (part), 15, 16(part) and 17(part) of layout approved by the Government in Revenue 899 Forest Department from Survey No.111-D

22611	319
908	

of Village Ambivali, Taluka Ardhneri in Bombay Suburban District is granted in place of Plot No.80, 81 and 82 to the said Society for construction of accommodating its members as per the List Appended with the said Order.

4. As per Form No.HH1, in the form of an Agreement dated 13.05.1977, the Chairman and Hon. Secretary of the said Society having signed the said Agreement (Form HH1) agreed to occupy the above Plot of Land, more particularly described in the Schedule hereunder written and on the terms and condition recorded therein.

5. Section Officer, Social Welfare, Cultural Affairs, Sports and Tourism Department, Mantralaya, Mumbai 400 032 by his letter dated 30.09.1978 addressed to the said Society informed that the Chief Engineer, Bombay Housing and Area Development Board, Bombay had instructed separately to hand over possession of the buildings of the Society at Ambivali, Ardhneri immediately and preferably on 02.10.1978 and as such the said Section Officer requested the Society to approach him for taking possession of the said Buildings immediately.

6. The said Society vide its Application dated 17.06.1998 seems to have requested for permission for the Sub-Division of Plot No.14, out of Survey No.111-D (P), CTS No.825/1 Ambivali Taluka Ardhneri. Zilla Officer (Collector), Bombay Suburban District by his Order dated 05.08.1998, in pursuance to the said Application, addressed to the said Society granted the permission for the Sub-Division on the terms and conditions set out in the said Order. Under the said Order, it is certified that CTS/Plot No.825/1, Plot No.14, is in possession of the Society and the land admeasures 3703.78 sq.mtrs. and the remaining area of CTS No.825/1 admeasures 1,44,908.2 sq.mtrs.

7. As per the Search Report, it is informed that Village Form No. 7/12 Extract Record is not found concerning Plot No.14 of Survey No.111-D and the Property Card is issued of CTS No.825/1/4 admeasuring 3114 sq.mtrs. and the same is standing in the name of the said Society.

8. The Society, by and under a Development Agreement dated 22.09.2007 appointed M/s. Sagare Developers being a Partnership Firm to carry out the work of construction/redevelopment of the Society's Plot of Land

22/09/2007	22/09/2007
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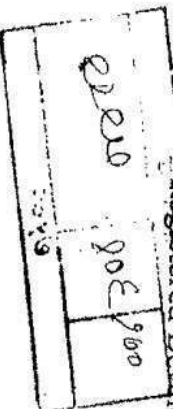
in accordance with the sanctioned plans from MCGM and by utilizing base FSI, TDR and all other benefits as permissible and subject to the prior permission from Collector, MSD and State of Maharashtra, Social Welfare Department etc. The said Development Agreement dated 22.09.2007 is duly registered with the Sub-Registrar at Andheri-1 (Bandra) under Sr. No.BDR-1-09828-2007 dated 26.10.2007.

9. The Society executed, on 22.06.2009, an Agreement to amend the said Development Agreement dated 22.09.2007 and the same is also registered with the Sub-Registrar at Andheri-1, MSD, (Bandra) under Sr. No.BDR-1-05836-2009 dated 22.06.2009.

10. The Society has also executed a Power of Attorney dated 08.10.2009 for the purposes set out therein, which is also registered with the Sub-Registrar at Andheri-3, MSD (Bandra) under Sr. No.BDR-9-09616-2009 dated 08.10.2009. The Society has informed that the hereinbefore recited Development Agreement as well as the Agreement to amend the Development Agreement and in full force. Under the said Development Agreement and under the Agreement to amend the Development Agreement, the Developer has agreed to rehabilitate the existing Members of the Society on the terms and conditions recorded therein and to sell the said Developers Area, as is set out therein on what is ordinarily known as "Ownership Basis" (called Developers Premises) in accordance with the terms and conditions set out therein.

11. The Collector, Mumbai Suburban District by his Order No.02/111-D/3C/A-1003 dated 21.05.2010 inter alia recorded that the Society is possessed of the Plot of Land bearing Survey No.111-D, City Survey No.325/1/4, Plot No.14 admeasuring 3114 sq.mtrs. and entitled to development as per Scheme under PWR 219 as per the Society having executed the Agreement as also the Order of Sub-Division No.SRA-109 dated 05.08.1998. By the said Order the Collector granted permission for redevelopment, utilizing 100% of the TDR and to make Commercial use of 15% of the total construction and on the terms and conditions recorded therein.

12. Thus, the said M/s. Sagar Developers are entitled to carry out the work of construction and/or development of the Society's Plot of Land in terms of the said Registered Development Agreement dated 22.09.2007 as



well as the Agreement dated 22.06.2009 to amend the said Development Agreement dated 22.09.2007 and as per the various orders/permissions etc. granted by the concerned Authorities.

