

<b>NAME OF BUILDER</b>	<b>SHYAM BUILDERS AND DEVELOPERS</b>
<b>NAME OF PROJECT</b>	<b>“ SHREEJI NEELKANTH ”</b>
<b>RERA NUMBER</b>	<b>P52000052344</b>
<b>RERA DATE</b>	<b>14/08/2023 TO 31/12/2027</b>
<b>LOCATION</b>	<b>DAPOLI, RAIGHARH</b>
<b>SOURCE BY</b>	<b>VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850 Email :- mgrbrm.rbo5141@sbi.co.in</b>

भारतीय स्टेट बैंक / State Bank of India  
स्थावर संपत्ति एवं आय कर विभाग  
मुंबई (मिस्ट्री) विभाग

प्राप्त 25 SEP 2023  
RECD

Real Estate & Home Loans Unit  
Mumbai



# SHYAM BUILDERS AND DEVELOPERS



## LETTER FROM THE BUILDER FOR PROJECT TIE UP

The Assistant General  
Manager State Bank of  
India,  
Home Loan Sales  
Local Head Office,

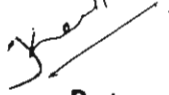
Mumbai Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT  
FOR PROJECT: SHREEJI NEELKANTH, PLOT NO : 28, SECTOR : 05, PUSHPAKNAGAR

We M/s, Shyam Builders and Developers a Company/Firm, having its registered office at Office No Plot No. 3c, Shop No. 2, Sector-15, Nerul, Navi Mumbai, Thane, Maharashtra, 400705 are willing to enter into a Tie arrangement with your Bank for our Project Shreeji Neelkanth, situated at Plot No : 28, Sector : 05, Pushpaknagar.

Yours faithfully,

**For Shyam Builders And Developers**



**Partners**

Authorized  
Signatory Shyam  
Builders &  
Developers

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706

**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD**

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Shyam Builders & Developers		
2	Registered Address	Office No - Plot No. 3c, Shop No. 2, Sector-15, Nerul, Navi Mumbai, Thane, Maharashtra, 400705		
3	Address for correspondence	B 103, The Great Eastern Summit, Plot No :66. Sec : 15, CBD Belapur 400614		
4	Contact Person Name, Mob.No. Email id	Lalji Bhachu Patni 98927 66957		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	NO		
5	Website url, if any	<a href="https://www.shreejilifespacesgroup.com/">https://www.shreejilifespacesgroup.com/</a>		
6	Date of establishment (MM/DD/YYYY)	26/07/2010		
7	Constitution(Proprietor/Partnership, Company)	Partnership Firm		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NO		
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Kailash Gokar Karotra	36	10	10 Years
2	Arvind Bhanji Ravariya	28	Graduate	5 Years
3	Ramila Narayan Ravariya	38	10	3 Years
4	Lalji Bhachu Patni	44	10	10 Years
5	Narayan Jiva Vaviya	45	12	10 Years
6	Mohanram Khemaram Suthar	49	12	5 Years
7.	Kailash Vasta Ravat	37	10	5 Years

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706

11	Details of latest 3 completed residential projects executed by the same firm/company/promoters		
Project Name	Shreeji Aradhan	Shreeji Amreet	Shreeji Heaven
Location	Ulwe	Ulwe	Ulwe
Whether approved by SBI?	YES	YES	YES
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC	HDFC	HDFC
Month & Year of Commencement of Construction	12/12/2014	17/2/2017	22/04/2019
Present Status (Completed/Partially completed)	Completed	Completed	Completed
	Jan2018	April2018	Oct 2021
	Completed	Completed	Completed
Total built up area of the project, in Sq.Mtr.			
Number of floors	G+14	G+ 7	G+ 7
No. of Dwelling Units in the project	76	36	24
No. of units sold in the project	76	36	24
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	18/01/2018	20/04/2019	22/10/2021
Date of conveyance	AUG 2018	N/A	2019
<b>Total units Financed by SBI</b>			
12	<b>Details of the Present Project</b>		
Project Name	Shreeji Neelkanth		
Location with Survey Nos.	N/A		
Details of construction finance / loan, if any, availed by the builder	NO		

No. of units sold in the project	NO		
<b>No. of units Funded by SBI in this project and</b>	N/A		
<b>Expected business from this project</b>	70 Crs.		
Details of Development Agreement and POA if any	N/A		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	N/A		
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
SHOP – 1130	2 UNITS	11,900	1,34,47,000/-
SHOP – 1160	2 UNITS	11,900	1,38,04,000/-
SHOP – 1050	4 UNITS	11,900	1,24,95,000/-
SHOP - 1295	2 UNITS	11,900	1,41,15,500/-
SHOP – 1000	1 UNIT	9,900	1,54,10,500/-
SHOP – 955	1 UNIT	9,900	1,04,09,500/-
SHOP – 860	1 UNIT	9,900	93,74,000/-
SHOP - 775	1 UNIT	9,900	84,47,500/-
FLAT – 1510	1 UNIT	7,500	1,13,25,000/-
FLAT – 1355	1 UNIT	7,500	1,01,62,500/-
FLAT – 1235	1 UNIT	7,500	92,62,500/-
FLAT – 890	2 UNITS	7,500	66,75,000/-
FLAT – 830	2 UNITS	7,500	62,25,000/-
FLAT – 1330	1 UNITS	7,500	99,75,000/-
FLAT – 950	2 UNITS	7,500	71,25,000/-
FLAT – 1085	1 UNITS	7,500	81,37,500/-
FLAT - 935	3 UNITS	7,500	7,12,500/-
FLAT - 955	3 UNITS	7,500	71,62,500/-
FLAT - 1155	7 UNITS	7,500	86,62,500/-
FLAT – 1190	4 UNITS	7,500	89,25,000/-
FLAT – 760	8 UNITS	7,500	57,00,000/-
FLAT - 680	8 UNITS	7,500	51,10,000/-
FLAT - 1025	4 UNITS	7,500	76,87,500/-
FLAT - 700	10 UNITS	7,500	52,50,000/-
<b>Total Project Value</b>		<b>Rs.</b>	
<b>14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	<ul style="list-style-type: none"> <li>- <b>Name Of Bank*</b></li> <li>- <b>Loan Account No*</b></li> <li>- <b>Loan Amount*</b></li> <li>- <b>Last date of Loan disbursement*</b></li> </ul>		

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706

For this project If any construction finance available then please Fill details as mentioned. ( <b>*Mandatory</b> ) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	NO
Status of encumbrance of the project land	N/A
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	N/A
Month & Year of Commencement of Construction	July. 2023
<b>Present Stage of Construction</b>	Foundation Stage
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	1 WING - 8 FLOORS
Total built up area of the project, in Sq. Mt.	4937.8 SQ MTRS
No. of Dwelling Units in the project	65 - RESIDENTIAL 20 - COMMERCIAL



# SHYAM BUILDERS AND DEVELOPERS



15. Disbursement to be made In favour of (Only RERA account) Account Name:  Account Number : Bank / Branch : IFSC code	RERA MASTER COLLECTION ACCOUNT  SHYAM BUILDERS AND DEVELOPERS SHREEJI NEELKANTH 923020012091010 AXIS BANK LTD, SEC - 11, CBD BELAPUR UTIB0000861
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For Shyam Builders And Developers

Partners

Signature with stamp of Authorized person

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706

Office No 103, B-Wing, The Great Eastern Summit, Plot No. 66, Sector 15, CBD Belapur, Navi Mumbai - 400 614. | Email : shreejilifespacesinfra@gmail.com



भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

Date :- 21/09/2023

The Assistant General Manager  
State Bank of India  
REHBU, Local Head Office,  
Bandra Kurla Complex,  
Mumbai

**BUILDER TIE UP : [PROJECT] SHREEJI NEELKANTH**  
**(BUILDER) SHYAM BUILDERS AND DEVELOPERS**

Dear Sir,

With respect to above please find enclosed tie up documents of  
"SHREEJI NEELKANTH" project for builder tie up process.

Vijay D Jadhav  
Manager  
Builder Relation  
RBO Sanpada, Navi Mumbai

भारतीय स्टेट बैंक / State Bank of India रहावर संपदा एव अजास व्यवसाय हक्काई मुंबई (मेट्रो) ए एव वीयू		
प्राप्त RECD	25 SEP 2023	न.नो.
Real Estate & Housing Business Unit Mumbai (Metro) A & BU		



bank.sbi

91 22 2752 4208  
91 22 2752 4158  
Branch Code : 05141  
IP No. : 121102

mmrbo3.sanpada@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय (III)  
जी 101 ते जी 106, सी.सी.टी.डी.  
कंट्रोल रुमच्या पुढे, बेलापूर रेल्वे स्टेशन  
कॉम्प्लेक्स, टॉवर-3, पहिला मजला,  
सी.बी.डी. बेलापूर, नवी मुंबई - 400 614.

क्षेत्रीय व्यवसाय कार्यालय (III)  
जी 101 ते जी 106, सी.सी.टी.डी.  
कंट्रोल रुम के आगे, बेलापूर रेल्वे स्टेशन  
कॉम्प्लेक्स, टॉवर-3, पहिला मजला,  
सी.बी.डी. बेलापूर, नवी मुंबई - 400 614.

Regional Business Office (III)  
G101 to G106, Next to CCTV Control Room,  
Belapur Railway Station Complex,  
Tower-3, 1st Floor, CBD Belapur,  
Navi Mumbai - 400 614.



**DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT**

Name of the builder		Shyam Builders & Developer					
Builder registered Address		066.No. 103, B-wing The great Eastern Summit, Plot No. 65, Sector 15 CBD BELAPUR NAVI MUMBAI - 400615					
Project OPAS ID		-					
Name of the Project		SHREYI NEELKANTH					
RERA Reg. No.		PS2000052344					
Address of the Project							
Whether Project is completed*		Yes/No					
Unit Details		No of already sold-out units		No. of cash Sale units			
65		01		01			
<b>Inspection Data:</b>							
Date of Inspection		21/09/2023					
Stage wise Progress on construction		excavation work start					
Last inspection date		-					
Details (if any)		-					
<b>Site Details</b>							
Landmark							
No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	01	08	-	-	-	-	31/12/2027
2							
3							
4							
<b>Site Contact Person Details</b>							
Name*		MR. SUDHAKAR CHAVAN					
Telephone/Mob. No.*		7021164689					
Designation*		Relationship Manager					
<b>Sales Details</b>							
Name of the Sales Executive of the builder met by the inspecting official*		03					
No. of HL business booked*		01					
Amount of HL business booked*		NIL					
Remarks on general progress of the project as per structured approved plan noted in RERA:		-					
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

**Inspecting Official Details :**


Signature

Name

Designation

PF No. & SS. No.

Date

  
: VISHAL JADHAV  
: Manager  
: 4597034  
: 21/09/2023



*Handwritten signature*



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000052344**

*Project: Shreeji Neelkanth , Plot Bearing / CTS / Survey / Final Plot No.:Plot No- 28,Sector No- 5al Dapoli, Panvel, Raigarh, 410206;*

1. Shyam Builders And Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400614.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 14/08/2023 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 14/08/2023

Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:14-08-2023 11:28:22

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Sandeep Sir

**SHREEJI NEELKANTH-SHYAM BUILDERS AND DEVELOPERS**  
**SBI**

1. Company pan card
2. Partners pan & aadhar card
3. Legal title serch report
4. Admission deed
5. Airport noc
6. C.C.
7. C.C. drawing
8. Lease deed
9. Draft aggrement
10. Fire noc
11. Builder profile
12. CA certificate
13. light bill
14. Allotment letter
15. Board resolution
16. C.C. Drawing
17. Affidavite on stamp paper
18. website screen shot

आयकर विभाग  
INCOME TAX DEPARTMENT

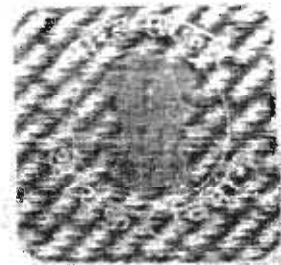


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABWFS1868D



नाम / Name  
SHYAM BUILDERS AND  
DEVELOPERS

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
26/07/2010

15052017

For Shyam Builders And Developers

*Jeevash*  
*Mitanshu*  
*Partners*  
*As*  
*Partners*

Verified With Originals  
For State Bank of India

*Vijay*  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044





भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

फ्लॉट क्रमांक- १२०२, १२ वा मजला, दुमारेल  
कमांक ४६ ४६, टाइप एफ-८, सीवुड्स इस्टेट्स,  
त्री कॉम्प्लेक्स, फेज १, प्लॉट क्रमांक १, सेक्टर,  
५४ And ५६ आणि नेरुळ, नवी मुंबई, ठाणे,  
महाराष्ट्र ४००७०६

Address:

Flat No- 1202, 12th Floor, Building No- 46, Type F-8,  
Seawoods Estates, Nri Complex, Phase-1, Plot No-  
1 Sector 54 56 And 58, Nerul, Navi Mumbai Thane,  
Maharashtra 400706



5848 5353 8215



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001



भारत सरकार  
Government of India



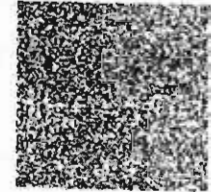
मोहनराम खेमाराम सुथार  
Mohanram Khemaram Suthar

जन्म तारीख/DOB: 15/06/1974

पुरुष/ MALE

Mobile No: 9773151515

5848 5353 8215



मेरा आधार, मेरी पहचान

*Mohanram Khemaram Suthar*

Verified With Originals  
For State Bank of India  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4591044



आयकर विभाग

INCOME TAX DEPARTMENT

MOHANRAM KHEMARAM SUTHAR



भारत सरकार

GOVT. OF INDIA

KHEMARAM SUTHAR

15/06/1974

Permanent Account Number

AMFPS9587F

Signature



*Mohanram Khemaram Suthar*

Verified With Originals  
For State Bank of India

*Vijay Jadhav*  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044





भारत सरकार  
GOVERNMENT OF INDIA



नारायण जिवा वाविया  
Narayan Jiva Vaviya  
DOB: 06-09-1970  
Gender: Male



8866 0067 1891

अधीन - आर आदमी का अधि



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Address:

