

Receipt (pavti)

394/17154

Wednesday, October 18, 2023

2:53 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 17970

दिनांक: 18/10/2023

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-17154-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिलीप दत्ताराम कडू - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृथांची संख्या: 20

एकूण:

रु. 30400.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
3:13 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 17

सह मुख्य निबंधक दफ्त-२

ठाणे रु. 99

वाजार मुल्य: रु. 3170000 /-

मोबदला रु. 5400000/-

भरलेले मुद्रांक शुल्क : रु. 324000/-

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023183110444 दिनांक: 18/10/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009672184202324S दिनांक: 18/10/2023

वँकेचे नाव व पत्ता: IDBI

पक्षकारीची अर्ही  
मुख्य दस्त निबंधक

10/18/23, 3:01 PM

Index-II

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. ठाणे 11

दस्त क्रमांक : 17154/2023

नोंदणी :

Regn:63m



18/10/2023

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	5400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3170000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: सदनिका क्र. 3-3,तिसरा मजला,ए-बिंग,बिल्डिंग नं. वी-6,गंगोत्री सी एच एस ली,सेक्टर- 18,नेरुळ नवी मुंबई क्षेत्र- 25.00 चौ.मी वांधीव( ( SECTOR NUMBER : 18 ; ) )
(5) क्षेत्रफळ	1) 25.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एन पी बालकृष्णन -- वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. वी-6/ए/3-3, गंगोत्री सी एच एस ली, सेक्टर-18, नेरुळ नवी मुंबई 400706, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- AGEPN5667Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप दत्ताराम कडू -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए-3/0-3, शिव सागर सी एच एस ली, सेक्टर-18, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- BJSPK4422Q 2): नाव:-दिपाली दिलीप कडू -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ए-3/0-3, शिव सागर सी एच एस ली, सेक्टर-18, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- CJMPK7290R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17154/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	324000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation of any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र.११



Stamp Duty & Regn. Ch. Paid : Rs. 4,02,000/-

Flat No. 3:3, admeasuring built up area of about 25.00 Sq. mtrs. on the 3<sup>rd</sup> floor of 'A' wing of Bldg. No. B-6, in the society named GANGOTRI CO-OP. HSG. SOC. LTD., located in Sector - 18, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane

## AGREEMENT FOR SALE

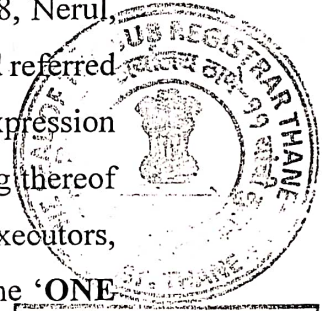
THIS AGREEMENT is made and entered into at Navi Mumbai, on this 18<sup>th</sup> day of October, 2023.

### BETWEEN

MR. N. P. BALAKRISHNAN (PAN : AGEPN5667Q), an adult, Indian Inhabitant, having his address at Flat No. B-6/A/3:3, Gangotri Co-op. Hsg. Soc. Ltd., Sector - 18, Nerul, Navi Mumbai, hereinafter for brevity's sake called and referred to as 'THE TRANSFEROR/SELLER' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the 'ONE PART'

### AND

(1) MR. DILIP DATTARAM KADU (PAN : BJSPK4422Q) & (2) MRS. DEEPALI DILIP KADU (PAN : CJMPK7290R) both adults, Indian Inhabitants, having their address at Flat No. A-3/0:3, Shiv Sagar Co-op. Hsg. Soc. Ltd., Sector - 18, Nerul, Navi Mumbai, hereinafter referred to as 'THE SAID TRANSFEREE / PURCHASER', which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the "OTHER PART".



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१०१५०	२०२३
५	२०

*Balraj*

*Deepali*

*PKadu*

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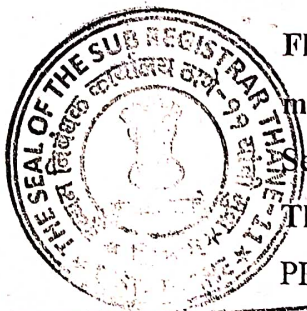
WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956, (hereinafter referred to as 'The Corporation') having its registered office at 'The Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400 021.

2. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as 'the said ACT') for the New Town of New Bombay by Government of Maharashtra in the exercise of its powers of the area designated at as site for New Town under Sub-Section (I) of Section 113 of the said Act.

3. The State Government has acquired lands within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

4. By an Agreement For Sale on dt. 17.10.1994 the said Corporation has been allotted a residential premises being Flat No. 3:3, admeasuring built up area of about 25.00 Sq. mtrs. on the 3<sup>rd</sup> floor of 'A' wing of Bldg. No. B-6, located in Sector - 18, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane (hereinafter referred to as THE SAID PREMISES/APARTMENT) to one MR. S. A. LAD (hereinafter referred to as THE ORIGINAL FLAT OWNER)



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for a proper consideration and on payment of the sale price in full vacant possession of the said premises has been handed over to the Original Flat Owner.

*Balraj*

*Alphacads*

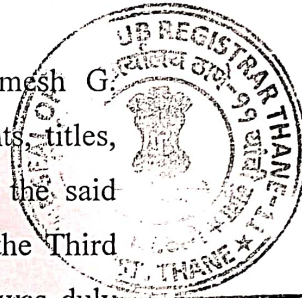
*P. K. Kalyan*



5. The said Original Flat Owner, along with all the occupants in the building/complex, formed and registered themselves in a co-operative housing society, under the name & style of GANGOTRI CO-OP. HSG. SOC. LTD., registered under the Maharashtra Co-operative Societies Act, 1960 vide Regn. No. NBOM/CIDCO/HSG/(OH)/508 /JTR/97-98.

6. The said Original Flat Owner, later on, due to some of the reasons, sold & transferred all their rights, titles, interests, claims, shares and benefits in respect of the said premises to one **MR. RAMESH G. PATHRABE** (the Second Owner), by executing Deed of Assignment, which was duly registered with Sub-Registrar of Assurances, Thane on dt. 21.06.2004 vide Document No. 4610.

6A. The said Second Owner i.e. Mr. Ramesh G. Pathrabe, had sold & transferred all their rights, titles, interests, claims, shares and benefits in respect of the said premises to one **MR. DHANANJAY R. MANE** (the Third Owner), by executing Deed of Assignment, which was duly registered with Sub-Registrar of Assurances, Thane on dt. 26.07.2005 vide Document No. TNN11-03712-2005.



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6B. The said Third Owner i.e. Mr. Dhananjay R. Mane, had sold & transferred all their rights, titles, interests, claims, shares and benefits in respect of the said premises to one **MR. ASHOK DINKAR SANAS & MRS. SHEETAL ASHOK SANAS** (the Fourth Owner), by executing Deed of Assignment, which was duly registered with Sub-Registrar of Assurances, Thane on dt. 31.08.2009 vide Document No. TNN11-03139-2009.

*Balraj*

*Dhyanesh*

*P. K. Kulkarni* r.4..

6C. The said Fourth Owner i.e. Mr. Ashok D. Sanas & Mrs. Sheetal A. Sanas, had sold & transferred all their rights, titles, interests, claims, shares and benefits in respect of the said premises to the said Transferor, for a proper consideration by executing a Deed of Assignment on Dt. 27.07.2012 which was duly got registered with Sub-Registrar of Assurances, Thane - 11 vide Document No. TNN11-02414-2012 on the same day. On the basis of which the said Corporation have also admitted the Transferor, as an owner of the said premises vide their Letter Ref. No. CIDCO/AEO/NERUL/SANPADA/2012/2255 dt. 16.08.2012.

**AND WHEREAS :**

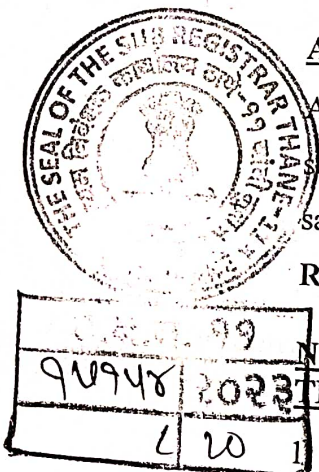
The Transferor now is in fully seized and possessed of or otherwise well and sufficiently entitled to the said premises and also to deal with or dispose off the same.