SCHEDULE OF THE PROPERTY

All the piece and parcel of land ground bearing Plot No.14, Survey No.111-D alongwith the Old Buildings standing thereon and bearing CTS No.825/1-4 at Village Ambivali Taluka Andher, Mumbai Suburban District and assessed under the K/W Ward, the Revenue Village of Ambivali in the Registration Sub-District of Bandra District Bombay Suburban admeasuring 3114 sq. mtrs or thereabouts and bounded as follows:

- On or towards the North by : Plot No.13 as per MHADA B/M Registrar's Layout
- On or towards the East by : 40' wide Irregular Road
- On or towards the West by : Plot of Land and Building New Vikas
- On or towards the South by : Plot No.15 and 16 as per MHADA Layout

Dated this 25th day of March, 2015

Yours faithfully,
For Vinod Mistry & Co.,



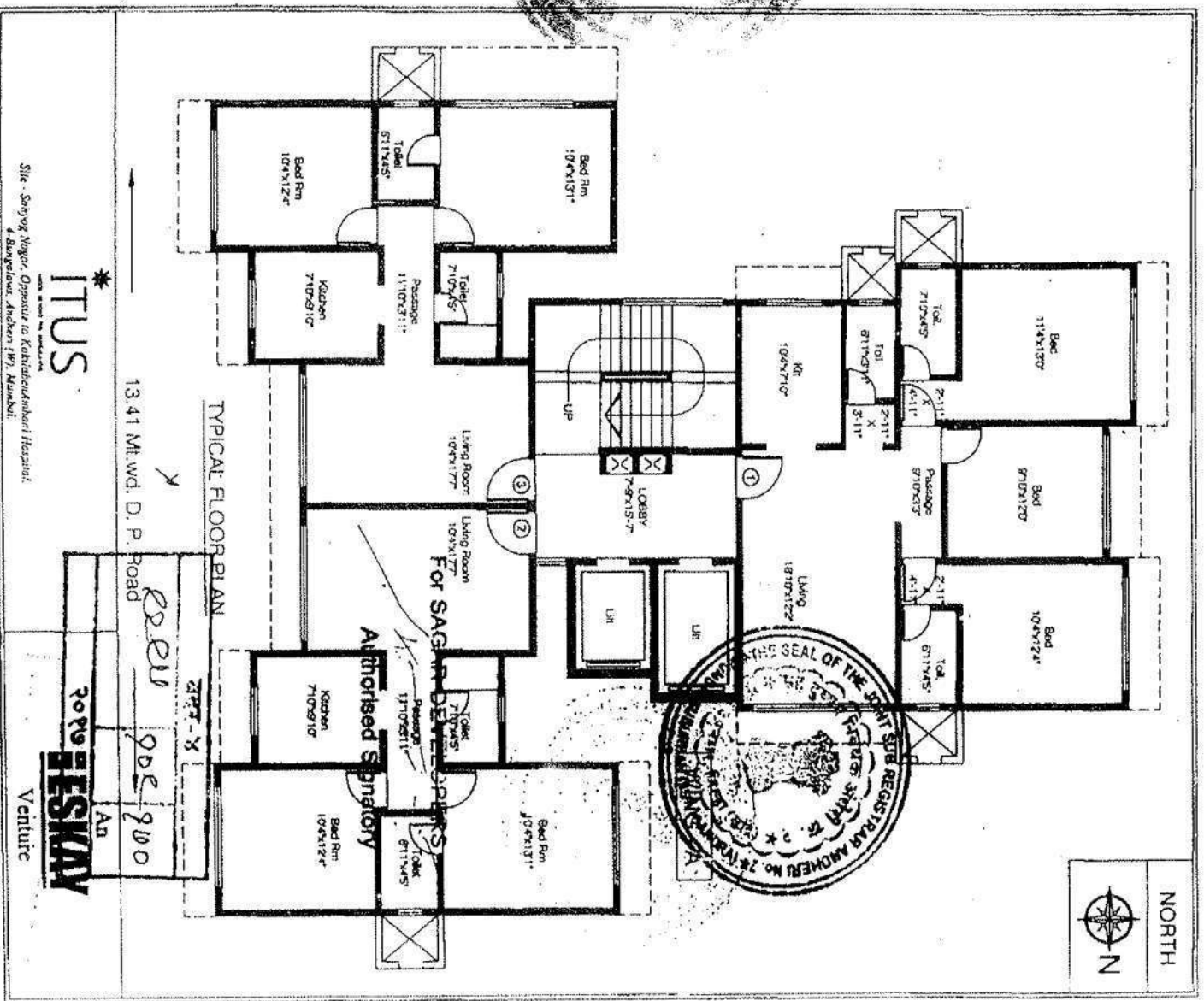
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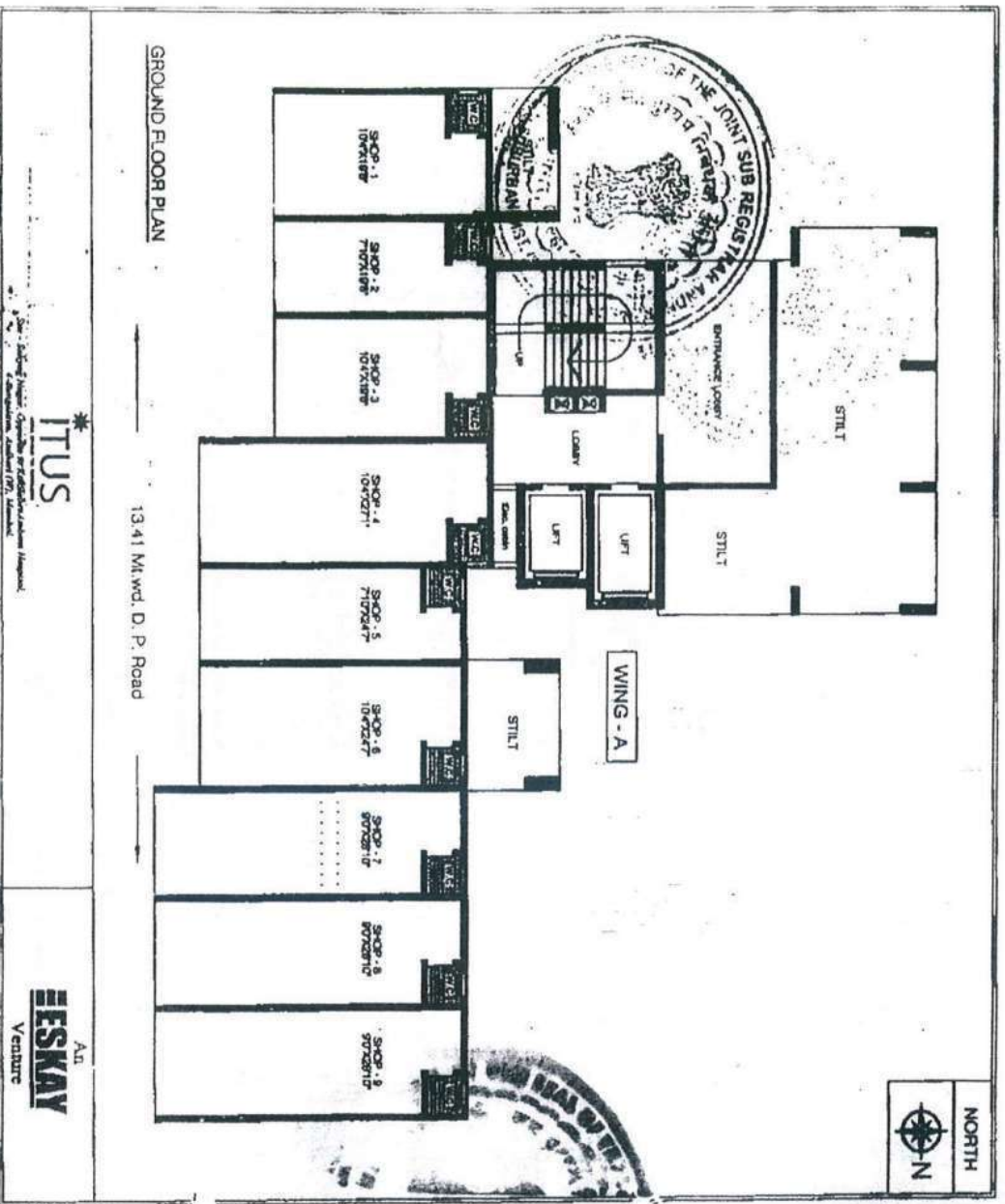
(Common Areas, Facilities and Infrastructural Facilities)