S/o जिवा गेला पटेल, फ्लॉट नं 803	S/o Jiva Ghela Patel, Flat No F-803
803 पाम बीच रेसिडेन्सी, प्लॉट नं 21-	Palm Beach Residency, Plot No 21-
29 सेक्टर 4, पाम बीच रोड, नेरुल,	29 Sector 4, Palm Beach Road,
नवी मुंबई, नेरुल नोड - 3, जणे, ठाणे,	Nerul, Navi Mumbai, Nerul Node -
महाराष्ट्र, 400706	3, Thane, Thane, Maharashtra,
	400706



1947  
1850 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001

*Handwritten signature*

Verified With Originals  
For State Bank of India  
*Handwritten signature*  
VISHAY JADHAV  
MANAGER SRM  
P.F. 4597044





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**NARAYAN JIVA VAVIYA**  
**JIVA GHELA PATEL**  
**06/09/1978**  
 Permanent Account Number  
**AHPPP8466M**



Signature

*In case this card is lost / found, kindly inform / return to :*  
**Income Tax PAN Services Unit, UTTISE**  
**Plot No. 3, Sector 11, CBD Helapur,**  
**Navi Mumbai - 400 614.**  
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस :  
**आयकर पैन सेवा यूनिट, UTTISE**  
**प्लॉट नं. 3, सेक्टर 11, सीडीबी हेलपुर,**  
**नवी मुंबई - 400 614.**

*Handwritten signature*

**Verified With Originals**  
**For State Bank of India**  
*Handwritten signature*  
**VIJAY JAHAV**  
**MANAGER BRM**  
**P.F. 4597044**



भारत सरकार

लालजी भचू पटनी  
Lalji Bhachu Patni  
जन्म तारीख / DOB: 01/06/1979  
पुरुष / MALE  
Mobile No.: 9892766957

7310 8401 7157



माझे आधार, माझी ओळख

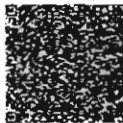
*(Handwritten signature)*

भारतीय विधिपत्र पहचान प्राधिकरण  
भारत

Download Date: 27/01/2018

व्यक्ति:  
S/O भचू पटनी, बी-1103, निस्कंठ  
हॉटेल्स, प्लॉट नं 12 आणि 13, सेक्टर 8,  
घणसोली, नवी मुंबई, ठाणे,  
असुरकडू - 400701

Address:  
S/O Bhachu Patni, B-1103, Neelkanth Heights,  
Plot No 12 And 13, Sector 8, Ghansoli, Navi  
Mumbai, Thane, Maharashtra - 400701



Download Date: 18/11/2018

190 180 300 1947  
help@nidai.gov.in  
www.nidai.gov.in  
P.O. Box No. 2347  
Bengaluru-560 015

Verified With Originals  
For State Bank of India

*(Handwritten signature)*  
HJAY JADHAV  
MANAGER BRM  
P.F. 4597044





*Handwritten signature in Hindi: लालजी भक्षु पाटनी*

Verified With Originals  
For State Bank of India  
*[Signature]*  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044





भारत सरकार  
GOVERNMENT OF INDIA



कैलाश वस्ता रावत  
Kailash Vasta Ravat

जन्म वर्ष / Year of Birth 1986  
पुरुष / Male



8217 4725 2032

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता बी/102, डीएनएस विला सीएनएम, Address: B/102, DNS Villa CHS,  
आर.बी. कदम मार्ग, रूपान इंडस्ट्रीस जवळ, R.B Kadam Marg, Near Rupal  
घाटकोपर वेस्ट, मुंबई, बरवे नगर, महाराष्ट्र, Industries, Ghatkopar West,  
400084 Mumbai, Barve Nagar,  
Maharashtra, 400084

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

*Jadhav*

Verified With Originals  
For State Bank of India  
VIJAY JADHAV  
MANAGER BRM  
PF 459/044



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा मध्या कार्ड  
Permanent Account Number Card  
AJGPR5684J



अभि नाम  
KAILASH VASTA RAVAT

पिता का नाम / Father's Name  
VASTA MAVJI RAVAT

जन्म की तिथि /  
Date of Birth  
17/12/1966

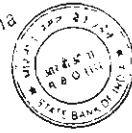
*Kailash*  
Signature

40/2022

*Kailash*

Verified With Originals  
S.B.I. State Bank of India

*S. J.*  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597344





Verified With Originals  
For State Bank of India  
MANGALDURG  
WIRAJ JADHAV  
P. 145/1024

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
S/O: गोकर् होठी करोत्रा, फ्लॉट नं 301 हरी निवास सी  
एच एस् प्लॉट न 223, सेक्टर 21, नेरुळ, नवी मुंबई,  
ठाणे,  
महाराष्ट्र - 400706

QR Code with Photograph

**Address:**  
S/O: Gokar Hothi Karotra, Flat No 301 Hari  
Niwas CHS Plot No 223, Sector 21, Nerul,  
Navi Mumbai, Thane, Maharashtra - 400706

9932 5304 1379  
VID : 9178 9883 0929 7327

1947  
1800 300 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947,  
Bengaluru-560 001

भारत सरकार  
Government of India

केलश गोकर् करोत्रा  
Kailash Gokar Karotra  
जन्म तारीख / DOB : 03/04/1987  
पुरुष / Male

9932 5304 1379

आधार - सामान्य माणसाचा अधिकार

Kailash Karotra

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KAILASH G KAROTRA

GOKAR HOTHI KAROTRA

03/04/1987

Permanent Account Number

AUSPK3466A

Signature

*main p...*

Verified With Originals  
For State Bank of India

*[Signature]*  
MAY JADHAV  
MANAGER BRM  
P.F. 4597044





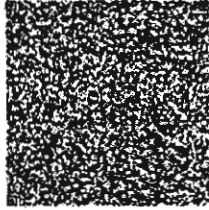
भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2085/22129/72150

To  
रमिता नारायण रावरीय  
Ramita Narayan Ravriya  
Tulsi Prerna, Plot No.9, B-Wing Room No.1104  
Near Mahatma School  
Sector- 1, Khanda Colony  
New Panvel West  
Raigarh Maharashtra - 410206  
9322280280

Signature Not Verified  
Date: 22/11/2011  
Time: 11:00:00 AM  
IP: 10.10.10.10



आपला आधार क्रमांक / Your Aadhaar No. :

3230 6148 0107

VID : 9123 8919 3595 3600

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



रमिता नारायण रावरीय  
Ramita Narayan Ravriya  
जन्म तारीख/DOB: 30/06/1985  
लिंग/ GENDER: FEMALE

Issue Date: 22/11/2011

3230 6148 0107

VID : 9123 8919 3595 3600

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
तुलसी प्रेरणा, प्लॉट नं.९, बी-विंग रूम नं.११०४, महात्मा  
स्कुल जवळ, सेक्टर- १, खांडा कॉलनी, न्यू पनवेल पश्चिम,  
रायगड,  
महाराष्ट्र - 410206

Address:  
Tulsi Prerna, Plot No.9, B-Wing Room  
No.1104, Near Mahatma School, Sector- 1,  
Khanda Colony, New Panvel West, Raigarh,  
Maharashtra - 410206

Issue Date: 22/11/2011

3230 6148 0107

VID : 9123 8919 3595 3600

1947 | help@uidai.gov.in | www.uidai.gov.in

Rup

Verified With Original  
State Bank of India



JADHAV  
NAC/ER/BRM  
F. 459/1044

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAMILA NARAYAN RAVRIYA

LALJI ANDA PATEL

30/06/1985

Permanent Account Number

Rup

ATPPP7066B

AM

Signature



04022015

Valid only With Originals  
For State Bank of India

JILAY JADHAV  
MANAGER B&M  
P. 4.91/44





# Maharashtra State Electricity Distribution Co. Ltd.



## Bill of Supply For: AUG-2023

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSEDCL 27AAECM2933K1Z8  
BILL NO.(GGN): 000002114384344

HSN code 27160000

Consumer No: 028700351744  
SHYAM BUILDERS AND DEVELOPERS  
PLOT NO-28 SECTOR-05 PANVEL RAIGAD Dapoli 410206  
Mobile/Email: 97\*\*\*\*\*71/

Bill Date: 18-AUG-23  
Bill Amount Rs: 44,340.00  
Due Date: 07-SEP-23  
If Paid After Due Date: 44,890.00

Billing Unit: 0329 :PANVEL I (BHINGARI)  
Tariff/Category: 304 /LT II Comm 3Ph < 20KW  
Pole No: 00000001  
PC/MR/Route Sequence/DTC: 4 / 25-1000-1999 /0329001  
Meter No: 08809234331  
Reading Group: M4

Supply Date: 16-Feb-2023  
Sanct. Load: 5 KW  
Security Deposit(Rs): 30,000.00  
Current Reading Date: 13-AUG-23  
Previous Reading Date: 15-JUL-23

Scan this QR Code with BHIM App for UPI Payment

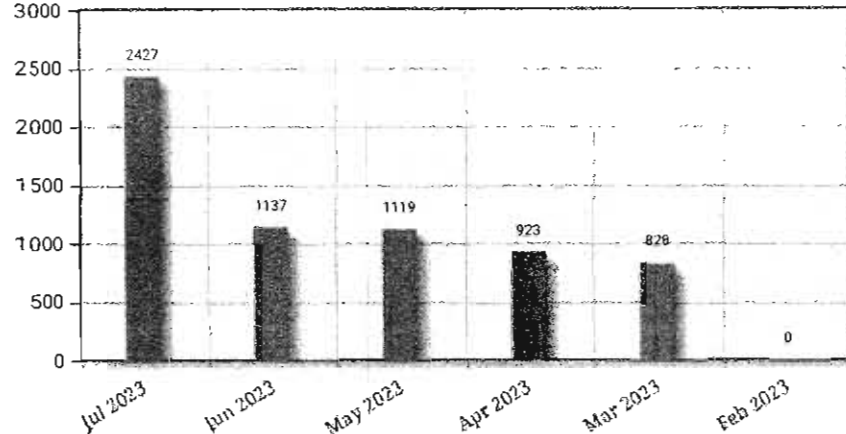


Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
9496	6434	01	3062	0	3062

In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter status: NORMAL  
Bill Period: .97 Month(s) /

### Billing History:



\* For any queries on this bill please contact

**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF

### Important :

1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/GoGreen/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://consumerinfo.mahadiscom.in>
4. Next month's reading will mostly take place on 13-09-2023.

### विशेष संदेश :

- \* Dear Consumer, Your registered mobile number is 97\*\*\*\*\*71 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 028700351744
- \* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01028700351744
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Amount: As per Bill

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Verified With Originals  
STATE BANK OF INDIA  
V. S. MADHAV  
MANAGER BRM  
410206





भारत सरकार

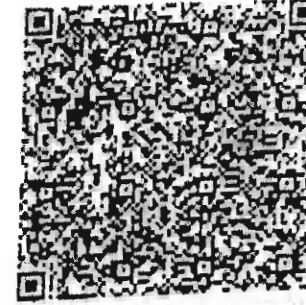
Government of India



अरविंद भांजी रावरिया  
Arvind Bhanji Ravriya

जन्म तारीख / DOB : 11/10/1995

पुरुष / Male



4292 0912 4976

आधार - सामान्य माणसाचा अधिकार

Verified With Originals  
E-Verify Bank of India  
VJAY JADHAV  
MANAGER BRM  
17-159/044



*Aravnya*

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भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: भांजी राघवजी रावरिया,  
ई-1001, पटेल हेरिटेज, प्लॉट नं.  
15/17, सेक्टर - 07, खारघर, खारघर,  
रायगड, महाराष्ट्र, 410210

Address: S/O: Bhanji Raghavji Ravriya,  
E-1001, Patel Heritage, Plot No. 15/17,  
Sector - 07, Kharghar, Kharghar, Raigarh,  
Maharashtra, 410210

4292 0912 4976

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Verified With Originals  
For State Bank of India  
W. V. JADHAV  
MUMBAI  
P. 4597044



*B Ravriya*

आयकर विभाग

INCOME TAX DEPARTMENT

ARVIND BHANJI RAVRIYA

BHANJI RAGHAVJI RAVRIYA

11/10/1995

Permanent Account Number

BSMR4513C

*Aravind*

Signature

भारत सरकार

GOVT. OF INDIA



29112013

Verified With Originals  
For State Bank of India  
*[Signature]*  
JADHAV  
MANAGER BRM  
P.F. 4597044



*Aravind*

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## BOARD RESOLUTION

EXTRACT OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF THE COMPANY OF M/S. SHYAM BUILDERS & DEVELOPERS HELD ON MONDAY ,09<sup>th</sup> JANUARY 2023 AT ITS REGD. OFFICE AT:OFFICE NO –SHOP NO. 2, BOBOIS, ISHA SHOPPING CENTER, SECTOR-15, NEAR NERUL RAILWAY STATION, NERUL, NAVI MUMBAI- 400706 AT 3.00 PM

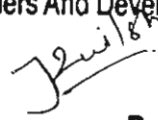
“Resolve that Mr. Kailash Ravat (Partner) of the Company is be and hereby authorise to enter upon and sign the Agreement, Possession letter, Physically Possession, any other document related above plot with CIDCO Ltd. for Lease Agreement of Plot No. 28, Sector -5 at Node Pushpak Nagar ,Navi Mumbai Admeasuring 2,499.68 Sq. Mtrs. and same to be Registration be Sub. Registrar, Panvel, Dist. Raigad.

