

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

MMMC/IPD/BP/Case No. A -11482 / 1956 / 2010

DATE:- 25/05/2010

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. Premier Group (Partner- Shri. Niyaz Ahmed Shaikh & other -1) Plot No. 97, Sector No. 11, G.E.S., Koperkhairne, Navi Mumbai, As per the approved plans and subject to the following conditions for the development work of the proposed building.

Total Built Up Area = Resl. - 356.48 M² (No of Units - Residential)

16 Nos. Flt - 6
COU 124-3L

SI = 1.50

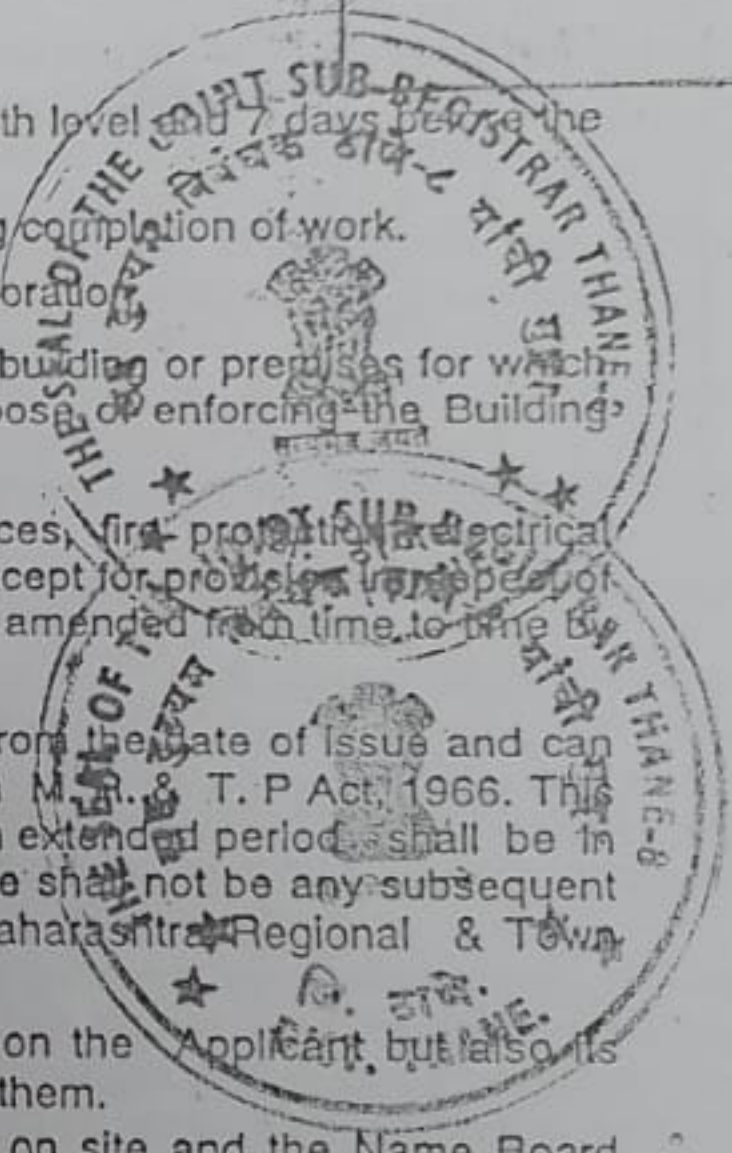
The Certificate is liable to be revoked by the Corporation if:

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- 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.

300K 22-3E

THE APPLICANT SHALL :

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 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 provisions relating to floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 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.
- 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.
- 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.
- The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