1. Pump Rooms.
2. Water Tanks, Basement and Overhead.
3. Plumbing Network.
4. Drainage, Storm Water and Sewage lines in the said Buildings.
5. Exterior Plumbing fixtures for the said Buildings.
6. Fire Fighting and Fire Detection System for the said Buildings.
7. External Storm Water Drains.
8. Rain water-harvesting equipment.
9. Common ~~external~~ /access roads, pathways, driveways, compound wall
10. ~~Electric Sub-Station and D.G. Set.~~
11. Watchman Security Cabin for the said Buildings.
12. ~~Electrical and~~ ~~Down~~ Voltage cabling / wiring network, DTH / internet / Fibreoptic ~~and~~ wiring & wiring.
13. Electric Sub-Station and D.G. Set.
14. Earthing pits in the compound.
15. Meter Room / Panel Room
16. Staircase and main passage and other passages.
17. Entrance area / Lobby on the ground floor in the said Buildings.
18. Staircase Entrance Areas, Landings in the said Buildings with Safety Rail.
19. Elevator Shaft/ Rooms in the said Buildings.
20. Necessary Light Telephone and Water Connections.
21. Elevators of reputed make.
22. Light and electrical fitting in staircase entrance hall and compound for the Buildings.
23. CCTV at appropriate places in the buildings including basement.



21. Elevators of reputed make
22. Light and electrical fitting in staircase entrance hall and compound for the Buildings.