**AND WHEREAS :**

The Transferees being in need of a residential Premises approached the Transferor with a request to sell/transfer all rights, interest etc. on proper consideration.

**AND WHEREAS :**

After discussion between the parties, the Transferor agreed to sell/transfer all his possessor right, title interest in and upon the said Apartment/Premises for a total consideration of Rs. 54,00,000/- (Rupees Fifty Four Lakhs only).



**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

The Transferor has agreed to sell, transfer and assign all his rights, title and interest in an upon the following Flat No. 3:3, admeasuring built up area of about 25.00 Sq. mtrs. on

*Balraj*

*Ashok D. Sanas*

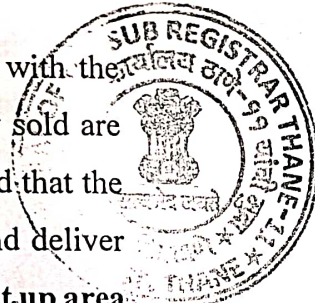


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the 3<sup>rd</sup> floor of 'A' wing of Bldg. No. B-6, in the society named GANGOTRI CO-OP. HSG. SOC. LTD., located in Sector - 18, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane for a total consideration of Rs. 54,00,000/- (Rupees Fifty Four Lakhs only). Out of which a sum of Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand only), has been paid by way of cheque/s by the Transferee to the Transferor, on or before execution of these presents and have further agreed to pay the balance amount of sale price i.e. a sum of Rs. 52,00,000/- (Rupees Fifty Two Lakhs only), to the Transferor, partly by way of raising housing loan from any financial institution, within 45 days from this day of registration of these presents, at the sole cost & responsibility of the Transferee. **TIME IS AN ESSENCE OF THE CONTRACT.**

**NOTE :** A sum of Rs. 54,000/- (Rupees Fifty Four Thousand only), shall be deducted as TDS as per the provisions of Section 194-IA of the Finance Act, being 1% of the total consideration of Rs. 54,00,000/- (Rupees Fifty Four Lakhs only).

2. The Transferor doth hereby covenant with the Purchaser that the said premises agreed to be hereby sold are free from encumbrances of any nature whatsoever and that the Transferor has full and absolute power to transfer and deliver possession of the said Flat No. 3:3, admeasuring built-up area of about 25.00 Sq. mtrs. on the 3<sup>rd</sup> floor of 'A' wing of Bldg. No. B-6, in the society named GANGOTRI CO-OP HSG. SOC. LTD., located in Sector - 18, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane to the purchaser subject to the prior permission in writing of the CIDCO be obtained by the Transferor.



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18/08/2022	2022
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*Balraj*

*Shobha*  
*P. K. K. K.*  
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# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

पहिला माळा, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX: 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र ए - ७१९४/२५५२/०७  
दिनांक :- २३/०५/२००७

प्रति,

मे. वाढीव बांधकाम समिती (गंगोत्री को. ऑप. ही. सोसा. लि.)

इमारत क्र. बी -६/अे विंग (सदनिका क्र. १:४ वगळून), सेक्टर - १८, नेरुळ, नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.- ७९१/२००७,

प्रकरण क्र. ए - ७१९४

विषय :- इमारत क्र. बी -६/अे विंग (सदनिका क्र. १:४ वगळून), सेक्टर - १८, नेरुळ, नवी मुंबई या जागेत निवासी कारणासाठी वाढीव बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- ०७/०६/२००७ रोजीचा अर्ज.

