

Date 13/10/2023

TO,
The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:NAVRANG NAVKAR

We OXFORD NAVRANG REALTY LLP Firm, having its office at Office no- 4 , 1st Floor, "Navrang Oasis" , Harshvardhan C.H.S.L, Building No-2, Siddharth Nagar S. V. Road, Near Ram Mandir Station, Goregaon (West), Mumbai-400104 are willing to enter into a Tie-up arrangement with your Bank for our Project "NAVRANG NAVKAR" ,situated at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with The Bank and the Borrower on the format approved by the Bank, agreeing to

(a) Deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,

(b) Insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) To convey Bank's security interest to the existing/proposed Society for noting

Bank's charge in its records.

Yours faithfully,

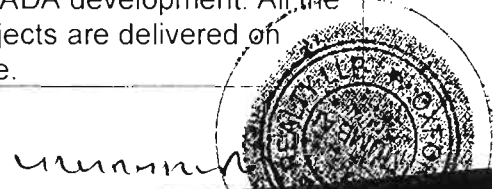
For OXFORD NAVRANG REALTY LLP


Authorised Signatory



Date :13/10/2023

Sr. No.	Parameter	Particulars		
1	Name of the Builder	OXFORD NAVRANG REALTY LLP		
2	Registered Address	A/704,Charkop Jinay Chs Ltd,Plot No-11,Rsc 7,Sector No-8,Near Sai Siddhi Building,Kanidvali West Mumbai -400067.		
3	Address for correspondence	7, shiv sagar chsl ,plot no-36,sector no-1,near kamla industrial park,charkop Kandivali west ,Mumbai-400067.		
4	Contact Person Name Mob.No. Email id	PARTNER 1.PARBAT RAMJI PATEL 2.TEJRAJ BUILDCON PVT LTD 7738301456 oxfordnavrang@gmail.com		
4	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	www.navrangnavkar.in		
6	Date of establishment	02/11/2021		
7	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	BDA		
8	Ratings from CRISIL/ICRA etc.	N.A		
9	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	PARTNER PARBAT PATEL	50	Self employed	Mr. Patel then promoted Oxford Group in 2004 and started development in the capacity of Developer. Till date in developer capacity Oxford has delivered 4 projects in Kandivali - Charkop. All the projects are MHADA development. All the projects are delivered on time.



10 Details of last 3 residential projects executed by the same firm/company/promoters

Project Name	ANUPAM	JINAY	NAVRANG HEIGHTS
Location	CHARKOP	CHARKOP	CHARKOP
Whether approved by SBI?	N/A	N/A	N/A
Month & Year of Commencement of Construction	MARCH 2004	APRIL 2007	MARCH 2014
Present Status (Completed/Partially completed)	Completed on JULY 2006 (Month& Year)	Completed on MARCH 2010 (Month& Year)	Completed on APRIL 2016 (Month& Year)
Total SALEABLE area of the project, in Sq.Mtr.	75845 Sq.Ft	52665 Sq.Ft	21000 Sq.Ft
Number of floors	8 FLOOR	9 FLOOR	14 FLOOR
No. of Dwelling Units in the project	108	66	49
No. of units sold in the project	108	66	49
Date of Occupancy Certificate	2006	2011	2018

11 Details of the Present Project

Project Name	Navrang Navkar
Location with Survey Nos.	Goregaon Nav Nirmata Co-operative Housing Society Limited' parcels of land bearing CTS no. 355(Part) (1 to 9) and bearing Survey No. 7 of Village Pahadi, Taluka Borivali, admeasuring 664.49 sq. mtrs (Six Hundred and Sixty Four decimal Forty nine) sq. mtrs., and situated at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104.
Details of construction finance / loan, if any, availed by the builder for this project.	We have availed Total Credit Facility: Rs. 20 Crs from Aditya Birla Housing Finance Limited.
If approved by Housing Finance Company like HDFC/LIC HF etc, And/or Scheduled Commercial Bank, furnish names of HFCs/	APF RECEIVED: ICICI BANK BAJAJ FINANCE LTD AXIS BANK HDFC BANK

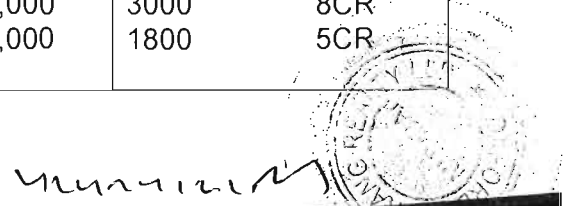


Handwritten signature or initials

Banks	
Month & Year of Commencement of Construction	MAY 2022
Proposed construction Plan. (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.)	<ul style="list-style-type: none"> ❖ Building Structure – <li style="padding-left: 20px;">Ground +1 Commercial+ 2nd to 22nd (Habitable Floor) ❖ Floor plan – <li style="padding-left: 20px;">1 BHK & 2 BHK Apartments <li style="padding-left: 20px;">Area Of 1 BKH – 462 Sq.ft Rera Carpet <li style="padding-left: 20px;">Area Of 2 BHK -657 Sq.ft Rera Carpet <li style="padding-left: 20px;">Area Of 2 BHK -705 Sq.ft Rera Carpet
Total built up area of the project, in Sq. Mt.	7072.74 Sq.Mt
No. of Dwelling Units in the project	80
No. of units sold in the project	55
Details of Development Agreement and POA if any	<p>The Development Agreement dated 15/02/2021 is registered with the Sub-Registrar of Assurance at Borivali 4, Mumbai under Serial No. BRL4-2627-2022 on 15th February 2022</p> <p>The General Power of Attorney dated 15/02/2022 registered with Sub-Registrar of Assurances at Borivali 4, under Serial No.BRL4-2628-2021 on 15th February 2022</p>
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Ground +1 Commercial+ 2 nd to 22 nd FLOOR FULL IOD AND CC RECEIVED

12 Project Value

Type Of Flat/House	No.Of Flats/Shop	Average Price Per Sq.Ft	Saleble Area(Sq.Ft)	Total (In Rs.)
Residential	67	RS.22,000	39097	86 Cr
Commercial gorund floor	8	RS.25,000	3000	8CR
Commercial first floor	5	RS.24,000	1800	5CR



7, SHIV SAGAR C.H.S. LTD., PLOT NO.-36, SECTOR NO -1, NEAR KAMLA INDUSTRIAL PARK, CHARKOP KANDIVALI (WEST), MUMBAI - 400 067 • TEL: + 91-22-2869 1958 • 2868 1221
 E-mail: oxfordnavrang@gmail.com

Total Project Value Rs.100 Cr.

13 Whether credit facility enjoyed With any bank:	We have availed Total Credit Facility: Rs. <u>20 Crs</u> from Aditya Birla Housing Finance Limited.
14. Detail of RERA Collection A/c.	
Account Number:-	57500001068582
Account Type (Current/RERA current/ Cash Credit /OD/ESCROW) :-	Escrow account
Account Holder Name:-	Oxford Navrang Realty LLP Navrang Navkar
Bank Name:-	HDFC Bank
Branch Address:-	HDFC Bank, Kandivali west.
IFSC Code:-	HDFC0000419
Email Id :-	oxfordnavrang@gmail.com
Mobile No:-	7738301456 /9987670641

For OXFORD NAVRANG REALTY LLP

[Handwritten Signature]
 Authorised Signatory

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT NAVRANG NAVKAR BY OXFORD NAVRANG

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Mon 13-11-2023 16:06

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Cc: Bhartendu Bhushan Rameshwar Prasad Singh <bhartendu.bhushan@sbi.co.in>, AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - OXFORD NAVRANG REALTY LLP
PROJECT NAME - NAVRANG NAVKAR, BORIVALI
RERA NO. P51800047342

We are happy to inform you that the Project "NAVRANG NAVKAR" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder Entity

1. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
2. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
3. Copy of Indenture of Mortgage
4. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
5. **Flat Wise AREA & Work Completion Stage certificate:** Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
6. Draft of Sale Agreement / Agreement of Sale
7. Property tax receipts.
8. **KYC of Firm:** Partnership Deed
9. **KYC of Individuals:** Self Attested Copy of PAN card and AADHAR card of the Partners
10. **Environment Clearance Certificate** from appropriate authority copy (if applicable).

Details of expected Business to SBI in this project:

Total No. of Flats:	
Total No. of Flats Sold :	
Total No. of Registrations :	
Total No. of Home Loans by SBI :	
Total No. of Home Loans by Other Banks :	
Remaining Units where bookings are done & loan is required :	

REQUIREMENT FROM SOURCING ENTITY:

1. Site Inspection report

2. Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list.

Regards,

Nitin V. Sarang
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT NAVRANG NAVKAR BY OXFORD NAVRANG

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Mon 13-11-2023 16:06

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Cc: Bhartendu Bhushan Rameshwar Prasad Singh <bhartendu.bhushan@sbi.co.in>, AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Sir/Madam,

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Regards,

Nitin V. Sarang
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051

To,
Asst. General Manager,
Home Loan Sales,
Builder Relation Team,
Local Head Office,
Bandra East, Mumbai-400051

BRM/RBO ANDHERI/NOV 2023/03

Date: 08/11/2023


Dear Sir/Madam,

Request for Builder Tie up
M/S OXFORD REALTORS (INDIA) PVT.LTD.
PROJECT "NAVRANG NAVKAR RERA NO.P51800047342

I forward herewith, Builder Tie up (APF) file of M/S. Oxford Realtors (India) Pvt.Ltd. Project "NAVRANG NAVKAR", at Building No.15, Siddharth Nagar, S.V Road Goregaon West, Mumbai-400104, sourced by me along with all the necessary documents for processing and approval. Expected business after APF is 30% from this project.

Please approve.

Thanking you.


Yours faithfully,

Mohit Upadhyay
PF INDEX-4597974
Manager Builder Relations
SBI RBO ANDHERI
MUMBAI-400069
9004026709

भारतीय स्टेट बैंक / State Bank of India		
स्थावर संपदा एवं आवास व्यवसाय विभाग		
मुंबई (मेट्रो) ए एवं डीयू		
प्राप्त RECD.	10 NOV 2023	सं. No
Real Estate & Housing Business Unit Mumbai (Metro) A & B1		

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2023 ©

74AA 018233

I/We hereby undertake to obtain the NOC from the said Bank for creating first charge on the flats financed by State Bank of India.

महाराष्ट्र न्यायिक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२९

I/We further state that 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.

17 OCT 2023

That there were 2 (two) litigations before Hon'ble Mumbai High Court, i.e., Arbitration Petition (L) No. 1202 of 2019 of the Society (the Petitioner therein) versus Mr. Jitu Bhai Barot (the Respondent therein) ("Arbitration Petition No. 1") as well as Arbitration Petition (L) No. 4688 of 2020 of Mr. Jitu Bhai Barot (the Petitioner therein) versus the Society (the Respondent therein) ("Arbitration Petition No. 2") In the aforesaid litigations, both the Arbitration Petition No. 1 and Arbitration No. 2 are disposed of as there were no merits in the same. Moreover the arbitration proceeding/s in respect of the Arbitration Petition No. 1 and Arbitration Petition No. 2 is still pending before the Sole Arbitrator, Adv. Piyush Raheja.

I/We state that the contents stated in this affidavit are true and correct to the best of our knowledge, belief and information and we swear this affidavit today on this 16th day of October, 2023

I/We know Affiants

For OXFORD NAVRANG REALTY LLP

Authorised Signatory

Date: 16/10/2023

Place Mumbai

जोड़पत्र-१ Annexure - 1

केवल अधिकारवाली Only for All India

राष्ट्रीय विकास संचालन हेतु

राष्ट्रीय विकास संचालन हेतु अधिकारी का

संबंधित विवरणों को दर्शाते हुए, नाम

पद

Rohit P. Patel
R. K. Kedar

10428

राष्ट्रीय विकास संचालन हेतु

परामर्शदाता के रूप में नियुक्ति की

परिधि संख्या: ८००१०२९

के द्वारा जारी की गई है।

राष्ट्रीय विकास संचालन हेतु अधिकारी का नाम अशोक कुमार

संबंधित विवरणों को दर्शाते हुए, नाम

पद

राष्ट्रीय विकास संचालन हेतु परामर्शदाता के रूप में नियुक्ति की

परिधि संख्या: ८००१०२९ के द्वारा जारी की गई है।

राष्ट्रीय विकास संचालन हेतु अधिकारी का नाम अशोक कुमार

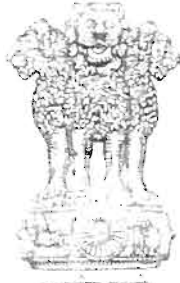
संबंधित विवरणों को दर्शाते हुए, नाम

13 OCT 2023

13 OCT 2023

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2023

74AA 018232

AFFIDAVIT- CUM - DECLARATION

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२९

12 OCT 2023

I Mr.Parbar Ramji Patel Partners of M/s Oxford Navrang Realty LLP, having its Office at Office no- 4, 1st Floor, "Navrang Oasis", Harshvardhan C.H.S.L, Building No-2, Nagar S. V. Road, Near Ram Mandir Station Goregaon (West), Mumbai-400104

स्थान अधिकारी

I Do hereby declare on oath and solemn affirmation as under

श्रीम. एल. एन. सांगळे

I Mr Parbat Ramji Patel, Partner Of Oxford Navrang Realty LLP Hereby Declare That The Following Property For Which We Have Applied For APF At Your Bank

I/We state and declare that the property bearing Survey No 7 of Village Pahadi Taluka Borivali, admeasuring 664.49 sq mtrs (Six Hundred and Sixty Four decimal Forty nine) sq mtrs., and situated at Building no. 15, Siddharth Nagar, S.V Road, Goregaon (West), Mumbai 400 104, is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

I/We state and declare that we are constructing buildings consisting of various flats under Project named as "Navrang Navkar" on the said land and declare that I/we have availed Project Loan of Rs 20 CR.[Rupees twenty crore only]from Aditya Birla Housing Finance Limited

Here mention name, address and account number of bank]

BANKING INFORMATION	
Name of Account	Oxford Navrang Realty LLP Navrang Navkar
Name of the Bank	HDFC BANK LTD
Branch name	KANDIVALI WEST-SHOPPERS STOP
Account No.	57500001068582
IFSC code	HDFC0000491
Email Id	oxfordnavrang@gmail.com
Contact Person with the builder and Tel. No.	ROHIT PATEL -7738301456

मृतक परिभाषणपत्रसाठी Only for Affidavit

मृतक शिक्का देणाऱ्याचे नाव

Rohit P. Patel
N. C. C. C.

मृतक शिक्का देणाऱ्याचे रहिवासी पत्ता

मृतक शिक्का देणाऱ्याचे पत्ता क्र. _____ दिनांक _____

मृतक शिक्का देणाऱ्याचे नाव

मृतक शिक्का देणाऱ्याची सही

परमप्राय काळात ००००२९

मृतक शिक्का देणाऱ्याचे नाव

मृतक शिक्का देणाऱ्याचे पत्ता क्र. _____ दिनांक _____

मृतक शिक्का देणाऱ्याचे पत्ता क्र. _____ दिनांक _____

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मृतक शिक्का देणाऱ्याचे पत्ता क्र. _____ दिनांक _____

13 OCT 2023

13 OCT 2023

SSKA & COMPANY

CHARTERED ACCOUNTANTS

Office No. 328, 3rd Floor, Champaklal Udyog Bhavan, Sion Koliwada Road, Sion East,
Mumbai 400022 Tel.: 022-46001015, 49741224 • Email: deepaksangoi.ska@gmail.com • deepak@theska.in



To,
Asst. General Manager
Home Loan Sales
State Bank of India Local Head Office,
Mumbai (Metro)
Synergy Building 'G' Block,
Bandra Kurla Complex,
Mumbai-400051.

**Sub: Details confirming the stake of builder (cost incurred) for
project approval under Builder tie-up to be submitted to
State Bank of India**

This is to certify that M/s. OXFORD NAVRANG REALTY LLP has made more than 15% stake as at 15/10/2023 in their project named "NAVRANG NAVKAR" of total project cost estimated to Rs. 74,44,18,400/-.

Yours Faithfully,
For **SSKA & COMPANY**
Chartered Accountants)
ICAI Firm Reg. No. 153887W



DEEPAK B. SANGOI
(PARTNER)
Membership No. 114579
UDIN: 23114579BGUZZE5920
PLACE: MUMBAI
DATE: 18/10/2023

Date 02/02/2023

TO,
The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:"NAVRANG NAVKAR"

We OXFORD NAVRANG REALTY LLP Firm, having its office at Office no- 4 , 1st Floor, "NAVRANG OASIS" , Harshvardhan C.H.S.L, Building No-2, Siddharth Nagar S. V. Road, Near Ram Mandir Station, Goregaon (West), Mumbai-400104 are willing to enter into a Tie-up arrangement with your Bank for our Project "NAVRANG NAVKAR" ,situated at Building No. 15 On Plot C.T.S. No. 355(Pt.), 355/1 To 9 Of Village Pahadi Goregaon At S.V. Road Siddharth Nagar, Goregaon (W), Mumbai-400104.

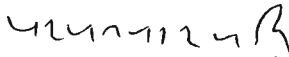
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Yours faithfully,

For OXFORD NAVRANG REALTY LLP


Partner

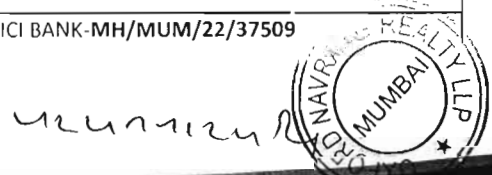


A) Details about Builder:

Sr. No.	Component	Details
1.	Name of the Builder	OXFORD NAVRANG REALTY LLP
2.	Date of incorporation	02/11/2021
3.	Concern	PARTNERSHIP FIRM
4.	Regd. Office Address	102 1st Floor A Wing Sigma Emerald Building Off Anand Nagar Vishal Chsl, Santacruz East Mumbai City Maharashtra 400055
5.	Other Address (in any)	Office no- 4 , 1st Floor, "NAVRANG OASIS" , Harshvardhan C.H.S.L, Building No-2, Siddharth Nagar S. V. Road, Near Ram Mandir Station, Goregaon (West), Mumbai-400104.
6.	Phone number	7738301456/9987670641
7.	Date of inception/Total No. of Yrs. in builder business	20
8.	Name of partners	PARBAT RAMJI PATEL
9.	Total No. of Projects Completed	20 PLUS
10.	No. of projects in which there was delay & brief details in below format C	
12.	Total Built up area completed in past (in sq.ft)	8,00,000 SQ.FT BUILT UP
13.	Total Built up area sold in past (in sq.ft.)	8,00,000 SQ.FT BUILT UP
14.	WIP-ongoing projects (in sq.ft.)	NAVRANG CRYSTAL -94900 sq.ft sale area NAVRANG NAVKAR-46551 sq.ft sale area NAVRANG OASIS-69500 sq.ft sale area
15.	WIP (in amount)	320 CR
16.	Website url	www.oxfordrealtors.in
17.	List of Bankers/banking relationship	HDFC ,ICICI, SBI ,BAJAJ FINANCE,CENTRAL BANK OF INDIA,AU BANK,BANK OF BARODA.

B) Proposed Details on Project on which APF is proposed:

Sr. No.	Component	Details
1.	Name of the project	NAVRANG NAVKAR
2.	Address & Location	Siddharth Nagar Navnirmata Co-Op. Hsg. Soc. Ltd., Building No. 15 On Plot C.T.S. No. 355(Pt.), 355/1 To 9 Of Village Pahadi Goregaon At S.V. Road Siddharth Nagar, Goregaon (W), Mumbai-400104.
3.	Land area	722.18 SQ.MT
4.	Total built up area	1,10,000 SQ.FT
5.	Project commencement Date	26/08/2022
6.	Expected completion Date	30/10/2025
7.	Cost of Project (including land cost)	75 CR
8.	Builder's share/stake in the project	100%
9.	Total No. of Buildings/Wings in the Project	1 BUILDING
10.	Total Number of flats/units in the project	112 UNITS (REHAB FLAT 32)
11.	Number of units sold till date in the project	10
12.	Is the Project approved by any other	ICICI BANK-MH/MUM/22/37509



	banks/FI/NBFC.(List the names)	
13.	Other amenities in the project	<ul style="list-style-type: none"> • 22 floors of premium, elevated living • 3 high-speed elevators • Fitness centre & terrace recreation • Children's play area at terrace • Yoga & meditation deck • Reflexology park & walking track • Rooftop sky dining
14.	Project Broucher /Marketing arrangement/tie-up	ATTACHED
15.	Environmental Clearance of the Project - NA/Pollution clear/Forest Clearance etc.	N/A
16.	Location/Infrastructure availability around Project	CITI CENTER MALL,BMC OFFICE P-WARD,GOREGAON STATION.
17.	Proposed Number of Units and in amount (lakhs) required for ADF Approval	80 UNITS - 85 CR
18.	Quality of Project & construction quality	PREMIUM
19.	Is Legal Clear?	YES
20.	Is Technical Clear?	YES
21.	Are approved plans in place & mentioned by valuer in technical report?	FULL IOA RECEIVED

C) Details about all Completed projects of the builder:

Details of Completed Projects of last 5 years

Project Name	Location	Saleable area	Completion date
		(sq ft.)	
Charkop Silver Chsl	Kandivali	39700	Dec-14
Charkop Ravi Chsl	Kandivali	64620	Mar-13
Charkop Jinay Chsl	Kandivali	56000	Apr-09
Charkop Anupam Chsl	Kandivali	100000	Jan-08
Malwani Ashirwad Chsl	Malad	35000	Jan-07
Malwani Raj Chsl	Malad	41000	Dec-08
Malwani Sai Leela Chsl	Malad	36500	Feb-11
Sigma Emerald	Santacruz	36000	Dec-21
Growmore Bliss	Malad	40000	Nov-19

D). Proposed Project:NAVRANG NAVKAR

Name of the Project	NAVRANG NAVKAR
Address & Location	SIDDHARTH NAGAR NAVNIRMATA CO-OP. HSG. SOC. LTD., BUILDING NO. 15 ON PLOT C.T.S. NO. 355(P.T.), 355/1 TO 9 OF VILLAGE PAHADI GOREGAON AT S.V. ROAD SIDDHARTH NAGAR, GOREGAON (W), MUMBAI-400104.
Area of land	722.18 SQ.MT.
Start date of project	26 august 2022
Expected date of completion	30/10/2025
No of buildings in the project	1 BUILDING
No of floors	G+22
Total no of flats	112 UNITS (REHAB FLAT 32)



Flats sold till date	20
Current rate/psft	25,000/- PER SQ.FT
Stage of construction on application date	EXCAVATION