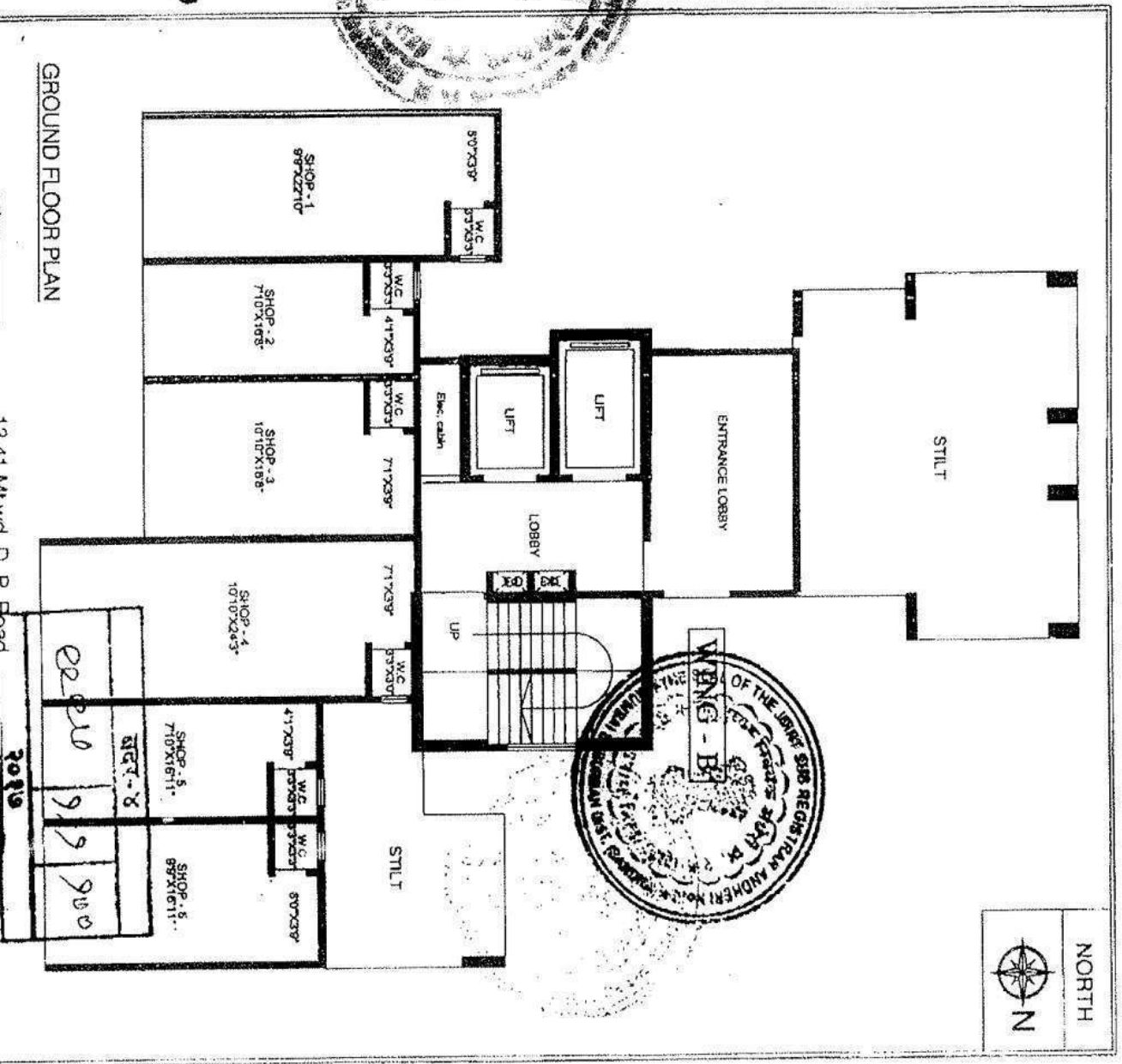
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2200	990	900
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ITUS
ITUS is a registered member of the Institute of Engineers, Singapore.

ALL
ESKAY
 Venture



NORTH

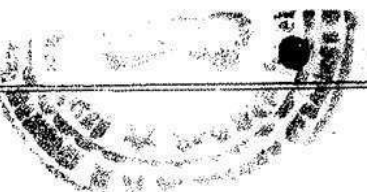


GROUND FLOOR PLAN

1341 Mt.wd. D.P. Road

ITUS
Site - Sahyog Nagar, Opposite to Keshavnagar Hospital,
4-Bangalore, Andheri (W), Mumbai.

ESKAY
AD
Venture



INTERNAL AMENITIES

LIVING ROOM & BEDROOM

- Interior Walls with Smooth finish POP / Gypsum plaster
- Imported flooring in Living room / Bedrooms / Passage
- Attractive teak wood door frame
- Main door with heavy latch
- Telephone / Cable / Ac points in all rooms

KITCHEN

- Vitrified Flooring.
- Granite kitchen platform
- Service platform.
- Stainless Steel sink.
- Latest colour glazed tiles dado on platform sides.
- Electric points for Refrigerator and Oven.
- Advanced Water purifier system in each flat.
- Exhaust Fan point & Mixer – Grinder point.



WASHROOM

- Combination of designer tiles and imported flooring.
- Premium Sanitary Ware.
- Elegant fitting and diverter for hot and cold water mixing unit.
- Separate shower section with toughened glass partition.