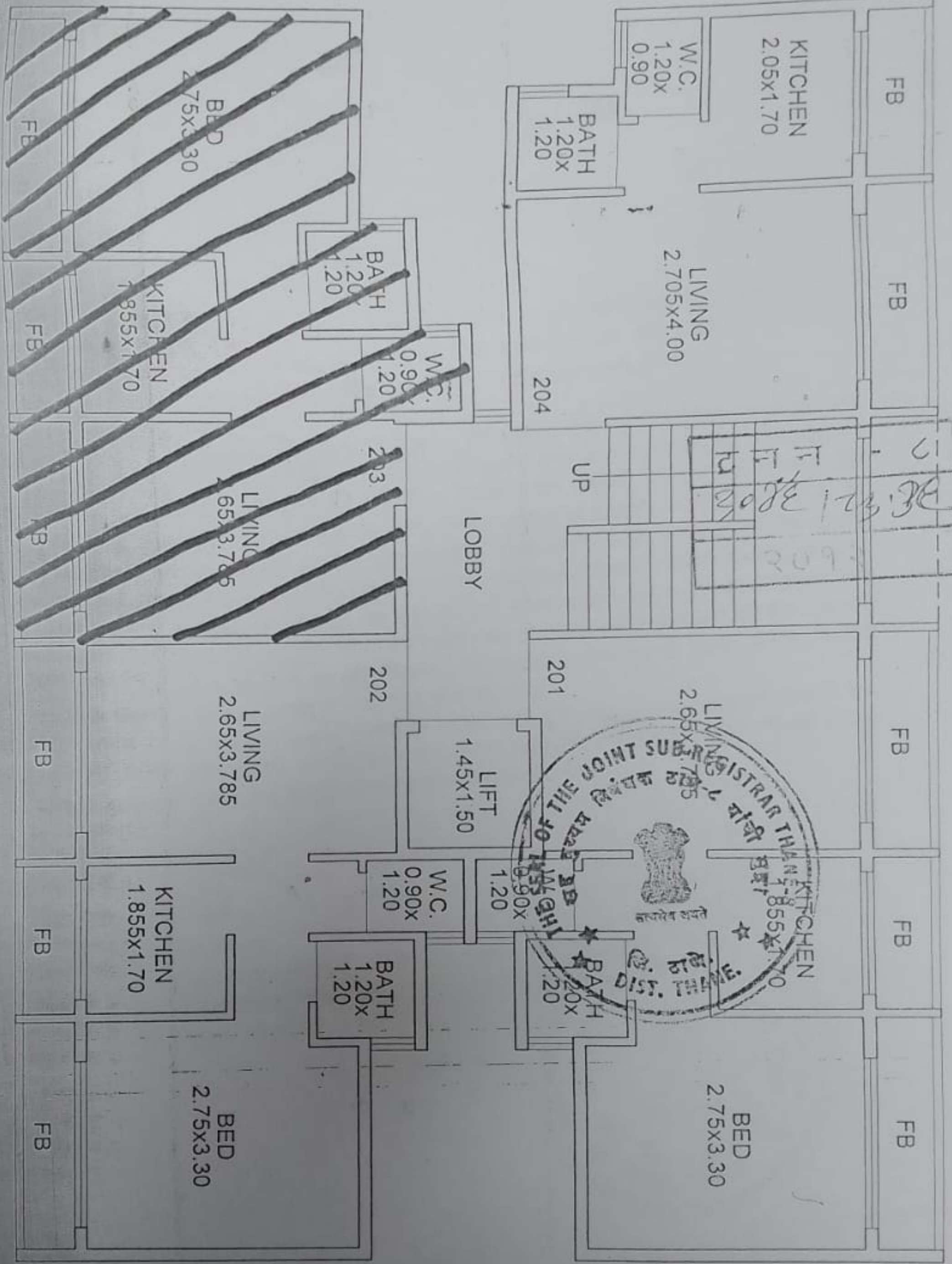


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FILE NO.

PROJECT: PLOT NO. 87, SECTOR 11

SECOND FLOOR



For PREMIER GROUP
 Partner *[Signature]* Partner *[Signature]*

[Signature]



दुय्यम निबंधक: ठाणे 8

दस्तक्रमांक व वर्ष: 3046/2012

Friday, April 27, 2012

12:09:05 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,224,000.00
वा.भा. रु. 2,379,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. 3/80, सदनिका क्र. 203, दुसरा मजला, प्लॉट नं. 97, प्रिमियर अपार्टमेंट, से. 11 कोपरखैरणे नवी मुंबई
- (3) क्षेत्रफळ (1) 33.89 चौ मि कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. प्रिमियर ग्रुप लॉफे पार्टनर श्री नियाज अहमद शेख - -; घर/प्लॉट नं: आरएच -4/पी -10, से. 6 वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AALFP3099F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री इब्राहिम खान - -; घर/प्लॉट नं: एकिलेन विला 333 रुम नं. 12, विलेज वार्ड कुर्ला पश्चिम मुंबई-70; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOOBK3626G.
(2) श्रीमती मुलिस्तान इब्राहिम खान - -; घर/प्लॉट नं: 1.22; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BSEPK0694R.
- (7) दिनांक करून दिल्याचा 27/04/2012
- (8) नोंदणीचा 27/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3046 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 118975.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 23800.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. ८



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued By
Stock Holding Corporation Of India Ltd.
Location Vashi
Signature *Shalita Sidharta*
Detail can be verified at www.shcilestamp.com

Certificate No. : IN-MH08271601970954K
 Certificate Issued Date : 27-Apr-2012 10:19 AM
 Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0108894123577725K
 Purchased by : IBRAHIM KHAN AND GULISTAN IBRAHIM KHAN
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO.203, PREMIER APARTMENT, PLOT NO. 97, SECTOR 11, KOPERKHAIRANE, NAVI MUMBAI
 Consideration Price (Rs.) : 12,24,000
 (Twelve Lakh Twenty Four Thousand only)
 First Party : PREMIER GROUP
 Second Party : IBRAHIM KHAN AND GULISTAN IBRAHIM KHAN
 Stamp Duty Paid By : IBRAHIM KHAN AND GULISTAN IBRAHIM KHAN
 Stamp Duty Amount(Rs.) : 1,01,600
 (One Lakh One Thousand Six Hundred only)