महोदय,

इमारत क्र. बी -६/अे विंग (सदनिका क्र. १:४ वगळून), सेक्टर - १८, नेरुळ, नवी मुंबई या जागेत निवासी कारणासाठी वाढीव बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भातून प्राप्त झालेला आहे. संदर्भातून जागेत निवासी उपयोगासाठी वाढीव बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ११३ (३) मधील तरतुदी मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जाहीर आहे. तसेच खाली नोंद घेतल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणी करून देण्यात येईल. रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात येईल. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. बांधकाम परवानगी देण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांचे संरक्षणासाठी जागेवरील संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर हाऊस नॅम म्हणून संबंधित भूखंड धारकाने कुंपण भित्त बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशादाचे नाव, जमिन मालकाचे नाव ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयामुळे देण्यात यावा हि विनंती.

प्रत माहितीसाठी :-

- १) शिप्रास शिल्प, वास्तुविशारद  
बी -३७०, वाशी प्लाझा, सेक्टर - १७, वाशी
- २) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, नमुंमपा, नेरुळ

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आपला

नगररचनाकार  
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO: NMMC/TPD/BP/Case No. A - 7194/28/2007

DATE:- 23/10/2007

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. F.S.I. Committee, (Gangotri Co. op. Hsg. Soc. Ltd. on Bldg. No. B-6/A wing (Except Flat No. 1:4), Sector -18, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Additional Built up Area - 98.70 m<sup>2</sup> (Residential)

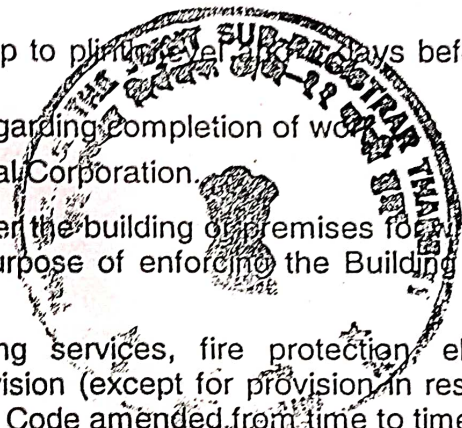
F.S.I. 1.00

1) The Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion up to plinth level <sup>within 15 days</sup> before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.



The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

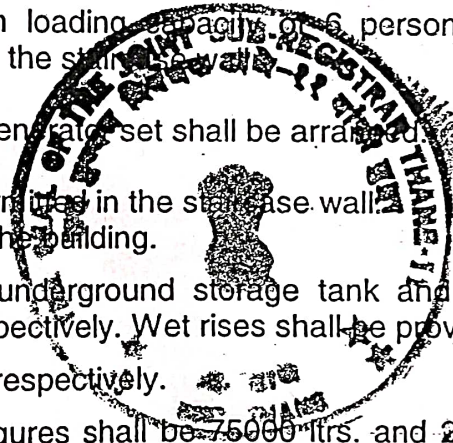
7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

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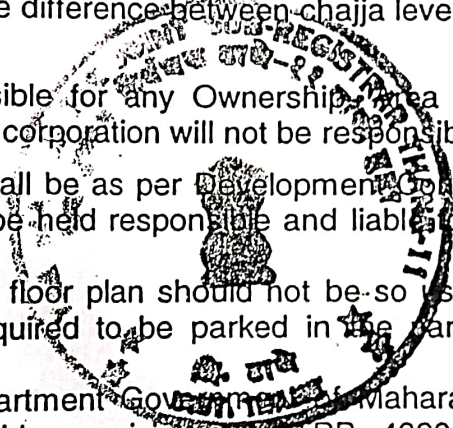
- 8) The amount of S.D. Rs. 987/- S.D. Rs. 1974/- for Mosquito Prevention's. Rs. 1974/- for debris & S.D. Rs. 500/- for Tree Plantation deposited with NMMC as Security Deposit shall be any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - b) Exit from lift lobby shall be through a self closing smoke stop door.
  - c) There shall be no other machinery in the lift machinery room.
  - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
  - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the stair case wall.
  - f) Electrical cables etc. shall in separate ducts.
  - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
  - h) Hazardous material shall not be stored.
  - i) Refuse stamps or storage places shall not be permitted in the stair case wall.
  - j) Fire fighting application shall be distributed over the building.
  - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
- For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, Plantation of trees and provision of garbage bin on the site.