Other Amenities

STANDARD FEATURES FOR ALL ROOMS

Flush door for all rooms with standard fittings
Anodized / Powder coated aluminum sliding windows with glass

EXTRA VALUE – ADDS

Earthquake resistance R. C. C. structure.
Anti termite treatment to the entire structure
Exterior Walls textured finish with premium external paint
Stilt / Stack & Podium parking

HEALTH

Health club with Meditation yoga area [Multi Unit]

SECURITY & SAFETY

Security area & info deck at lobby
Video door phones in each flat
Intercom system
Fire – fighting system

ELECTRIFICATION

Concealed copper wiring
Extensive layout with modular Switches of reputed brand

ENTRANCE

Exclusive entrance lobby with security counter

ELEVATION

Modern & aesthetic elevation

ELEVATORS

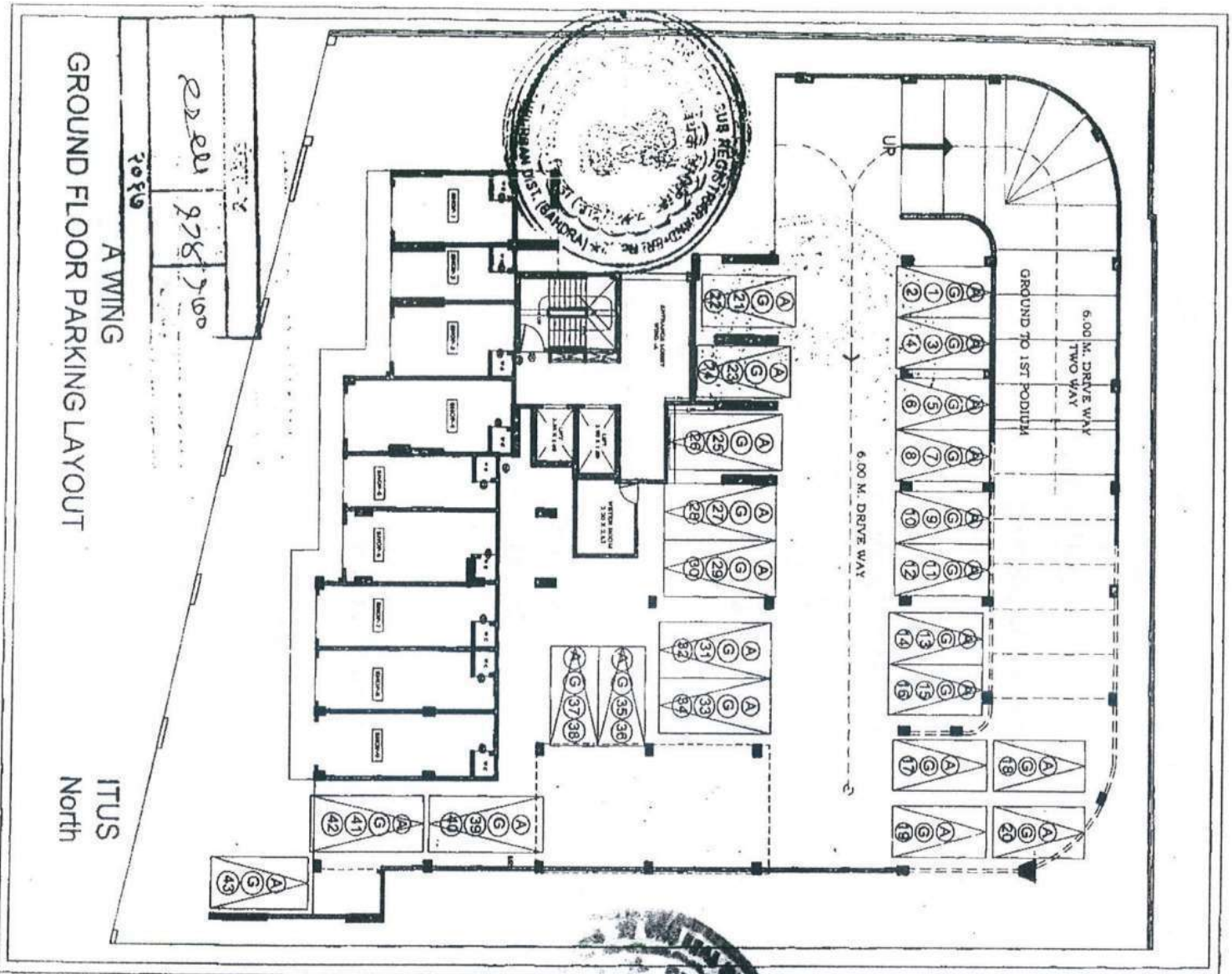
Automatic High Speed Elevators of ESKAY Brand