PLOT NO. 97, SECTOR 11,
 307E 19-3E
 2092



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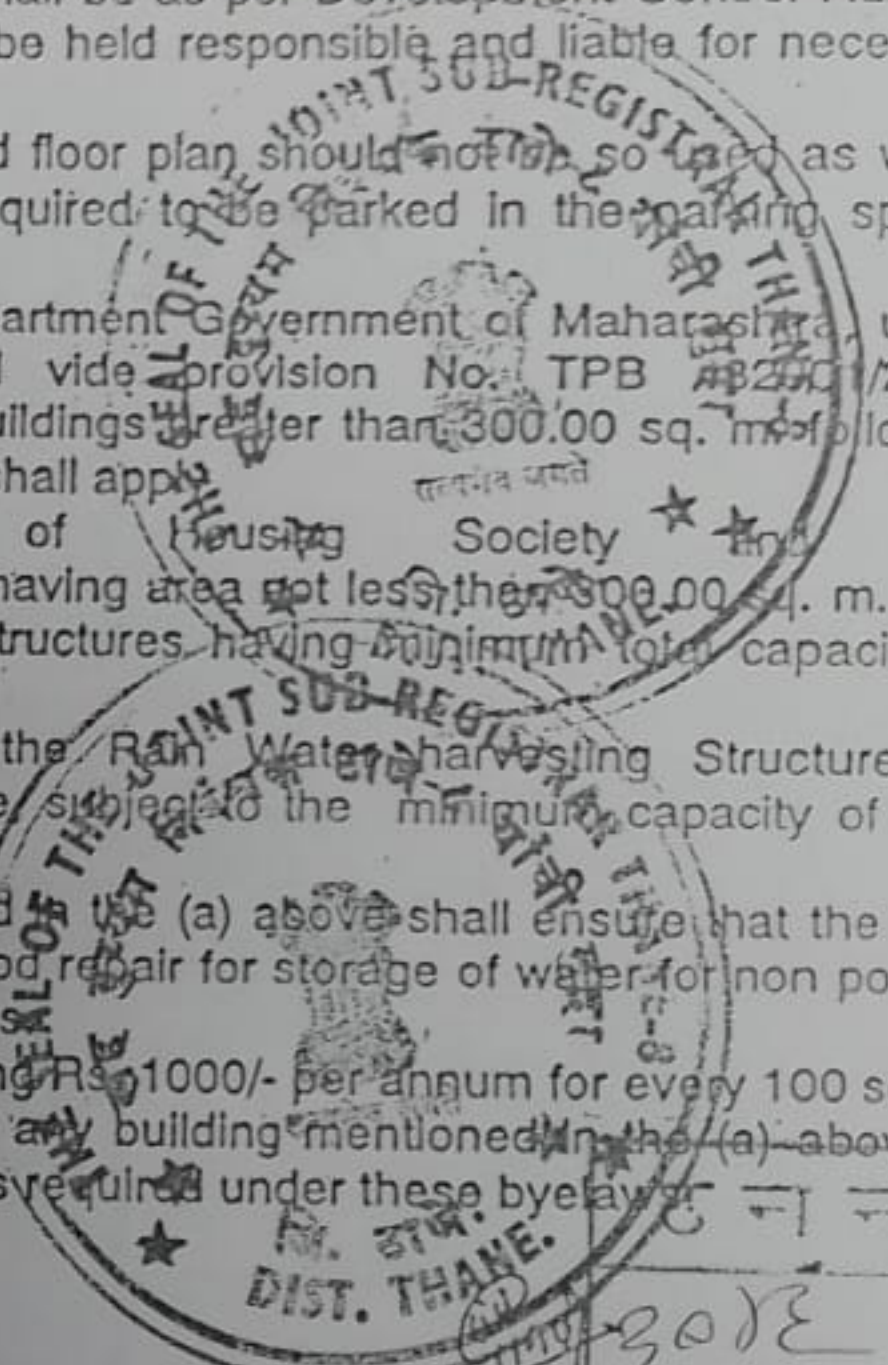
Gulesta

ZK 0000738389

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
 2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill 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.
- 24) The construction work shall be completed before dt.22/04/2011 as per conditions mentioned in CIDCO Agreement dt.23/04/2007 respectively and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) 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.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 23001/2133/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.



(Sanjay S. Bahalt)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.

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मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Friday, April 27, 2012
11:53:55AM

यांकनाचे वर्ष 2012
 लहा ठाणे
 मुख् मूल्य विभाग 154-गावाचे नाव : कोपरखैरणे (नवी मुंबई महानगरपालिका)
 मूल्य विभाग 3/80-कोपरखैरणे नोड सेक्टर क्र. 11
 नाचे नांव Navi Mumbai/Thane
 ई नंबर इतर -

पैक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सद निका	कार्यालय	दुकाने	औद्योगिक
29700.00	58500.00	73500.00	88500.00	73500.00