BANKING INFORMATION	
Name of Account	Oxford Navrang Realty LLP Navrang Navkar
Name of the Bank	HDFC BANK LTD
Branch name	KANDIVALI WEST-SHOPPERS STOP
Account No.	57500001068582
IFSC code	HDFC0000419
Contact Person with the builder and Tel. No.	ROHIT PATEL -7738301456

E. PROJECT : NAVRANG NAVKAR SALE UNIT DETAIL

flat type	area (sq.ft) per flat	rate per sq.ft	cost of each flat (area x rate)	no of flats
Shop 1	157	32000	5024000	1
Shop 2	128	32000	4096000	1
Shop 3	165	32000	5280000	1
Shop 4	234	32000	7488000	1
Shop 5	172	32000	5504000	1
Shop 6	149	32000	4768000	1
Shop 7	164	32000	5248000	1
Shop 8	603	32000	19296000	1
Office 1	784	17000	13328000	1
Office 2	393	17000	6681000	1
Office 3	545	17000	9265000	1
Office 4	792	17000	13464000	1
Office 5	540	17000	9180000	1
1 BHK	462	16000	7392000	19
2 BHK	657	16000	10512000	21
2 BHK	705	16000	11280000	26
3 BHK	820	16000	13120000	1

F. List of Members along with allotted Old & New Flat Nos.

Sr No	OLD NO.	Flat No.	CARPET AREA (IN Sq.ft.)	NAME	REG NO.
1	441	204	705	Mrs. Vimla Indrakumar Jain	BRL-4/10386/2022
2	442	302	705	Mrs Rekha Pradip Mangaonkar	BRL-6/1268/2023
3	443	304	705	Mr.Prakash Mohan Pujari & Mrs.Pushpa Vasudeo Suvarna & Mrs.Kusum Ramesh Pujari & Mrs.Gunavathi Mahesh Amin	BRL-4/9502/2022
4	449	401	705	Mrs.Renu Omprakash Somani	BRL-4/9511/2022
5	445	402	705	Mr.Bimal Bipinchandra Shah & Mrs.Trupti Bimal Shah	BRL-4/9496/2022
6	446	404	705	Mr.Prashant Gopal Mantri	BRL-4/9503/2022
7	447	501	705	MrsElsy Joseph Ambooken MrWilker Joseph Ambooken Mr Walter Joseph Ambooken	-

4247712759
OXFORD NAVRANG REALTY LLP
MUMBAI

8	448	502	705	Mr. Rajendra Gajanan Naik & Mrs.Saroj Gajanan Naik	BRL-4/9504/2022
9	444	504	705	Mrs.Manda Neeraj Kuhite	BRL-4/10384/2022
10	450	601	705	Mrs.Arпита Jitendra Panchal	BRL-4/9514/2022
11	451	602	705	Mrs.Asha Prabhakar Chavan	BRL-4/10385/2022
12	452	604	705	Mrs.Padma Vishnu Raimalani	BRL-4/9499/2022
13	454	701	705	Mrs .Anju Laxminiwas Balduwa	BRL-6/1265/2023
14	455	704	705	Ms.Tina Sanjay Malhotra	BRL-6/1264/2023
15	456	801	705	Mr.Praful Kanubhai Patel	BRL-4/9495/2022
16	459	902	705	Mrs.Anila Deepak Shah	BRL-4/9500/2022
17	460	904	705	Mr.Ram Niwas Rander	BRL-4/9512/2022
18	461	1001	705	Mrs.Santosh Kailash Sharma	BRL-4/9509/2022
19	453	1002	705	Mr.Paresh Lalji Chheda	BRL-4/10388/2022
20	463	1004	705	Mrs.Gunavathi Mahesh Amin	BRL-4/9492/2022
21	465	1102	705	Mr.Deepak Ramprakash Chawla	BRL-4/9515/2022
22	466	1104	705	Mrs.Bhavna Manubhai Jha	BRL-4/9517/2022
23	467	1201	705	Mrs.Veena Mukeshbhai Shah	BRL-4/10387/2022
24	468	1202	705	Mr.Ashok Khubchand Dugar	BRL-4/9501/2022
25	469	1204	705	Mr.Hasmukh Manilal Thakkar & Mrs.Devila Hasmukh Thakkar	BRL-4/9513/2022
26	471	1401	705	Mrs.Leena Satyen Mehta & Mr.Satyen Madhusudan Mehta	BRL-4/9506/2022
27	472	1402	705	Mr.Satyen Madhusudan Mehta & Mrs.Leena Satyen Mehta	BRL-4/9507/2022
28	458	1602	705	Mr.Vijay Kumar Parasmal Jain	BRL-4/9498/2022
29	462	1701	705	Mrs.Shilpa Nitin Gogri & Mr.Nitin Kuverji Gogri	BRL-4/9489/2022
30	466	1702	705	Mr.Nitin Kuverji Gogri	BRL-4/9490/2022
31	457	1801	705	Mr.Ashok Parasmal Jain	BRL-4/9497/2022
32	470	1802	705	Mrs.Asha Suresh Vakani	BRL-4/9494/2022

PAYMENT SCHEDULE

Sr No	Stage Of Payment	%
1	ON BOOKING	10%
2	ON COMPLETION OF PLINTH	20%
3	ON COMPLETION OF 1 st SLAB	5%
4	ON COMPLETION OF 3 rd SLAB	5%
5	ON COMPLETION OF 5 th SLAB	5%
6	ON COMPLETION OF 7 th SLAB	3%
7	ON COMPLETION OF 9 th SLAB	3%
8	ON COMPLETION OF 11 th SLAB	3%
9	ON COMPLETION OF 13 th SLAB	3%
10	ON COMPLETION OF 15 th SLAB	3%
11	ON COMPLETION OF 17 th SLAB	3%
12	ON COMPLETION OF 19 th SLAB	3%
13	ON COMPLETION OF 21 th SLAB	2%
14	ON COMPLETION OF 23 th SLAB	2%
15	ON COMPLETION OF BRICK WORK OF UNIT	7%
16	ON COMPLETION OF PLASTERING WORK OF UNIT	7%
17	ON COMPLETION OF FLOORING OF UNIT	6%
18	ON COMPLETION OF LIFT INSTALLATION	5%
19	ON POSSESSION	5%
	(A) TOTAL	100%

Yours faithfully,

For OXFORD NAVRANG REALTY LLP

(Signature)
Partner



AFFIDAVIT - CUM - DECLARATION

We **M/s. Oxford Navrang Realty LLP**, having its Office at Office no- 4, 1st Floor, "Navrang Oasis", Harshvardhan C.H.S.L, Building No-2, Siddharth Nagar S. V. Road, Near Ram Mandir Station, Goregaon (West), Mumbai-400104.

Do hereby declare on oath and solemn affirmation as under:

I **MR. PARBAT RAMJI PATEL**, PARTNER OF **OXFORD NAVRANG REALTY LLP** HEREBY DECLARE THAT THE FOLLOWING PROPERTY FOR WHICH WE HAVE APPLIED FOR APF AT YOUR BANK

We have acquired development rights of Property bearing CTS no. 355(Part) (1 to 9) and bearing Survey No. 7 of Village Pahadi, Taluka Borivali, situated at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104, [referred to as the said property]

1. That there were 2 (two) litigations before Hon'ble Mumbai High Court, i.e., Arbitration Petition (L) No. 1202 of 2019 of the Society (the Petitioner therein) versus Mr. Jitu Bhai Barot (the Respondent therein) ("Arbitration Petition No. 1") as well as Arbitration Petition (L) No. 4688 of 2020 of Mr. Jitu Bhai Barot (the Petitioner therein) versus the Society (the Respondent therein) ("Arbitration Petition No. 2"). In the aforesaid litigations, both, the Arbitration Petition No. 1 and Arbitration No. 2 are disposed of as there were no merits in the same. Moreover, the arbitration proceeding/s in respect of the Arbitration Petition No. 1 and Arbitration Petition No. 2 is still pending before the Sole Arbitrator, Adv. Piyush Raheja.

2. The said owners have clear & marketable title to the said property .

3. We hereby state and confirm that there is no encumbrance on the project except the encumbrances created by Aditya Birla Housing Finance Limited against the construction finance provided by the Aditya Birla Housing Finance Limited to "M/s. Oxford Navrang Realty LLP"

Total Credit Facility: Rs. 20 Cr.

Details of encumbrances Charges are as below:

1. Exclusive first charges by way of registered mortgage on unsold units in the project "Navrang Navkar".
 2. Exclusive charges by way of hypothecation on receivables originating from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project "Navrang Navkar".
 3. Exclusive charges on escrow accounts of the project and all monies credited/deposited therein in all forms.
4. Bank Favoring details:

NAME:	OXFORD NAVRANG REALTY LLP NAVRANG NAVKAR
Bank Name:	HDFC BANK LTD
Branch location:	KANDIVALI WEST-SHOPPERS STOP
IFSC CODE	HDFC0000419
Account Number :	57500001068582

5. RERA Registration NO: P51800047342

We hereby undertake to obtain the NOC from the said Bank for creating first mortgage charge on the flats financed by State Bank of India.

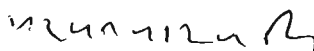
I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition 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 02 day of February, 2023.

Date:02/02/2023

Place: MUMBAI

For OXFORD NAVRANG REALTY LLP


Partner





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 :
P51800047342

Project: **NAVRANG NAVKAR** , Plot Bearing / CTS / Survey / Final Plot No. **CTS NO 355(pt) 355/1 TO 9at Borivali, Borivali, Mumbai Suburban, 400104.**

1. **Oxford Navrang Realty LLP** having its registered office / principal place of business at **Tehsil Borivali, District: Mumbai Suburban, Pin. 400067.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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 schedule 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.
 - o The Registration shall be valid for a period commencing from **20/10/2022** and ending with **31/10/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:20-10-2022 15:57:30

Dated: **20/10/2022**
Place: **Mumbai**

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



Verified from Original
MU
Mohit Upadhyay
Manager Builder Relations
SBI RBO II, Andheri





सत्यमेव जयते

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Verified from Original
Molli Bhattacharya
Manager Builder Relations
SBI RBO II, Andheri

Registration Number : 27AAHFO7300A1ZQ

1.	Legal Name	OXFORD NAVRANG REALTY LLP	
2.	Trade Name, if any	OXFORD NAVRANG REALTY LLP	
3.	Constitution of Business	Partnership	
4.	Address of Principal Place of Business	GROUND FLOOR, SHOP NO 7, PLOT NO 36, SHIV SAGAR CHS LTD., CHARKOP, SECTOR NO 1, KANDIVALI WEST, MUMBAI, Mumbai Suburban, Maharashtra, 400067	
5.	Date of Liability		
6.	Period of Validity	From 24/12/2021 To	Not Applicable
7.	Type of Registration	Regular	
8.	Particulars of Approving Authority	Centre	
Signature		Validity unknown Digitally signed by DS-GOODS AND SERVICES TAX NETWORK(4) Date: 2021.12.24 13:32:35 IST	
Name		Nilesh Laxman Pawar	
Designation		Superintendent	
Jurisdictional Office		KANDIVALI-WEST_701	
9.	Date of issue of Certificate	24/12/2021	
Note: The registration certificate is required to be prominently displayed at all places of business in the State.			

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 24/12/2021 by the jurisdictional authority.



सत्यमेव जयते

Annexure A

GSTIN	27AAHF07300A1ZQ
Legal Name	OXFORD NAVRANG REALTY LLP
Trade Name, if any	OXFORD NAVRANG REALTY LLP



Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



GSTIN 27AAHFO7300A1ZQ
Legal Name OXFORD NAVRANG REALTY LLP
Trade Name, if any OXFORD NAVRANG REALTY LLP

Details of Managing Authorized Partners

1		Name	PARBAT RAMJI PATEL
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	ROHIT PARBAT PATEL
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra

verified from Original

Manager - Indirect Relations
SBI ABO II, Andheri



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202110111349588 D.P. Rev. dt. Refer Inward Number: P/S/2021/111350545 Payment Dated 16/10/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,
Mr./Mrs. OXFORD REALTORS INDIA PVT LTD
7,SHIV SAGAR CHS,PLOT NO-36,SECTOR NO-1,CHARKOP ,KANDIVALI WEST

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 355 of PAHADI GOREGAON-W Village situated in P/S Ward, Mumbai.

Ref : Application u/no. P/S/2021/111350545 Payment Challan No. DP34202110111349588 Dated 16/10/2021 certifying payment of charges made under Receipt no. 18200095065 Dated 16/10/2021

Gentleman/Madam,

In reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	355	
Village	PAHADI GOREGAON-W	
Development Plan 2034 referred to Ward	P/S	
Zone [as shown on plan]	Residential (R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	EMS5.2(Water Pumping Station)(355: 524.50 sqm)	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note:	The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E. T&C /A E. (Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 15304806, 0.00 meters far) has invert level 28.11 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2173204001, 0.00 meters far) has invert level 30.86 meters with reference to Town Hall Datum (THD).

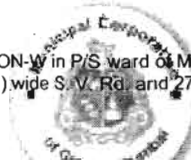
Ground level:

The plot has minimum 32.20 meters and maximum 34.20 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.T.S. No.(s) 355 of Village PAHADI GOREGAON-W in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.40mts. i.e. (90.0' approx.) wide S.V. Rd. and 27.40mts. i.e. (90.0' approx.) wide S.V. Rd. marked in red colour on the RL plan submitted by you.

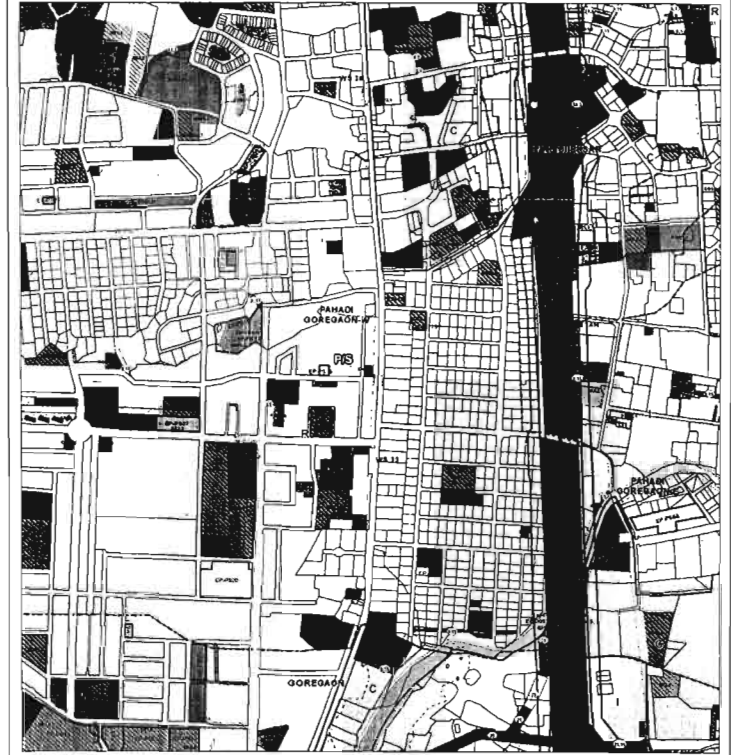


REGULAR LINE REMARKS (Survey):

Land bearing C.T.S. No.(s) 355 of Village PAHADI GOREGAON-W in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 13.60mts. i.e. (45.0' approx.) wide GOR.E. JAWAHAR NGR 4.c. marked in violet colour on the RL plan submitted by you.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP3420211011349588/DP/WS/PI/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (OP), P/S Ward. Dated: 16/10/2021



BLOCK PLAN

Scale 1:1000

Land Bearing C.T.S.No(s) 355 of PAHADI GOREGAON-W Village in P/S Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.



Land Bearing CTS No(s) 355 of PAHADI GOREGAON-W Village in P/S Ward

This plan is to be read with additional information given in letter no CHE/DP34202110111349588/DPWS/P/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- Storm Water Drains
- SewerLines
- Ward Boundary

G

GANESH Y. GAWDE

TITLE INVESTIGATOR

32/13, Matrusmriti CHSL,

L. T. Nagar, Road No.2,

M. G. Road, Goregaon (West),

Mumbai - 400 062

Mob.9820398708, Email - gy.gawde@gmail.com

Date:

To
SOLICIS LEX,
ADVOCATES & SOLICITORS
MUMBAI.
KIND ATTN. ADV. RAJ SHAH.

Subject: Investigation of Title in respect of

Re: Building known as 'Goregaon Nav
Nirmata CHSL' situated at Village
Pahadi Goregaon (West), Taluka
Borivali, bearing Survey No.7, CTS
Nos.355, 355/1 to 9.

Admeasuring:-5610.60 Sq.mts., 27.90
Sq.mts., 29.90 Sq.mts., 29.90 Sq.mts.,
30.40 Sq.mts., 10.90 Sq.mts., 30.40
Sq.mts., 29.90 Sq.mts., 29.90 Sq.mts.
& 27.90 Sq.mts. respectively.

AS PER PROPERTY REGISTER CARDS.

HOLDER :

MAHARASHTRA HOUSING & AREA DEVELOPMENT
AUTHORITY.

LESSEES :

FOR CTS NO.355 ONLY

M/S. NIRLON EMPLOYEES CO-OPERATIVE
HOUSING SOCIETY LTD.

AANAND VATIKA CO-OPERATIVE HOUSING
SOCIETY LTD.

M/S. OM SAI CO-OPERATIVE HOUSING
SOCIETY LTD.

AS PER PROPERTY REGISTER CARDS.

Sir,

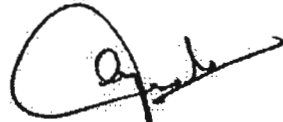
As per your Instructions, I have taken the search of
abovementioned property at Mumbai, Bandra & Borivali-1 to 11 Sub-
Registrar Offices from year 1993 to 2022 (30 years).

While taking searches, I have found documents
Registered/Indexed therein (Please see inside page).

I Have also taken the inspection of property register cards of CTS Nos.355, 355/1 to 9, Admeasuring:-5610.60 Sq.mts., 27.90 Sq.mts., 29.90 Sq.mts., 29.90 Sq.mts., 30.40 Sq.mts., 10.90 Sq.mts., 30.40 Sq.mts., 29.90 Sq.mts., 29.90 Sq.mts. & 27.90 Sq.mts. respectively, standing on the name of Maharashtra Housing & Area Development Authority as Holder, CTS No.355 only also standing on the names of M/s. Nirlon Employees Co-operative Housing Society Ltd., Aanand Vatika Co-operative Housing Society Ltd. & M/s. Om Sai Co-operative Housing Society Ltd. as Lessees for area Admeasuring:-524.91 Sq.mts., 427.17 Sq.mts. & 437.5 Sq.mts. respectively.

While taking searches I also came across development transaction of Aanand Vatika CHSL in respect of CTS No.355, but this search is obtained for Nav Nirmata CHSL, hence said transaction is not reflected in this report.

While taking searches I also came across various transactions Alternate Accommodation made between Oxford Navrang Realty LLP & other various tenants, but this search is obtained for Land/Plot only, hence said transactions are not reflected in this report.



GANESH GAWDE
19TH JULY 2022



AT MUMBAI SUB-REGISTRAR OFFICE

1993

TO

2011

NIL & PARTLY TORN PAGES

2012

TO

2021

NIL

2022

INDEX-II NOT YET PREPARED

AT BANDRA SUB-REGISTRAR OFFICE

1993

TO

1997

NIL & PARTLY TORN PAGES

1998 LEASE DEED

Premium Rs.13,824/-

Maharashtra Housing & Area
Development Authority.

TO

Goregoan Nav Nirmata Co-operative Housing Society Ltd.

SCHEDULE : Building No.15, Siddharth Nagar,
Survey No.7, CTS No.355,
Admeasuring:-664.49 Sq.mts.

DATE: 23.09.1998

REGN: 06.07.2004

SERIAL NO.

PBDR-2/4623/1998

& Duplicate

NOTE: THIS ENTRY HAS BEEN VERIFIED FROM DAY-BOOK & PREPARED WITH
THE HELP OF PHOTO COPY OF THE SAID DEED, BECAUSE BOOK OF
INDEX-II OF YEAR 2004 OF PHYSICAL RECORD IS IN TORN
CONDITION.

1998 SALE DEED

Rs.1,72,919/-

Maharashtra Housing & Area
Development Authority.

TO

Goregoan Nav Nirmata Co-operative Housing Society Ltd.

SCHEDULE : Building No.15, Siddharth Nagar,
Survey No.7, CTS No.355.

DATE: 23.09.1998

REGN: 06.07.2004

SERIAL NO.

PBDR-2/4625/1998

& Duplicate

NOTE: THIS ENTRY HAS BEEN VERIFIED FROM DAY-BOOK & PREPARED WITH
THE HELP OF PHOTO COPY OF THE SAID DEED, BECAUSE BOOK OF
INDEX-II OF YEAR 2004 OF PHYSICAL RECORD IS IN TORN
CONDITION.

1999

TO

2001

NIL & PARTLY TORN PAGES

AT BORIVALI 1 TO 11 SUB-REGISTRAR OFFICES

2002

TO

2006

NIL

2007 DEVELOPMENT AGREEMENT

DATE: 27.08.2007

Rs.0/-, M.V.Rs.1,18,08,000/-

REGN: 01.09.2007

- SERIAL NO.
BRL-4/6391/2007
1. Goregaon Nav Nirmata CHSL through Chairman - Mukesh D. Shah.
 2. Goregaon Nav Nirmata CHSL through Secretary - Leena S. Mehta.
 3. Goregaon Nav Nirmata CHSL through Treasurer - Kailash S. Sharma.

TO

Vinay K. Gandech C/A for Jitubhai S. Barot - Proprietor of M/s. Sahjanand Developers.

SCHEDULE : Goregaon Nav Nirmata CHSL,
Survey No.7, CTS Nos.355, 355/1 to 9,
Admeasuring:-664.49 Sq.mts.

2008 DEED OF RECTIFICATION

DATE: 29.07.2008

REGN: 15.10.2008

Aananda Ganpati Karande C/A for

SERIAL NO.

Pravin J. Shinde - Deputy Chief Officer
of MHADA.

BRL-6/7188/2008

TO

1. Goregaon Nav Nirmata CHSL through Chairman - Mukesh D. Shah.
2. Goregaon Nav Nirmata CHSL through Secretary - Leena S. Mehta.
3. Goregaon Nav Nirmata CHSL through Member - Kailash S. Sharma.

SCHEDULE : Rectification in respect of Lease Deed registered under Serial No.PBDR-2/4623/1998 & Duplicate to rectify CTS Number as CTS Nos.355, 355/1 to 9 instead of CTS No.355(Part).

2008 DEED OF RECTIFICATION

DATE: 29.07.2008

REGN: 15.10.2008

Aananda Ganpati Karande C/A for

SERIAL NO.

Pravin J. Shinde - Deputy Chief Officer
of MHADA.