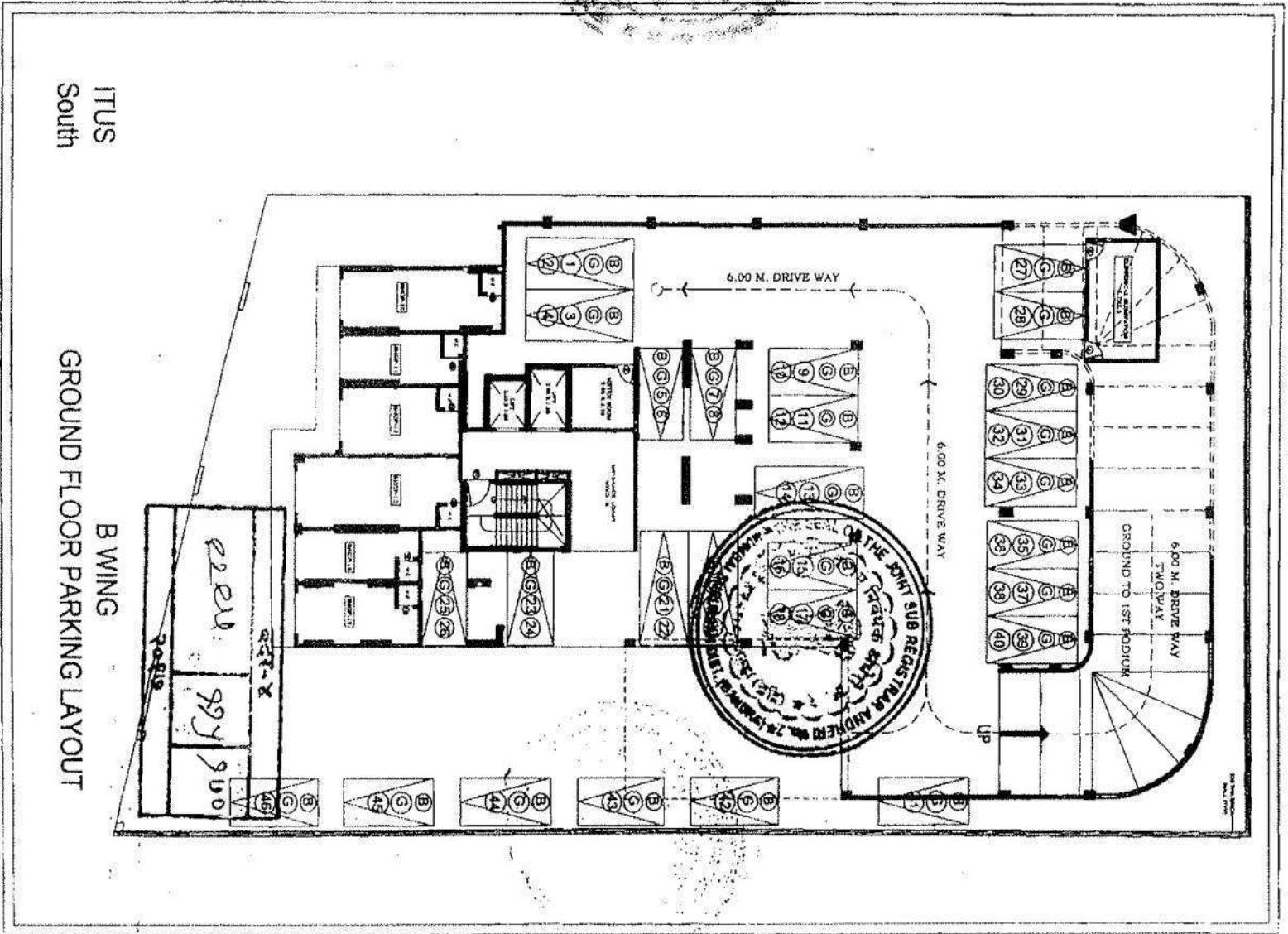
ART. 2		
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GREEN INITIATIVES