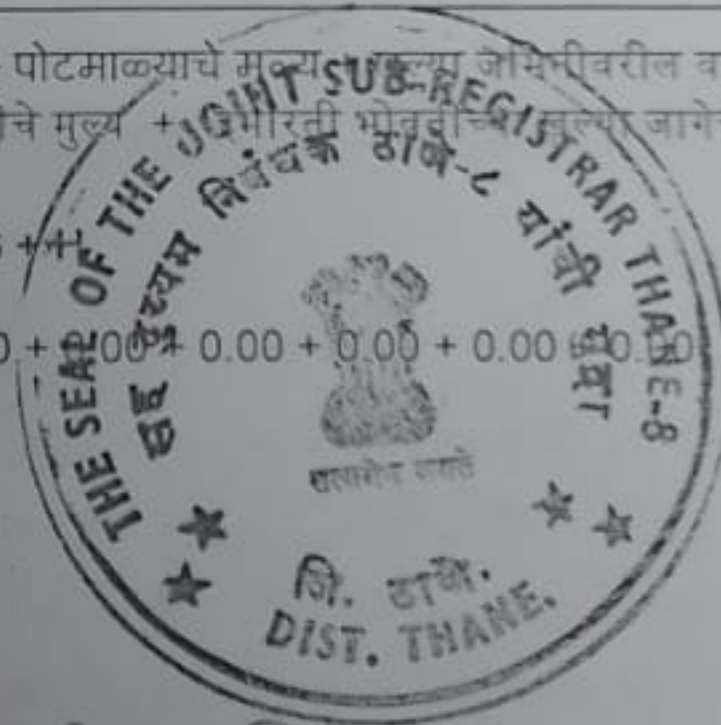
ठकतीचे क्षेत्र	40.67	बांधकामाचे वर्गीकरण	1-आर सी सी
ठकतीचा वापर	निवासी सद निका	उद्दवाहन सुविधा	आहे
ठकतीचा प्रकार	बांधीव	बांधकामाचा दर	
ठकतीचे वय	0 TO 2 वर्षे	मजला	Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
 = (58500.00 * 100 / 100) * (100.00 / 100)
 = 58500.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
 = 58500.00 * 40.67
 = 2379078.00

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अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + जोमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळ
 + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + भोवती भोवती मूल्य जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 2,379,078.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
 = 2,379,078.00 /-



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बैंक खाते के खाते में
ACCOUNT PAYEE ONLY

बैंकर्स चेक **BANKER'S CHEQUE**

26/04/2012

Pay Joint Sub Registrar - Thane

को या आदेशानुसार or Order

मये Rupees Twenty three Thousand Eight Hundred 00 -

₹.Rs. 23800

in account of 1w1/10299 (Cash)

को मढ़े जाय करे।

BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED

For BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

बॉम्बे मर्कनटाईल को-ओपरेटिव्ह बँक लि. (SCHEDULED BANK)
VASHI SECTOR - 17, NAVI MUMBAI 400 703.

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AUTHORISED SIGNATORIES
(Code No. 225) (Code No. 632)

PYO NO VNB

⑈040505⑈ 1.00069023⑈ 000001⑈ 12

Agreement Value : Rs. 12,24,000/-

Carpet Area : 33.89 sq.mtrs.

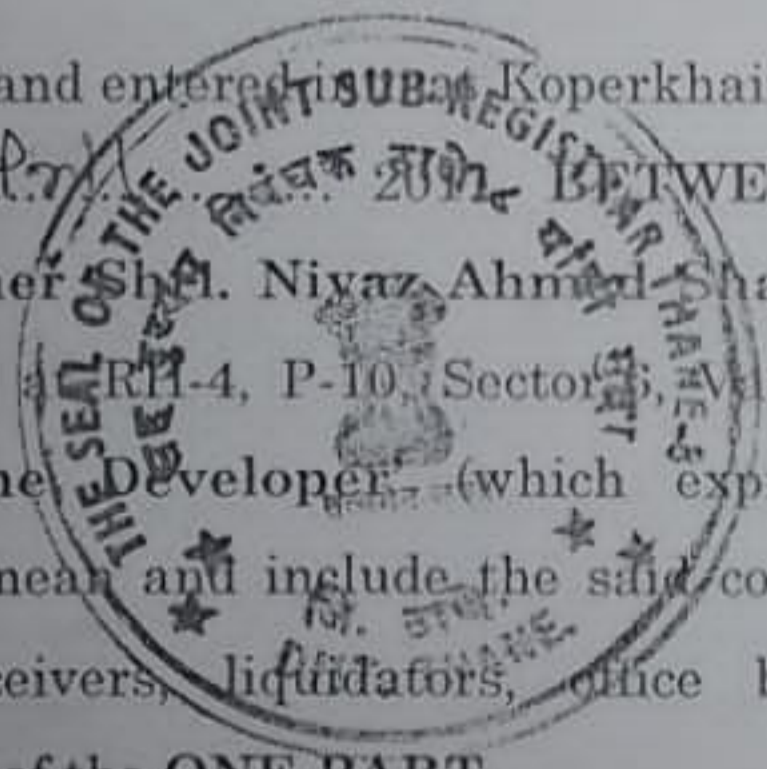
Flat No. : 203

Building Type : G+4 Floor with 1 Lift

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2042

AGREEMENT FOR SALE

This AGREEMENT made and entered into at Koperkhairane, Navi Mumbai on this 29th Day of April 2012 BETWEEN M/s Premier Group through its Partner Shri. Niyaz Ahmed Shaikh, adult, Indian Inhabitant, having address RH-4, P-10, Sector 17, Vashi, Navi Mumbai, Hereinafter called as 'The Developer' (which express shall, unless repugnant to the context, mean and include the said company, its present and future members, receivers, liquidators, office bearers, executors, administrators and assigns) of the ONE PART.