BRL-6/7189/2008

TO

1. Goregaon Nav Nirmata CHSL through Chairman - Mukesh Shah.
2. Goregaon Nav Nirmata CHSL through Secretary - Leena Mehta.
3. Goregaon Nav Nirmata CHSL through Member - Kailash Sharma.

SCHEDULE : Rectification in respect of Sale Deed registered under Serial No.PBDR-2/4625/1998 & Duplicate to rectify CTS Number as CTS Nos.355, 355/1 to 9 instead of CTS No.355(Part).

2008 AFFIDAVIT

sahjanand Developers through
proprietor - Jitubhai S. Bramhabhatt.
TO

DATE: 26.09.2008
REGN: 26.09.2008
SERIAL NO.
BRL-6/7802/2008

The Municipal Corporation of Greater Bombay.
SCHEDULE : More Particularly described in the document.

2009
TO
2021
NIL

2022 AFFIDAVIT

Oxford Navrang Realty LLP through
Authorized Signatory - Parbat Ramji Patel.
SCHEDULE : Building No.15, CTS No.355(Part).

DATE: 24.01.2022
REGN: 24.01.2022
SERIAL NO.
BRL-4/1196/2022

2022 DEVELOPMENT AGREEMENT

- Rs.18,45,00,000/-, M.V.Rs.1,32,33,000/-
1. Goregaon Nav Nirmata CHSL through
Chairman - Vijay P. Jain.
 2. Goregaon Nav Nirmata CHSL through Secretary - Nitin K.
Gogari.
 3. Goregaon Nav Nirmata CHSL through Treasurer - Asha S.
Vakani.
 4. Goregaon Nav Nirmata CHSL through Member - Vimala
Indrakumar Jain.
& 38 Others.

DATE: 15.02.2022
REGN: 16.02.2022
SERIAL NO.
BRL-4/2627/2022

- TO
1. Oxford Navrang LLP through Partner - Parbat Ramji Patel.
 2. Oxford Navrang LLP through Partner - Rohit Parbat Patel.

SCHEDULE : LAND & STRUCTURE

'Goregaon Nav Nirmata CHSL',
Survey No.7, Building No.15, Siddharth Nagar,
CTS Nos.355(Part)1 to 9,
Admeasuring:-664.49 Sq.mts.

2022 AFFIDAVIT

Oxford Navrang Realty LLP through
Partner - Parbat Ramji Patel.

DATE: 01.06.2022
REGN: 01.06.2022
SERIAL NO.
BRL-4/8858/2022

SCHEDULE : Building No.15, 'Goregaon Nav Nirmata CHSL',
Siddharth Nagar,
CTS No.355/1 to 9,
Admeasuring:-664.49 Sq.mts.

RECORD FOR PHYSICAL SEARCH MAINTAINED UP TO DATED 31ST DECEMBER, 2019 AND RECORD OF YEAR 2019 NOT MAINTAINED PROPERLY, FOUND IN LOOSE PAGES, ONLINE SEARCH IS DONE UP TO DATE (ONLINE RECORD MAY NOT BE REFLECTED OF LAST 3-4 DAYS OF WHICH TRANSACTION ARE REGISTERED BUT YET UNDER SCANNING PROCESS).



GANESH GAWDE
19TH JULY 2022



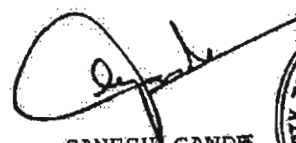
Re: Building known as 'Goragaon Nav
Nirmate CHSL' situated at
Village Pahadi Goragaon (West),
Taluka Borivali, bearing Survey
No. 7, CTS Nos. 355, 355/1 to 9.
Admeasuring: 5610.60
27.90 Sq.mts., 29.90 Sq.mts.,
29.90 Sq.mts., 30.40 Sq.mts.,
10.90 Sq.mts., 30.40 Sq.mts.,
29.90 Sq.mts., 29.90 Sq.mts.,
27.90 Sq.mts. respectively.
AS PER PROPERTY REGISTER CARDS.

HOLDER :
MAHARASHTRA HOUSING & AREA
DEVELOPMENT AUTHORITY.

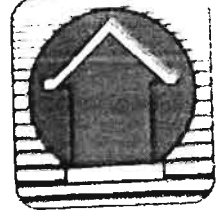
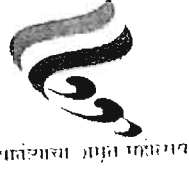
LESSEES :
FOR CTS NO. 355 ONLY
M/S. NIRLON EMPLOYEES CO-
OPERATIVE HOUSING SOCIETY LTD.
AANAND VATIKA CO-OPERATIVE
HOUSING SOCIETY LTD.
M/S. OM SAI CO-OPERATIVE HOUSING
SOCIETY LTD.
AS PER PROPERTY REGISTER CARDS.

SEARCH NOTE

Taken at Mumbai, Bandra &
Borivali: 1 to 11 Sub-Registrar
Offices from year 1993 to 2022
(30 years).


GANESH GAWDE
19TH JULY 2022





Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dated 13 May, 2018.)

COMMENCEMENT CERTIFICATE

No.MH/EE/BP Cell/GM/MHADA- 51/1116/2022
Dated:- 26 AUG 2022

To

M/s Oxford Navrang Realty LLP

CA to Siddharth Nagar Navnirmata CHSL

Sub: Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt.) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregnon (W), Mumbai.

Ref: 1. Concession approved by Hon'ble V.P./MHADA on 26.04.2022

2. IOA issued No.MH/EE/(B.P.)/GM/MHADA- 51/1116/2022
dtd. 18.05.2022

3. Amended Plans issued No.MH/EE/(B.P.)/GM/MHADA- 51/1116/2022
dtd. 04.08.2022

4. Application for C.C. from Architect M/s. Space Moulders. Dtd. 24.08.2022

Dear Applicants,

With reference to your application dated 24.08.2022 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt.) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregnon (W), Mumbai. The

1/3

Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOA dated 18.05.2022. following conditions:

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO/MHADA has appointed Shri. Rupesh Totewar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Now , This C.C. is issued upto **top of Plinth (i.e. ht.0.30 mt. above AGL)** as per approved Plan u/no. **MH/EE/(B.P.)/GM/ MHADA- 51/1116/2022** dated- 04.08.2022

Remark – This C.C. is valid upto - 25 AUG 2023

Building No. 15 Sitacharh Nagar Navimur, HSL, CTS No. 355/10/1



(Rupesh Totewar)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

Date: 7th September 2022

To,
MahaRERA,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai - 400051

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to all those pieces or parcels of Leasehold Plot admeasuring 664.49 (Six Hundred and Sixty Four Point Four Nine) sq. mtrs., bearing CTS No. 355 (part) (1 to 9) lying, being and situate at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400104 (hereinafter referred to as "the said Plot") together with Ownership rights in the Building no. 15, comprising Ground Plus 3 (Three) upper floors and consists of 32 (Thirty Two) residential Flats (hereinafter referred to as "the said Building no. 15") standing thereon, known as, 'Goregaon Nav Nirmata Co-Operative Housing Society Limited' within Village Pahadi Goregaon (West) the Registration Sub-District of Mumbai and Mumbai Suburban.

Respected Sir/Madam,

I have investigated the title of the said Plot along with the said Building no. 15 on the request of 'Goregaon Nav Nirmata Co-operative Housing Society Limited' a co-operative housing society registered under the provisions of Maharashtra Housing Societies Act, 1960 under registration No. BOM/HSG/7617 of 1981 dated 28th May, 1981 and having its Registered Office at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400104 (hereinafter referred to as "the said Society") and following documents, i.e.,

R. R. R.

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

**B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379**

1. DESCRIPTION OF THE PROPERTY:

All those piece and parcel of leasehold Land or ground admeasuring 664.49 (six hundred and sixty four point forty nine) sq. mtrs., bearing CTS No. 355 (part) (1 to 9), Survey no. 7, lying, being and situate at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai – 400104 (i.e., the said Plot) together with ownership rights in the said Building no. 15. The said Plot and the said Building no. 15 shall be hereinafter collectively referred to as **"the said Property"**.

2. THE DOCUMENTS OF ALLOTMENT OF SAID PROPERTY/FLOW OF TITLE OF THE SAID PROPERTY:

- A. Maharashtra Housing and Area Development Authority ('MHADA') had under scheme of Low Income group had allotted to various Allottees Tenements of the Building no. 15 standing on the said Plot.
- B. The Allottees of the said Building no. 15 came together and formed a co-operative Housing society, i.e., **'Goregaon Nav Nirmata Co-operative Housing Society Limited'** under the provisions of the Maharashtra Co-operative Societies act, 1960 (hereinafter referred to as the **"said Act"**) with the Dy. Registrar of Societies under registration no. BOM/HSG/7617 of 1981 and having its Registered Office at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400104. The said Society is comprising Ground Plus 3 (Three) upper floors and consists of 32 (Thirty Two) residential Flats and popularly known as 'Building no. 15'.
- C. Thereafter, vide a registered Indenture of Lease dated 23rd September, 1998 (**"Indenture of Lease"**) lodged for registration with Confirmation Deed under receipt no. PBDR- 2/4623 & 4624/1998, entered into and executed by and between MHADA on the one part and the said Society,

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

**B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379**

i.e., '**Goregaon Nav Nirmata Co-operative Housing Society Limited**' on the other part, the MHADA had demised, by way of lease, the said Building no. 15 standing on the said Plot to the said Society for the purpose of residential use to its members for 99 (ninety nine) years, for the price, terms and conditions more particularly mentioned therein.

- D. Further, vide a registered Deed of Sale dated 23rd September, 1998 ("**Deed of Sale**") lodged for registration with Confirmation Deed under receipt no. PBDR - 2/4625 & 4626/1998 entered into and executed by and between the MHADA on the one part and the said Society, i.e., '**Goregaon Nav Nirmata Co-operative Housing Society Limited**' on the other part, the MHADA had conveyed, transferred and granted to the said Society, all that right, title and interest in respect of the said Building no. 15 standing on the said Plot for the price, terms and conditions more particularly mentioned therein. In pursuance of the Indenture of Lease and Deed of Sale, the said Society, i.e., '**Goregaon Nav Nirmata Co-operative Housing Society Limited**', became seized and possessed of and otherwise fully well and sufficiently entitled to Lease hold right on the said Plot and ownership right of the said Building no. 15 standing thereon, i.e., the said Property.
- E. There was mistake in the City Survey number of plot and correct City Survey number is 355 (pt.), 355 (1 to 9) and accordingly, vide the Deed of Rectification dated 29th July, 2008 (in respect to the Indenture of Lease), bearing registration no. BDR12-07188-2008 on 6th September, 2008 rectified the aforesaid mistake in the Indenture of Lease. Also, vide another Deed of Rectification dated 29th July, 2008 (in respect to said Sale Deed) bearing registration no. BDR12-07189-2008 on 15th October, 2008 rectified the aforesaid mistake in the Deed of Sale.

BRP

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

**B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379**

- F. As per the Development plan remark being D.P 2034 (sanctioned part) S M Sheet dated 16th October 2021, bearing reference No. Ch.E./DP34202110111349588 D.P. Rev. dt. Refer Inward Number P/S/2021/111350545 of 2021, reflects that the said Property under reference falls in Residential Zone (R-Zone) and is not reserved for any reservation.
- G. M/s. Solicis Lex has issued the requisite Publications in 'Business Standard' and 'Mumbai Lakshwadeep' Newspapers both on 12th July, 2022 and has not received any objections till date.
- H. Also, pursuant to the aforesaid, 'No Claims Certificate' dated 7th September 2022 was issued by M/s. Solicis Lex to me and no claim has been received till the date of signing this Legal Title Report as informed to me by office of M/s. Solicis Lex.

3. **THE PROPERTY REGISTERED CARD (PR CARD):**

The Property Registered Card (PR CARD) shows the name of MHADA and the said Plot is under category H-1.

4. **SEARCH REPORT:**

The Search Report dated 19th July, 2022 is issued by Mr. Ganesh Gawde, Search Clerk having his address at 32/13, Matrusmruti Society, L.T. Nagar, Road No. 2, M.G. Road, Goregaon (West) Mumbai - 400062, who has caused searches at the Offices of Sub-Registrar of Assurances at Mumbai, Bandra and Borivali Nos. 1 to 11 for the period from year 1963 to year 2022. However, the Search Report does not reflect any other registered document/s creating a charge or

BAK

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

**B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
CARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379**

encumbrance on the said Property. The Search Report did not show any adverse entry/transfer of the said Property.

5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, and subject to the encumbrance/litigation (which is mentioned in the separate sheet enclosed herein), I am of the opinion that the title of the said Society, i.e., '**Goregaon Nav Nirmata Co-operative Housing Society Limited**', a co-operative housing society registered under the provisions of Maharashtra Housing Societies Act, 1960 under registration No. BOM/HSG/7617 of 1981 and having its Registered Office at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400104 together with Ownership rights in the Building no. 15 comprising Ground Plus 3 (Three) upper floors and consists of 32 (Thirty Two) residential Flats within Village Pahadi, Goregaon (West), the Registration Sub-District of Mumbai and Mumbai Suburban, is clear, marketable and without any encumbrances.

Owners of the said Property:

- 1) '**Goregaon Nav Nirmata Co-operative Housing Society Limited**', a co-operative housing society registered under the provisions of Maharashtra Housing Societies Act, 1960 under registration No. BOM/HSG/7617 of 1981 and having its Registered Office at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400104.
- 2) Qualifying Comments/Remarks:

In the premises aforesaid, relying upon the correctness of the said Declaration of the said Society made hereto and on basis of documents submitted to me on the said Property, save and except the arbitration proceeding/s with respect to 2 (two) litigations before Hon'ble Mumbai High Court, i.e., Arbitration Petition (L) No. 1202 of 2019 as well as



MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

**B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379**

Arbitration Petition (L) No. 4688 of 2020 is/are still pending before the Sole Arbitrator, Adv. Piyush Raheja (which is mentioned in the separate sheet enclosed herein), I opine my view that the title of the said Society, '**Goregaon Nav Nirmata Co-operative Housing Society Limited**' to the captioned Plot and the said Building no. 15 (i.e., the said Property) is clear and marketable, and free from all reasonable doubts and encumbrances.

6. The report reflecting the flow of title of the Owner on the said Property is enclosed herewith as "**Format – A**" being annexed hereto.
7. This Legal Title Report has been issued by me on the basis of the following assumptions, qualifications and limitations as follows:
 - a. This Legal Title Report is given only with respect to the current laws of India and various government policies in force as of the date of this Legal Title Report. Any changes in the Indian law and/or policies after the date of this Legal Title Report, which are retrospective, could have an effect on the validity of my conclusions stated herein.
 - b. This Legal Title Report is strictly limited to the matters stated herein and does not extend to any other matters and is not to be read as extending by implication to any other subject matter.
 - c. My understanding of facts is based upon and limited to the information/documents provided to me. I have no reason to believe that the information/documents provided to me is not genuine. Any variance of facts may cause a corresponding change in the analysis set out in this Legal Title Report.
 - d. The legal capacity of all persons, genuineness of all signatures, authenticity of all documents submitted to me as certified or photocopies.

BKR

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

- e. That there have been no amendments or changes to the documents examined by me.
- f. The accuracy and completeness of all the factual representations made in the documents.
- g. All prior title documents have been adequately stamped and registered.
- h. For the purposes of this opinion, I have relied upon information relating to Declaration on Title executed by the said Society, i.e., '**Goregaon Nav Nirmata Co-operative Housing Society Limited**', revenue record provided by the said Society as also on the information provided to me by the said Society.
- i. For the purposes of this opinion, I have relied upon photocopies of documents where original documents of title were not available.
- j. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- k. Even though this document is titled 'Legal Title Report', it is in fact an opinion based on the documents perused by me.
- l. This opinion is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and I express no opinion on laws of any other jurisdiction.
- m. I am not certifying the boundaries of the said property or the existence of structures, or its area or its physical condition.
- n. I have not visited the site.

B.K.R.

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

Enclosed:

- a. A separate sheet stating Encumbrance/Litigation; and
- b. Format - A

Date: 7th September 2022

Bhanu Rasputra
Bhanu Rasputra
Advocate & Solicitor
BHANU K. RASPUTRA,
ADVOCATE HIGH COURT & SOLICITOR
AND NOTARY (GR. MUMBAI)
GOVT. OF INDIA) REG. NO. 2371
B/603, ORBIT TOWER, PLOT NO. 236/A
GARODIA NAGAR, SERVICE ROAD,
GHATKOPAR (EAST), MUMBAI - 400 07

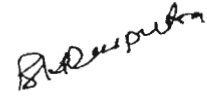
MISS BHANU KANTILAL RASPUTRA

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B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGAR, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

ENCUMBRANCE/LITIGATION

I state that there were 2 (two) litigations before Hon'ble Mumbai High Court, i.e., Arbitration Petition (L) No. 1202 of 2019 of the Society (the Petitioner therein) versus Mr. Jitu Bhai Barot (the Respondent therein) ("**Arbitration Petition No. 1**") as well as Arbitration Petition (L) No. 4688 of 2020 of Mr. Jitu Bhai Barot (the Petitioner therein) versus the Society (the Respondent therein) ("**Arbitration Petition No. 2**"). In the aforesaid litigations, both, the Arbitration Petition No. 1 and Arbitration No. 2 are disposed of as there were no merits in the same. Although, the arbitration proceeding/s in respect of the Arbitration Petition No. 1 and Arbitration Petition No. 2 is/are still pending before the Sole Arbitrator, Adv. Piyush Raheja.



Bhanu Rasputra
Advocate & Solicitor

BHANU K. RASPUTRA,
ADVOCATE HIGH COURT & SOLICITOR
AND NOTARY (GR. MUMBAI)
GOVT. OF INDIA) REG. NO. 2371
B/603, ORBIT TOWER, PLOT NO. 236/A
GARODIA NAGAR, SERVICE ROAD,
GHATKOPAR (EAST), MUMBAI - 400 07

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

FORMAT - A

(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID SOCIETY

<u>SR. NO.</u>	<u>PARTICUALRS</u>
1.	Indenture of Lease dated 23 rd September, 1998 registered lodged for registration with confirmation Deed under no. PBDR- 2/4623 & 4624/1998 entered into and executed by and between MHADA on the one part and the said Society on the other part.
2.	Deed of Sale dated 23 rd September, 1998 lodged for registration with confirmation Deed under no. PBDR- 2/4625 & 4626/1998 entered into and executed by and between MHADA on the one part and the said Society on the other part.
3.	The Deed of Rectification dated 29 th July, 2008 to the said Lease Deed registered BDR12 -07188-2008 on 6 th September, 2008 entered into and executed by and between MHADA on the one part and the said Society on the other part.
4.	The Deed of Rectification to said Sale Deed dated 29 th July, 2008 also registered under no. BDR12-07189-2008 on 15 th October, 2008 entered into and executed by and between MHADA on the one part and the said Society on the other part.
5.	Search Report dated 19 th July, 2022 issued by search clerk, Mr. Ganesh Y. Gawde.
6.	Development Plan remark being D.P 2034 (sanctioned part) S M Sheet dated 16 th October 2021, bearing reference No. Ch.E./DP34202110111349588 D.P. Rev. dt. Refer Inward Number P/S/2021/111350545 of 2021.
7.	Public Notices in 2 (two) newspapers, namely 'Business Standard' (in English edition) and 'Mumbai Lakshwadeep' (in Marathi edition), both published on

BMP

MISS BHANU KANTILAL RASPUTRA

ADVOCATE & SOLICITOR

B/603, 6THFLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD,
GARODIA NAGER, GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

	12 th July 2022, by Advocate, Ms. Ami Oza, for inviting claims, if any, with respect to the said Property or any party thereof.
8.	'No Claim Certificate' dated 7 th September 2021 issued by M/s. Solicis Lex to me.
9.	Title Declaration dated 29 th August 2022 given by the said Society.
11.	List of members of the Society and area occupied by them.
12.	Litigation: 2 (two) litigations before Hon'ble Mumbai High Court, i.e., Arbitration Petition (L) No. 1202 of 2019 of the Society (the Petitioner therein) versus Mr. Jitu Bhai Barot (the Respondent therein) (" Arbitration Petition No. 1 ") as well as Arbitration Petition (L) No. 4688 of 2020 of Mr. Jitu Bhai Barot (the Petitioner therein) versus the Society (the Respondent therein) (" Arbitration Petition No. 2 "). In the aforesaid litigations, both, the Arbitration Petition No. 1 and Arbitration No. 2 are disposed of as there were no merits in the same. Moreover, the arbitration proceeding/s in respect of the Arbitration Petition No. 1 and Arbitration Petition No. 2 is still pending before the Sole Arbitrator, Adv. Piyush Raheja.

Date: 7th September 2022



Bhanu Rasputra
Advocate & Solicitor

BHANU K. RASPUTRA,
ADVOCATE HIGH COURT & SOLICITOR
AND NOTARY (GR. MUMBAI)
GOVT. OF INDIA) REC. NO. 2371
B/603, ORBIT TOWER, PLOT NO. 236/A,
GARODIA NAGAR, SERVICE ROAD,
GHATKOPAR (EAST), MUMBAI - 400 077

7th July, 2022

Proposed redevelopment of Siddharth Nagar Navnirmata Co-op. Hsg. Soc. Ltd., existing building No. 15 on plot C.T.S. No 355(pt.), 355/1 to 9 of Village Pahadi Goregaon at S.V. Road Siddharth Nagar, Goregaon (W), Mumbai. For M/s. Oxford Navrang Realty L.L.P.

THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 – definition-

carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Project Name : Siddharth Nagar Navnirmata C.H.S.L.

Sr. No.	Shop's & Office's	Floor	Carpet Area excluding internal partition walls Sq. m ²	Carpet area as per above definition including internal partition walls Sq. m ²	Dry Yard Sq. m ²
1.	Shop - 1	Ground Floor	-	14.61	-
2.	Shop - 2		-	11.91	-
3.	Shop - 3		-	15.40	-
4.	Shop - 4		-	21.73	-
5.	Shop - 5		-	15.98	-
6.	Shop - 6		-	13.88	-
7.	Shop - 7		-	15.40	-
8.	Shop - 8		-	55.96	-
9.	Office - 1	1 st Floor	-	72.19	-
10.	Office - 2		-	36.54	-
11.	Office - 3		-	50.60	-
12.	Office - 4		-	73.55	-
13.	Office - 5		-	50.17	-

...2...