Rainwater Harvesting
Grey Water Harvesting

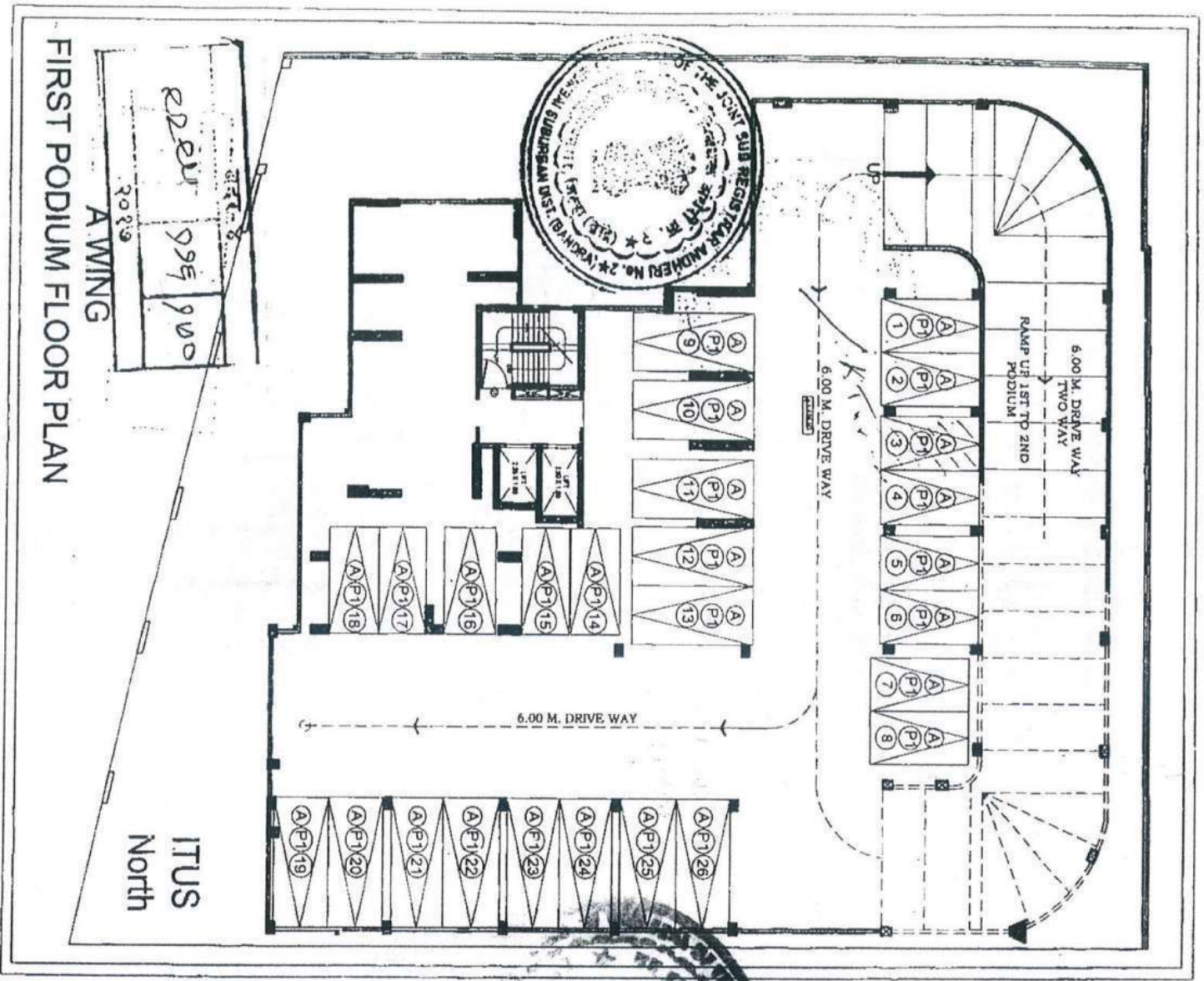




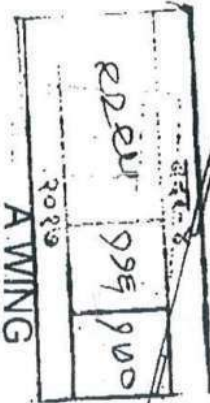


ITUS
South

B WING
GROUND FLOOR PARKING LAYOUT



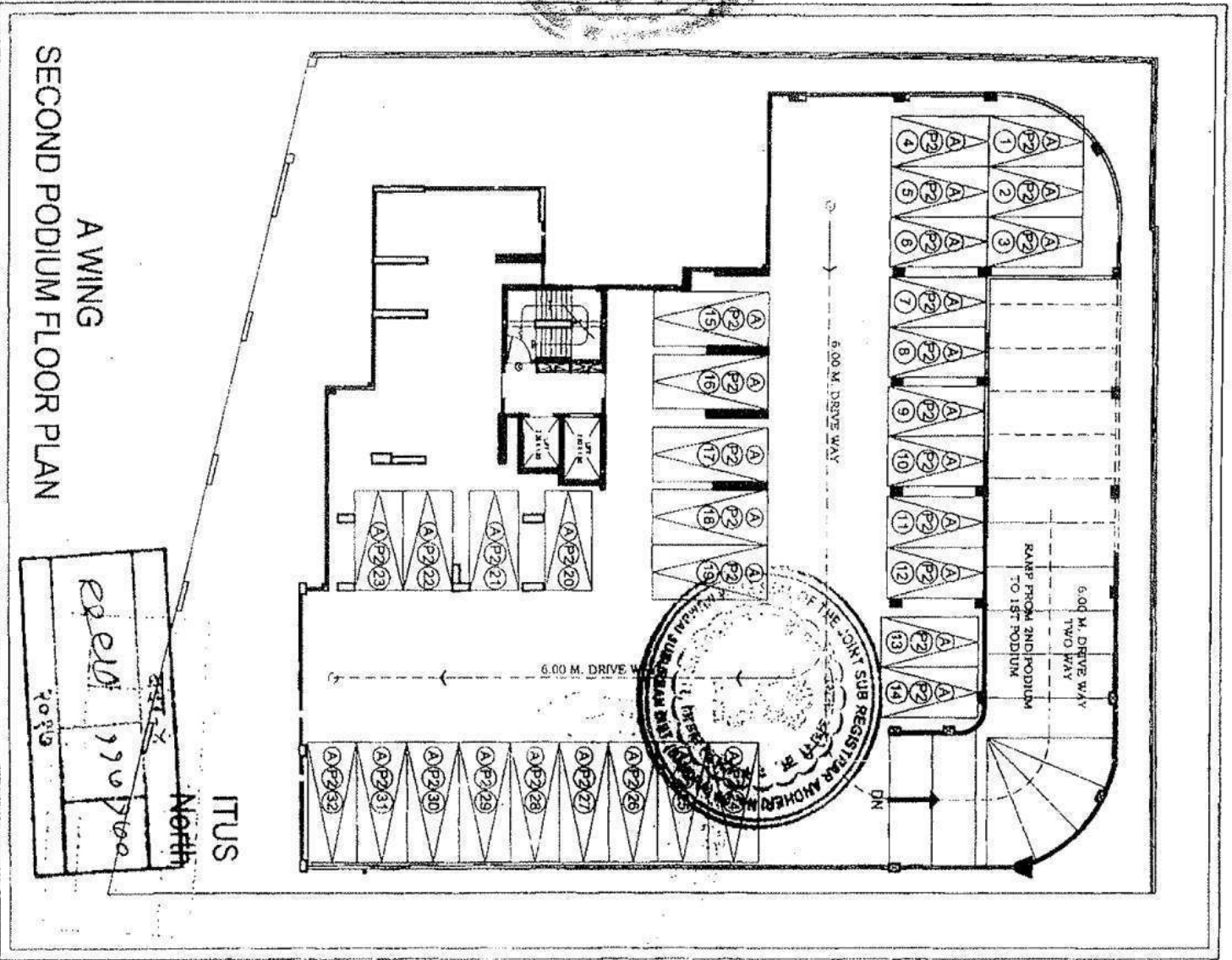
FIRST PODIUM FLOOR PLAN



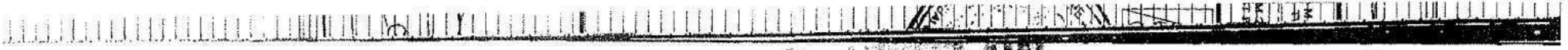
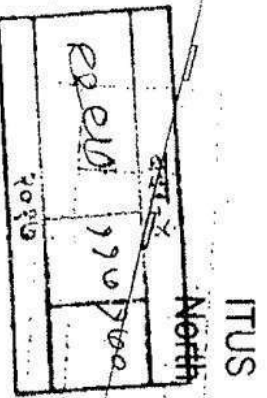
ITUS
North

BT

Rajul D. Suresh



A WING
SECOND PODIUM FLOOR PLAN



2222		2000
2222	2222	2222



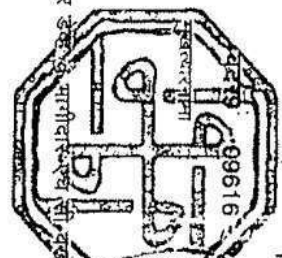
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पावती

Original
मॉडर्नी 39 म.
Regn. 39 M

पावती क्र. : 9607

गावाचे नाव अहिलकी
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार



सादर करणाऱ्याचे नाव: सागर उरुसे पाणीदारकरवाडी पो. राजकीय
मॉडर्नी फी

100.00

नक्कल (अ. 11(1)), पुस्तकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

840.00

एकूण रु.

940.00

आपणास हा दस्ता अंदाजे 3:16PM ह्या वेळस मिळेल

बाजार मुल्य: 0 रु. मोबदला: 0 रु. तह. दुय्यम निबंधक अश्वीनी-२,
परलेले मुद्राक शुल्क: 100 रु. सुबई उपनगर सिव्हा.

दुय्यम निबंधक
अश्वीनी 3 (अश्वीनी)