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- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before One Year as per conditions mentioned in CIDCO Letter & must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi municipal corporation will not be responsible.
- 26) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 27) The area shown open to sky on the ground floor plan should not be so used as would disturb the measurability of the vehicles required to be parked in the parking spaces shown in the plan.
- 28) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision NO. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.



- a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).  
Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.

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*Kishor*  
Town Planner  
Navi Mumbai Municipal Corporation.  
Navi Mumbai.



**CCDC**

# CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Servicer's office  
City & Industrial Development  
Corporation of Maharashtra Ltd.  
CIDCO Bhavan, CBD-Belapur  
New Bombay-400 614.

Date : ~~17/11/84~~  
17/11/84

## TAKING OVER POSSESSION BY THE ALLOTTEE

Type B-6 A Aptt. No. 3:3 Sector 18 at Vashi/CBD-Belapur/Panvel/  
Nerul/Kalamboli/Airoli/Kopar Khairane

1. Date of allotment : \_\_\_\_\_
2. Name of ~~Buyer~~/Outright Purchaser : Shri Lad S.A.
3. Date of execution of Agreement : 17/11/84

Civil Maistry

Asst. Estate Officer

## POSSESSION RECEIPT

Hereby certify that I have taken over possession of the apartment No. 3:3

Type B-6 A Sector 18/NL at Vashi/CBD-Belapur/Panvel  
Nerul/Kalamboli/Airoli/Kopar Khairane on the day of 17/11/84 after proper inspection of  
the fittings and fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the Items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above site apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

\_\_\_\_\_ with duplicate key.

Received Lock No. \_\_\_\_\_

X

(Signature of Allottee)

Name Shri Lad S.A.

Appt. No. 18/B-6 A/3:3/NL

Copy: i) Maharashtra State Electricity Board  
ii) Maharashtra Water Supply & Sewerage Board



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Marketing Section (DRS-87)  
CIDCO Bhavan CBD - New Bombay - 400 614

No. CIDCO/MM/DRS-87/OP

Date: 23/02/93

Smt. LAD SUHAS APPH.  
97/26 B D D CHAWLI  
WORLI  
BOMBAY 400018

Madam,

3988

**Sub : - Allotment of Tenement on Outright Purchase Terms booked under DRS-87 Scheme**  
**Ref : - Your Application No. 52238**

In reference to your above application, we had earlier informed you the location of the tenement allotted to you. In continuation to this we are pleased to inform you that the below mentioned tenement is allotted to you in the said location in the computerised draw held on 23rd Jan. 1993. The draw was supervised by a committee of observers including representatives of allottees as independent observers who were invited for the purpose.

### DETAILS OF THE TENEMENT ALLOTTED TO YOU

Location	NERULI	2) Sector No.	18	3) Type	****
Building No.	B-6	5) Wing No./Floor	A/3	6) Tenement No.	3

are advised to make following payments.

PRICE	Area M <sup>2</sup>	Rate per M <sup>2</sup>	(Based on actual area) Amount (in Rs.)
i) Tenement	25.000	4041.00	101025.00

- ii) Attached terrace (if any)
- iii) Roof terrace (if any)
- iv) Open plot (if any)

**Sub total (A) 101025.00**

#### AMOUNT PAID

- i) Eight Instalments (assumed) 84376.00
- ii) Registration charges & accrued interest @ 14% compounded 4120.00

**Sub-total (B) 88496.00**

#### NET AMOUNT PAYABLE

#### MISCELLANEOUS CHARGES

- i) MSEB connection charges
- ii) Share Money
- iii) Documentation charges
- iv) Cost of Lock
- v) Water connection charges including three phase power supply to common water pump

**20% M. S. E. B. Connection**

Charges of ... 1220.00

Less: Water connection charges Rs. 100

Net ... 1120.00

Refund ...

A/c. Clerk *Praditi* Acctt./A.A.O.

(A-B) 12529.00

20% amt. refunded 6100.00

**Sub total (D) 7310.00**

OTHER CHARGES (if any) (Please see the Annexure - I)

Yours faithfully