For PREMIER GROUP

Partner

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Partner

Handwritten signature

Gubeta

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0107906598124813K

Receipt Date 27-APR-2012

Received From	IBRAHIM KHAN AND GULISTAN IBRAHIM KHAN	Pay To	
Instrument Type	CASH	Instrument Date	
Instrument Number		Instrument Amount	101600 (One Lakh One Thousand Six Hundred only)
Drawn Bank Details		Branch Name	
Bank Name			
Out of Pocket Expenses	0.0 ()		



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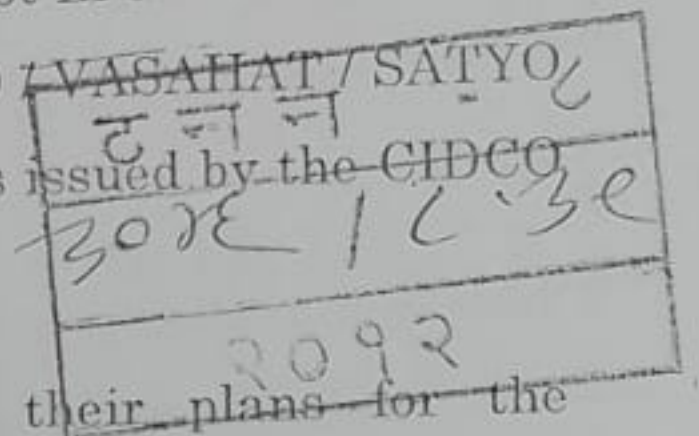
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AND WHEREAS Shri. Kirtikumar Chandrakant Naik have sold and assigned all his rights, title and interest in respect of the said plot to M/s. Premier Group through its Partner 1. Shri. Niyaz Ahmed Shaikh 2. Shri. Gayasuddin Nabi Ahmed Shaikh i.e. the Developer herein and a Tripartite Agreement dated 25/11/2009 has been executed between CIDCO Ltd., Lessee and M/s. Premier Group and thereby CIDCO Ltd. Transferred the said plot in the name of M/s. Premier Group. The said Tripartite Agreement dated 25/11/2009 is duly registered on 25/11/2009 vide registration receipt no. 4695 at Document Sr. No TNN6-04600-2009.

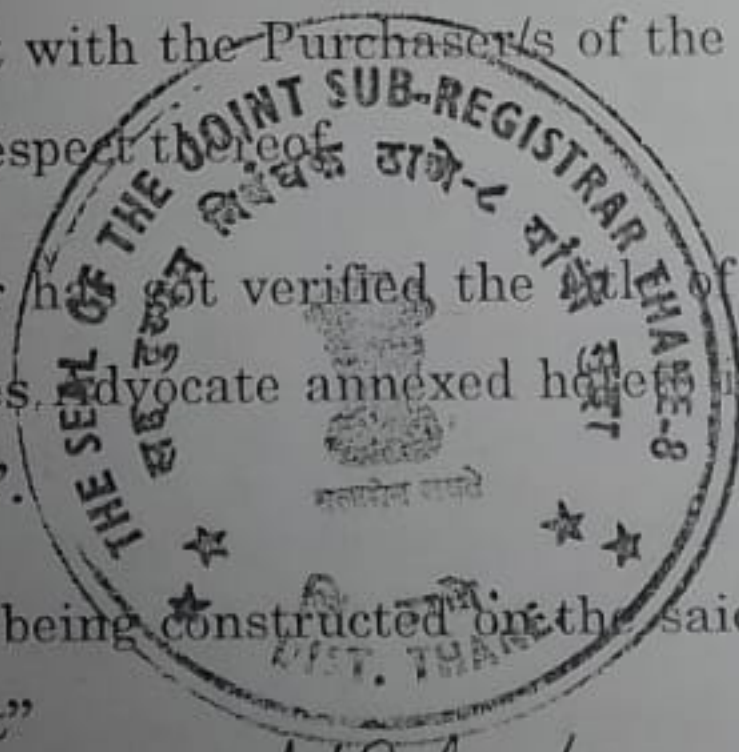
AND WHEREAS after registration of Tripartite Agreement dated 25/11/2009 CIDCO Ltd. finally transferred the Said Plot in the name of M/s. Premier Group and such final Letter Ref. No. CIDCO / VASAHAT / SATYO / KHAIRANE / 259+5 / 2009 / 5139 dated 27/11/2009 is issued by the CIDCO Ltd. to M/s. Premier Group.