### Certified true copy

Authorised Partner :

**For Shyam Builders And Developers**

Kailash Ravat :



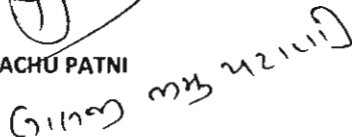
**Partners**

For SHYAM BUILDERS AND DEVELOPERS,

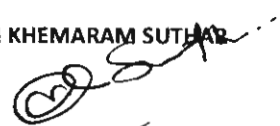
1. NARAYAN JWA VAVIYA



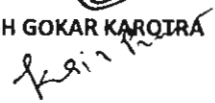
2. LAJI BHACHU PATNI



3. MOHANRAM KHEMARAM SUTHER



4. KAILASH GOKAR KAROTRA



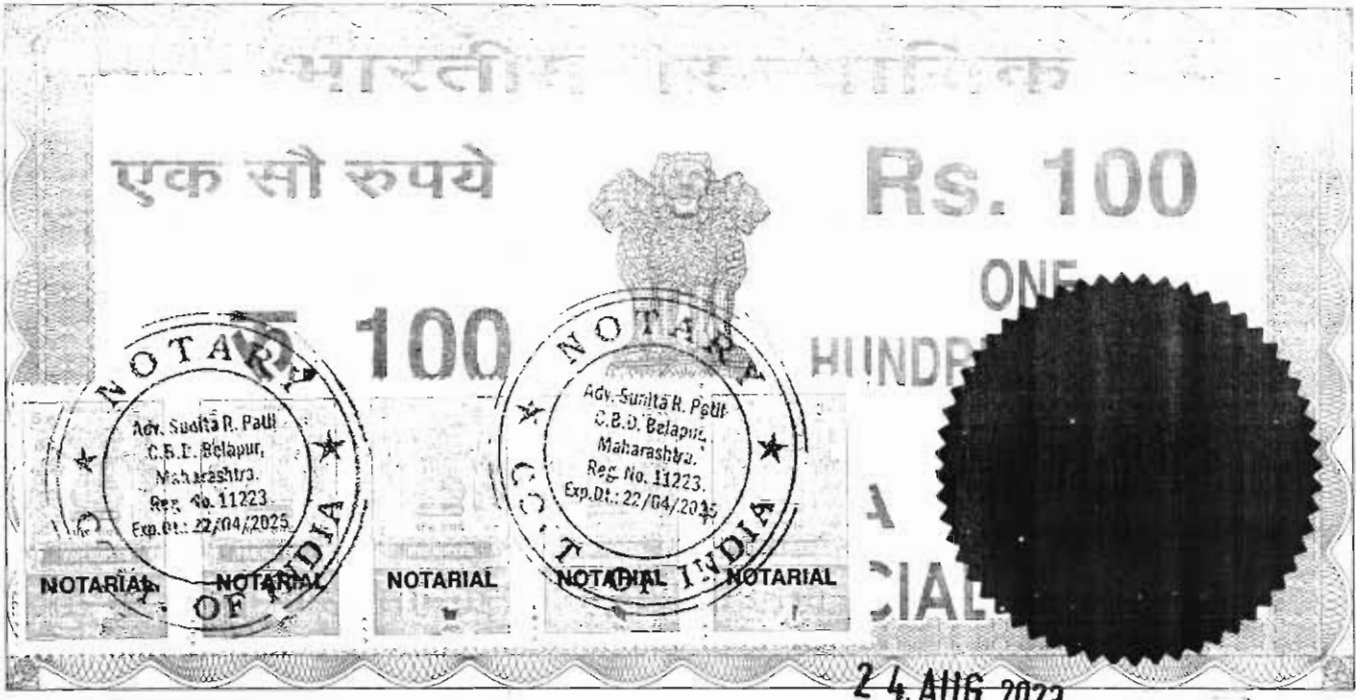
5. ARVIND BHANJI RAVRIYA



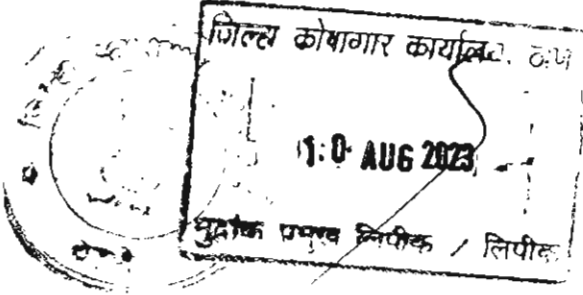
6. RAMILA NARAYAN RAVRIYA



Partners



महाराष्ट्र MAHARASHTRA



जाडपत्र - 2023 फक्त प्रतिज्ञापत्रासाठी  
 मुद्रांक दिवशी नोंदवही अनुक्रमांक 102452 दिनांक \_\_\_\_\_  
 मुद्रांक विकत घेण्याच्याच नाव For Shyam Builders And Developers  
 पत्ता क सही \_\_\_\_\_

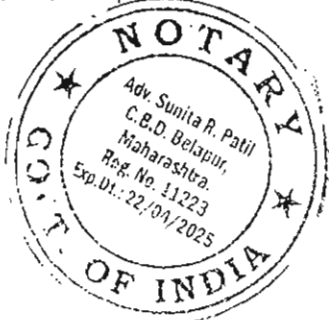
श्री. रमिन्द्र विल्णू शिंगाडे  
 परवाना क्र. 13/2000. नथियन ए.क्र. 1201043.  
 मुद्रांक विक्रीचे ठिकाण : सुविधा सॉल्युशंस, शॉप नं. 23, प्रभात सेंट्रल कार्पर  
 लॉट नं 7, सेक्टर-15, सी.बी.डी, बेलापूर, नवी मुंबई मो. 99324704124  
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांना त्याच कारणासाठी  
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

24 AUG 2023

**AFFIDAVIT- CUM - DECLARATION**

I/We Proprietor / Partners / Directors of M/s. Shyam Builders & Developers, having its Office at Plot No. 3c, Shop No. 2, Sector-15, Nerul, Navi Mumbai, Thane, Maharashtra, 400705

1. Mr. Kailash Gokar Karotra
2. Mr. Arvind Bhanji Ravariya
3. Mrs. Ramila Narayan Ravariya
4. Mr. Lalji Bhachu Patni
5. Mr. Narayan Jiva Vaviya
6. Mr. Mohanram Khemaram Suthar
7. Mr. Kailash Vasta Ravat



Do hereby declare on oath and solemn affirmation as under.

I/We state and declare that the property bearing Survey No. NA admeasuring 2499.68Sq. Mtrs Plot No. 28, Sector: 05, being and lying at Pushpaknagar Tal. Panvel District Raigad State Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

For Shyam Builders And Developers Partners  
 For Shyam Builders And Developers Partners  
 For Shyam Builders And Developers Partners

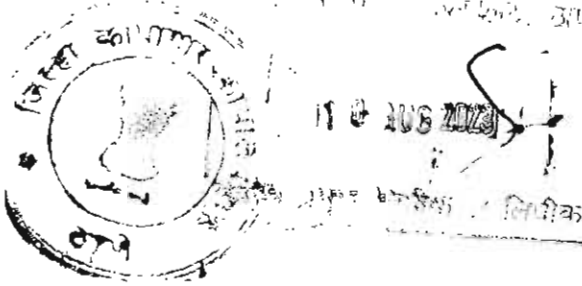


महाराष्ट्र MAHARASHTRA

2023

24 AUG 2023

62AA 504233



जाडपत्र-1/फक्त प्रतिज्ञापत्रासाठी  
मुदांक विक्री नोंदवही अनुक्रमांक 102458 दिनांक \_\_\_\_\_  
मुदांक विक्री घेण्याच्यावे नाव For Shyam Builders And Developers  
पत्ता व तहो \_\_\_\_\_

श्री. रविन्द्र विष्णू शिंगाडे, \_\_\_\_\_ Partners  
परकना क्र. 13/2000, नवीन म.क्र. : 1201043,

मुदांक विक्रीचे ठिकाण : सुनिता सविसेस, शॉप नं. 23, इमात रांटर एव्हा  
लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. बेलपूर, नवी मुंबई. मो. 99324704124  
ज्या कारणासाठी ज्यांनी मुदांक खरेदी केला त्यांनी त्याच कारणासाठी

मुदांक खरेदी केल्यापासून 6 महिन्यात दापरणे घेऊनकारक आहे  
We state and declare that I/we am/are constructing buildings consisting of various flats and row houses under Housing Project named as "Shreeji Neelkanth" on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/we state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this 24<sup>th</sup> day of August, 2023.

ATTESTED BY ME

Sunita R. Patil  
B.Com, M. A. LL. M. GDC&A  
ADVOCATE & NOTARY  
GOVT. OF INDIA

Affiants

24 AUG 2023

For Shyam Builders And Developers

For Shyam Builders And Developers

For Shyam Builders And Developers

Partners

Partners

Partners





# MGDG & Associates

Chartered Accountant

To  
State Bank of India

## CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of M/s Shyam Builders & Developers (the 'Firm'), having its registered office at Office No -103, B Wing, The Greater Eastern Summit, Plot No -66, Sector -15, CBD Belapur, Thane, Navi Mumbai -400614 and do hereby state as follows:

Currently the total investment in the Project "Shreeji Neelkanth" by the Company M/s Shyam Builders & Developers is Rs. 5,32,53,865/- Crores as per Form 3 filed by the Company under RERA, out of which Rs. NIL Crores is collected from customers. The balance investment of Rs. Rs. 5,32,53,865/- crores in the project is through promoter's contribution which is equal to 18.66% of the total project cost which is estimated at Rs. 28,54,13,551/-.

The aforesaid facts stated by us are certified to be true and correct.

For MGDG & Associates  
Chartered Accountants

*Deepak*

CA Deepak Patel  
Partner  
Mem. No. 175018  
FRN: 145938W  
Date: 24/08/2023  
Place: Navi Mumbai  
UDIN: 23175018BGVYEJ7726





**SHYAM BUILDERS AND DEVELOPERS SHREEJI NEELKANTH CO**

Joint Holder .- -

PLOT NO 3C SHOP NO 2

SECTOR 15 NERUL NAVI MUMBAI

NERUL NODE

NAVI MUMBAI

MAHARASHTRA

400705

Customer ID :949077369

IFSC Code :UTIB0000861

MICR Code :400211068

Nominee Registered : N

Registered Mobile No :XXXXXX9998

Registered Email ID:SHXXXX02@GMAIL.COM

PAN :ABWFS1868D

Scheme :CA - CURRENT A/C FOR ESCROW ARRANGEMENTS

**Statement of Account No :923040012091010 for the period (From : 01-06-2023 To : 30-06-2023)**

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		<b>OPENING BALANCE</b>			.00	
		<b>TRANSACTION TOTAL</b>	.00	.00		
		<b>CLOSING BALANCE</b>			.00	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect password, login id and debit card number through emails OR phone call Further, we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges, please visit www.axisbank.com

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc\* up to maximum amount of Rs 5 Lakh including principal & interest both\* (\* for exceptions and details please refer www.dicgc.org.in)

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

REGISTERED OFFICE - AXIS BANK LTD, TRISHUL, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad. 380006. This is a system generated output and requires no signature.

BRANCH ADDRESS - AXIS BANK LTD, CBD BELAPUR, NAVI MUMBAI [MH], ELLORA, 1-4, PLOT 27, SEC 11, CBD BELAPUR, , 400614, NAVI MUMBAI, MAHARASHTRA, INDIA, TEL:022-27560399 FAX:

**Legends :**

ICONN - Transaction through Internet Banking

VMT-ICON - Visa Money Transfer through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

REV SWEEP - Interest on Linked fixed Deposit

SWEEP TRF - Transfer from Linked Fixed Deposit / Account

VMT - Visa Money Transfer through ATM

CWDR - Cash Withdrawal through ATM

PUR - POS purchase

TIP/ SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips

RATE.DIFF - Difference in rates on usage of card internationally

CLG - Cheque Clearing Transaction

EDC - Credit transaction through EDC Machine

SETU - Seamless electronic fund transfer through AXIS Bank

Int.pd - Interest paid to customer

Int.Coll - Interest collected from the customer



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P52000052344**

**Project: Shreeji Neelkanth**, Plot Bearing / CTS / Survey / Final Plot No. **Plot No- 28, Sector No- 5at Dapoli, Panvel, Raigarh, 410206,**

- Shyam Builders And Developers** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400614.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **14/08/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 14/08/2023

Place: Mumbai

DOWNLOADED  
For State Bank of India  
V. JADHAV  
MANAGER BRM  
P.F. 4597044



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 14-08-2023 11:28:22

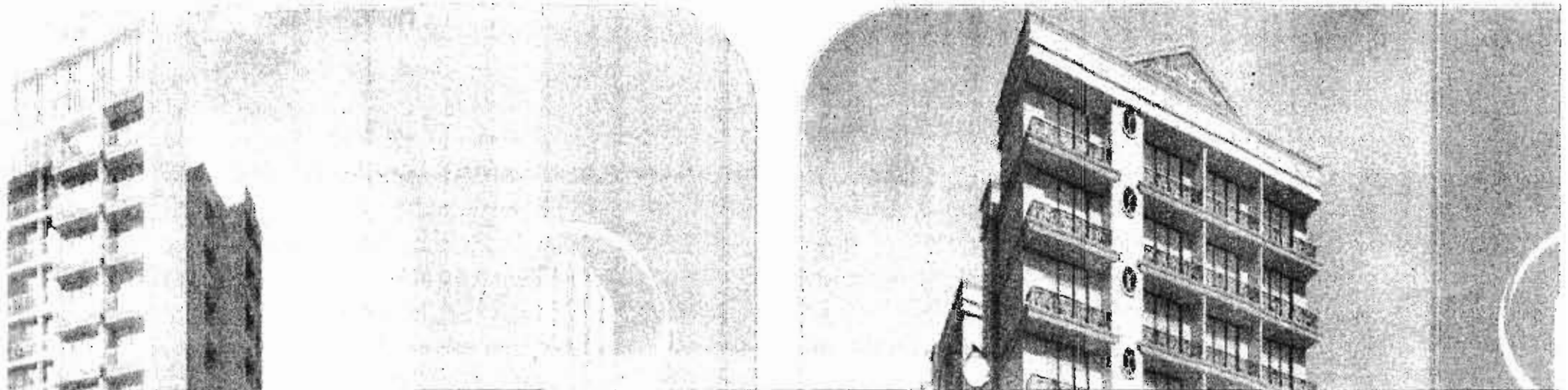
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



Welcome to the *Shree City Space Group*

## A Landmark Of Affordable Luxury

*Shree Group is committed to making city life easier, more accessible, and more meaningful through its real estate development. Shree has amassed vast experience over the last one decades. Shree Group has stayed ahead of the curve by combining marketing savvy with a desire to grow, backed up by efficient administrative prowess and standardisation of on-site and off-site processes. Shree Lifespace Infrastructure actively seeks growth by investing in a diverse range of systematically identified businesses, resulting in a well-diversified conglomerate with interests in a variety of projects including residential, premium condominiums, and integrated modern townships.*



# MahaRERA Application

## General Information

Information Type  
Other Than Individual

## Organization

Name  
Shyam Builders and Developers

Organization Type  
Partnership

Description For Other Type Organization  
NA

Do you have any Past Experience ?  
No

## Address Details

Block Number  
Office No- 103,B Wing  
Building Name  
The Greater Eastern Summit

Street Name  
Sector- 15  
Locality  
CBD Belapur

Land mark  
Plot No- 66  
State/UT  
MAHARASHTRA

Division  
Konkan  
District  
Thane

Taluka  
Thane  
Village  
Navi Mumbai (M Corp.)