Rehab

Sr. No.	New Flat No.	Floor	Carpet Area excluding internal partition walls Sq. m ²	Carpet area as per above definition including internal partition walls Sq. m ²	Dry Yard Sq. m ²
14.	301	3 rd floor	61.06	-	1.69
15.	302		61.06	-	1.69
16.	304		60.97	-	1.80
17.	401	4 th floor	61.06	-	1.69
18.	402		61.06	-	1.69
19.	404		60.97	-	1.80
20.	501	5 th floor	61.06	-	1.69
21.	502		61.06	-	1.69
22.	504		60.97	-	1.80
23.	601	6 th floor	61.06	-	1.69
24.	602		61.06	-	1.69
25.	604		60.97	-	1.80
26.	701	7 th floor	61.06	-	1.69
27.	702		61.06	-	1.69
28.	704		60.97	-	1.80
29.	801	8 th floor	61.06	-	1.69
30.	802		61.06	-	1.69
31.	803		Refuge Area		
32.	901	9 th floor	61.06	-	1.69
33.	902		61.06	-	1.69
34.	904		60.97	-	1.80
35.	1001	10 th floor	61.06	-	1.69
36.	1002		61.06	-	1.69
37.	1004		60.97	-	1.80
38.	1101	11 th floor	61.06	-	1.69
39.	1102		61.06	-	1.69
40.	1104		60.97	-	1.80
41.	1201	12 th floor	61.06	-	1.69
42.	1202		61.06	-	1.69
43.	1204		60.97	-	1.80
44.	1301	13 th floor	61.06	-	1.69
45.	1302		61.06	-	1.69
46.	1304		60.97	-	1.80

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Sale

Sr. No.	New Flat No.	Floor	Carpet Area excluding internal partition walls Sq. m ²	Carpet area as per above definition including internal partition walls Sq. m ²	Dry Yard Sq. m ²	
47.	201	2 nd floor	-	Fitness Center		
48.	202			42.96	-	
49.	203					
50.	204					1.80
51.	205					61.00
52.	303	3 rd floor	-	42.96	-	
53.	305			61.00	-	
54.	403	4 th floor	-	42.96	-	
55.	405			61.00	-	
56.	503	5 th floor	-	42.96	-	
57.	505			61.00	-	
58.	603	6 th floor	-	42.96	-	
59.	605			61.00	-	
60.	703	7 th floor	-	42.96	-	
61.	705			61.00	-	
62.	804	8 th floor	-	Refuge Area		
63.	805			61.00	-	
64.	903	9 th floor	-	42.96	-	
65.	905			61.00	-	
64.	1003	10 th floor	-	42.96	-	
65.	1005			61.00	-	
66.	1103	11 th floor	-	42.96	-	
67.	1105			61.00	-	
68.	1203	12 th floor	-	42.96	-	
69.	1205			61.00	-	
70.	1303	13 th floor	-	42.96	-	
71.	1305			61.00	-	
72.	1401	14 th floor	-	63.89	1.69	
73.	1402			63.89	1.69	
74.	1403			42.96	-	
75.	1404			63.78	1.80	
76.	1405			61.00	-	

...4...

Sale

Sr. No.	New Flat No.	Floor	Carpet Area excluding internal partition walls Sq. m ²	Carpet area as per above definition including internal partition walls Sq. m ²	Dry Yard Sq. m ²	
77.	1501	15 th floor	-	63.89	1.69	
78.	1502		-	74.47	1.69	
79.	1503		Refuge Area			
80.	1504		Refuge Area			
81.	1505		-	61.00	-	
82.	1601	16 th floor	-	63.89	1.69	
83.	1602		-	63.89	1.69	
84.	1603		-	42.96	-	
85.	1604		-	63.78	1.80	
86.	1605		-	61.00	-	
87.	1701	17 th floor	-	63.89	1.69	
88.	1702		-	63.89	1.69	
89.	1703		-	42.96	-	
90.	1704		-	63.78	1.80	
91.	1705		-	61.00	-	
92.	1801	18 th floor	-	63.89	1.69	
93.	1802		-	63.89	1.69	
94.	1803		-	42.96	-	
95.	1804		-	63.78	1.80	
96.	1805		-	61.00	-	
97.	1901	19 th floor	-	63.89	1.69	
98.	1902		-	63.89	1.69	
99.	1903		-	42.96	-	
100.	1904		-	63.78	1.80	
101.	1905		-	61.00	-	
102.	2001	20 th floor	-	63.89	1.69	
103.	2002		-	63.89	1.69	
104.	2003		-	42.96	-	
105.	2004		-	63.78	1.80	
106.	2005		-	61.00	-	
107.	2101	21 st floor	-	63.89	1.69	
108.	2102		-	63.89	1.69	
109.	2103		-	42.96	-	
110.	2104		-	63.78	1.80	
111.	2105		-	61.00	-	

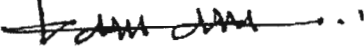
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Sale

Sr. No.	New Flat No.	Floor	Carpet Area excluding internal partition walls Sq. m ²	Carpet area as per above definition including internal partition walls Sq. m ²	Dry Yard Sq. m ²
112.	2201	22 nd floor	-	63.89	1.69
113.	2202		-	63.89	1.69
114.	2203		-	42.96	-
115.	2204		-	63.78	1.80
116.	2205		-	61.00	-

Sr. No.		Past Sq. m ²	Present Sq. m ²	Future Sq. m ²
1.	Plot area (Before amalgamation, after amalgamation, proposed amalgamation)	722.18	722.18	722.18
2.	Built up area of project area as per IOD, area as per latest IOD's amendment letter, proposed built-up area.	1903.53	7072.74	7072.74
3.	Carpet area of project area as per IOD, area as per latest IOD's amendment letter, proposed carpet area.	1599.88	6334.60	6334.60
4.	FSI	2.50	3.00	3.00
5.	Prorata FSI	-	3149.31	3149.31

Thanks & Regards
For **SPACE MOULDERS**


CHANDAN KELEKAR
 Reg. No. CA/87/11009



281/2229, Motilal nagar No.1,
Shreerang Sable Marg,
Goregaon (w), Mumbai 400 104

+ 91 22 2872 2184 / 7116
spmoulders@yahoo.co.in
www.spacemoulders.com

17th January, 2022

To,
The Secretary,
Siddharth Nagar Navnirmata C.H.S.L.
Goregaon (West), Mumbai.

Kind Attn.: Mr. Parbat Patel / Mr. Hiren Patel.

Sub: Proposed redevelopment of Siddharth Nagar Navnirmata Co-op. Hsg. Soc. Ltd., existing Building No. 15 on plot C.T.S. No. 355(pt.), 355/1 to 9 of Village Pahadi Goregaon at S.V. Road Siddharth Nagar, Goregaon (W), Mumbai. For M/s. Oxford Navrang Realty L.L.P.

Dear Sir,

With reference to the above mentioned subject, we are in receipt of N.O.C. from C.F.O. dept. obtained vide no. FB/HR/R-4/228 dtd. 11/01/2022. A copy of the same is enclosed herewith for reference and record.

You are hereby instructed to carryout work on site in accordance with the said C.F.O. NOC.

Kindly acknowledge the same.

Thanking you,

Yours faithfully,
For SPACE MOULDERS.


PRATIMA KELEKAR.

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No. : FB/HR/R-4/228

Date: 11/01/2022

SUB: Fire safety requirements for the proposed construction of High-Rise Residential Building (re-development of existing building no.15 known as Siddharth Nagar Navnirmata C.H.S.L), M.H.A.D.A. layout on C.T.S no: 355 (pt), 355/1 to 9 of village Pahadi Goregaon at S.V. road Goregaon (West), Mumbai for Siddharth Nagar Navnirmata C.H.S.L.

REF: i) Letter from M/s. Space Moulders, Architect dated 31/12/2021
ii) M. F. B. No. HR/R-4/228 dated 31/12/2021.

M/s. Space Moulders, Architect

In this case, please refer to the N.O.C. issued by this Office vide no. FB/HR/RIV/225 dated 03/08/2015 for the proposed construction of high rise residential building comprising of ground floor on stilt + 1st & 14th upper floors with a total height of 44.95 mtrs. measured from ground level to terrace level.

Now, Architect has submitted revised plans (as per DCPR 2034) & proposed to construct a high rise commercial cum residential building comprising of part basement for pump room & underground water storage tank + ground floor for Shops + 1st floor for Offices + 2nd to 22nd upper residential floors with a total height of 69.45 mtrs. measured from ground level to terrace level and one mechanized car parking tower (with 02 level in pit) having total height of 69.45 mtrs with 1.00 mtr wide Staircase & 1.00 mtr wide platform with railing at alternate car parking level attached to building at south side as shown on the plan. The said mechanized car parking tower shall be segregated from building by 4 hrs fire resistant R.C.C. wall.

The details of floor wise users of the building will be as follows:

Floor level	Detail of usage/ tenements per floor
Part Basement	Pump room & Underground water storage tank having a separate enclosed type staircase of 1.50 mtrs flight width leading to ground floor
Ground floor	Entrance lobby + 08 nos. of Shop + Electric meter room
1 st floor	05 nos. of Office each having common access from a separate open type staircase of 1.50 mtrs flight width leading to ground floor
2 nd floor	03 nos. of Residential flat + Fitness centre
3 rd to 7 th , 9 th to 14 th , 16 th to 22 nd floor	05 nos. of Residential flat on each floor
8 th floor	03 nos. of Residential flat + society office + Refuge area
15 th floor	03 nos. of Residential flat + Refuge area
Terrace	Open to sky (treated as refuge area)

Page 1 of 11

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CP Shinde
AD 10
11/01/2022

SPACE MOULDERS
28/2229, Motilal Nagar-1,
Goregaon (West),
Mumbai - 400 104.

Patil
11/1/2022

Staircase provided as under:

No. of staircase	Width	From – to	Type of staircase
One	1.50 mtrs	Leading from ground to terrace level	Enclosed type
One	1.50 mtrs	Leading from basement to ground floor	Enclosed type
One	1.50 mtrs	Leading from ground to 1 st floor for Offices	Open type

Each staircase is externally located and adequately ventilated to outside air, as shown on plans.

Lifts provided as under:-

No. of lifts	From – To	Profile
03 passenger lifts	Each leading from ground to terrace floor level.	
One of the passenger lifts shall be converted into fire lift. The lift lobby/common corridor at each floor level is ventilated to outside air, as shown on the plans		

The plot abuts on the junction of 03 roads, i.e. 9.15 mtrs wide Existing Road each at north & west side and 27.45 mtrs wide Existing Road at east side as shown on the plan.

The side open spaces all around the building are as under.

Side	Building line to plot boundary
North	3.01 mtrs + 9.15 mtrs wide Existing Road
South	Attached to mechanized car parking tower
East	3.03 mtrs + 27.45 mtrs wide Existing S.V. Road
West	3.23 mtrs to 3.45 mtrs + 9.15 mtrs wide Existing Road

REFUGE AREAS PROVIDED FOR BUILDING ARE AS UNDER:

Refuge floor	Refuge area in sq. mtrs.		At the height from ground level in mtrs.
	Required	Provided	
8 th	87.42 sq.mtrs.	92.36 sq.mtrs	25.20 mtrs
15 th	101.03 sq.mtrs.	102.32 sq.mtrs	45.85 mtrs

Terrace of the building will be treated as refuge area. E.E.Permission cell (MHADA.) shall verify the refuge area calculations & excess refuge area shall be counted in FSI.

The proposal has been considered favorably taking into consideration the following:

- i) N.O.C. from this department for above mentioned building already issued U/no: FB/HR/RIV/225 dated 03/08/2015 & same shall now be treated as cancelled.

- ii) This is a proposal under MHADA Layout Scheme.
- iii) The plot abuts on the junction of 03 roads, i.e. 9.15 mtrs wide Existing Road each at north & west side and 27.45 mtrs wide Existing Road at east side as shown on the plan
- iv) Architect has proposed refuge area facing road side at east side as shown on the plan from where specialized appliances of this department can be operated in case of emergency, also major residential components are directly accessible for specialized appliances of this department.
- v) Automatic sprinkler system will be provided in each shop on ground floor, in each office on 1st floor, in society office & Fitness center, in each residential flat on each floor and in lift lobby/common corridor at each floor level of the building as per relevant I.S. standards.
- vi) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation

In view of above, as far as this department is concerned; there is no objection from fire safety point of view for the proposed construction of a high-rise commercial cum residential building comprising of part basement for pump room & underground water storage tank + ground floor + 1st floor for Offices + 2nd to 22nd upper residential floors with a total height of 69.45 mtrs. measured from ground level to terrace level and one mechanized car parking tower (with 02 level in pit) having total height of 69.45 mtrs with 1.00 mtr wide Staircase & 1.00 mtr wide platform with railing at alternate car parking level attached to building at south side as shown in the enclosed plans signed in token of approval, subject to satisfactory compliance of the following requirements;

1. N.O.C. from this department issued u/no: FB/HR/RIV/225 dated 03/08/2015 shall be treated as cancelled.

2. ACCESS :

- i) There shall be no compound wall on 27.45 mtrs wide Existing S.V. Road on east side. However, removable bollards with chain link or sliding gates with clear openings of 9 mtrs minimum may be permitted. Courtyards shall be flushed with the road level.
- ii) Two Entrance/exit gate having width not less than 6.00 mtrs each shall be provided at west side and One Entrance/exit gate having width not less than 4.50 mtrs shall be provided at North side as shown on the plan. Archways if provided shall have height clearance of not less than 4.50 mtrs.

3. COURTYARDS :

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm²
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

CMS
ADP
11/01/2022

Shankar
11/11/2022

4. PART BASEMENT:

- i) The slab of the basement beyond the building line shall be designed to bear vehicular load of 48 metric tones & point load of 10 kgs/ cm².
- ii) The basement shall be used for designated purpose only.
- iii) The staircase of the basement shall be of enclosed type and entry to basement areas shall be through one hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby.
- iv) Natural/ Mechanical ventilation shall be provided to the part basement.
- v) Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
- vi) The proposed wet risers shall be extended to part basement.

5. MECHANIZED CAR PARKING TOWER:

- i) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- ii) The cars shall be separated by perfect partition of steel pallets between two Cars, to prevent spread of fire from one level to next level.
- iii) The car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- v) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- vi) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- vii) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car.
- viii) A 1.00 mtr. width platform having railing, shall be provided from separate staircase of 1.00 mtr. flight width at alternate level for access to the car parking tower as shown on the plan.
- ix) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided covering each level of car parking. The number of water spray projector nozzles at West side within the mechanical car parking tower shall be doubled then that of on East side so as to have suppression with water on non reachable area of car parking in case of emergency.
- x) Wet riser of internal diameter of 10 cms. G.I. 'C' class pipe shall be provided on external platform on alternate level with hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.
- xi) The car engine shall be shut off at ground level before parking at higher level.
- xii) Only trained operator certified by company installing car tower shall operate automatic car parking

6. STAIRCASE :

- a. The layout of the staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self closing door placed in the enclosed wall of the staircase at landing.
- b. The layout of the separate staircase leading to 1st floor for office shall be open type as shown in the plan throughout its height
- c. The flight width of the staircase shall not be less than 1.5 mtrs throughout its height.
- d. Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- e. Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- f. Nothing shall be kept or stored in staircase / corridor/passage.
Staircase door at terrace of building shall be provided in the following manner:
 - a) The top half portion of the doors shall be provided with louvers.
 - b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
 - c) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
 - d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

7. FALSE CEILING (if provided):

False ceiling if provided in the building shall be of non combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials.

8. MATERIALS FOR INTERIOR DECORATION/FURNISHING (if provided):

The use of materials which are combustible in nature and may spread toxic fume/ gases should not be used for interior decoration/furnishing, etc.'

9. LIFT :

- i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv) One lift shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

10. FIRE LIFT :

- a) To enable fire services to reach the upper floor with the minimum delay, One fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lifts shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. & shall have loading capacity of not less than 545 kgs.(8 persons lift) with automatic closing doors.

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- c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lifts will be on car control only or on priority control device. When the switch is off, the lifts will return to normal working. The lifts can be used by the occupants in normal times.
- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lifts shall be such that it can reach the top floor from ground level within one minute.

11. ESCAPE ROUTE FROM FLAT TO STAIRCASE :

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

12. ENTRANCE DOORS :

All entrance doors including Flat entrance, kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour. Rolling shutter for shops shall have fire resistance of not less than one hour.

13. ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM :

- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for the duct shall have two hours fire resistance.
- iii) Electric cables shall not pass through staircase enclosure and shall be taken in concealed manner.
- iv) Electric cables shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
- v) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
- vi) Automatic smoke detection system shall be provided in entire electric duct on each floor level as per relevant I.S. standards.
- vii) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.

14. ESCAPE ROUTE LIGHTING :

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

15. FIRE FIGHTING REQUIREMENTS :

A) UNDERGROUND WATER STORAGE TANK:

Underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the U.G. tank shall be designed to take vehicular load of 48 metric tons & point load of 10 kg/cm².

B) OVERHEAD WATER STORAGE TANK:

A tank of 30,000 liters capacity shall be provided at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

C) WET RISER :

Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with twin hydrant outlet and hose reel on each floor & shall be extended from part basement to terrace level as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. Another Wet riser shall be provided for Mechanized Car Parking Tower as shown on the plan.

D) FIRE SERVICE INLET :-

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer of the building as well as for mechanized car parking tower (b) Sprinkler system. (c) Water Spray Projector System.
- ii) Breeching connection inlet shall be provided to refill U.G. tank,
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) WATER SPRAY PROJECTOR SYSTEM :-

- a) Water spray projector system conforming to the standards laid down by T.A.C and relevant I.S specification shall be provided with sprinkler head for mechanized car parking tower.
- b) One fire service inlet for Water Spray Projector System shall be provided at the ground of mechanized car parking tower.

F) AUTOMATIC SPRINKLERS SYSTEM :

Automatic sprinkler system will be provided in each shop on ground floor, in each office on 1st floor, in society office & Fitness center, in each residential flat on each floor and in lift lobby/common corridor at each floor level of the building as per relevant I.S. standards.

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G) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:

- a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity
- b. Booster pump of capacity 900 liters/min., giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level of building.
- c. Two way switches for the booster pump shall be provided at top three floors as well as at ground level at easily accessible/noticeable place of the building.
- d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room. Fire fighting panel shall be provided at easily accessible / noticeable place.
- f. Electric supply (normal) to these pumps shall be on independent circuit.

H) EXTERNAL HYDRANTS :

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. at ground level, each within the confines of the site of the wet riser-cum-down comer.

I) HOSES & HOSE BOXES :

One Hose Box with two hoses of 15mts length of 63mm dia. along with branch shall be provided at each courtyard hydrant at ground floor & on each floor at easily accessible place.

J) AUTOMATIC SMOKE DETECTION SYSTEM :

Automatic smoke detection system shall be installed in each shop on ground floor, in each office on 1st floor, in society office & Fitness center, in Lift machine room and in electric meter room as per IS specifications.

K) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

L) PORTABLE FIRE EXTINGUISHERS :

- a. One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one bucket filled with dry clean sand shall be kept in each shop on ground floor, in each office on 1st floor, society office & Fitness center, near electric Meter room & Lift Machine Room of building.
- b. One dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept near mechanized car parking tower.

16. FIRE ALARM SYSTEM :

Building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

17. SIGNAGES :

Self glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

18. PUBLIC ADDRESS SYSTEM :

Building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

19. TRAINED STAFF / SECURITY GUARDS:

The trained staff / Security guards having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following;

- 1) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment's / appliance in good working condition at all times.
- 2) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & to conduct the fire drills and evacuation drills.

20. FIRE DRILLS / EVACUATION DRILLS:

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

21. OTHER NOC / PERMISSIONS: -

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

22. REFUGE AREA :

Refuge area provided as shown on the plan shall be conforming to the following requirements:

i) Manner of refuge area

- a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing/fire rated glass/parapet of height 1.20 mt.
- c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGEAAREA".
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/staircase.

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11/01/2022

Shinde
11/1/2022

ii) Use of refuge area:

- a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

iii) Facilities to be provided at refuge area:

- a. Adequate emergency lighting facility shall be provided.
- b. Adequate drinking water facility shall be provided in the refuge area.

iv) Terrace of building as a refuge area:

- a. Necessary facilities like emergency lighting, drinking water shall be provided.
- b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGEAREA".

v) Excess refuge area shall be counted in FSI.

Earlier the Party had paid scrutiny fees of Rs. 1,75,000/- vide receipt no. 0435220 (Sup Doc. No. 1002211161) dated 22/07/2015 for total gross built up area of 4250.00 sq. mtrs. as certified by the Architect vide his then letter dated 11/07/2015.

Now, the party has paid scrutiny fee of Rs. 4,71,000/- vide receipt no. 0712293, 0712294 & 0712295 dated. 06/01/2022 (SAP Doc. No. 1004235526) on the total built up area of 9,940.00 sq. mtrs. as certified by the Architect vide their letter dated 30/12/2021

As per MFS & LA 2009 u/s 11(1) & as certified by the Architect is the classification of building stated in schedule II/part I/part III/, the party has paid Fire service fee of Rs. 1,49,100/- vide receipt no. 0712296, 0712297 & 0712298 dated. 06/01/2022 (SAP Doc. No. 1004235536) on the total built up area of 9,940.00 sq. mtrs. as certified by the Architect vide their letter dated 30/12/2021

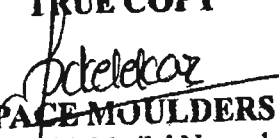
However, E.E.(Permission Cell) (MHADA) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.


NOTE:

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the License Surveyor attached herewith and these parameters shall be certified by the License Surveyor.
3. E.E. (Permission Cell) MHADA shall examine the proposal in context with the relevant Regulations of DCPR-2034.

4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued without prejudice to legal matters pending in court of law, if any.


**Dy. Chief Fire Officer
Mumbai Fire Brigade.**

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SPACE MOULDERS
281/2229, Motilal Nagar-1,
Goregaon (West),
Mumbai - 400 104.