AND WHEREAS the Developer have submitted their plans for the construction of a residential building on said plot and subsequently the CIDCO Ltd. has issued Commencement certificate on 01/04/2011 vide their letter bearing No. CIDCO / ATPO (BP) / 2011 / 001 for commencing construction on the said plots as per the plans and specification approved by the Town Planning Authorities.

AND WHEREAS the Developer alone have the sole and exclusive right to sale the Flats in the building being constructed by the Developer on the said plot and to enter into agreement with the Purchasers of the said Flats etc. and to receive the Sale Price in respect thereof.

AND WHEREAS the Developer has got verified the title of the said Land from Edate & Sunil Associates, Advocate annexed herewith is a copy of the Title Certificate at Annexure 'A'.



AND WHEREAS the building being constructed on the said plots shall be known as "Premier Apartment"

For PREMIER GROUP

Partner

Partner

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FIRST SCHEDULETHE DESCRIPTION OF THE PROPERTY

All that Piece or parcel of land known as Plot No. 97 Sector 11 in village / site Koperkhairane of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme containing by measurement 239.90 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

८ - १ - १ - ८ 308E 196.30 2092

On or towards the North by : Plot No.96

On or towards the South by : Green Belt

On or towards the East by : 15.00 Mtr. Wide Road

On or towards the West by : Plot No.75



For PREMIER GROUP

Partner

[Signature]
Partner

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AND WHEREAS the Lessee have sold assigned all his rights, title and interest in respect of the said plot to 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra, having address at E-402, Saisurshti Co-Op. Housing Society Ltd, Kharegaon, Kalwa, Tal. & Dist. Thane and a Tripartite Agreement dated 24/05/2007 has been executed between Cidco Ltd., Lessee and 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra and thereby CIDCO Ltd. Transferred the said plot in the name of 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra. The said Tripartite Agreement dated 24/05/2007 is duly registered on 24/05/2007 vide registration receipt no. 3153 at Document Sr. No TNN6-03091-2007.

AND WHEREAS after registration of Tripartite Agreement dated 24/05/2007 CIDCO Ltd. finally transferred the Said Plot in the name of 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra and such final Letter Ref. No. CIDCO / VASAHAT / SATYO / KHAIRANE / 259 / 2007 dated 24/05/2007 is issued by the CIDCO Ltd. to 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra.

AND WHEREAS 1. Shri. Praveen Shridhar Nair 2. Shri. Navin Gangji Satra have sold and assigned all their rights, title and interest in respect of the said plot to Shri. Kirtikumar Chandrakant Naik, having address at Bonkode (Khairane), Post. Koperkhairane, Tal. & Dist. Thane and a Tripartite Agreement dated 15/11/2007 has been executed between CIDCO Ltd., Lessee and Shri. Kirtikumar Chandrakant Naik and thereby CIDCO Ltd. Transferred the said plot in the name of Shri. Kirtikumar Chandrakant Naik. The said Tripartite Agreement dated 15/11/2007 is duly registered on 15/11/2007 vide registration receipt no. 6425 at Document Sr. No TNN11-06206-2007.

AND WHEREAS after registration of Tripartite Agreement dated 15/11/2007 CIDCO Ltd. finally transferred the Said Plot in the name of Shri. Kirtikumar Chandrakant Naik and such final Letter Ref. No. CIDCO / VASAHAT / SATYO / KHAIRANE / 259 / 2007 dated 16/11/2007 is issued by the CIDCO Ltd. to Shri. Kirtikumar Chandrakant Naik.