Pin Code  
400614

## Organization Contact Details

Office Number  
09892389998

Website URL

## Past Experience Details

## Member Information

Member Name	Designation	Photo
-------------	-------------	-------

Narayan Jiva Vaviya	Partner	<a href="#">View Photo</a>
Kailash Gokar Karotra	Partner	<a href="#">View Photo</a>
Arvind Bhanji Ravriya	Partner	<a href="#">View Photo</a>
Lalji Bhachu Patni	Partner	<a href="#">View Photo</a>
Mohanram Khemaram Suthar	Partner	<a href="#">View Photo</a>
Ramila Narayan Ravriya	Partner	<a href="#">View Photo</a>
Kailash Vasta Ravat	Partner	<a href="#">View Photo</a>

## Project

Project Name (Mention as per Sanctioned Plan)

Shreeji Neelkanth

Project Status

New Project\*

Proposed Date of Completion

31/12/2027

Litigations related to the project ?

No

Project Type

Others

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

No

Plot Bearing No / CTS no / Survey Number/Final Plot no.

Plot No- 28,Sector No- 5

Boundaries East

20 meter wide road

Boundaries West

Plot no- 13 and Plot no- 14

Boundaries North

Plot no- 29

Boundaries South

Plot no- 27

State/UT

MAHARASHTRA

Division

Konkan

District

Raigarh

Taluka

Panvel

Village

Dapoli

Street

Sector No- 5

Locality

Pushpak- Dapoli

Pin Code

410206

Total Plot/Project area (sqmts)

2499.68

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

1

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

0

## FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)

4937.81

Built-up-Area as per Proposed FSI (in sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)

4562.19

Permissible Total FSI of Plot (Permissible Built-up Area)

9500.00

## Bank Details

Bank Name

Axis Bank Ltd

IFSC Code

UTIB0000861

## Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	130	0	0

## Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	Rain water harvesting tank provided
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Electric meter room provided
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	After completion by CIDCO
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Septic tank provided
Storm Water Drains :	NO	0	NA
Landscaping & Tree Planting :	YES	0	25 No. of trees to be planted
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

## Building Details

Sl. No.	Project Name	Project Location	Project Status	Project Type	Project Value	Project Completion
1	Shreeji Neelkanth	31/12/2027	1	1	2	5

1 Shreeji Neelkanth Shreeji Neelkanth 31/12/2027 1 1 2 5 1 139 130

Sl.No	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Service Charge
1	1BHK	31.39	10	0
2	2BHK	43.55	6	0
3	2BHK	45.22	6	0
4	Shop	47.75	3	0
5	2BHK	54.70	5	0
6	2BHK	54.71	5	0
7	2BHK	55.93	5	0
8	1BHK	35.33	10	0
9	2BHK	48.74	5	0
10	Shop	36.09	3	0
11	Shop	36.22	1	0
12	1BHK	32.92	13	0
13	Shop	51.25	2	0
14	Shop	52.77	2	0
15	Shop	58.82	2	0
16	Shop	47.93	1	0
17	Shop	46.42	2	0
18	Shop	44.46	2	0
19	Shop	39.88	2	0



Sl. No.	Description	Quantity
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

### Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
Destination Architecture Interior Designs	NA	Architect
Gaurav Satish Rajpal & Co	NA	Chartered Accountant
Epicons Consultants PVT LTD	NA	Engineer

### Litigations Details

No Records Found

### Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>

1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other - Legal	Not Uploaded
1 Other - Finance	Not Uploaded
1 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>



Date: 17/07/2023

## Deviation Report

Document Type: Agreement for Sale

Project Name: **SHREEJI NEELKANTH**

Project Land: Land bearing final Plot No.28, Sector No. 5 admeasuring 2499.68 Sq. mtrs being, lying and situated at Village – Dapoli- Pushpak, Taluka- Panvel, District- Raigad in town planning jurisdiction of City and Industrial Development Corporation Of Maharashtra Limited.

Promoter Name: **M/s. SHYAM BUILDERS AND DEVELOPERS**

Please find appended below the list of deviations in the Said Agreement for Sale:

- A. List of Clauses that have been amended by Promoter in the Model Agreement for Sale is produced hereunder and the same is also highlighted in yellow color in the said Agreement for Sale:

- (i) Clause 1(a)(i) – added portion:

The purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706

(ii) Clause 1(a)(iv) – added portion:

(iv) The Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor. Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner. The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose. The Society or Limited Company/Federation/ Apex body shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter.

OR

(iv) The Allottee has informed the promoter that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Apartment. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

(iii) Clause 1 (d) – added portion:

GST, Swachh Bharat Cess

(iv) Clause 7.4 – added portion:

it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the Apartment/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

(v) Clause 9 – added portion:

Any delays in signing and handing over of documents by the Allottee



# SHYAM BUILDERS AND DEVELOPERS



to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.


(vi) Clause 9.3 – added portion:  
which shall be paid in advance for \_\_\_\_\_ months on/before possession of the Apartment.

(vii) Clause 10 – added portion:  
(All the aforesaid amounts to be decided by the Promoter at the time of possession, on actual amount incurred/to be incurred)

I/We say that this disclosure is to the best of my/our knowledge and as per the information available with us as on date. The Draft of Agreement for Sale has been prepared and submitted to MahaRERA on 17/07/2023. In event of any subsequent changes in the draft, which shall not be contrary or inconsistent with the provisions of RERA and the Rules and Regulations made thereunder, then the same shall be subsequently submitted to MahaRERA and uploaded on MahaRERA website along with its deviation report.

For Promoter,

**M/s. SHYAM BUILDERS AND DEVELOPERS**  
For Shyam Builders And Developers

Authorized Signatory  Partners

Address - Shop No 2, Plot No 3 C, Sector -15, Nerul, Navi Mumbai -400706



स्वातंत्र्याचा अक्षर महोत्सव



**CIDCO**  
WE MAKE CITIES

**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.

CIDCO/FIRE/HQ/2023/E-21710

Date: 23/05/2023

To

The Sr. Planner (Building Permission (NM))  
CIDCO LTD. 4<sup>th</sup> Floor,  
Raigad Bhavan, C.B.D.,  
Belapur, Navi Mumbai - 400 614.

**SUBJECT:** Provisional NOC Stipulating fire protection requirements for the proposed Residential cum commercial high-rise building on Plot No.28, Sector-05, Pushpak, Navi Mumbai for M/s. SHYAM Builders & Developers.

**REFERENCE:**

- 1) Application from Architect M/s. Destination received to this office on 03/05/2022 .
- 2) Letter received from Senior Planner (BP) vide letter No. CIDCO/PLANNING/SP/BP/2023/E-205233 dated 09/05/2023.
- 3) Certified Area of construction by architect GBA 10446.47 sq.mtrs accordingly fire service fees already paid Rupees 80,000/- (Eighty thousand only.) vide receipt no. 6100000644/2023 dated 11/05/2023.
- 4) Agreement to lease between CIDCO Ltd & M/s. Shyam Builders & Developers dated 02/02/2023.
- 5) Three sets of Architectural drawings.

Sir,

M/s. Destination architect of the said project, under the instruction of his client M/s. Shyam Builders & Developers had applied to this department to obtained provisional fire NOC for their proposed Residential cum Commercial building having Basement + Ground + 1<sup>st</sup> & 2<sup>nd</sup> Podium floor (Car Parking) + 3<sup>rd</sup> to 07<sup>th</sup> upper floor with height 25.20 mtrs of measured

VS

1

from ground level to the terrace on Plot No.28, Sector.05, Pushpak Nagar, Navi Mumbai for M/s. Shyam Builders & Developers.

The details of location, clear open spaces, structure and occupancy are as under.

**A) DEMARCATION OF THE PLOT BOUNDRIES.**

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	Plot No. 29 & 30
2	On towards South.	Plot No. 27
3	On towards East	20.00 mtrs wide Service Road.
4	On towards West	Plot no. 12

**B) OPEN SPACES WITH IN THE PLOT:-**

Sr. No.	Direction	From building line to plot boundary	Remarks.
1	North	Clear 6 mtrs	As per submitted project details
2	South	Clear 6 mtrs	
3	East	Clear 4.5 mtrs	
4	West	Clear 6 mtrs	

**C) STRUCTURE DETAILS:-**

Sr. no.	No. Of Bldg.	No. of wing	No. Of Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.G. Tank capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	1	B+G+07	25.20	02 Nos. with 1.5 mtrs width	04 of which 1 is fire lift	75,240 ltrs	37,500 ltrs.	Yes	02 nos. Yes	02 nos. Yes

**D) OCCUPANCY DETAILS:-**

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Basement	Car Parking	1666.95
2.	Ground	Car parking & Commercial	1539.20
3.	1st	Car Parking & Commercial	1484.91
4.	2 <sup>nd</sup>	Car Parking	1479.32
5.	3rd	Amenity & Residential	743.99
6.	4th	Residential	946.91
7.	5th	Residential	946.91
8.	6th	Residential	946.91
9.	7th	Residential	619.11
10.	Terrace	Lift machine Room	72.27
11.		<b>GBA</b>	<b>10446.47</b>

#### E] FIRE DEPARTMENT COMMENTS :

1. Party had proposed the said Residential cum Commercial building as per the UDCPR.
2. Party had informed undersigned that they had complied the UDCPR.
3. The plot area is 2499.68 sq mtrs.
4. The entire plot is directly approachable through 20.00 mtrs wide Service Road from East Side.
5. Clear and unobstructed drive way of more than 6.00 mtrs. is proposed on all three side and 4.50 mtrs one side of the building for the fire fighting purpose which can take a load of 45 tons .
6. Party had proposed Residential cum Commercial building having Basement + Ground + 1<sup>st</sup> & 2<sup>nd</sup> Podium floor (Car Parking) + 3<sup>rd</sup> to 07<sup>th</sup> upper floor with height 25.20 measured from ground level to the terrace.
7. Party has proposed 10 Nos of shop on ground floor .
8. Party has proposed 1st podium floor for car parking & 03 nos. of Shops & 01 no. Multipurpose hall .
9. Shop has given 01 no. staircase having width 1.5 mtr & 01 no. Lift from ground level to 1st floor Shop.
10. Party has proposed 02 nos. of staircases each of 1.5 mtrs wide along with fire resistance doors are proposed.
11. Party has proposed total 4 nos. of Lift out of that 03 nos. of passenger lift, 01 of Fire lift.
12. Party has 1<sup>st</sup> & 2<sup>nd</sup> podium floor for car parking purpose which is accessible through 6 mtrs wide ramp having 1:8 gradient.
13. Common underground tank purely for firefighting purpose is of 75,240 ltrs & separate O.H. tank, purely for firefighting propose is of capacity 37,500 Ltrs is accepted.
14. Party has proposed the UG fire fighting tank and pump room at basement area
15. Separate 02 nos. of fire duct for riser system with proper opening at each floor level is proposed.
16. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
17. The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Building having comprising of Basement + Ground + 1<sup>st</sup> & 2<sup>nd</sup> Podium floor (Car Parking) + 3<sup>rd</sup> to 07<sup>th</sup> upper floor with height 25.20 measured from ground level to the terrace on Plot No. 28, Sector 05, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. Shyam Builders & Developers, subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

#### F] FIREBRIGADE REQUIRMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department.** Vide drawing sheet no. 01 to 05
- 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .

✓



2. Clear open space as shown in drawings which shall take load of not less than 45 on ground level.
  3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
  4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
  5. Lifts and other lifts shown in the drawing shall be not less than 8 person capacity and one of them in each wing shall be Fire lift. All the lifts shall be provided with ARD unit.( No collapsible shutter shall be provide )
  6. Car parking shown in drawing on 1<sup>st</sup> & 2<sup>nd</sup> podium floor with proper gradient of ramp not less than 1:8 and this area shall not be use other then said purpose and shall be provided with and proper vehicle movement .
  7. Fire pump room to provide the all pumps including diesel pump
  8. Fire duct, Electrical shaft/duct shown in drawing shall be sealed at each floor level.
  9. Electric meter , D.G. Set room & Sub station shall provided at ground floor as shown in drawings with proper fire safety measures.
  10. 2 hour FRD , approved by government organization (IS3614).
  11. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.
- **ELECTRICAL SAFETY** : The party shall take care proper electrical safety as per electrical safety rules.
    1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level .
    2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
    3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of ELCB / MCB.
    4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
    5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
    6. Lighting protection system shall also be provided
  - **BASEMENTS:**
    - i) The slab of the basement shall be reinforced suitably to bear the load of fire engine weighing up to 45 m. tones each with point load of 10 kgs./sq. cms.
    - ii) The basements shall be used for the designated purpose i.e. parking and building services, accessed by way of 6.00 mtrs. wide 2-way ramp for parking.
    - iii) The basement shall be provided with natural ventilations through the ventilators or open cut outs as shown in the plan.
    - iv) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through 02 hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby. The cut off lobby shall be mechanically pressurized.
    - v) In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the

rate of air changes to 12 per hour in the event of a fire emergency. this shall be schedule as given in part 8 "Building services, section 3 Air Condition, Heating & Mechanical Ventilation" of the code.

- vi) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard
- vii) Basement area shall be divided in compartments each of 3000 sq. mtrs. each / of **Appropriate areas** & these compartments shall be segregated from each other by way of water curtain. (if applicable)
- viii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- ix) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.
- x) Sprinkler system shall be provided in car parking area & Automatic sprinkler system in lift lobby & common corridor area as well as ramp. These systems shall be installed as per the relevant I.S. specifications IS 15105
- xi) One Dry Chemical Powder fire extinguisher ABC type of 4 kgs. capacity each shall be kept for every 100 sq. mtrs. area in the basement.
- xii) Staircase and lift lobby shall have illuminated by inverter / automatic power supply operated exits signs with IP 54 enclosure. Luminance of the signage's shall be such that they are visible from a distance of 12 to 16 meters.
- xiii) CO Detector with audible alarm system shall be provided to all the basement areas.
- xiv) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xv) Exhaust duct, mechanical ventilation duct should not pass through exit routes.
- xvi) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- xvii) Drainage of the car park areas shall be so laid as to prevent any overflow in staircase, lift shaft etc and sump pump shall be installed.