11/01/2022

FORM - I

AREA STATEMENT

1. AREA STATEMENT	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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CERTIFICATE OF AREA

CONTRACTOR: [Name]

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CERTIFICATE OF AREA

CONTRACTOR: [Name]

DATE: [Date]

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FORM - II

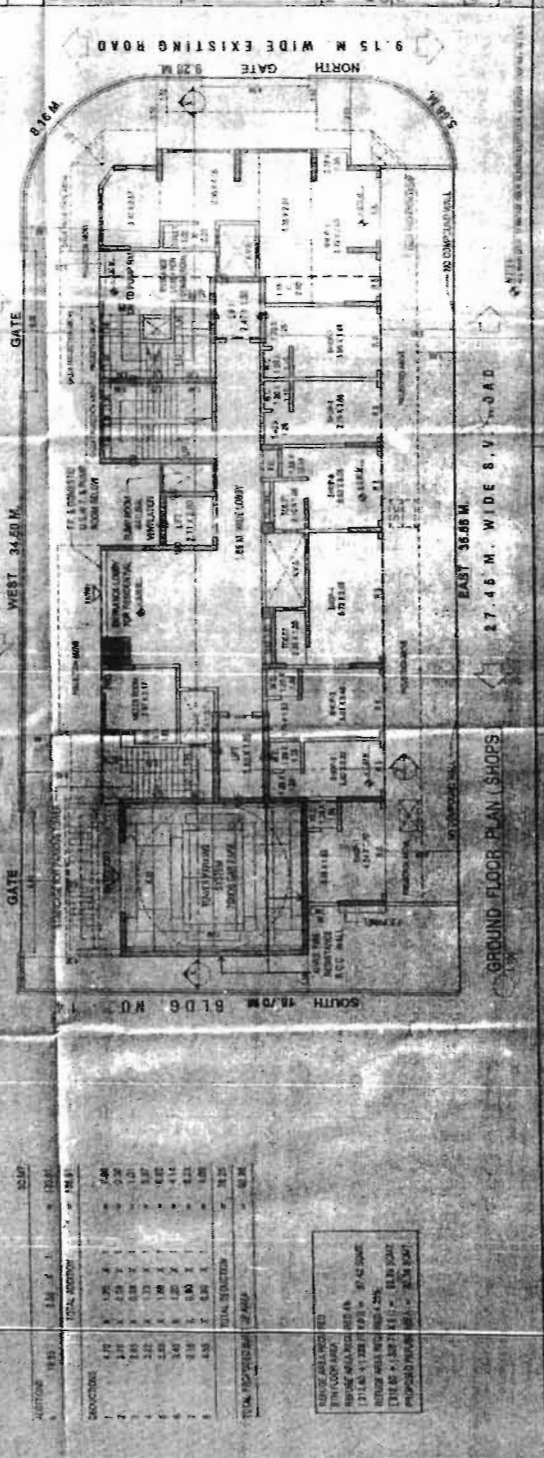
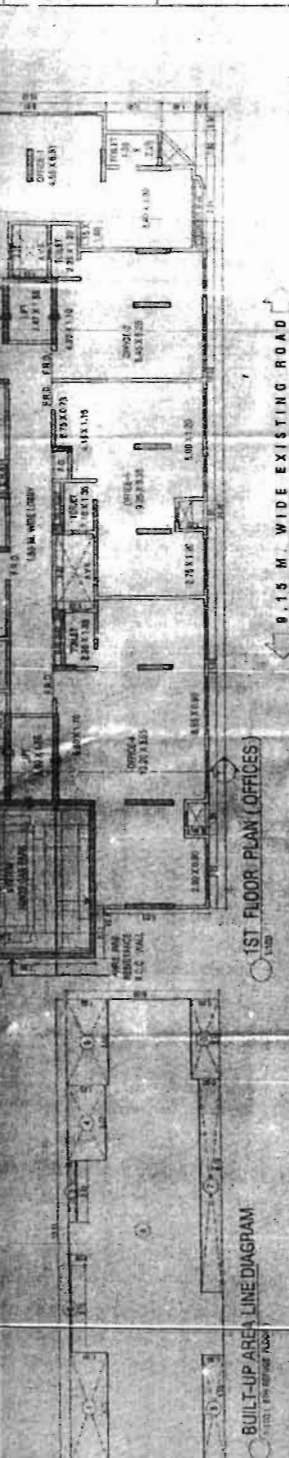
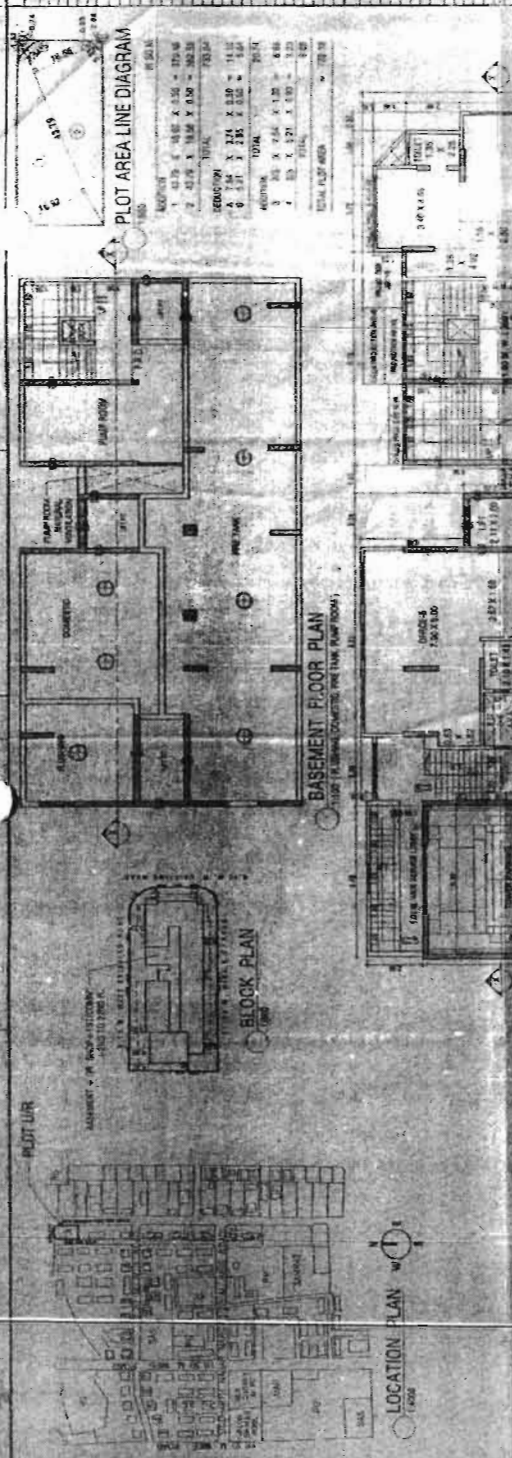
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PROJECT: [Name]

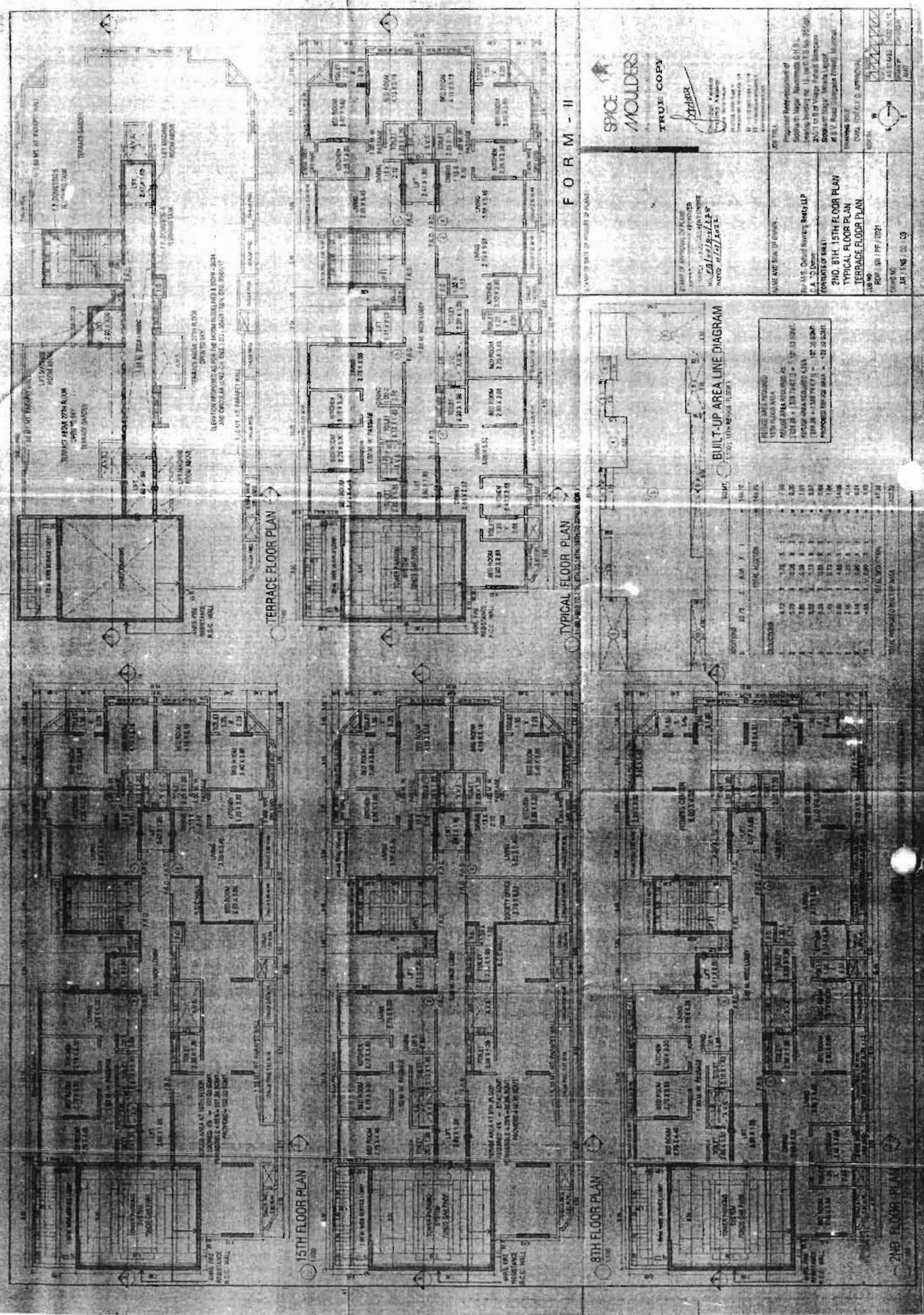
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BUILT-UP AREA LINE DIAGRAM

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[Signature]

FORM - II

Project: [illegible]
 Prepared by: [illegible]
 Checked by: [illegible]
 Date: [illegible]

BUILT-UP AREA LINE DIAGRAM

REVISIONS:

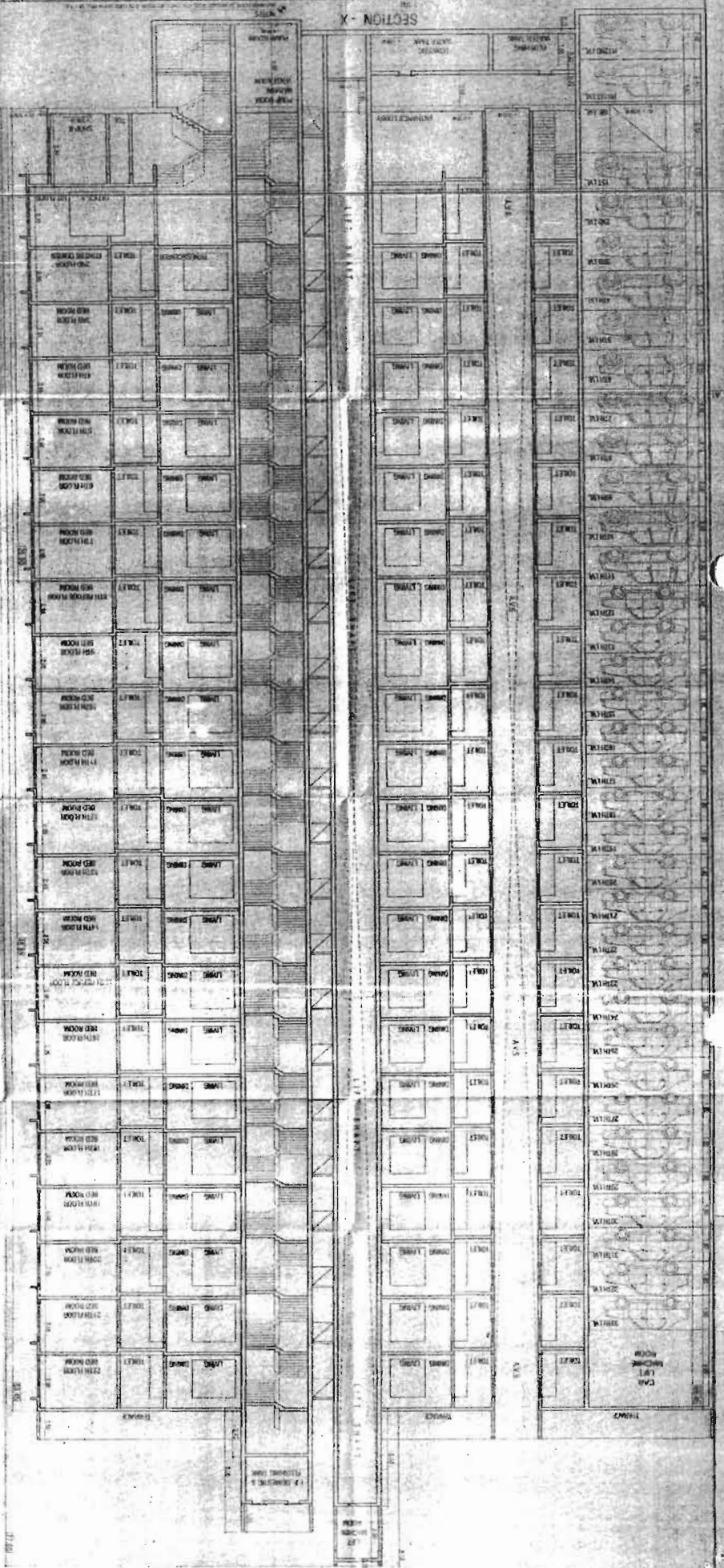
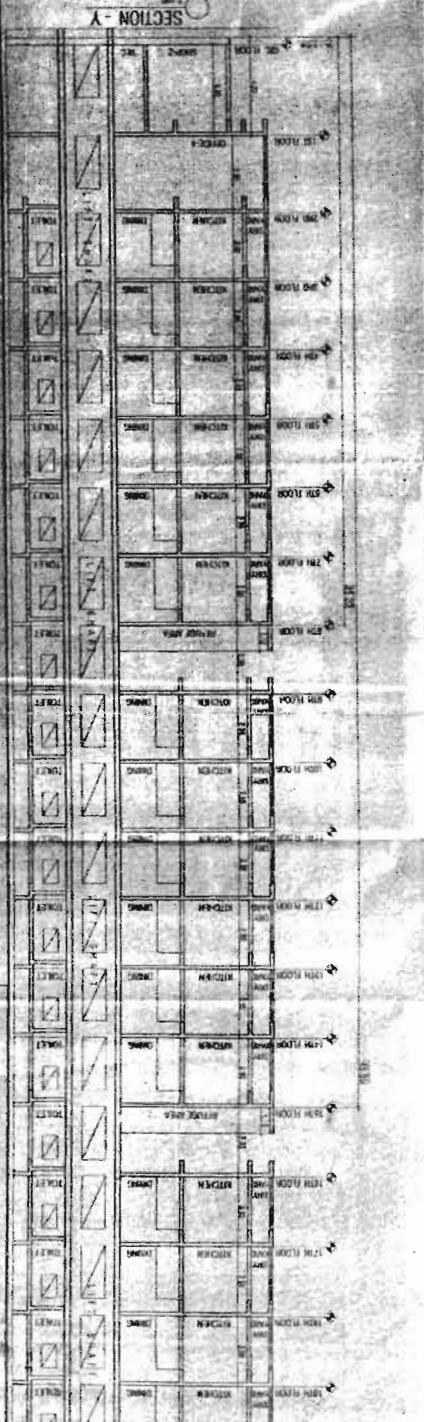
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100	02/25/12	REVISED PER COMMENTS

15TH FLOOR PLAN
 8TH FLOOR PLAN
 2ND FLOOR PLAN

DRAWING NO. 100-100
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 SECTION Y
 PROJECT: [illegible]
 CLIENT: [illegible]
 ARCHITECT: [illegible]
 SCALE: 1/8" = 1'-0"
 SHEET NO. 100-100-100
 TOTAL SHEETS: 100-100-100

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FORM - II



697

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

**MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD**
(A MHADA UNIT)



NO.CO/MB/REE/NOC/F-212/752/2015
Date: 29 JUN 2015

To,
✓ The Executive Engineer,
Building Proposal Department (WS),
C Wing, 2nd floor, Municipal Office Building,
Near Sanskruti Complex, Thakur Village,
Kandivali East, Mumbai 400101.

Sub : Proposal for grant of N. O. C. for development of existing building No.15 known as Siddharth Nagar Navnirmata Co-Op Hsg.Soc. Ltd. on CTS No. 355 (pt), Mouje Pahadi, Goregaon at Siddharth Nagar, Goregaon, Mumbai.

Ref : 1 This office Offer letter NO.CO/MB/Arch/NOC/F-212/2494/2010 dt.17.04.2010.
2 Society's letter dt.08.10.2014

Sir,

The applicant has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the Plot admeasuring about 722.18 m² (664.49 m² as per Lease deed + 57.69 m² additional land). The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt. 04/06/2007, A. R. No. 6397 Dt. 5/05/2009, A. R. No. 6422 Dt. 07.08.2009 & A.R.No.6615 Dt.4/8/2013, circular Dt. 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I & II shall also apply & are appended separately.

- 1 The work of redevelopment should be carried out as per prior approval of M.C.G.M.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

(N)

- 4 The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.
- 5 As per authority resolution no. 6615 dt. 04/08/2013, it has been resolved to distribute 75% of Pro-rata share in those layouts where revised layout for 2.5 FSI submitted to MCGM for approval.

- 6 The built up area permitted is as per statement below:

Sr.No	Built up Area	Area in sq.mtr.
1.	Plot area (664.49 m ² as per Lease deed + 57.69 m ² additional land)	722.18
2.	FSI permissible	2.50
3.	Total Built up Area permissible (722.18 X 2.5 FSI)	1804.84
4.	Existing BUA	968.84
5.	Additional Built up area allotted by MHADA now through this NOC for Residential 634.71 m ² Commercial 201.29 m ²	836.00
6.	Total BUA allotted through this NOC	1804.84

- 7 No additional F.S.I. should be utilized other than mentioned above.
- 8 The work should be carried out within the land or plot leased by the Board / as per approved subdivision.
- 9 Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A.D. Board will not be responsible in any manner.
- 10 The user of this construction should be restricted to **RESIDENTIAL & COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
- 11 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Bandra Division Mumbai board and Asst. Land Manager / Andheri/Mumbai Board.
- 12 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
- 13 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 14 One set of plan along with letter should be forwarded to the office of Sr. Architect/MB as token of your approval.
- 15 The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.

- 73
- 16 All the terms and conditions mentioned in the accompanying list (Annexure-I) appended to this letter will be applicable to the society.
 - 17 The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
 - 18 Before obtaining Occupation Certificate from M.C.G.M. a prior consent letter duly signed by Chief Officer / Mumbai Board should be obtained.
 - 19 All the dues should be cleared by Society before issue of Occupation Certificate.
 - 20 All the terms & conditions, which are mentioned in earlier NOC, are binding on the applicant society.
 - 21 The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
 - 22 The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Goregaon Divn. / M.B. under intimation to this office.
 - 23 If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
 - 24 The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merit of the case and on payment of an extension fee as may be decided by the office from time to time.
 - 25 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
 - 26 The proposal of issue of NOC for obtaining occupation Certificate from MCGM to the newly constructed building will have to be submitted along-with the following documents / information.
 - a) Copy of approved plan along-with copy of IOD & C.C. from MCGM. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

- b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Photographs of the newly constructed building taken from various angles.
- 27 If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
- 28 Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
- 29 As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co. Op. Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers, wherever possible.
- 30 If, the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of rehab buildings is started.
- 31 MHADA reserve its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 32 The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 33 60% of total built up area should be in the form of EWS/ LIG/ MIG.
- 34 All terms & conditions of lease deed and sale deed are binding on the society.
- 35 Area of R.G. to be retained after redevelopment as per D.C. Rule & should be kept easily accessible for all residents in the layout.
- 36 The Built up area generated on road & scheme RG will be adjusted against additional FSI. Allotted to the HIG earlier and CRZ affected plots, if any & then the balance area will be allotted on prorate basis & same be binding on the society.
- 37 Society will have to indemnify MHADA for non approval of now allotted FSI from MCGM.
- 38 On approval to revised layout plan by MCGM, all terms & conditions laid down therein shall be binding on the society.




- 19 As per शासन निर्णय क्र. बैठक ११०९ / प्र.क्र. ३६ / गृनिभू / दिनांक २६.०८.२००९ you will have to maintain 28 Existing T/s. of carpet area upto 45.00 m2 excluding fungible FSI as available as per Govt. Notification No. TPB 4313/123/CR-47/2013/UD-11 Dtd. 08/10/2013, Clause 5 (b) (iii).

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

Now, MHADA is considering the proposal for amendment of the layout for 2.5 FSI. Further 2.5 FSI is granted to the applicant on the notionally sub-divided area, hence the proposal should be considered for 2.5 FSI and all the directives given in the Govt. Resolution of U.D.D. vide No. TPB 4313/123/CR-47/2013/UD-11 Dtd. 08/10/2013 shall be applicable to the applicant.

Encl : Annexure-I

(Draft Approved by C.O./M.B.)


For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy to the Secretary: Building No. 15 known as Siddharth Nagar Navnirmata Co-Op Hsg.Soc. Ltd. on CTS No. 355 (pt), Mouje Pahadi, Goregaon at Siddharth Nagar, Goregaon, Mumbai.

Copy to Architect for information: Space Moulders, 281/2229, Motilal Nagar No.1, Goregaon (W), Mumbai 400104.

Copy forwarded to information and necessary action in the matter to:

1. Architect, Layout Cell, Mumbai board
2. Executive Engineer, Housing Goregaon Division.
 - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Chief Accounts Officer/M.B.

He is directed to recover the amount of offer letter on time & furnish certified copy to this office. As well as check above calculation of offer letter thoroughly. If any changes / irregularities found in the said offer letter intimate to this office accordingly.
4. Copy to Shri. Mane /Sr. Clerk for MIS record.

ANNEXURE 1

(Conditions made applicable to NOC granted vide No. CO/MB/REE/NOC/F-212/752
/2015. Date: 29 JUN 2015)

TERMS AND CONDITIONS

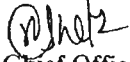
The additional build able area is granted as per policy laid down by MHADA vied NOC mentioned above as per resolution no.5998 dated: 09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No. 6260 Dt. 04/06/2007, A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009, A. R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions.

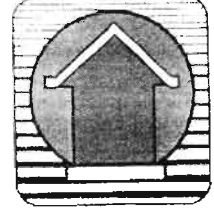
1. All the terms and conditions mentioned in the Layout which was processed to M.C.G.M shall be applicable to the society.
2. The set of plans approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work.
3. The society will have to construct and maintain separate tank if necessary with approval of M.C.G.M
4. The society will have to enter into a separate Lease Agreement of Society & will have to get the rectification deed done through concerned Estate Manager & Legal Department of the Board for additional area granted before asking for Occupation Certificate from M.C.G.M.
5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from M.C.G.M.
7. The society will have to obtain approval for amended plans as and when the Society amends the plans.
8. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Siddharth Nagar, Goregaon layout.
9. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to M.C.G.M. at their own cost and M.H.A.D. Board shall not be held responsible.
10. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from MCGM in favor of Chief Accounts Officer / MHAD Board.