For PREMIER GROUP

Partner

Partner

Shubhankar

Gulerata

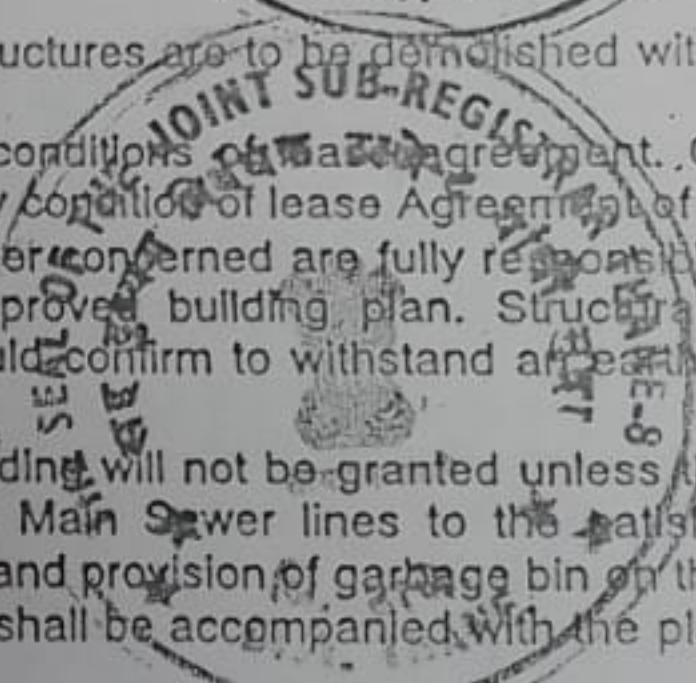
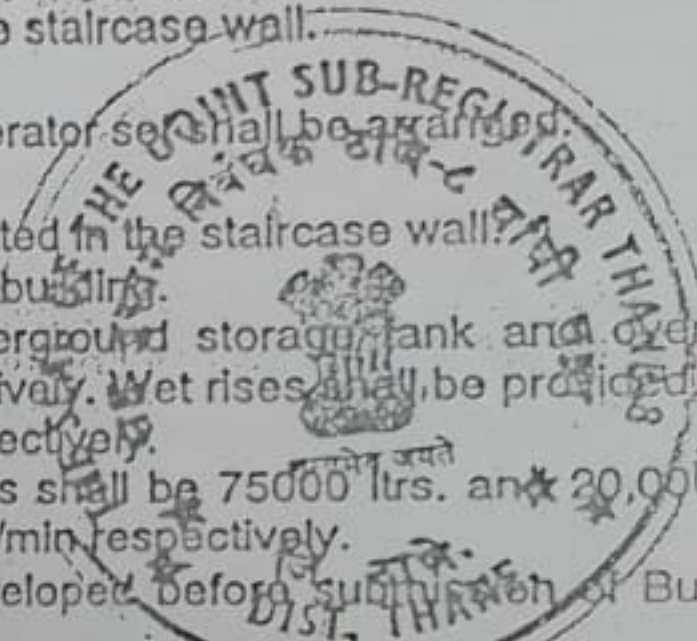


121.

- 8) The amount of S.D. Rs.1500/- S.D. Rs.4798/- for Mosquito Prevention's. Rs. 4798/- for debris & S.D. Rs. 1500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 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 conform 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 15M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on floor shall be minimum 2.5 % of floor area.
 - Orn 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 staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - 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 with utmost care.
- 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 of CIDCO.
- 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 Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.

and doors from rest of the buildings.

LOV 12E-3L



टनन - 6

307E 120-3E

2092

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, श्रद्धाचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहीतीसाठी ठेकेदाराचे नाव व वकील क्रमांक इ. अद्वैतमानतपश्चित्त काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- ट : १) प्रस्तुत भूखंडावरील बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीबाबत असतांना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर बांधकामात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत, अथवा सार्वजनिक/खाजगी मूलमूल्यास कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वतःच्याच पर्यय, रस्ते, गेटो, निलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सादर बाबी घुवकत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

06/28-3L
2013
प्रत माहीतीसाठी -

- 1) युनिटेक असो. , वास्तुविशारद
शांप नं. ४, श्रीगणेश कॉम्प्लेक्स, प्लॉट नं. ६ - ५, सेक्टर-३, खारघर, नवी मुंबई
- २) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, नमुंमपा, कोपरखेरणे

आपला

(संजय शां. नागाईत)
सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका



THE SEAL OF THE JOINT SUB-REGISTRAR THANE
जॉइंट सब रेजिस्ट्रार ठाणे - ८
क्रि. डा. थ. डि. थाने.

ट न न - ८
308E 2403
2013

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED

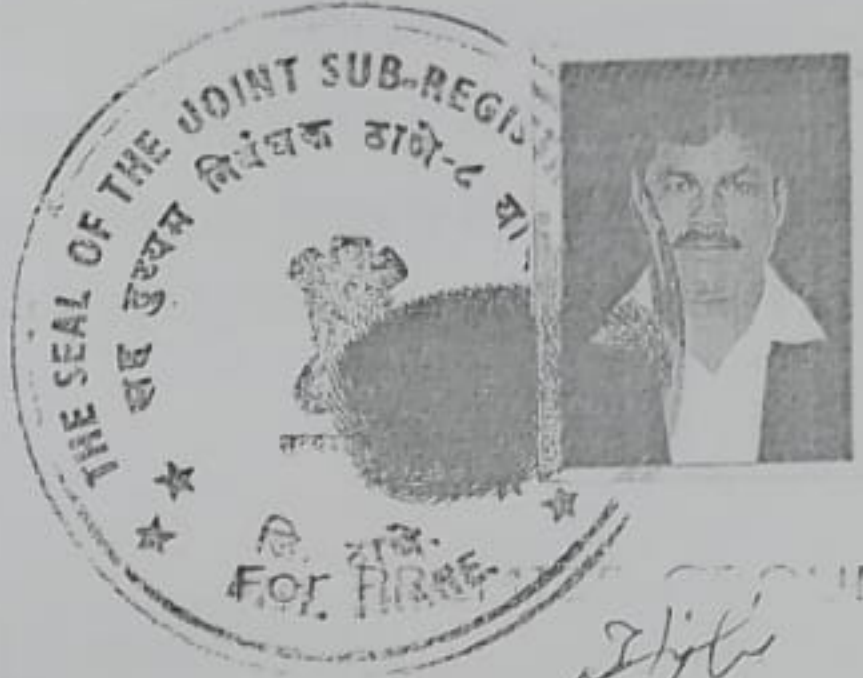
By the within named 'THE DEVELOPER'