**G) REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :**

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location
3.	Fire -duct (Shall be sealed at each floor level )	Required		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585.. 3) Hose box with a]15 mtrs canvas hose with male & female coupling IS 663 b] nozzle IS 903
4.	Wet riser	Required		Shall be provide at in the given

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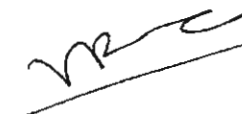
			fire duct and additionally party shall provide the wet riser.
5.	Yard Hydrant or Ring hydrant	Required	At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm. As per guide line IS 3844.
6.	Sprinkler System	Required 1. In podium car parking area, in stilts, common lift lobby area on each floor, in Commercial area.	Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
<p><b>NOTE :</b> 1) For sr. no.4,5 &amp; 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC 2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC</p>			
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building	As per IS 2189 Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In car parking area, in stilts, commercial area, meter room . 2. CO/ multi detector shall be preferred Car parking area on ground.	As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required	Common water tank of 75,240 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps ( submersible pumps will not be accepted )	Required.	1] Main pump : 1620 LPM. 2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] Jockey pump : 180 LPM 4] Booster pump : 450 LPM
<p><b>NOTE :</b> For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469 (1988) At the time of applying for final Fire NOC . The Material should be corrosion resistance material equal to or better then the copper alloy like brass &amp; bronze having minimum copper content of 80% &amp; as mentioned in code.</p>			
12.	Firefighting over head tank	Required	Proposed water tanks of 37,500 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors

			shall not accepted.
14.	Fire brigade connection	Required	At the entrance of main gate.
15.	Alternate source of power supply	Required	D.G. set with AMF ( auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.
16.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.

**REMARK/GENERAL CONDITIONS:-**

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts in core of the building shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C. .
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be co..firmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.

  
 2315123  
**VIJAY S. RANE**  
**CHIEF FIRE OFFICER**  
**CIDCO FIRE SERVICE**

Copy To  
 1] M/s. Destination Architect  
 2] Office copy.

○ )



Marketing Manager - I  
Raigad Bhavan, 3rd Floor,  
CBD Belapur,  
Navi Mumbai 400614.  
Tel. 67121078/1076

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

**Allotment of R/R+C/C Plot**

Reference No.43093/1001304 /2116

Date : 12.10.2022

Customer No: 30492712

To,  
M/s Shyam Builders and Developers ,  
Bobois Family shop no.2, plot no.3C,  
sector-15, isha shopping center nerul,  
navi mumbai-400614.

**Subject:** Allotment of Plot No. 28, in Sector 5 at Node Pushpak, Navi Mumbai.

**Reference:** 1) Scheme No.MM-SCH-23-2021-22

2) Your participation in Scheme No.MM-SCH-23-2021-22

**- Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-23-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

**A. DETAILS OF PLOT ALLOTTED**

a) Plot Allotment date	: 12.10.2022
b) Plot Number	: 28
c) LAPO code	: NMPK00500000028
d) Sector No	: 5
e) Node	: Pushpak
f) Area of Plot (In Sqm)	: 2,499.6800
g) Rate Rs./Sqm	: 85,710.00
h) Total Lease Premium (Rs)	: 214,247,572.80
i) Permissible FSI/VPR	: 2.0000
j) Use of Plot/Land Use	: R/R+C/C

**B. TOTAL PRICE OF PLOT**

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
214,247,572.80	12,923,346.00	201,324,226.80

Reference No: 43093/1001304

Page: 1



Marketing Manager - I  
Raigad Bhavan, 3rd Floor,  
CBD Belapur,  
Navi Mumbai 400614.  
Tel. 67121078/1076

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

### Allotment of R/R+C/C Plot

#### C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,163,101.14	1,163,101.14	2,326,202.28	31.10.2022
BC1	99,590,875.54	8,963,178.80	8,963,178.80	117,517,233.14	26.11.2022
BC2	99,590,875.54	8,963,178.80	8,963,178.80	117,517,233.14	26.12.2022

\*Payment to be made on previous working day if due date for installment is a holiday.

#### D. TDS

The Allotee is required to pay TDS amount of Rupees **2142475.73/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **192822.82/-** and SGST Amount of Rupees **192822.82/-** on TDS to CIDCO online.

#### E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	200 per sqm	499,936.00
6) Power Supply Network Development Charges	0.00	6,749,136.00
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
<b>Total Miscellaneous Charges</b>		<b>7,256,742.00</b>

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

**Allotment of R/R+C/C Plot**

**F. Goods & Services Tax (GST):**

a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.

ii) The GSTIN Registration Number

c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

**G. You are requested to pay all the installments online.**

**Online Payment Link :- [https://cidco.maharashtra.gov.in/cidco\\_plot](https://cidco.maharashtra.gov.in/cidco_plot)**

**H. The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I which may be permitted as**





Marketing Manager - I  
Rajgad Bhavan, 3rd Floor,  
CBD Belapur,  
Navi Mumbai 400614.  
Tel. 67121078/1076

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

**Allotment of R/R+C/C Plot**

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in presiding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,

Marketing Manager (Commercial)



*Mr. Sanket Vijay Dalvi*

**B. Com, LL.B.**

**ADVOCATE**

Office No 163, First Floor, Central Facility  
Building No. 02, Above Punjab National  
Bank, Opp Visava Hotel & Jalaram Market,  
Sector 19, APMC Market 2, Phase 2, Vashi,  
Navi Mumbai 400703.  
Mobile : +91 98338 11855  
Email : sanketdalvi83@gmail.com

Date : 21 JUN 2023

To,  
**MAHARERA**  
House fin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (E) Mumbai -400051

LEGAL TITLE REPORT

Sub- Title Certificate with respect to **Plot No.11A, admeasuring about 630.00 Sq. Mtrs. Area, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -10, Node Pushpak -Dapoli , Navi Mumbai , Taluka - Panvel and District- Raigad, (herein referred to the said Property/Plot) .**

I have investigated the Title of the Said Plot on the request of the Promoters - **M/S. KRISHNA REALTY THROUGH ITS PARTNERS 1) MR. PREMJI SHAMJI PATEL, 2) MR. RANCHHOD SHIVJI CHANDAT,** (hereinafter referred to as "THE PROMOTERS") having office address at Shop No.8, Raj Arcade, Hari Panday Path, Uran Mora Road, Uran, Raigad, Navi Mumbai on the basis of following documents i.e.:-

1) Description of the Property :-



All that Piece And Parcel of Land known as **Plot No.11A, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -10, Node Pushpak - Dapoli , Navi Mumbai, Taluka - Panvel and District- Raigad**, containing by measurement **630.00 Sq. Mtrs.**,  
Falling within the Sub-registrar of assurances of Taluka-Panvel & District- Raigad.

2) The Documents of Said Plot :-

a) Allotment Letter Dated- 20.10.2015 issued by the CIDCO LTD .

b) Corrigendum Allotment Letter Dated- 23.11.2016, issued by the CIDCO LTD

c) An Agreement to Lease Dated -29.06.2022 , duly registered with Joint Sub Registrar Panvel -3, on 29.06.2022 under Serial No. 11207-2022 which is entered and executed between M/S. City and Industrial Development Corporation of Maharashtra Limited (herein after referred to as "M/s. CIDCO LTD/ THE CORPORATION") therein referred to as Corporation as the One Part and **MR. EKNATH GANPAT GAIKWAD**, as the Licensee as the Other Part therein.

d) Tripartite Agreement Dated . 03.10.2022, duly registered with Joint Sub Registrar Panvel -2, on 03.10.2022 under Serial No. 13733-2022.



which is entered and executed between 1) CIDCO LTD., and 2) **MR. EKNATH GANPAT GAIKWAD** The Original Licensee AND 3) **M/S. KRISHNA REALTY** The New Licensees .

e) Final Transfer Order Dated . 18.10.2022, bearing Ref. No. CIDCO/ ESTATE-22.5%/OWALE-91/2022/3536, issued by the CIDCO Ltd.

f) Development Permission vide Commencement Certificate Ref. No. CIDCO/BP-18316/TPO(NM & K)/2022/10739, Dated - 31.05.2023 issued by the M/s. CIDCO LTD.

3) Search Report for 12 years from 2012 till 2023 at the office of Sub-Registrar, Panvel (Office No.1,2,3,4 and 5 ).

4) Owner/s of the Said Plot :-

i) By virtue of an Agreement to Lease Dated -29.06.2022, duly registered with Joint Sub Registrar Panvel - 3 , on 29.06.2022 under Serial No. 11207-2022 , The Licensee of the Said Plot of Land is **MR. EKNATH GANPAT GAIKWAD** , (hereinafter referred to as" THE ORIGINAL LICENSEE").

ii) By virtue of Tripartite Agreement Dated -03.10.2022, duly registered with Joint Sub Registrar Panvel -2, on 03.10.2022 under Serial No. 13733-2022, the New Licensee of the Said Plot of Land is - **M/S. KRISHNA REALTY** .



5) Qualifying Comments/ Remarks-

a) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub-Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

b) And whereas Vide Allotment Letter Dated- 20.10.2015 , M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has allotted such Plot No. 118, admeasuring about 630.00 Sq.Mtrs. area, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -07, Node Pushpak Navi Mumbai , Taluka - Panvel and District- Raigad to **MR. EKNATH GANPAT GAIKWAD** for the terms and condition mentioned therein and subsequently due to some technical reason , The Corporation has change the allotment of the said Plot No. 118 and Vide Its Corrigendum Letter Dated- 23.11.2016 , The Corporation has allotted Plot No.11A, admeasuring about 630.00 Sq.Mtrs. area, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -10, Node Pushpak - Dapoli , Navi Mumbai, Taluka - Panvel and District- Raigad to **MR. EKNATH GANPAT GAIKWAD** in lieu of Plot No . 118 .



c) An Agreement to Lease Dated - 29.06.2022 , duly registered with Joint Sub Registrar Panvel -3, on 29.06.2022 under Serial No. 11207-2022, M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has leased to **MR. EKNATH GANPAT GAIKWAD** , The Licensee, one such Plot No.11A, admeasuring about 630.00 Sq.Mtrs. area, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -10, Node Pushpak - Dapoli , Navi Mumbai, Taluka - Panvel and District- Raigad (hereinafter referred to as "THE SAID PLOT") for a period of 60 years computed from the date of Agreement to Lease .

d) THAT **MR. EKNATH GANPAT GAIKWAD** have assigned and transferred the Plot No.11A, admeasuring about 630.00 Sq. Mtrs. area, under 22.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -10, Node Pushpak - Dapoli , Navi Mumbai, Taluka - Panvel and District- Raigad to **M/S. KRISHNA REALTY THROUGH ITS PARTNERS 1) MR. PREMJI SHAMJI PATEL, 2) MR. RANCHHOD SHIVJI CHANDAT**, Vide Tripartite Agreement Dated. 03.10.2022, duly registered with Joint Sub Registrar Panvel -2, on 03.10.2022 under Serial No. 13733-2022 which is entered and executed between 1) CIDCO LTD., and 2) **MR. EKNATH GANPAT GAIKWAD** , the Original Licensee AND 3) **M/S. KRISHNA REALTY** the New Licensees and accordingly CIDCO LTD., has transferred the said Plot in the name of **M/S. KRISHNA REALTY** Vide Final Transfer Order Dated . 18.10.2022, bearing Ref. No. CIDCO/ ESTATE-22.5%/OWALE-91/2022/3536



e) By virtue of Tripartite Agreement Dated - 03.10.2022, duly registered with Joint Sub Registrar Panvel -2, on 03.10.2022, under Serial No. 13733 -2022 , The Promoters herein viz :- **M/S. KRISHNA REALTY THROUGH ITS PARTNERS 1) MR. PREMJI SHAMJI PATEL, 2) MR. RANCHHOD SHIVJI CHANDAT** have acquired a lease hold rights in respect of Said Plot .

f) Thereafter, the Said Promoters has prepared Building Plans in respect of intending Building viz. "**SHREEJI HILLS** ", which is to be erected upon the Said Plot for Residential cum Commercial Purpose, through Architect and submitted the same to Additional Town Planning Officer of M/s. CIDCO LTD., for approval and sought approval to such plans and M/s. CIDCO Ltd., granted Development Permission in respect of Said Plot, vide Commencement Certificate Ref. No. CIDCO/BP- 18316/ TPO(NM & K)/2022/10739, Dated - 31.05.2023 on the terms and conditions set and prescribed therein in respect of the Project in and upon Said Plot.

On perusal of the above mentioned documents and all other relevant documents relating to Title of the Said Property/Plot, I hereby certify that the title of the **M/S. KRISHNA REALTY THROUGH ITS PARTNERS 1) MR. PREMJI SHAMJI PATEL, 2) MR. RANCHHOD SHIVJI CHANDAT** THE LICENSEES , to the said Plot of Land bearing



No. 11A is clear and marketable & free from all encumbrances and I am of the opinion that the Promoters - **M/S. KRISHNA REALTY THROUGH ITS PARTNERS 1) MR. PREMJI SHAMJI PATEL, 2) MR. RANCHHOD SHIVJI CHANDAT**, is hereby legally authorized to carry out the development activity in and upon Said Plot.

The report reflecting the Flow of the Title of the Promoters on the Said Plot is enclosed herewith as annexure.

Encl : Annexure

Date :- 21.06.2023



Yours Faithfully

*Sanket Dalvi*  
Mr. Sanket Vijay Dalvi  
B Com, LL, B  
ADVOCATE  
32 SS-III Type, Sector-2 Vashi  
Nayi Mumbai-400 703



ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT :-

- 1) Allotment Letter Dated- 20.10.2015, issued by the CIDCO LTD .
- 2) Corrigendum Allotment Letter Dated- 23.11.2016 issued by the CIDCO LTD
- 3) An Agreement to Lease Dated -29.06.2022 , duly registered with Joint Sub Registrar Panvel -3, on 29.06.2022 under Serial No. 11207-2022 which is entered and executed between M/S. City and Industrial Development Corporation of Maharashtra Limited (herein after referred to as "M/s. CIDCO LTD/CORPORATION ") therein referred to as Corporation as the First Part and **MR. EKNATH GANPAT GAIKWAD**, as the Licensee as the Other Part therein.
- 4) Tripartite Agreement Dated. 03.10.2022, duly registered with Joint Sub Registrar Panvel -2, on 03.10.2022 under Serial No.13733-2022 which is entered and executed between 1) CIDCO LTD., and 2) **MR. EKNATH GANPAT GAIKWAD**, the Original Licensee AND 3) **M/S. KRISHNA REALTY** the New Licensees .
- 5) Final Transfer Order Dated . 18.10.2022, bearing Ref. No. CIDCO/ ESTATE-22.5%/OWALE-91/2022/3536 issued by the CIDCO Ltd.
- 6) Development Permission vide Commencement Certificate Ref. No. CIDCO/BP-18316/TPO(NM & K)/2022/10739, Dated - 31.05.2023 , issued by the M/s. CIDCO LTD.