[Handwritten signature]

11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
12. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
13. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
14. The charges as may be levied by MCGM. from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
15. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI / T. D. R. etc. as may be required under provisions of Stamp Duty Act.
16. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
17. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
18. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
19. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 2.5 FSI shall also be payable by society as and when communicated to you.

(Draft Approved by C.O./M.B.)


For Chief Officer,
M. H. & A. D. Board,
Mumbai



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May 2018.)

AMENDED PLAN

No.MH/EE/BP Cell/ GM/MHADA- 53/1116/2022

Dated:- 04 AUG 2022

To

Architect,

Shri. Chandan Kelekar of M/s Space Moulders,
281/2229, Motilal Nagar No.1,
Goregaon (W), Mumbai-400064

Sub:- Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai.

- Ref:-** 1. Concession approval from Hon'ble V.P./MHADA dtd. 26.04.2022
2. IOA issued No.MH/EE/(B.P.)/GM/MHADA- 53/1116/2022 dtd. 18.05.2022
3. Application for approval of Amended Plans dtd. 21.07.2022

Dear Applicants,

With reference to your application dated 21.07.2022 for development permission and grant Approval for Amended plan for **Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai..** The Building Permit is granted subject to compliance of mentioned in IOA dated 18.05.2022 and following conditions:

- 1) That all the conditions of IOA under even number u/no. **MH/EE/(B.P.)/GM/MHADA- 53/1116/2022** dated 18.05.2022 shall be complied with.
2. That the revised R.C.C. design and calculation shall be submitted.

Sharma

1/2

3. That all payments shall be paid before C.C.
4. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
5. That the revised NOC from H.E. shall be submitted before C.C.
6. That the extra water & sewerage charges shall be paid A.E.W.W. P/South Ward before C.C.
7. That the revalidated janata insurance policy shall be submitted before C.C.
8. That the latest paid assessment bill and receipt shall be submitted before C.C.
9. That the requisite SWM NOC and B.G. as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
10. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

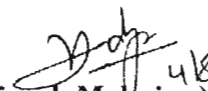
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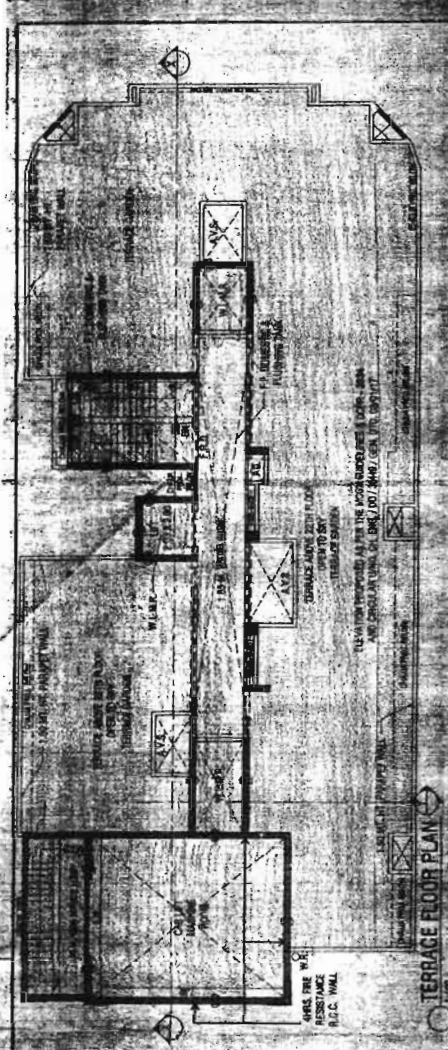
(Dinesh Mahajan)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.

Copy with plan to:

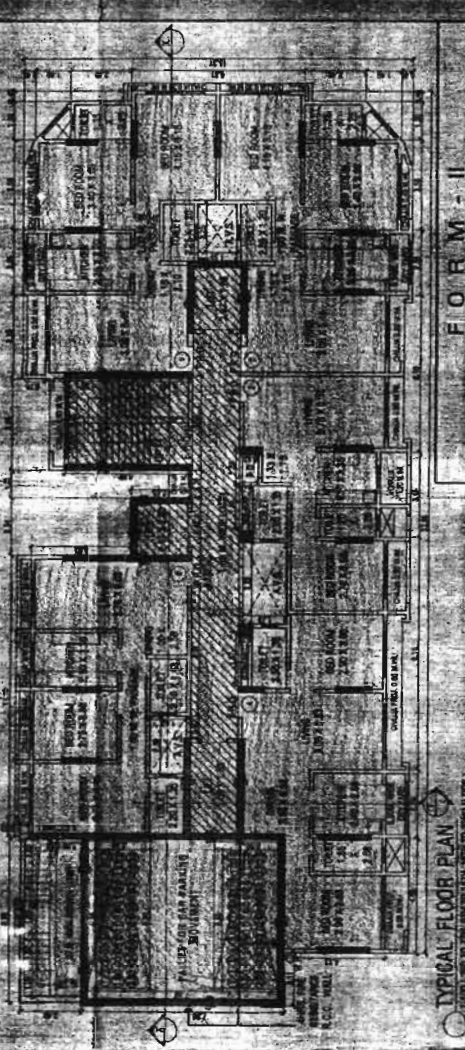
- 1) Deputy Chief Engineer/BP Cell/A
- 2) REE/M.B.
- 3) Executive Engineer Goregaon Division/M.B.
- 4) Asst. Commissioner P/S Ward (MCGM)
- 5) A.A. & C. P/S Ward (MCGM)
- 6) A.E.W.W. P/S Ward (MCGM)
- 7) M/S Oxford Navrang Realty LLP CA to Siddharth Nagar Navnirmata CHSL
- 8) Secretary Shree Navnirmata CHSL.

For information please.

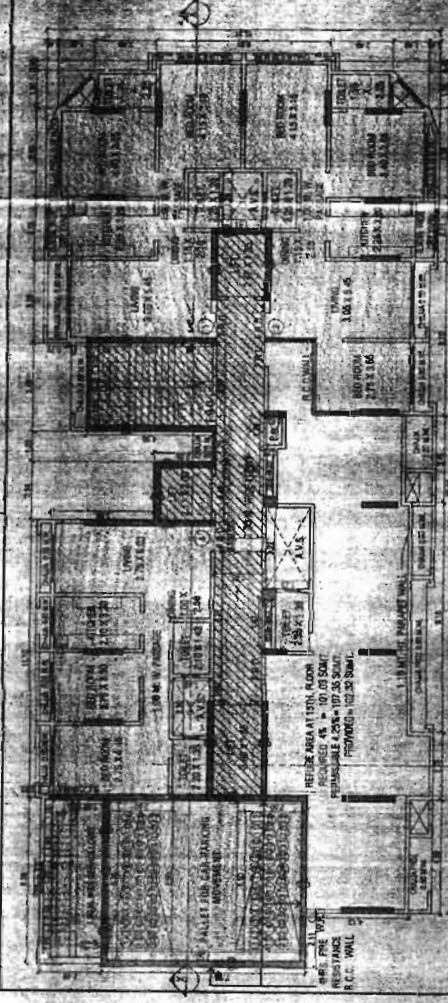

(Dinesh Mahajan)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.



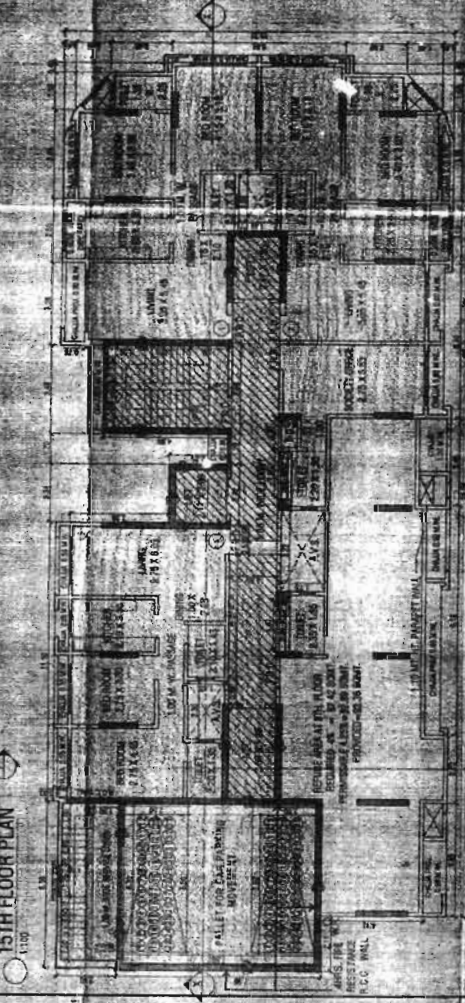
TERRACE FLOOR PLAN



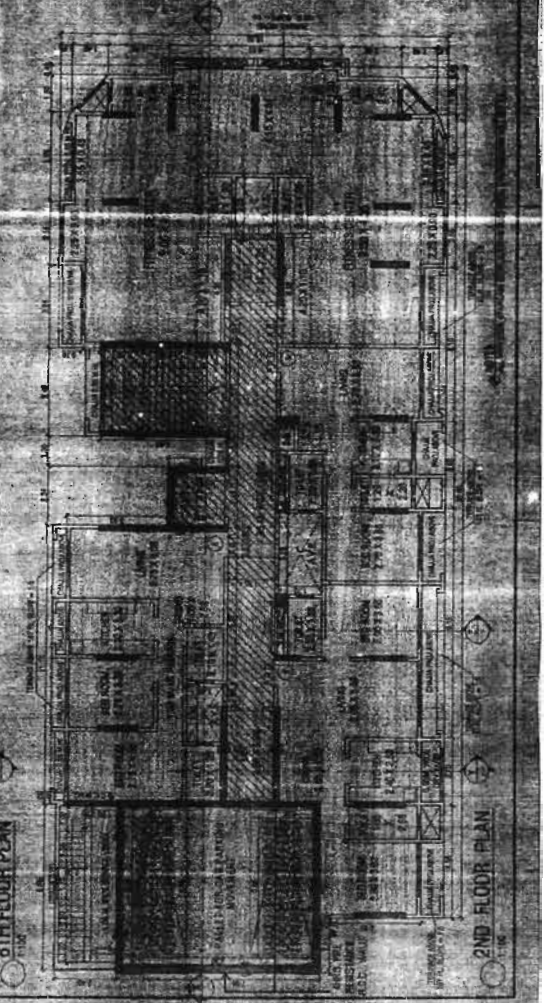
TYPICAL FLOOR PLAN



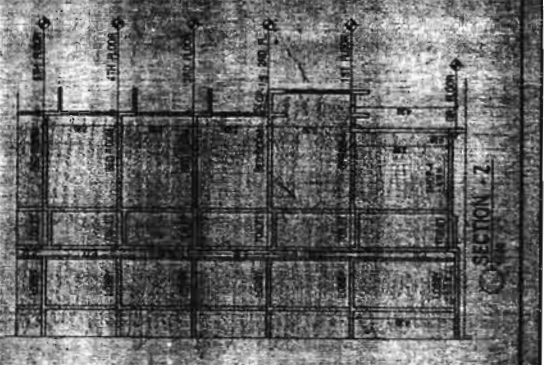
15TH FLOOR PLAN



8TH FLOOR PLAN



2ND FLOOR PLAN



SECTION 2

FORM - II

SPICE
MOULDERS

STAMP ON THIS RECEIPT TO BE MADE TO THE ARCHITECT'S OFFICE TO OBTAIN THE PLANS FOR THE WORK TO BE DONE. THIS RECEIPT IS VALID FOR THE WORK TO BE DONE ONLY. IT IS NOT VALID FOR ANY OTHER WORK.

STAMP ON THIS RECEIPT TO BE MADE TO THE ARCHITECT'S OFFICE TO OBTAIN THE PLANS FOR THE WORK TO BE DONE. THIS RECEIPT IS VALID FOR THE WORK TO BE DONE ONLY. IT IS NOT VALID FOR ANY OTHER WORK.

DATE

RECEIVED BY

PROJECT NO.

SCALE

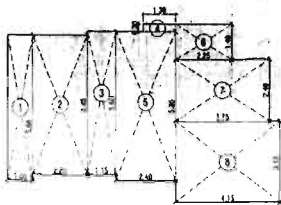
DATE

PROJECT NO.

SCALE

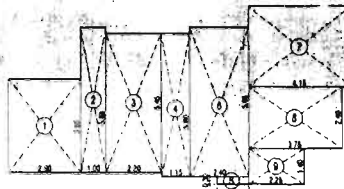
DATE

PROJECT NO.



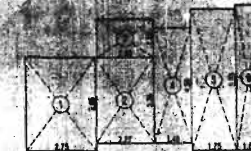
ADDITIONS				SQ.MT.
1	1.00	X	5.68 X 1	= 5.68
2	2.20	X	5.45 X 1	= 11.98
3	1.15	X	5.90 X 1	= 6.84
4	1.30	X	0.30 X 1	= 0.39
5	2.40	X	5.85 X 1	= 14.04
6	2.25	X	1.40 X 1	= 3.15
7	3.75	X	2.40 X 1	= 9.00
8	4.15	X	3.18 X 1	= 13.23
TOTAL ADDITIONS				= 63.89

RERA CARPET AREA DIAGRAM
1:100 (FLAT NO. 01 & 02) (3RD TO 22ND FLOOR)



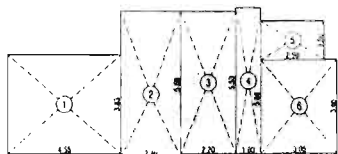
ADDITIONS				SQ.MT.
1	2.90	X	3.40 X 1	= 9.86
2	1.90	X	5.89 X 1	= 11.19
3	2.20	X	6.45 X 1	= 14.19
4	1.15	X	6.00 X 1	= 6.84
5	1.30	X	0.30 X 1	= 0.39
6	2.40	X	5.85 X 1	= 14.04
7	4.15	X	3.18 X 1	= 13.23
8	3.75	X	2.40 X 1	= 9.00
9	2.25	X	1.40 X 1	= 3.15
TOTAL ADDITIONS				= 74.47

RERA CARPET AREA DIAGRAM
1:100 (FLAT NO. 02) (15TH FLOOR)



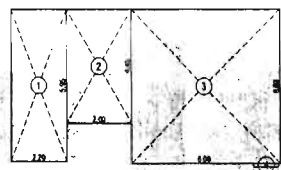
RERA CARPET AREA DIAGRAM
1:100 (FLAT NO. 03) (2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR)

ADDITIONS				SQ.MT.
1	2.75	X	3.65 X 1	= 10.04
2	2.27	X	3.36 X 1	= 7.60
3	2.38	X	1.50 X 1	= 3.57
4	1.48	X	4.88 X 1	= 7.20
5	1.78	X	5.89 X 1	= 10.48
6	1.08	X	6.00 X 1	= 6.48
TOTAL ADDITIONS				= 45.57



ADDITIONS				SQ.MT.
1	4.55	X	3.83 X 1	= 17.42
2	2.40	X	5.98 X 1	= 14.33
3	2.70	X	5.53 X 1	= 14.93
4	1.00	X	5.58 X 1	= 5.58
5	2.50	X	1.50 X 1	= 3.75
6	3.05	X	3.85 X 1	= 11.73
TOTAL ADDITIONS				= 65.74

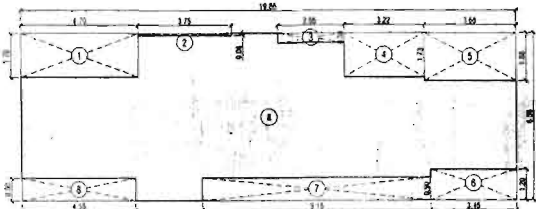
RERA CARPET AREA DIAGRAM
1:100 (FLAT NO. 04) (2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR)



ADDITIONS				SQ.MT.
1	2.20	X	6.30 X 1	= 13.86
2	2.90	X	4.45 X 1	= 12.87
3	6.80	X	6.00 X 1	= 40.80
4	1.90	X	0.35 X 1	= 0.66
TOTAL ADDITIONS				= 68.19

RERA CARPET AREA DIAGRAM
1:100 (FLAT NO. 05) (2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR)

PARKING REQUIREMENT	2ND TO 7TH FLOOR		9TH TO 14TH FLOOR		NO. OF TREATMENT	NO. OF TREATMENT	
	NO. OF TREATMENT	NO. OF TREATMENT	NO. OF TREATMENT	NO. OF TREATMENT			
RESIDENTIAL	20	20	20	20	20	20	
RERA CARPET	20	20	20	20	20	20	
FOR 80%	40	40	40	40	40	40	
FOR 40%	20	20	20	20	20	20	
FOR 20%	10	10	10	10	10	10	
FOR 10%	5	5	5	5	5	5	
TOTAL PARKING REQUIRED							40
TOTAL PARKING PROVIDED							40
TOTAL PARKING DEFICIT							0



BUILT-UP AREA LINE DIAGRAM
1:100 (4TH REFUGE FLOOR)

ADDITIONS				SQ.MT.
1	19.85	X	0.58 X 1	= 11.51
TOTAL ADDITION				= 11.51
DEDUCTIONS				SQ.MT.
1	3.75	X	1.70 X 1	= 6.38
2	3.75	X	0.08 X 1	= 0.30
3	2.60	X	0.36 X 1	= 0.94
4	3.22	X	1.73 X 1	= 5.57
5	3.98	X	1.58 X 1	= 6.29
6	3.45	X	1.20 X 1	= 4.14
7	8.15	X	0.90 X 1	= 7.34
8	4.50	X	0.90 X 1	= 4.05
TOTAL DEDUCTION				= 38.25
TOTAL PROPOSED BUILT UP AREA				= 92.36

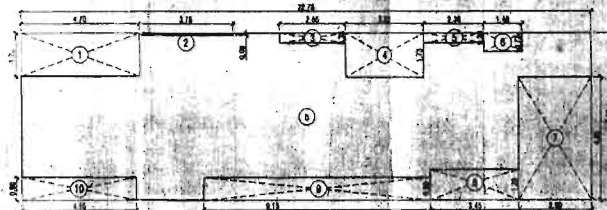


BUILT-UP AREA LINE DIAGRAM
1:100 (GROUND FLOOR METER ROOM)

DEDUCTIONS				SQ.MT.
1	3.05	X	0.87 X 1	= 2.65
2	3.00	X	2.00 X 1	= 6.00
TOTAL DEDUCTION				= 8.65

REFUGE AREA REQUIRED
8TH FLOOR AREA
REFUGE AREA REQUIRED 4%
[112.90 + (329.79 X 4)] = 17.42 SQ.MT.
REFUGE AREA REQUIRED 4.25%
[121.80 + (329.79 X 4.25)] = 17.42 SQ.MT.
PROPOSED REFUGE AREA = 17.42 SQ.MT.

AREA FREE OF P.A.A. 10 SQ.MT. / 60 TON
FROM 75 SQ.MT. / 60 TON = 19.00 SQ.MT.
AREA FREE OF P.S.A.
[212.80 + (329.79 X 5)] = 19.00 SQ.MT.
METER & P.F. PANEL AREA = 12.01 SQ.MT.



BUILT-UP AREA LINE DIAGRAM
1:100 (15TH REFUGE FLOOR)

ADDITIONS				SQ.MT.
1	22.70	X	0.58 X 1	= 13.17
TOTAL ADDITION				= 13.17
DEDUCTIONS				SQ.MT.
1	4.70	X	1.70 X 1	= 7.99
2	3.75	X	0.08 X 1	= 0.30
3	2.65	X	0.36 X 1	= 0.94
4	3.22	X	1.73 X 1	= 5.57
5	3.98	X	1.58 X 1	= 6.29
6	3.45	X	1.20 X 1	= 4.14
7	8.15	X	0.90 X 1	= 7.34
8	4.50	X	0.90 X 1	= 4.05
TOTAL DEDUCTION				= 38.25
TOTAL PROPOSED BUILT UP AREA				= 102.32

REFUGE AREA REQUIRED
15TH FLOOR AREA
REFUGE AREA REQUIRED 4%
[224.20 + (102.32 X 4)] = 17.42 SQ.MT.
REFUGE AREA REQUIRED 4.25%
[224.20 + (102.32 X 4.25)] = 17.42 SQ.MT.
PROPOSED REFUGE AREA = 17.42 SQ.MT.

EXISTING TENANTS		PROP. REHAB TENANTS	
NO.	FLAT NO.	NO.	FLAT NO.
1	1001	1	1001
2	1002	2	1002
3	1003	3	1003
4	1004	4	1004
5	1005	5	1005
6	1006	6	1006
7	1007	7	1007
8	1008	8	1008
9	1009	9	1009
10	1010	10	1010
11	1011	11	1011
12	1012	12	1012
13	1013	13	1013
14	1014	14	1014
15	1015	15	1015
16	1016	16	1016
17	1017	17	1017
18	1018	18	1018
19	1019	19	1019
20	1020	20	1020
21	1021	21	1021
22	1022	22	1022
23	1023	23	1023
24	1024	24	1024
25	1025	25	1025
26	1026	26	1026
27	1027	27	1027
28	1028	28	1028
29	1029	29	1029
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95	1095	95	1095
96	1096	96	1096
97	1097	97	1097
98	1098	98	1098
99	1099	99	1099
100	1100	100	1100

FORM - II

STAMP OF DATE OF RECEIPT BY...

This document is approved to the previous Plans Sanctioned under the MINIMUM SPECIFICATION dated 15-07-2022.

STAMP OF APPROVAL BY...

APPROVED BY...

DATE...

STAMP OF APPROVAL BY...

APPROVED BY...

DATE...