M/s. Premier Group

Through its Partner

Shri. NIYAZ AHMED SHAIKH

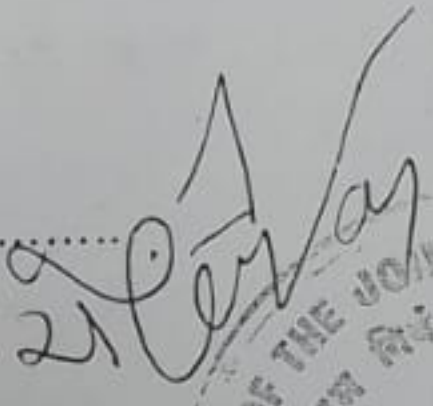
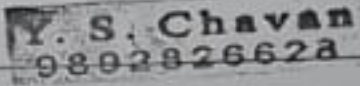
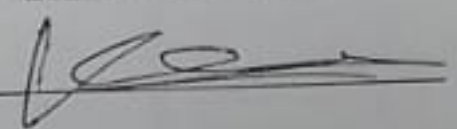
PAN NO. AALFP3099F



Partner

Partner

In the presence of

- 1.  
- 2. 

ठान - ६
३०१६ १२/३६
२०१२

SIGNED, SEALED AND DELIVERED

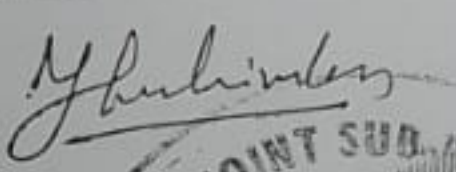
By the within named 'THE PURCHASER/S'

1) Mr. IBRAHIM KHAN,

(Pan No. AOOPK3626G)

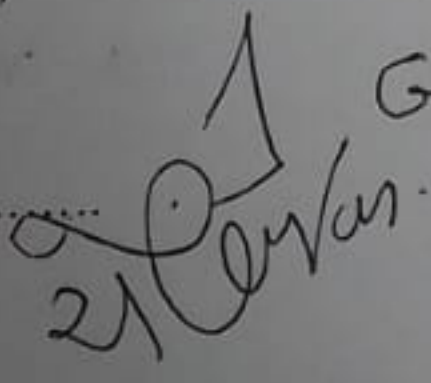
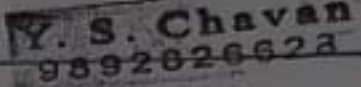
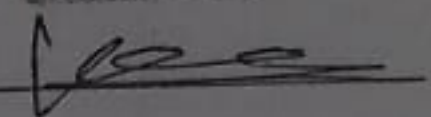
2) Mrs. GULISTAN IBRAHIM KHAN,

(Pan No. BSEPK0694R)





In the presence of

- 1.  
- 2. 



AND

1. Mr. IBRAHIM KHAN Age 35 Years (having his Pan No.AOOPK3626) 2. Mrs. GULISTAN IBRAHIM KHAN Age 27 Years (having his Pan No.BSEPK0694R) Indian Inhabitant, having address at Aveline Villa, 333/R.No.12, Village Ward, Kurla (West) Mumbai - 400070. hereinafter called 'The Purchasers' (which express shall, unless repugnant to the context, mean and include the said company, its present and future members, receivers, liquidators, office bearers, executors, administrators and assigns) of OTHER PART.

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the companies Act, 1956 (hereinafter referred to as 'THE CORPORATION/ CIDCO Ltd.') having its office at 'Nirmal', 6th floor, Nariman Point, Mumbai - 400061, is the New Town Development Authority, under the provision of subsection (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.

AND WHEREAS the State Government in pursuant to Section 113 (a) of the said Act, acquired the land described therein and vesting such lands in the same Corporation for development and of such place of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

AND WHEREAS the Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to Shri. Sainath Mangal Patil, residing at Turbhe, Tal. & Dist. Thane, Navi Mumbai, (hereinafter collectively referred to as the "Lessee") vide Agreement to Lease dated 23/04/2007 for a period of 60 years computed from the date of Agreement to Lease, a plot measuring about 239.90 Sq. Mtrs. bearing no. 97 at Sector 11, Koperkhairane, Navi Mumbai (hereinafter referred to as the 'Said Plot') for the purpose or residential use for proper premium of Rs. 16,800/- (Rupees Sixteen Thousand Eight Hundred Only) and handed over the physical possession of the said plot to the said Lessee. The Agreement to Lease dated 23/04/2007 is duly registered on 04/05/2007 at Document Sr. No TNN6-2748-2007. The details of the said Plot are specified in the First Schedule herein under attached.

For PREMIER GROUP
Partner
Partner

Gulistan
Gulistan