7) Search Report for 12 years from 2012 till 2023 at the office of Sub-Registrar, Panvel (Office No 1,2,3,4 and 5).

8) 7/12 Extract or Property Card is not applicable for this Plot

9) Mutation Entry is not applicable for this Plot .

10) No Litigation is pending against the said Plot No . 11A



Date – 21.06.2023

Yours Faithfully

  
Mr. Sanket Vijay Dalvi  
B Com, LL, B  
ADVOCATE  
32 SS-III Type. Sector-2 Vashi  
Nayi Mumbai-400 703

MH004801282202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Jul 2023	Receipt	Receipt no.: 1112980410
	Name of the Applicant :	SANKET VIJAY DALVI
	Details of property of which document has to be searched :	Dist :Raigarh Village :Dapoli S.No/CTS No/G.No. : 10
	Period of search :	From :2012 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004801282202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="https://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '.		

*Rakesh Mohite*  
*SEARCH CLERK*  
*MUMBAI.*

SEARCH REPORT

*Dated this 06 th Day of June , 2023*

To,

**Adv. SANKET V. DALVI**  
**Office No 163 Central Facility**  
**Building Sector 19 Vashi**  
**Navi Mumbai.**

**Subject : Search Report in respect of:**

**Schedule: Plot No. 11/A adm. 630 sq. mtrs., Sector 10,**  
**Village DAPOLI, Taluka Panvel, District Raigad**  
**(hereinafter referred to as the said Property).**

Dear Sir,

As per your instruction, I have carried out the search of the above said property. This communication sets out the outcome of the said search. I have conducted Online search in respect of above said property in Sub-Registrar's offices at **Panvel-1 to 5** for the period from the year **2012 to 2023 (12 years)** respectively.

Following are details of the Search taken at Sub-Registrar office of Panvel-1 to 5:-

**S. R. O. Panvel-1 to 5 from 2012 to 2023 (12 years) :**

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
2012	Nil	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction
2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction

2019	Nil	No Transaction
2020	Nil	No Transaction
2021	Nil	No Transaction
<b>2022</b>	<b>Entry</b>	
2023	Not Ready	

**In the year 2022:**

**1) Nature of Document : Agreement to Lease**

A. V. 60/- M. V. 1/-

**Schedule : Plot No. 11/A adm. 630 sq. mtrs., Sector 10, Village DAPOLI, Taluka Panvel, District Raigad (hereinafter referred to as the said Property)**

EKNATH GANPAT GAIKWAD  
TO

CIDCO LTD. Through Officer S. R. RATHOD

Execution Date : 29.06.2022  
Indexed on : 29.06.2022  
Document Sr. No.:PVL-3/11207/2022  
(Panvel -3)

**In the year 2022:**

**1) Nature of Document : Tripartite Agreement**

A. V.60/- M. V. 5531400/-

**Schedule : Plot No. 11/A adm. 630 sq. mtrs., Sector 10, Village DAPOLI, Taluka Panvel, District Raigad (hereinafter referred to as the said Property)**

EKNATH GANPAT GAIKWAD

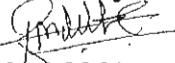
CIDCO LTD. Through Officer S. R. RATHOD

TO  
M/S.KRISHANA REALTY Through PARTNER PREMJI SHAMJI PATEL  
2)M/S. .KRISHANA REALTY Through PARTNER RANCHOD SHIVJI CHANDAT

Execution Date : 03.10.2022  
Indexed on : 03.10.2022  
Document Sr.No.:PVL-2/13733/2022

**Thanking You,**

**Yours Truly**

  
*Rakesh Mohite*  
*Search Clerk*



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/101222/702329

मालिक का नाम एवं पता  
M/S. SHYAM BUILDERS &  
DEVELOPERS THROUGH ITS  
PARTNER MR. KAILASH GOKAR  
KOROTRA.  
दिनांक/DATE: 01-11-2022

OWNERS Name &  
Address  
Shyam Builders & Developers Shop NO.2  
Bobois, Isha Shopping Center, Sector 15,  
Near Nerul Railway Station, Nerul, Navi  
Mumbai 400706.  
वैधता/ Valid Up to: 31-10-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)  
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015. जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/101222/702329
आवेदक का नाम / Applicant Name*	Mr. Mayur Patil.
स्थल का पता / Site Address*	Plot No. 28, Sector 5, Pushpak, Navi Mumbai, Maharashtra, Pushpak Navi Mumbai Maharashtra, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 58 09.36N 73 04 28.76E, 18 58 10.57N 73 04 29.51E, 18 58 08.41N 73 04 30.39E, 18 58 09.64N 73 04 31.14E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	10.95 M
अनुमत्त अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	55.1 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई हवाईपोर्ट कॉलोनी, हनुमान चाली के सामने, मुंबई- 400099 दूरभाष संख्या 91-22-28310600  
Regional Headquarter: Western Region, Porta Cabins, New Airport Colony, Chhatrapati Shivaji Maharaj International Airport, Mumbai-400099 Tel no: 91-22-28310600





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NAI/WEST/B/101222/702329

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जाएगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

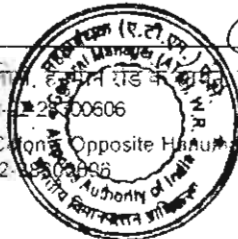
घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

भारतीय विमानपत्तन प्राधिकरण पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के.ए.ए. विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606  
Regional headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606







# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI WLSFB 101222 702329

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा वि. सी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमानगड के सामने, मुंबई-400099 दूरभाष संख्या : 91-22-283006

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Hanuman Ghat, Vile Parle East  
Mumbai-400099 Tel no 91-22-283006





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI-WEST/B-101/222-702329

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2: केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



01/11/22

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 टूरभाष संख्या : 91-22-28300606

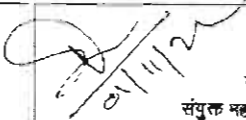

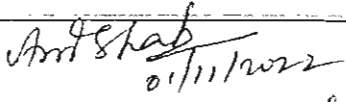
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/101222/702329

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 राम किशोर / RAM KISHOR संयुक्त महानिरीक्षक (ए.टी.एम.) प.क्षे. / Jt. G.M. (ATM), WR एरोड्रोम सुरक्षा विभाग / Deptt. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai- 400 099.
द्वारा तैयार Prepared by	 Niraj Gupta 01/11/2022 NIRAJ GUPTA Sr. (ATM - D.A.S)
द्वारा जांचा गया Verified by	 Muhammed Steh. A ATM (ATM-DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	29052.52	119.93
Navi Mumbai	2785.75	170.61
Santa Cruz	25807.65	122.2
NOCID	NAVI/WEST/B/101222/702329	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 01-22-28300656

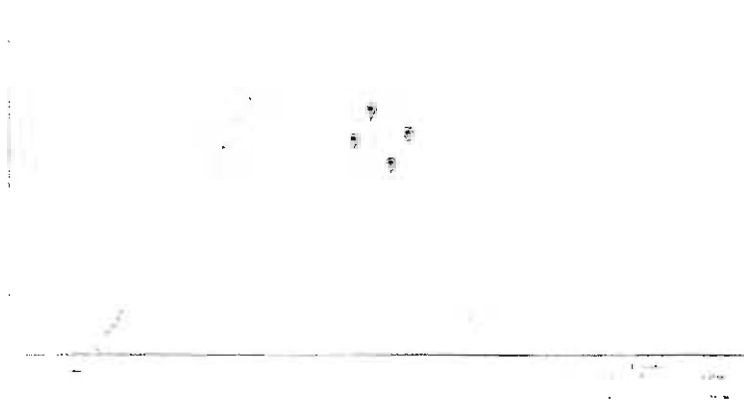
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East,  
Mumbai-400099 Tel. no. 01-22-28300656



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NAVF/WLSI/B/101222/702329

Text View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलंपार्ले ईस्ट  
मुंबई - 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no 91-22-28300606

Reference No. : CIDCO/BP-18540/TPO(NM & K)/2023/10991 Date : 7/7/2023

To,  
M/s. Shyam Builders And Developers through its  
Par...

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10**

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **28**, Sector 5 at  
**Pushpak** , Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18540/TPO(NM & K)/2023 dated **20 April, 2023**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. Shyam Builders And Developers through its Partners Mr. Kailash Vasta  
Ravat And Others Six.
- 2) Location : Plot No. **28**, Sector 5 at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2499.68
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	4249.46 *5	BuiltUP area *5	21247
<b>Total Assessed Charges</b>				<b>21247</b>

7) Date of Assessment : 23 June, 2023

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0733	02/17/2023	21247	CIDCO/BP/2023/0733	21/2/2023	Net Banking
2	CIDCO/BP/2023/2450	06/23/2023 6:04:00 PM	2181911	CIDCO/BP/2023/2450	26/6/2023	Net Banking

Unique Code No. **2023 04 021 02 3936 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **28**, Sector 5 at **Pushpak** , Navi Mumbai.

Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18540/TPO(NM & K)/2023/10991

Date : 7/7/2023

To,

M/s. Shyam Builders And Developers through its  
Par...

**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10839**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	9	3	6	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on  
Plot No. **28**, Sector 5 at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18540/TPO(NM & K)/ 2023 dated **20 April, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. Shyam Builders And Developers through its Partners Mr. Kailash Vasta Ravat And Others Six.
- 2) Location : Plot No. **28**, Sector 5 at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2499.68
- 5) Permissible FSI : 2
- 6) **GROSS BUA FOR ASSESSEMENT** : 10280.4 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2776210

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102393602	23/6/2023	2776210	20230402102393602	26/6/2023	Net Banking

Thanking You

Yours faithfully,

Signature  
valid

Digital signed by  
Bhushan Ram Prasad  
Date: 07 Jul 2023 13:42  
Construction CESS  
D:\Planning\Projects

ASSOCIATE PLANNER (BP)



## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **28** , Sector 5 at **Pushpak** , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **28**, Sector 5 at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Shyam Builders And Developers through its Partners Mr. Kailash Vasta Ravat And Others Six.** , At - **Shop No - 02, Plot No - 3C, Sector - 15, Isha Shopping Center, Nreul Navi Mumbai** for Plot No. **28** , Sector 5, Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Basement Floor + 1Ground Floor + 2Parking + 5Floor** Net Builtup Area **4937.8** Sq m .

Details	Resi.	Comm.	Other
<b>BUA (in Sq.M.)</b>	3879.2	1058.6	0
<b>UNIT (in Nos.)</b>	65	20	0

**A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

**B.** Applicant Should Construct Hutments for labours at site.

**C.** Applicant should provide drinking water and toilet facility for labours at site.

**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

Thanking You

Yours faithfully,

Signature  
valid

Digital signed by  
DHANSHAN RAMAN RAJWARA  
CHIEF PLANNER  
Date: 07 Jul 2023 12:13  
Organization: CIDCO  
District: Maharashtra  
Planner

ASSOCIATE PLANNER (BP)



Reference No. : **CIDCO/BP-18540/TPO(NM & K)/2023/10991** Date : **7/7/2023**

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 :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized 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 Developer / Individualplot 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.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature  
valid



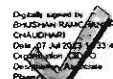
ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 98,756.00/-** 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.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BRUSHAN RAMC...  
CN=BRUSHAN...  
Date: 07 Jul 2023 11:23:41  
Organization: CIDCO  
Distinguished Name  
Planner

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18540/TPO(NM & K)/2023/10991** Date : **7/7/2023**

transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-

- a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under 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.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
SRIJESHAN RAMAKRISHNA  
CHAKRABARTI  
Date: 7 Jul 2023 10:23:43  
Organization: CIDCO  
E-mail: sri.jeshan@cidco.gov.in

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18540/TPO(NM & K)/2023/10991

Date : 7/7/2023

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

**Additional Conditions:**

1. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter reference no. CIDCO/FIRE/HQ/2023/E-211710 dated 23/05/2023 shall be binding on you.
3. If the building permission proposal for the balance potential is not submitted before such final occupancy certificate, then such excess parking shall be deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost.
4. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation  $\geq$  50 KLD.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
SRI/SHAN KUMAR  
CIDCO/MHRE  
Date: 07.07.2023 10:21:43  
Country: IN  
Distinguished Name  
P...