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 8/10/09

बदर-४		
2222	992	900
		२०१७

RECEIPT FOR PAYMENT TO GOVERNMENT
 Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
 Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
 BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI - 400 051.

17/11

D 056919

RECEIPT FOR PAYMENT TO GOVERNMENT

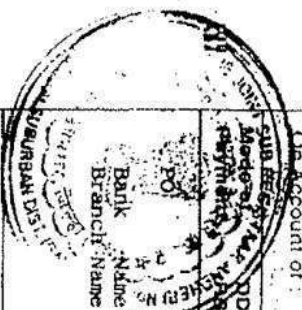
NOT TRANSFERABLE
 11/09/2009

Receipt No.: S K TURAKSHIA

Received From: 103-(11)

On Account of: S K TURAKSHIA
 Counter No.: 2

Sl. No.	DD/PO/CHQ/ Pay Order/ Bank Challan No	Date	Bank Name & Branch	Area Code	Amount (in Rs.)
	83411	10/09/2009	STATE BANK OF TRABANCORE S V ROAD BORIVALI (W) MUMBAI		100.00



Case No.: ADJ/A/2116/09
 Lot Date: 16 SEP 2009
 Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Particulars / Particulars	Amount (in Rs.)

Rs. 100:00 One Hundred only Total :
 Rupees :

Collector / Accountant
 COLLECTOR OF STAMPS ANDHERI
 Signature / Designation

Handwritten initials and numbers: 222, 920, 800