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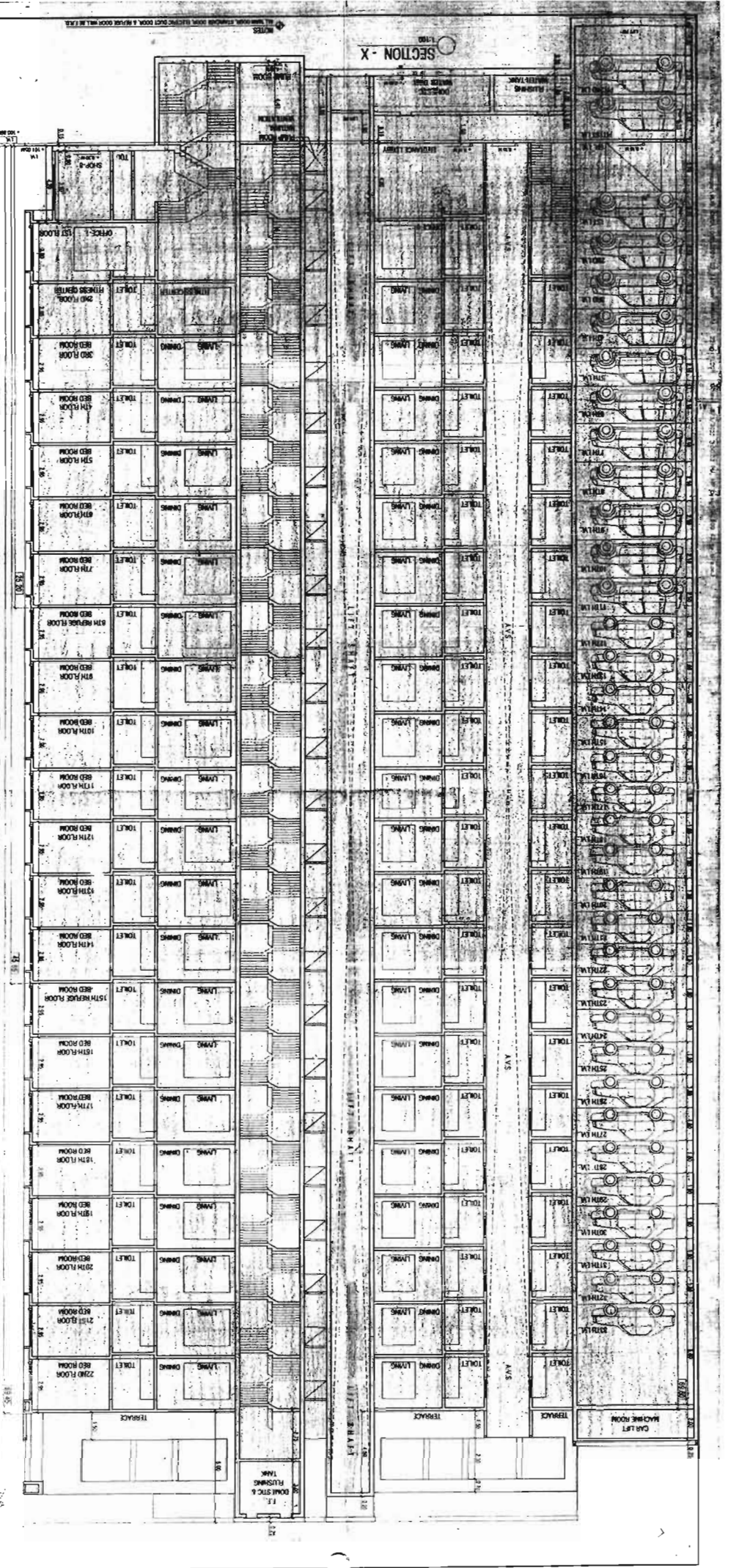
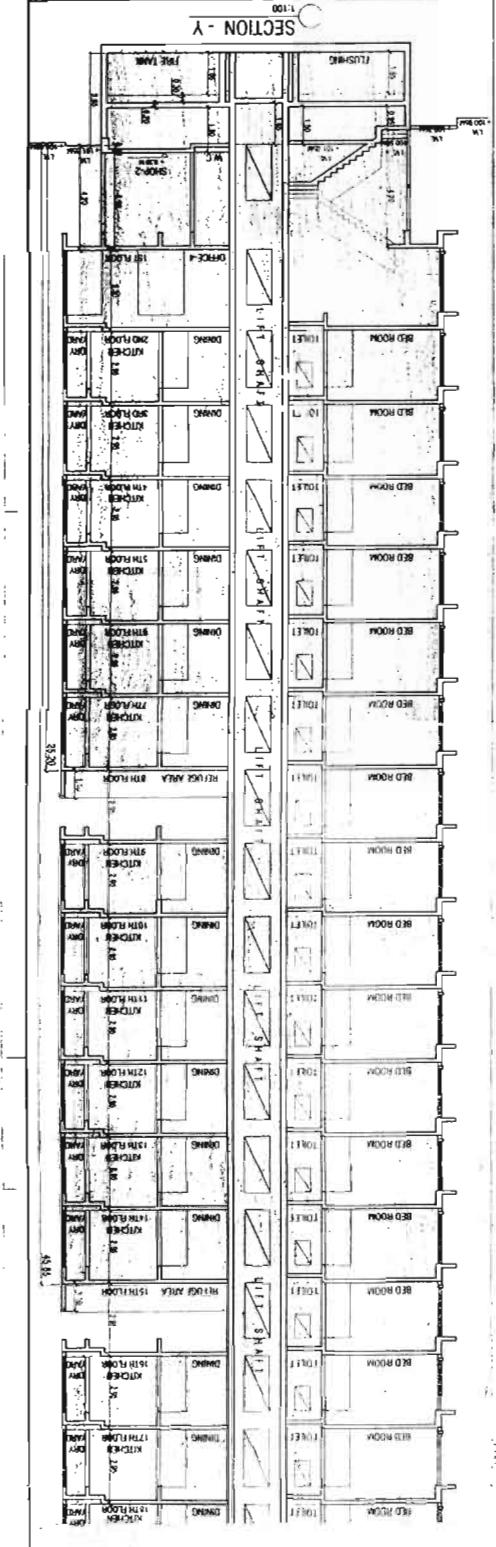
FORM - II
 SECTION - Y
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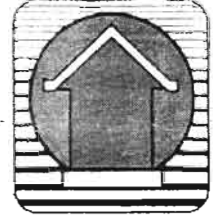
JOB TITLE: Proposed Redevelopment of ...
 DRAWING TITLE: SECTION - Y
 DATE: 18.05.2022
 SANCTIONED under no. ...
 APPROVAL: [Signature]
 STAMP OF DATE OF RECEIPT OF PLANS: [Stamp]

SPACE MOULDERS
 AN AFFILIATED FIRM OF SPACES

JOB NO. / SMS / 06 - 06
 DRAWING NO. / SMS / PP / 2021
 SECTION - X
 CONTENTS OF SHEET: ...
 C.A. TO OWNER: ...
 For MS. Drawing from approved copy.

NORTH
 AS STATED
 DRAWN BY: ...
 CHECKED BY: ...





Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/ GM/MHADA- 53/ 1116 /2022

Dated:-

18 MAY 2022

To

M/s Oxford Navrang Realty LLP

CA to Siddharth Nagar Navnirmata CHSL

Sub:- Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W),

Ref:- 1. Concession approval from Hon'ble V.P./MHADA dtd. 26.04.2022
2. Architect's application for IOA dated 12.05.2022.

Dear Applicant

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dated 12.05.2022 and the plans, Sections Specifications and Description and further particulars and details of your **Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi Goregaon (West), Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai. 400 104** furnished to this office under your letter, dated 12.05.2022. I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of the MRTP Act 1966 as amended up to date, my approval by reasons thereof subject to fulfilment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.

Shrus

4. Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work. Bore well shall be constructed in consultation with H.E./MCGM.
6. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
8. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
9. The safety measure shall be taken on site.
10. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
11. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
12. That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
13. That the undertaking from Owner shall be submitted as per the format mentioned in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
14. That the RUT shall be submitted stating that the electric substation shall not be misused in future.
15. That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.
16. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
17. That the Tree NOC Shall be submitted.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.




2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Hydraulic Engineer, f) PCO, g)NOC from Electric Supply Company.
4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.
7. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM or remarks by consultant.
8. That the Private Consultant's remarks for Site Elevation shall be submitted.
9. That the mechanical ventilation remarks for WC of shops at ground floor shall be obtained.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided on site.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment, h) E.E. T & C shall be submitted before occupation.

10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That final completion plans for Completion of work on site shall be submitted.
12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
13. That set of plan mounted on canvas will not be submitted.
14. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
15. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
16. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
17. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


(Dinesh Mahajan)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/MHADA.

Building No.15 Siddharth Nagar Navni Nagar CHS, CHS

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.


Attention is drawn to the notes accompanying this Intimation of Approval.

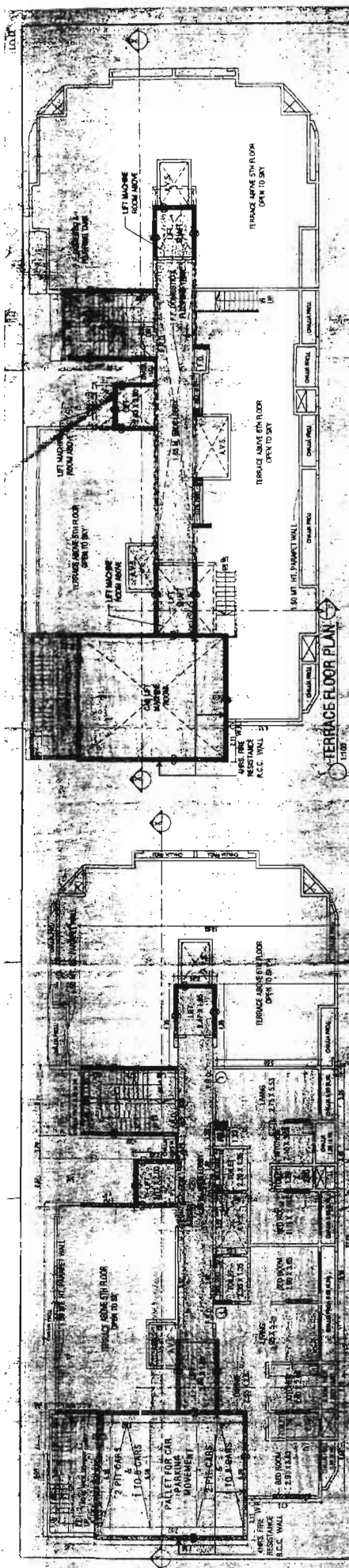
NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer/Deputy Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

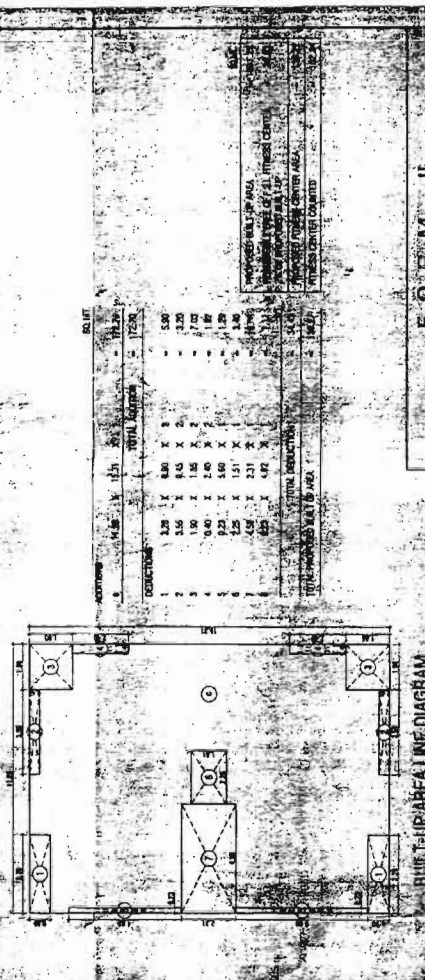
J. S. C.

12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the overhead storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Hon' ble VP/CEO-MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvers should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

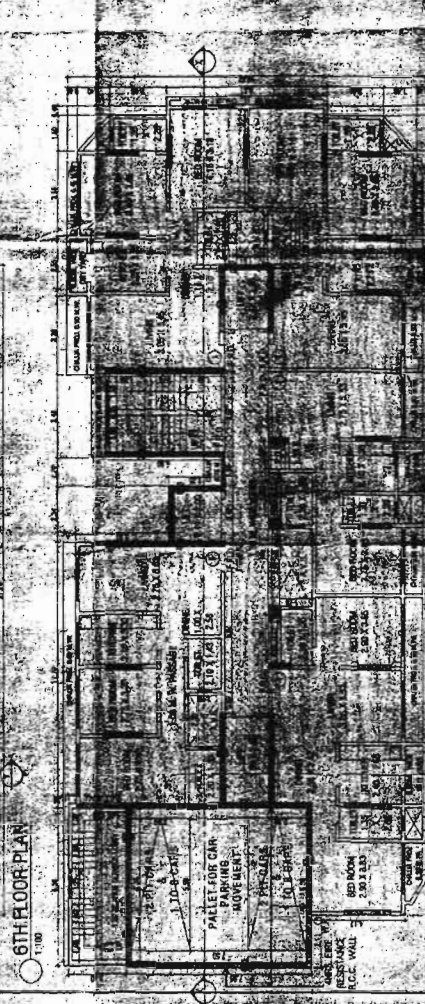

(Dinesh Mahajan)
Executive Engineer/B.P. Cell(W.S.)
Greater Mumbai/ MHADA.



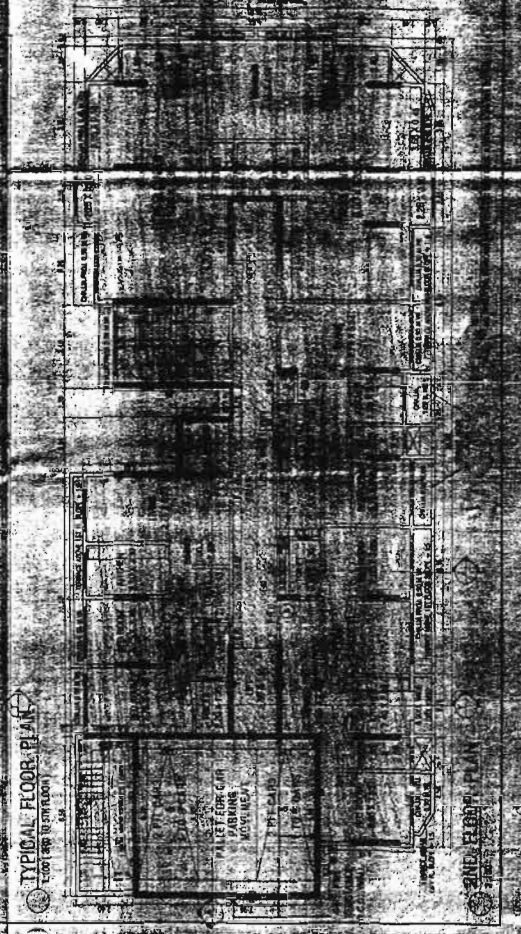
6TH FLOOR PLAN
11100



TERRACE FLOOR PLAN
11100



TYPICAL FLOOR PLAN
11100 (FOR 8TH FLOOR)



8TH FLOOR PLAN
11100

NO.	DESCRIPTION	UNIT	QTY	TOTAL
1	2.00 X 4.00 X 8	sqm	1728	1728
2	2.00 X 3.00 X 2	sqm	120	120
3	1.00 X 2.00 X 2	sqm	40	40
4	2.25 X 1.51 X 2	sqm	70	70
5	2.25 X 1.51 X 2	sqm	70	70
6	2.25 X 1.51 X 2	sqm	70	70
7	2.25 X 1.51 X 2	sqm	70	70
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14	2.25 X 1.51 X 2	sqm	70	70
15	2.25 X 1.51 X 2	sqm	70	70
16	2.25 X 1.51 X 2	sqm	70	70
17	2.25 X 1.51 X 2	sqm	70	70
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68	2.25 X 1.51 X 2	sqm	70	70
69	2.25 X 1.51 X 2	sqm	70	70
70	2.25 X 1.51 X 2	sqm	70	70

FORM II

SPACE MOULDERS

STAMP & DATE OF REVISION

DATE FOR A/E APPROVAL

DATE FOR M/E APPROVAL

DATE FOR S/E APPROVAL

DATE FOR C/E APPROVAL

DATE FOR O/E APPROVAL

DATE FOR P/E APPROVAL

DATE FOR I/E APPROVAL

DATE FOR J/E APPROVAL

DATE FOR K/E APPROVAL

DATE FOR L/E APPROVAL

DATE FOR M/E APPROVAL

DATE FOR N/E APPROVAL

DATE FOR O/E APPROVAL

DATE FOR P/E APPROVAL

DATE FOR Q/E APPROVAL

DATE FOR R/E APPROVAL

DATE FOR S/E APPROVAL

DATE FOR T/E APPROVAL

DATE FOR U/E APPROVAL

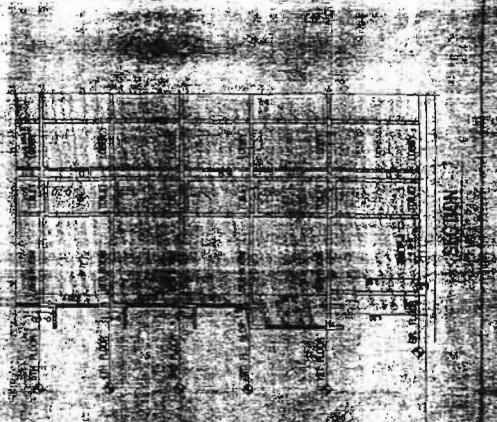
DATE FOR V/E APPROVAL

DATE FOR W/E APPROVAL

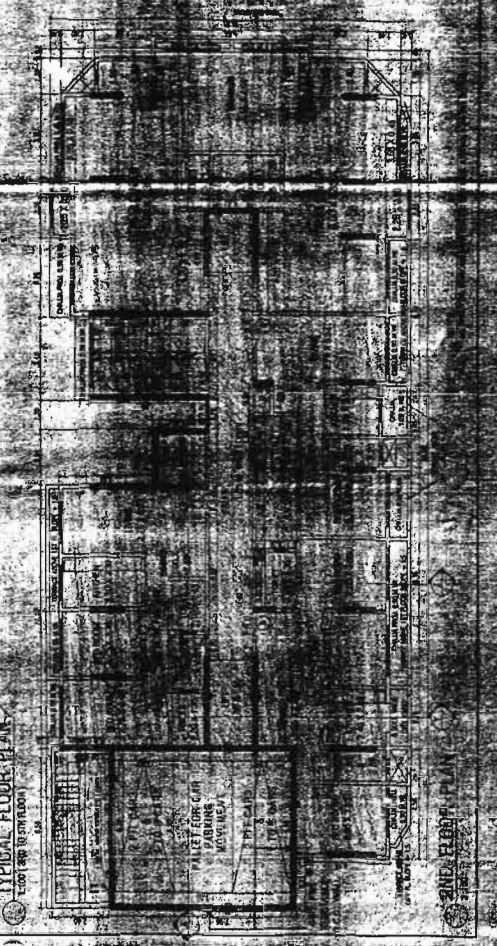
DATE FOR X/E APPROVAL

DATE FOR Y/E APPROVAL

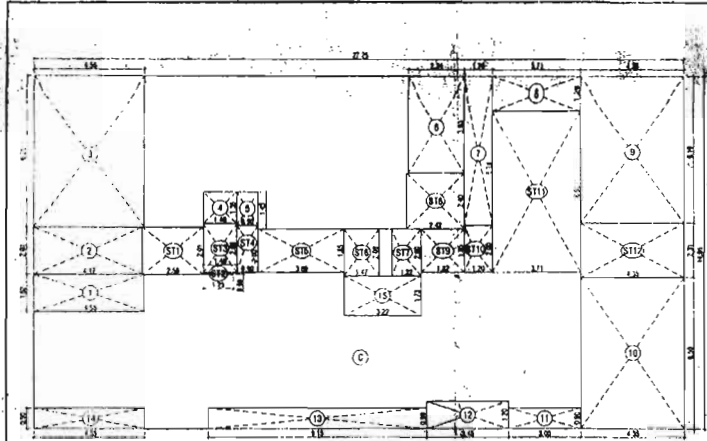
DATE FOR Z/E APPROVAL



BUILDUP REALINE DIAGRAM



TYPICAL FLOOR PLAN
11100 (FOR 8TH FLOOR)

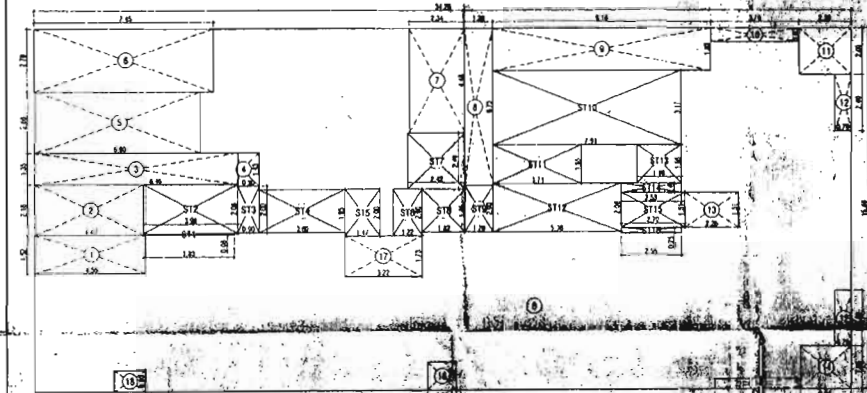


BUILT-UP AREA LINE DIAGRAM
1:100 (2ND FLOOR PLAN)

ROOM NO.	WIDTH	DEPTH	AREA
1	4.55	1.82	8.28
2	4.47	2.01	8.98
3	4.55	2.25	10.24
4	1.40	1.35	1.89
5	0.90	1.43	1.29
6	2.24	2.92	6.54
7	4.55	2.18	9.92
8	3.71	1.24	4.60
9	4.35	2.10	9.14
10	4.35	2.10	9.14
11	3.05	0.90	2.74
12	3.45	1.20	4.14
13	0.15	0.90	0.14
14	4.55	0.90	4.10
15	3.22	1.72	5.54
TOTAL			148.30

ROOM NO.	WIDTH	DEPTH	AREA
ST1	2.58	2.01	5.18
ST2	1.25	0.06	0.10
ST3	1.40	2.00	2.80
ST4	0.90	2.00	1.80
ST5	3.60	1.05	3.78
ST6	1.47	2.00	2.94
ST7	1.22	3.00	3.66
ST8	2.42	2.40	5.81
ST9	1.82	1.85	3.37
ST10	1.20	2.00	2.40
ST11	3.71	0.90	3.34
ST12	4.35	2.31	10.05
TOTAL STAIRS & LIFT AREA			69.26
TOTAL DEDUCTION			218.19
TOTAL PROPOSED BUILT UP AREA			188.11

FLOOR	AREA	PERCENTAGE	STAIRS & LIFT AREA	NET AREA
GROUND FLOOR	7.09	100%	0.00	7.09
1ST FLOOR	315.04	100%	0.00	315.04
2ND FLOOR	188.11	100%	0.00	188.11
3RD FLOOR	308.79	100%	0.00	308.79
4TH FLOOR	328.77	100%	0.00	328.77
5TH FLOOR	226.78	100%	0.00	226.78
6TH FLOOR	171.28	100%	0.00	171.28
TOTAL	1672.86		0.00	1672.86