ASSOCIATE PLANNER (BP)



**PIEDRA-1**  
 PROJECT NO. 11445  
 DATE: 07/14/2023

APPROVED SUBJECT TO THE CONDITIONS  
 NOTICED IN THIS OFFICIAL LABEL

No. 11445  
 Date: 07/14/2023



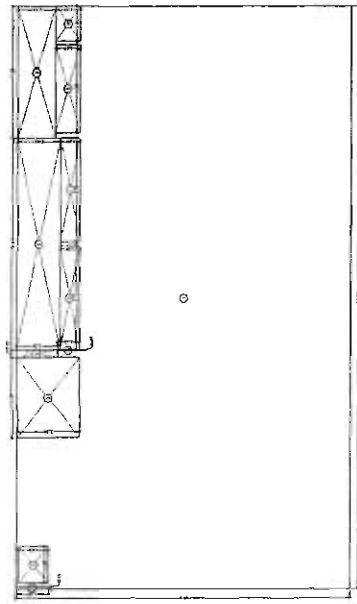
NAME, ADDRESS & SIGN OF OWNER  
 Mr. Bryan Builders And Developers  
 through the permission for: Kishan Vaidh Bhave  
 & Others Sr. Civil

NAME, ADDRESS & SIGN OF ARCHITECT

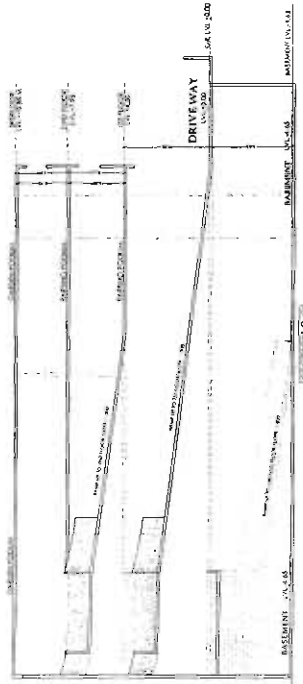
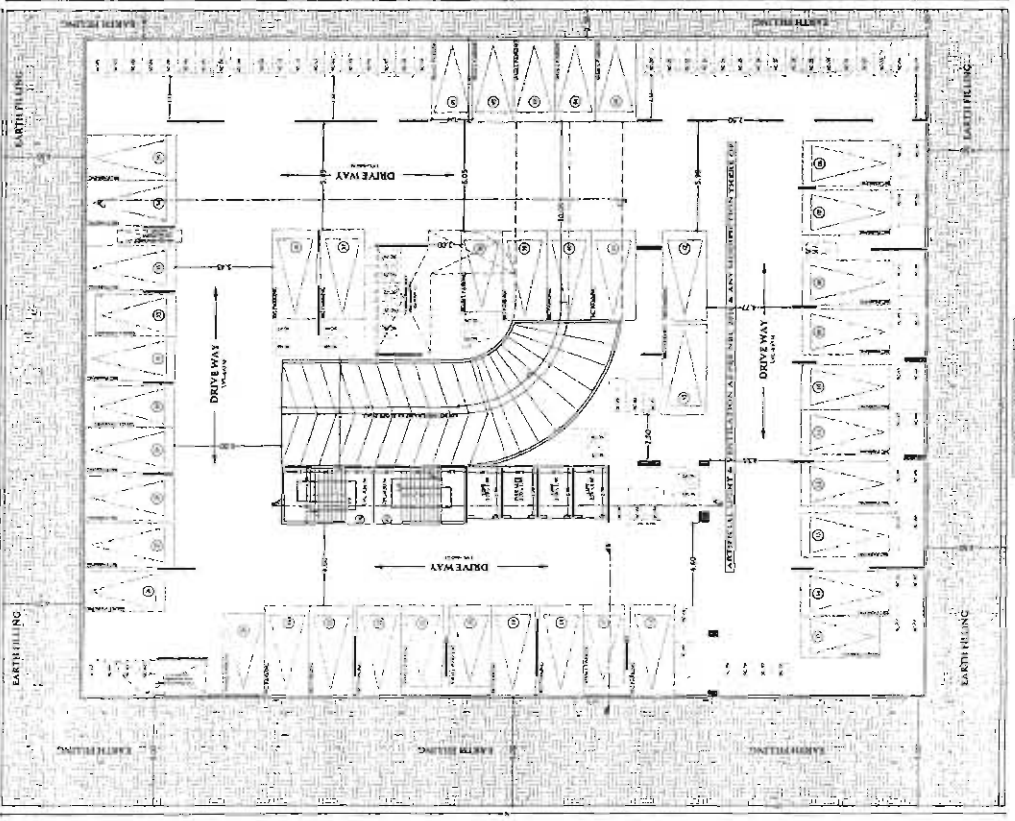
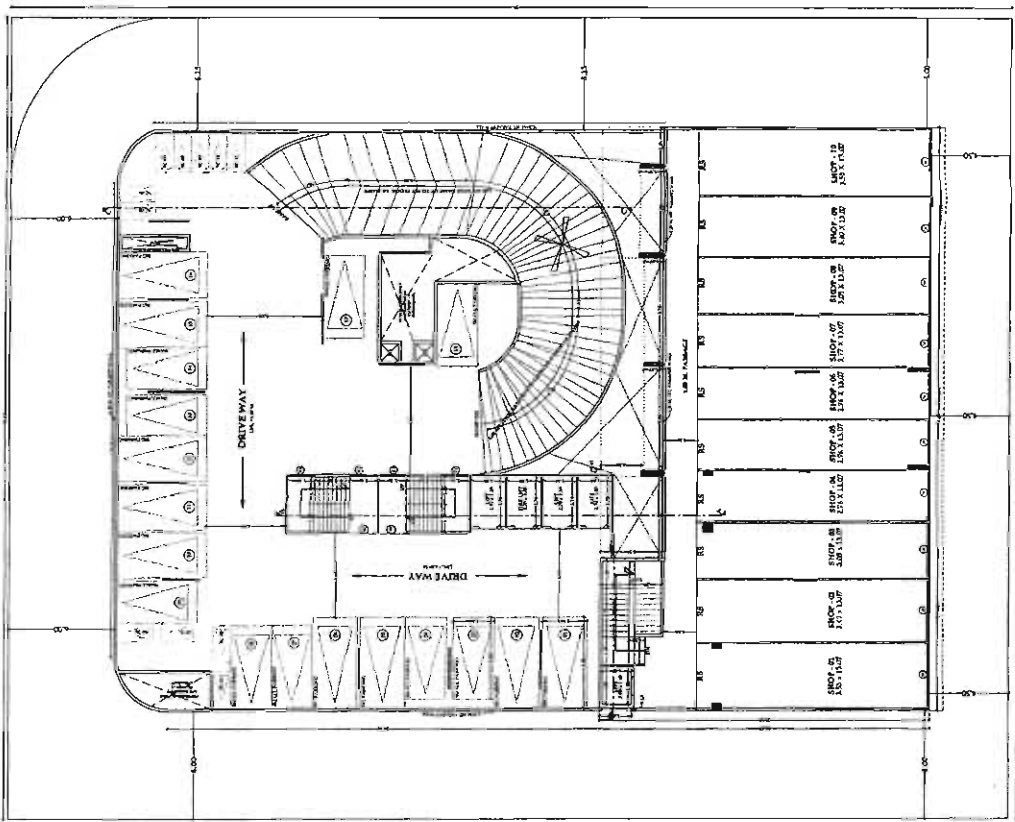


NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	07/14/23	AD	AD
2	ISSUED FOR PERMITS	07/14/23	AD	AD

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	07/14/23	AD	AD
2	ISSUED FOR PERMITS	07/14/23	AD	AD
3	ISSUED FOR PERMITS	07/14/23	AD	AD
4	ISSUED FOR PERMITS	07/14/23	AD	AD
5	ISSUED FOR PERMITS	07/14/23	AD	AD
6	ISSUED FOR PERMITS	07/14/23	AD	AD
7	ISSUED FOR PERMITS	07/14/23	AD	AD
8	ISSUED FOR PERMITS	07/14/23	AD	AD
9	ISSUED FOR PERMITS	07/14/23	AD	AD
10	ISSUED FOR PERMITS	07/14/23	AD	AD



AREA BEHIND OF FIRST FLOOR



FIRST FLOOR

BASEMENT FLOOR

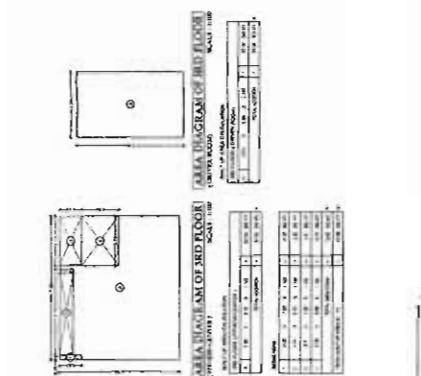
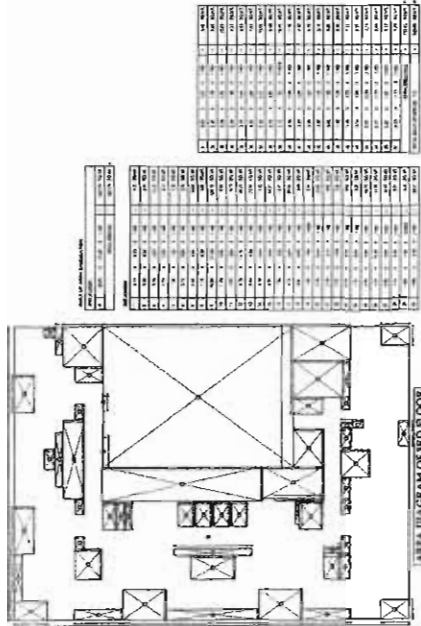
APPROVED SUBJECT TO THE CONDITIONS  
 MENTIONED IN THIS OFFICE LETTER.  
 No. CUCO 01-18487/0000N & K12023/0001  
 Date: 07/04/2023



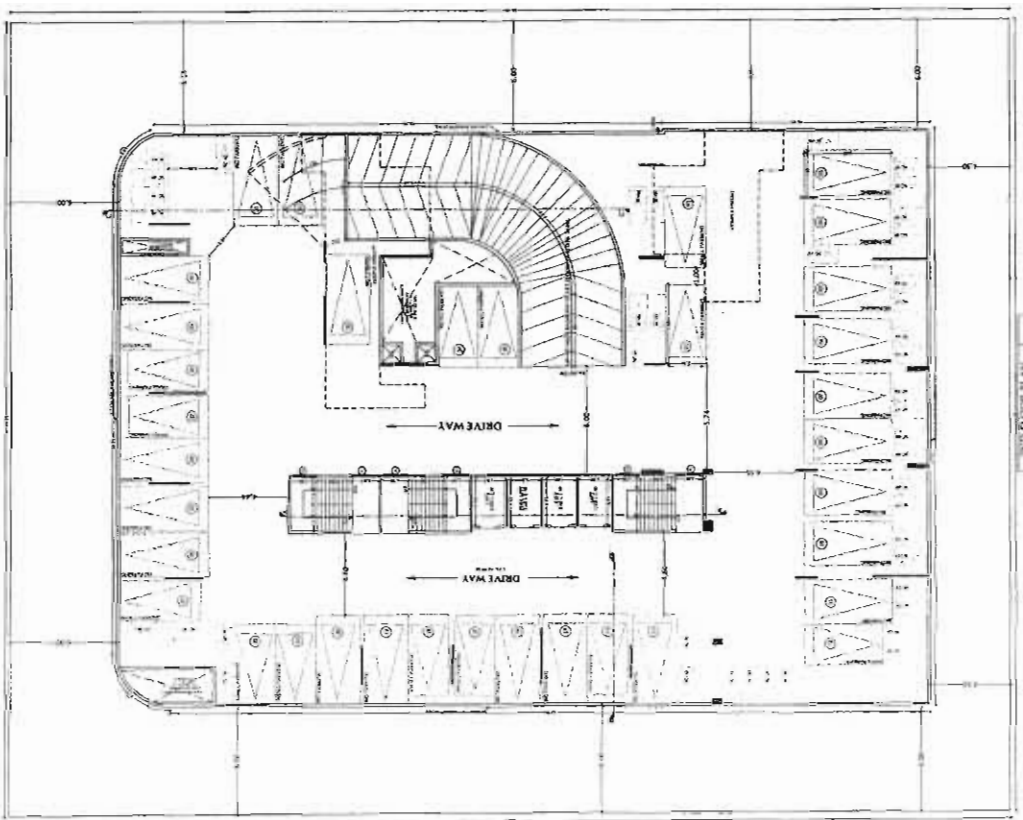
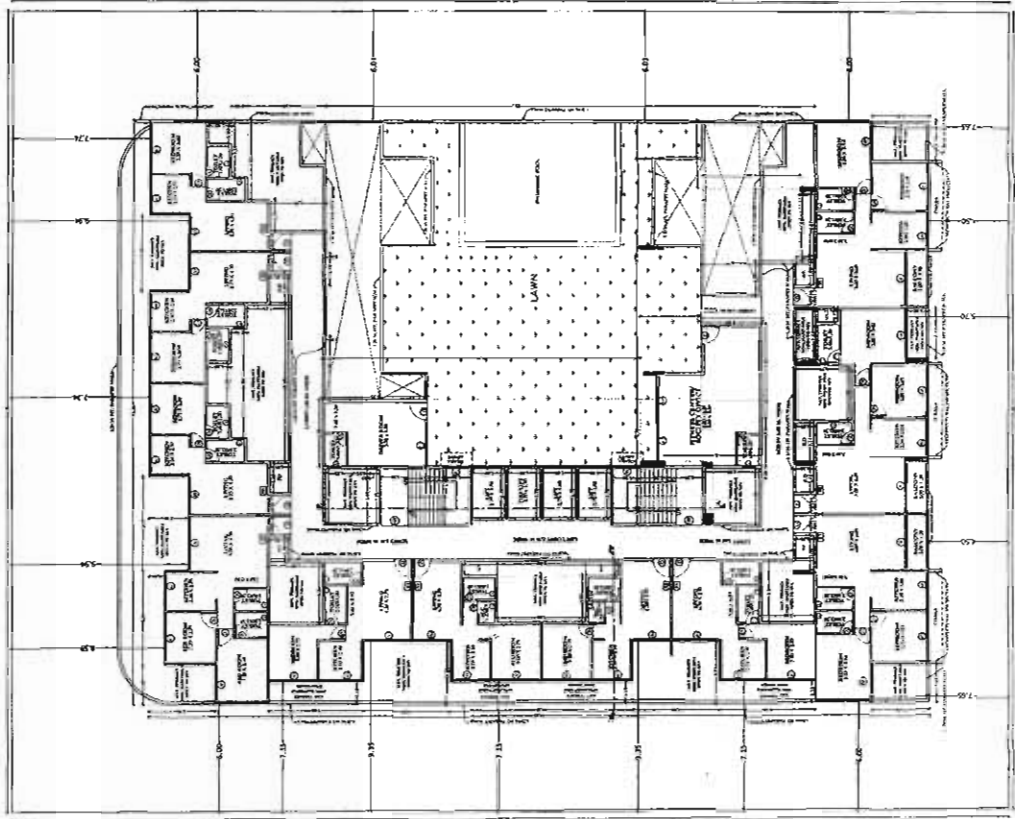
NAME, ADDRESS & SIGN OF OWNER  
 3001 Bayou Boulevard  
 Houston, Texas 77057

NAME, ADDRESS & SIGN OF ARCHITECT

**DESTINATION**  
 ARCHITECTURE, INC.  
 3001 Bayou Boulevard  
 Houston, Texas 77057



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
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3RD FLOOR PLAN

3RD FLOOR PLAN

APPROVED SUBJECT TO THE CONDITIONS  
MENTIONED IN THE OTHER LEAF

No. C1000861-1540752884-A-13/03/1099  
Doc. 07-24-2023



NAME, ADDRESS & SIGN OF OWNER  
Mr. Bryan Builders And Developers  
19019 191st Ave. East, Gulf Breeze, FL 32561

NAME, ADDRESS & SIGN OF ARCHITECT



**AREA DIAGRAM OF 4TH FLOOR**

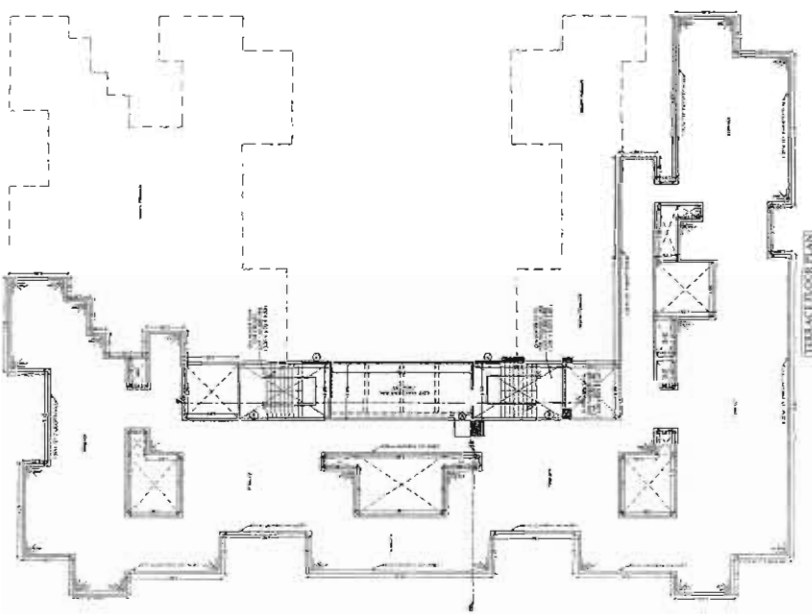
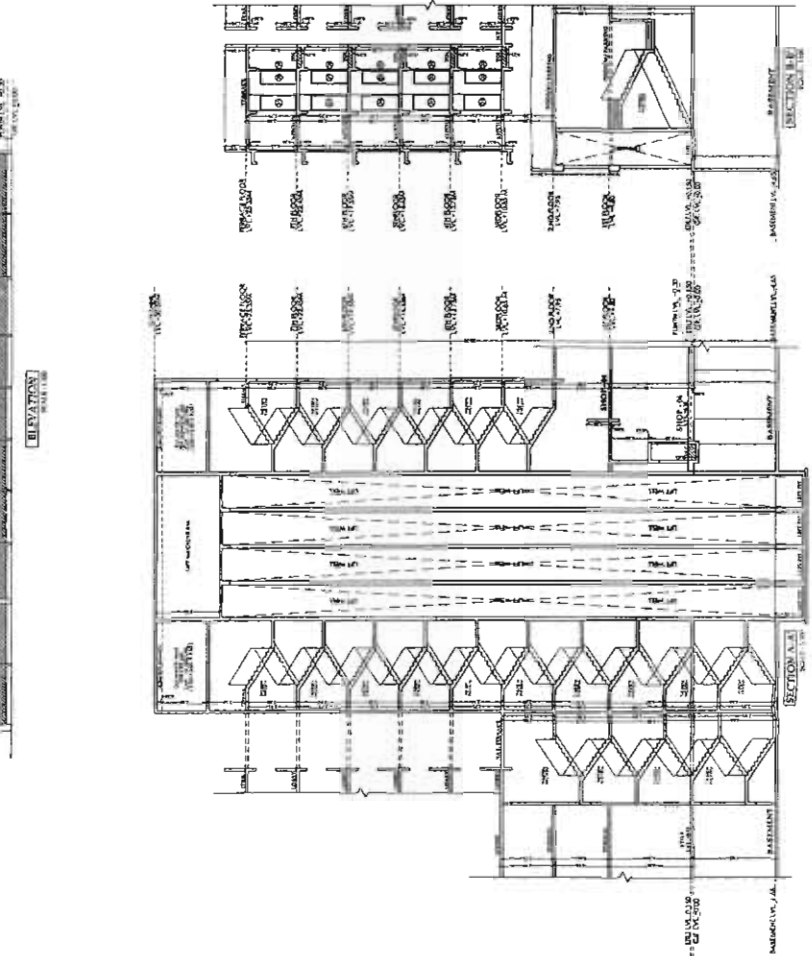
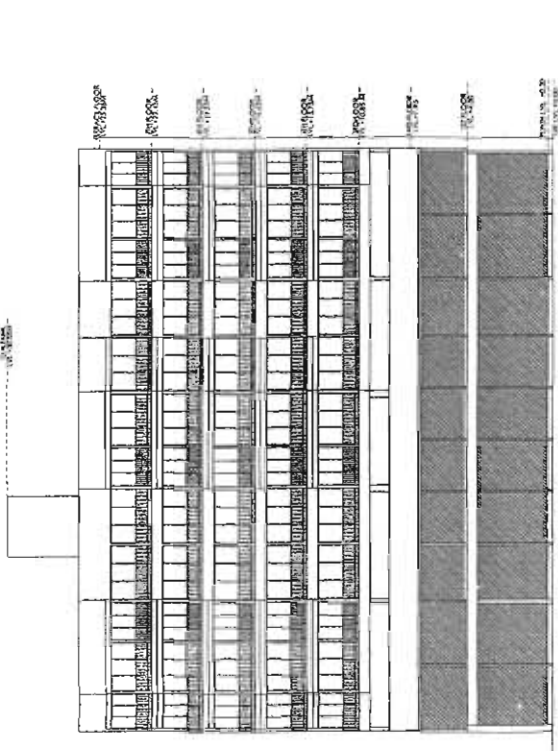
Room No.	Room Name	Area (Sq Ft)	Volume (Cu Ft)	Perimeter (Feet)
401	Office	120	1200	180
402	Office	150	1500	210
403	Office	180	1800	252
404	Office	200	2000	280
405	Office	220	2200	308
406	Office	240	2400	336
407	Office	260	2600	364
408	Office	280	2800	392
409	Office	300	3000	420
410	Office	320	3200	448
411	Office	340	3400	476
412	Office	360	3600	504
413	Office	380	3800	532
414	Office	400	4000	560
415	Office	420	4200	588
416	Office	440	4400	616
417	Office	460	4600	644
418	Office	480	4800	672
419	Office	500	5000	700
420	Office	520	5200	728
421	Office	540	5400	756
422	Office	560	5600	784
423	Office	580	5800	812
424	Office	600	6000	840
425	Office	620	6200	868
426	Office	640	6400	896
427	Office	660	6600	924
428	Office	680	6800	952
429	Office	700	7000	980
430	Office	720	7200	1008
431	Office	740	7400	1036
432	Office	760	7600	1064
433	Office	780	7800	1092
434	Office	800	8000	1120
435	Office	820	8200	1148
436	Office	840	8400	1176
437	Office	860	8600	1204
438	Office	880	8800	1232
439	Office	900	9000	1260
440	Office	920	9200	1288
441	Office	940	9400	1316
442	Office	960	9600	1344
443	Office	980	9800	1372
444	Office	1000	10000	1400
445	Office	1020	10200	1428
446	Office	1040	10400	1456
447	Office	1060	10600	1484
448	Office	1080	10800	1512
449	Office	1100	11000	1540
450	Office	1120	11200	1568
451	Office	1140	11400	1596
452	Office	1160	11600	1624
453	Office	1180	11800	1652
454	Office	1200	12000	1680
455	Office	1220	12200	1708
456	Office	1240	12400	1736
457	Office	1260	12600	1764
458	Office	1280	12800	1792
459	Office	1300	13000	1820
460	Office	1320	13200	1848
461	Office	1340	13400	1876
462	Office	1360	13600	1904
463	Office	1380	13800	1932
464	Office	1400	14000	1960
465	Office	1420	14200	1988
466	Office	1440	14400	2016
467	Office	1460	14600	2044
468	Office	1480	14800	2072
469	Office	1500	15000	2100
470	Office	1520	15200	2128
471	Office	1540	15400	2156
472	Office	1560	15600	2184
473	Office	1580	15800	2212
474	Office	1600	16000	2240
475	Office	1620	16200	2268
476	Office	1640	16400	2296
477	Office	1660	16600	2324
478	Office	1680	16800	2352
479	Office	1700	17000	2380
480	Office	1720	17200	2408
481	Office	1740	17400	2436
482	Office	1760	17600	2464
483	Office	1780	17800	2492
484	Office	1800	18000	2520
485	Office	1820	18200	2548
486	Office	1840	18400	2576
487	Office	1860	18600	2604
488	Office	1880	18800	2632
489	Office	1900	19000	2660
490	Office	1920	19200	2688
491	Office	1940	19400	2716
492	Office	1960	19600	2744
493	Office	1980	19800	2772
494	Office	2000	20000	2800
495	Office	2020	20200	2828
496	Office	2040	20400	2856
497	Office	2060	20600	2884
498	Office	2080	20800	2912
499	Office	2100	21000	2940
500	Office	2120	21200	2968
501	Office	2140	21400	2996
502	Office	2160	21600	3024
503	Office	2180	21800	3052
504	Office	2200	22000	3080
505	Office	2220	22200	3108
506	Office	2240	22400	3136
507	Office	2260	22600	3164
508	Office	2280	22800	3192
509	Office	2300	23000	3220
510	Office	2320	23200	3248
511	Office	2340	23400	3276
512	Office	2360	23600	3304
513	Office	2380	23800	3332
514	Office	2400	24000	3360
515	Office	2420	24200	3388
516	Office	2440	24400	3416
517	Office	2460	24600	3444
518	Office	2480	24800	3472
519	Office	2500	25000	3500
520	Office	2520	25200	3528
521	Office	2540	25400	3556
522	Office	2560	25600	3584
523	Office	2580	25800	3612
524	Office	2600	26000	3640
525	Office	2620	26200	3668
526	Office	2640	26400	3696
527	Office	2660	26600	3724
528	Office	2680	26800	3752
529	Office	2700	27000	3780
530	Office	2720	27200	3808
531	Office	2740	27400	3836
532	Office	2760	27600	3864
533	Office	2780	27800	3892
534	Office	2800	28000	3920
535	Office	2820	28200	3948
536	Office	2840	28400	3976
537	Office	2860	28600	4004
538	Office	2880	28800	4032
539	Office	2900	29000	4060
540	Office	2920	29200	4088
541	Office	2940	29400	4116
542	Office	2960	29600	4144
543	Office	2980	29800	4172
544	Office	3000	30000	4200
545	Office	3020	30200	4228
546	Office	3040	30400	4256
547	Office	3060	30600	4284
548	Office	3080	30800	4312
549	Office	3100	31000	4340
550	Office	3120	31200	4368
551	Office	3140	31400	4396
552	Office	3160	31600	4424
553	Office	3180	31800	4452
554	Office	3200	32000	4480
555	Office	3220	32200	4508
556	Office	3240	32400	4536
557	Office	3260	32600	4564
558	Office	3280	32800	4592
559	Office	3300	33000	4620
560	Office	3320	33200	4648
561	Office	3340	33400	4676
562	Office	3360	33600	4704
563	Office	3380	33800	4732
564	Office	3400	34000	4760
565	Office	3420	34200	4788
566	Office	3440	34400	4816
567	Office	3460	34600	4844
568	Office	3480	34800	4872
569	Office	3500	35000	4900
570	Office	3520	35200	4928
571	Office	3540	35400	4956
572	Office	3560	35600	4984
573	Office	3580	35800	5012
574	Office	3600	36000	5040
575	Office	3620	36200	5068
576	Office	3640	36400	5096
577	Office	3660	36600	5124
578	Office	3680	36800	5152
579	Office	3700	37000	5180
580	Office	3720	37200	5208
581	Office	3740	37400	5236
582	Office	3760	37600	5264
583	Office	3780	37800	5292
584	Office	3800	38000	5320
585	Office	3820	38200	5348
586	Office	3840	38400	5376
587	Office	3860	38600	5404
588	Office	3880	38800	5432
589	Office	3900	39000	5460
590	Office	3920	39200	5488
591	Office	3940	39400	5516
592	Office	3960	39600	5544
593	Office	3980	39800	5572
594	Office	4000	40000	5600
595	Office	4020	40200	5628
596	Office	4040	40400	5656
597	Office	4060	40600	5684
598	Office	4080	40800	5712
599	Office	4100	41000	5740
600	Office	4120	41200	5768
601	Office	4140	41400	5796
602	Office	4160	41600	5824
603	Office	4180	41800	5852
604	Office	4200	42000	5880
605	Office	4220	42200	5908
606	Office	4240	42400	5936
607	Office	4260	42600	5964
608	Office	4280	42800	5992
609	Office	4300	43000	6020
610	Office	4320	43200	6048
611	Office	4340	43400	6076
612	Office	4360	43600	6104
613	Office	4380	43800	6132
614	Office	4400	44000	6160
615	Office	4420	44200	6188
616	Office	4440	44400	6216
617	Office	4460	44600	6244
618	Office	4480	44800	6272
619	Office	4500	45000	6300
620	Office	4520	45200	6328
621	Office	4540	45400	6356
622	Office	4560	45600	6384
623	Office	4580	45800	6412
624	Office	4600	46000	6440
625	Office	4620	46200	6468
626	Office	4640	46400	6496
627	Office	4660	46600	6524
628	Office	4680	46800	6552
629	Office	4700	47000	6580
630	Office	4720	47200	6608
631	Office	4740	47400	6636
632	Office	4760	47600	6664
633	Office	4780	47800	6692
634	Office	4800	48000	6720
635	Office	4820	48200	6748
636	Office	4840	48400	6776
637	Office	4860	48600	6804
638	Office	4880	48800	6832
639	Office	4900	49000	6860
640	Office	4920	49200	6888
641	Office	4940	49400	6916
642	Office	4960	49600	6944
643	Office	4980	49800	6972
644	Office	5000	50000	7000
645	Office	5020	50200	7028
646	Office	5040	50400	7056
647	Office	5060	50600	7084
648	Office	5080	50800	7112
649	Office	5100	51000	7140
650	Office	5120	51200	7168
651	Office	5140	51400	7196
652	Office	5160	51600	7224
653	Office	5180	51800	7252



PROFORMA-1  
 UNIFORM RESIDENTIAL SUBCOMPASSION PLAN SET  
 FORM NO. 1000-1000 (REV. 10/15/10)  
 10/15/10

APPROVED SUBJECT TO THE CONDITIONS  
 LISTED IN THE OFFICIAL LETTER

NO. CUC000P-10-001 (PC/M & N) 002 / 001  
 DATE 02/11/2011



NAME, ADDRESS & SIGN OF OWNER  
 NAME, ADDRESS & SIGN OF ARCHITECT

NAME, ADDRESS & SIGN OF ARCHITECT

**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGN

1000 N. GARDEN ST. SUITE 100  
 AUSTIN, TEXAS 78701  
 TEL: 512-476-1111 FAX: 512-476-1112