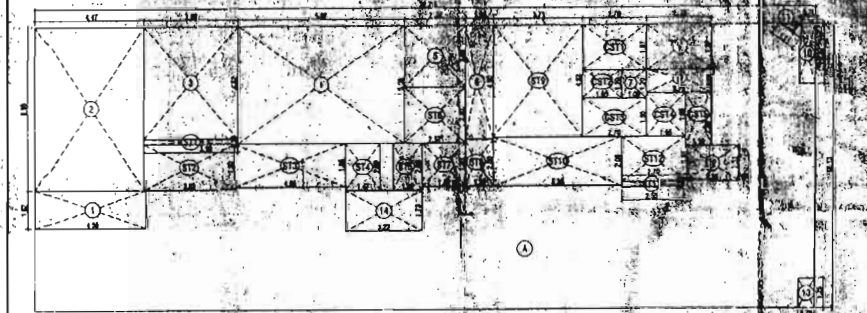


BUILT-UP AREA LINE DIAGRAM
1:100 (1ST FLOOR PLAN)

ROOM NO.	WIDTH	DEPTH	AREA
1	4.55	1.82	8.28
2	4.47	2.16	9.65
3	6.45	1.35	8.71
4	0.80	1.65	1.32
5	6.40	2.875	18.40
6	7.48	2.70	20.40
7	2.24	4.40	9.86
8	1.20	0.75	0.90
9	6.16	1.82	11.21
10	3.70	0.80	2.96
11	6.80	2.00	13.60
12	6.20	2.40	14.88
13	3.25	1.51	4.91
14	3.50	1.85	6.48
15	3.20	0.40	1.28
TOTAL			126.84

ROOM NO.	WIDTH	DEPTH	AREA
ST1	3.83	0.08	0.31
ST2	3.98	2.08	8.28
ST3	0.90	2.00	1.80
ST4	1.80	1.85	3.33
ST5	1.47	2.00	2.94
ST6	1.22	2.40	2.93
ST7	1.22	2.40	2.93
ST8	1.80	2.00	3.60
ST9	1.80	2.00	3.60
ST10	1.20	2.00	2.40
ST11	3.71	1.80	6.68
ST12	4.35	2.30	10.01
ST13	1.80	1.85	3.33
ST14	1.80	1.85	3.33
ST15	2.70	1.51	4.08
ST16	3.20	1.25	4.00
TOTAL STAIRS & LIFT AREA			77.00
TOTAL DEDUCTION			100.00
TOTAL PROPOSED BUILT UP AREA			126.84

FLOOR	AREA	PERCENTAGE	STAIRS & LIFT AREA	NET AREA
GROUND FLOOR	7.09	100%	0.00	7.09
1ST FLOOR	315.04	100%	0.00	315.04
2ND FLOOR	188.11	100%	0.00	188.11
3RD FLOOR	308.79	100%	0.00	308.79
4TH FLOOR	328.77	100%	0.00	328.77
5TH FLOOR	226.78	100%	0.00	226.78
6TH FLOOR	171.28	100%	0.00	171.28
TOTAL	1672.86		0.00	1672.86

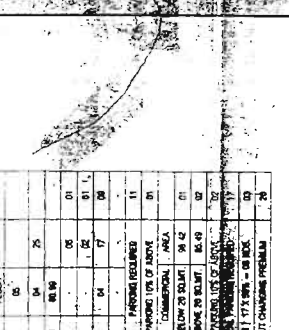
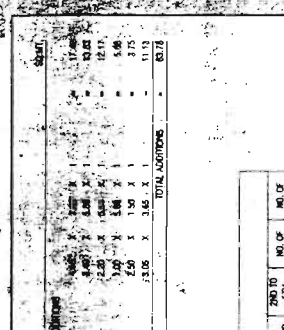
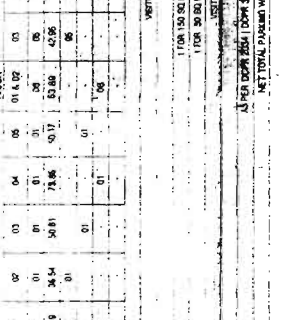
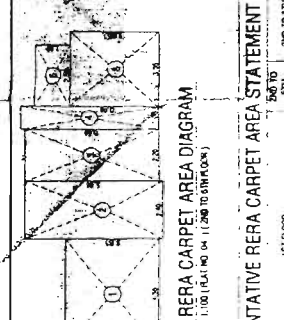
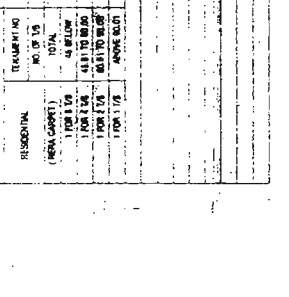
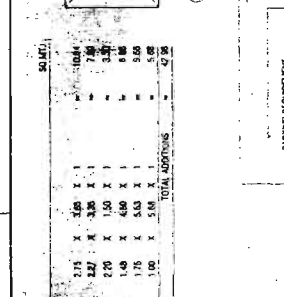
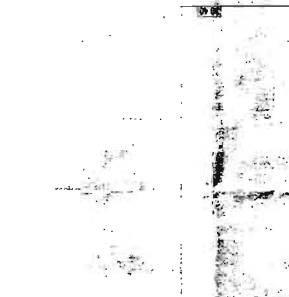
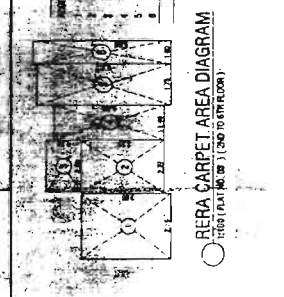
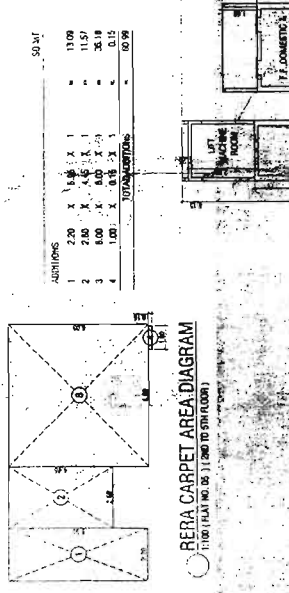
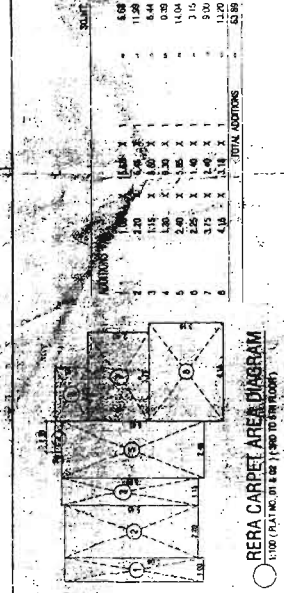


BUILT-UP AREA LINE DIAGRAM
1:100 GROUND FLOOR PLAN (SHOPS)

ROOM NO.	WIDTH	DEPTH	AREA
1	4.55	1.82	8.28
2	4.47	2.16	9.65
3	6.45	1.35	8.71
4	0.80	1.65	1.32
5	6.40	2.875	18.40
6	7.48	2.70	20.40
7	2.24	4.40	9.86
8	1.20	0.75	0.90
9	6.16	1.82	11.21
10	3.70	0.80	2.96
11	6.80	2.00	13.60
12	6.20	2.40	14.88
13	3.25	1.51	4.91
14	3.50	1.85	6.48
TOTAL			126.84

ROOM NO.	WIDTH	DEPTH	AREA
ST1	3.83	0.08	0.31
ST2	3.98	2.08	8.28
ST3	0.90	2.00	1.80
ST4	1.80	1.85	3.33
ST5	1.47	2.00	2.94
ST6	1.22	2.40	2.93
ST7	1.22	2.40	2.93
ST8	1.80	2.00	3.60
ST9	1.80	2.00	3.60
ST10	1.20	2.00	2.40
ST11	3.71	1.80	6.68
ST12	4.35	2.30	10.01
ST13	1.80	1.85	3.33
ST14	1.80	1.85	3.33
ST15	2.70	1.51	4.08
ST16	3.20	1.25	4.00
TOTAL STAIRS & LIFT AREA			77.00
TOTAL DEDUCTION			100.00
TOTAL PROPOSED BUILT UP AREA			126.84

FLOOR	AREA	PERCENTAGE	STAIRS & LIFT AREA	NET AREA
GROUND FLOOR	7.09	100%	0.00	7.09
1ST FLOOR	315.04	100%	0.00	315.04
2ND FLOOR	188.11	100%	0.00	188.11
3RD FLOOR	308.79	100%	0.00	308.79
4TH FLOOR	328.77	100%	0.00	328.77
5TH FLOOR	226.78	100%	0.00	226.78
6TH FLOOR	171.28	100%	0.00	171.28
TOTAL	1672.86		0.00	1672.86



TENTATIVE RERA CARPET AREA STATEMENT

PARAMETER/REQUIREMENT	1ST FLOOR					2ND TO 5TH FLOOR					TOTAL	
	NO. OF 1'S	NO. OF 2'S	NO. OF 3'S	NO. OF 4'S	NO. OF 5'S	NO. OF 1'S	NO. OF 2'S	NO. OF 3'S	NO. OF 4'S	NO. OF 5'S	NO. OF 1'S	NO. OF 2'S
RECOMMENDED (RERA CARPET)	01	01	01	01	01	01	01	01	01	01	01	01
TOTAL	7.19	36.54	50.81	75.86	93.17	53.80	42.96	53.73	86.98	96.94	05	01
10% BELOW	6.47	32.89	45.73	68.27	83.85	48.42	38.66	48.35	78.28	87.25	04	01
10% ABOVE	7.91	40.19	55.89	83.45	102.49	59.18	47.26	59.11	95.68	106.63	06	01
NET TOTAL	7.19	36.54	50.81	75.86	93.17	53.80	42.96	53.73	86.98	96.94	05	01

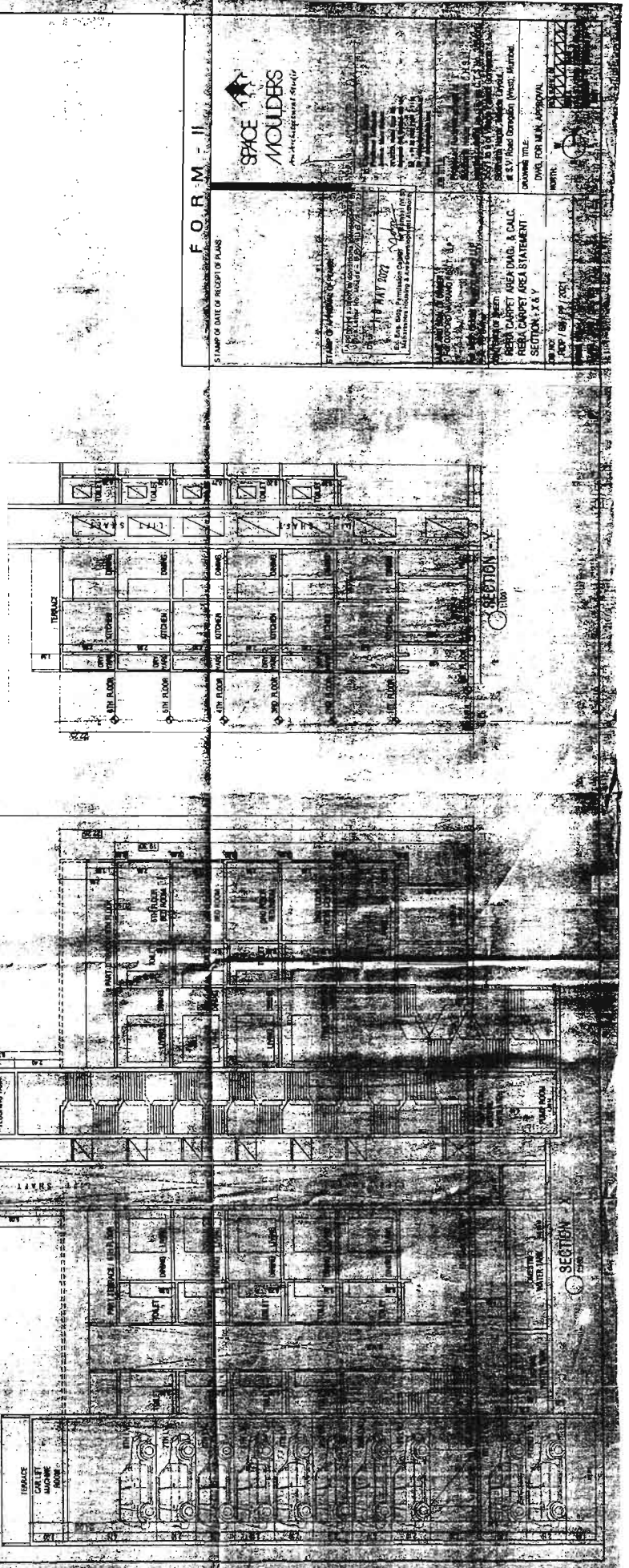
VERTICALS PARKING (NO. OF SPACES): 11

COMMERCIAL AREA: 21

10% BELOW: 10% BELOW TO SOLAT: 94.42

10% ABOVE: 10% ABOVE TO SOLAT: 106.63

NET TOTAL PARKING WITHOUT CHANGING PREMIUM: 11



FORM - II

SPACE MOULDERS
An-Implementation Group

DATE: 10/04/2022

PROJECT: RERA CARPET AREA STATEMENT

SECTION: X-X', Y-Y', Z-Z'

SCALE: AS SHOWN



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/012422/650239

मालिक का नाम एवं पता Oxford Navrang Realty LLP दिनांक/DATE: 16-03-2022
OWNERS Name & Address Shop No. 7, Charkop Shiv Sagar C.H.S Ltd, Mhada Layout, Kamla Industrial Park, Kandivali (West), Mumbai - 400067 वैधता/ Valid Up to: 15-03-2030

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 Government of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR 770(E) dated 17th Dec. 2020 for safe and Regular Aircraft Operations.

2) इस कार्यलय 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	JUHU/WEST/B/012422/650239
आवेदक का नाम / Applicant Name*	Aerodynamiks
स्थल का पता / Site Address	CIS No. 355(P), P. U. S. Department of Nav Nirmata Nagar, Goregaon (West), Mumbai - 400067, Urban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 09 40.03N 72 50 44.57E, 19 09 41.15N 72 50 44.62E, 19 09 41.22N 72 50 44.67E, 19 09 41.27N 72 50 44.76E, 19 09 41.29N 72 50 44.97E, 19 09 40.00N 72 50 45.24E, 19 09 41.28N 72 50 45.30E
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*	8.2 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	151.92 M (Restricted)

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

राष्ट्रीय मूल्य मंत्रालय पश्चिमी क्षेत्र पोर्टा कबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पारले ईस्ट
Mumbai-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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/012422/650239

3) 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 जायगी।

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 सैक्शन 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".

छ) कोई भी रेडियो/ टीवी एन्टीना, सैटेलाइट डिश, अरैस्टर, सीडिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपकरण परा 2 म ऊँचाई से ऊपर नहीं जानी चाहिए।

क्षेत्रीय कार्यालय, पश्चिमी क्षेत्र, पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई-400099 दूरभाष संख्या : 91-22-28300606
Regional Headquarters, Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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JUHU/WEST/B/012422/650239

f. No radio/TV Antenna, lightening 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 पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I। 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

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 कॉलोनी, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
GM (ATM) WIR
मुंबई- 400099

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





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमानपत्तन 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- I), 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.



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

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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JUHU/WEST/B/012422/650239

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	<p>गिरिश शर्मा, गिरिश शर्मा, GIRISH SHARMA सहायक महाप्रबंधक (ए.टी.एम.-डी.ओ.ए.डी.), प.प.वे. Asst. General Manager (ATM-DOA), W.R. सुभाष विमान, Dept. Of Airports, Maharashtra Airports Authority of India Mumbai-400099</p> <p>16/3/2022</p>
द्वारा तैयार Prepared by	<p>Ashok Tiwary 16/03/2022 Ashok Tiwary MGR(ATM)</p>
द्वारा जांचा गया Verified by	<p>Muhammed Shah. A 16/03/2022 AGM (ATM-DOAS)</p>

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	7146.9	10.69
Navi Mumbai	29974.6	308.67
Santa Cruz	7985.55	345.36
NOCID	JUHU/WEST/B/012422/650239	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

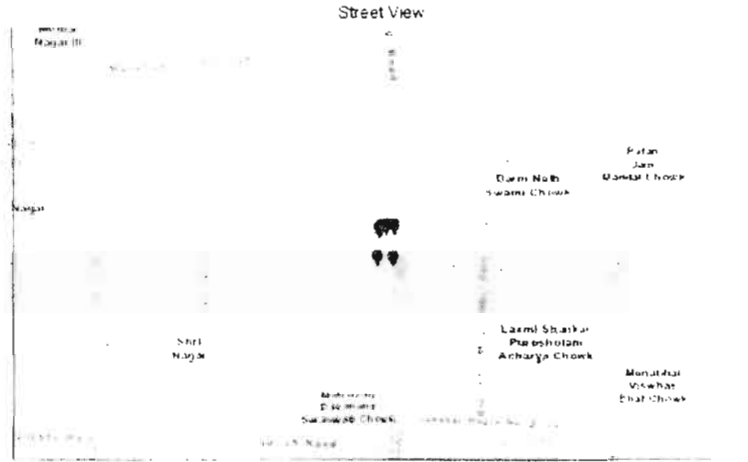
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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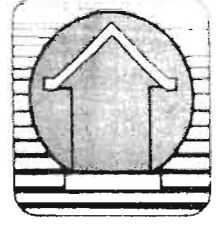
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-212/1697/2022
Date:- 08 JUL 2022

To,
The Executive Engineer (Western suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub : N. O. C. for Proposed Redevelopment of Existing Building No. 15. Known as Siddharth Nagar **Navnirmata** Co-op Hsg.Soc. Ltd. CTS No.355(Pt.) Siddharth Nagar, Goragaon, Mumbai -400 071
--- **NOC for 1st to 4th installment.**

Ref : 1) This office NOC letter No. CO/MB/REE/NOC/F-1123/1522/2008 dt. 19.03.2008
2) This office NOC letter No. CO/MB/REE/NOC/F-212/752/2015 dt. 29.06.2015.
3) Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-212/3249/2021, dated 29.12.2021.
4) This Office Change of Use letter No. CO/MB/REE/NOC/F-212/481/2022, dated 25.02.2022.
5) Society's letter received in this office on 28.01.2022 & dated 14.03.2022.
6) Society's Architect letter dtd. 06.04.2022.
7) IOA issued by Executive Engineer/B.P.Cell(W.S.) vide letter no. MH/EE/BP Cell/GM/MHADA-53/1116/2022 dtd. 18.05.2022.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotments of additional BUA allotted vide previous NOC and this NOC is as under:

- The NOC dated 19.03.2008 is issued for existing BUA of 968.64m² on plot area admeasuring 664.49m² (as per lease deed).
- The NOC dated 29.06.2015 is issued for additional BUA of 836.00m² (634.71m² residential use + 201.29m² commercial use) i.e. 1804.64m² as per 2.50 FSI - existing BUA of 968.64m² on plot area admeasuring 722.18m²(664.49m² Lease deed + 57.69m² Tit-Bit).

- iii) The offer letter dated 30.03.2017 is issued for additional Prorata BUA of 1943.36m² and subsequently revised offer letter is issued vide letter dated 17.02.2018 as per A.R.no. 6749 dt.11.07.2017. However, since the society has not paid the premium amount the validity(3 years) of the offer letter has expired.
- iv) The total built-up area of **5281.53m²**(i.e.968.64m² existing BUA + 836.00m²(i.e.634.71m² Residential use + 201.29m² Commercial use) additional BUA vide NOC dt. 29.06.2015 + 3476.89m²(i.e.3263.36m² Residential use + 201.29m² Commercial use) is offered vide offer letter dated 29.12.2021.
- v) As per Society's request letter for Change of Use from Residential to Commercial for 191.00 m² is issued vide letter dtd.09.03.2022.
- vi) Since, the Society has paid Full payment (First to Fourth instalment) i.e. 50% amount of premium as per Gov. GR. 14.01.2021 towards additional built up area of **3,476.89** m² (i.e. 3072.36m² residential use + 404.53m² Commercial Use) [i.e. 327.58m² in the form of additional BUA + 2,479.68m² Pro-rata BUA + 669.63m² Addl. BUA + 836.00m² vide N.O.C. dtd. 29.06.2015]. Hence **I.O.A. & Commencement certificate** shall be issued for total built up area of **5,281.53m²** [i.e.968.64m² existing BUA + 836.00m²(i.e.634.71m² Residential use + 201.29m² Commercial use) additional BUA vide NOC dt. 29.06.2015 + **3,476.89m²** (i.e.3072.36m² residential use + 404.53m² Commercial Use) (Proportionate to the Full payment (First to Fourth instalment paid by the Society as per letter under reference no.1 & 2)].

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
2. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

The built up area permitted as per statement below.

Sr.No	Built up Area	In m ²
1.	Area as per approved layout & approved IOA dt.18.05.2022.	722.18
2.	Total permissible BUA as offer letter dt. 29.12.2021	5,281.53
3.	Already allotted BUA vide NOC dtd. 29.06.2015 (i) Existing BUA 968.64 m ² (ii) Additional BUA 836.00 m ² (634.71 m ² Residential + 201.29 m ² Commercial)	1,804.64
4.	Total built up area permitted for obtaining I.O.A. <ul style="list-style-type: none"> • Existing BUA + Previously allotted 1,804.64m² • 3476.89 m² Additional BUA (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) permitted through this NOC. 	5281.53
5.	Total built up area permitted for obtaining Commencement Certificate <ul style="list-style-type: none"> • Existing BUA + Previously allotted 1,804.64m² • 3476.89 m² Additional BUA (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) (Proportionate to the full payment paid by the Society) <p>However further CC for above additional BUA 3476.89 m² Additional BUA (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) shall be issued only after the Tripartite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.</p> <p>Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 3476.89 m² Additional BUA (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) area for which 50% reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC. Further the Society / Developer shall have to display the list of prospective buyers on RERA website.</p> <p>The proposed plan submitted by Society/ Developer/ Architect showing earmarked BUA of 3476.89 m² Additional BUA (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) is attached herewith. (u)</p>	5281.53

6. It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.&A.D. Board will not be responsible in any manner.
9. The user of this construction under this NOC should be restricted to **RESIDENTIAL & COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Goregaon Division, Mumbai Board.
11. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
12. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer/ Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in earlier Offer letter, NOC letters will be applicable to the society.
16. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.

18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer /Goregaon Divn./ M.B. under intimation to this office.
19. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
20. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
21. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
22. All terms & conditions of lease deed and sale deed are binding on the society.
23. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
24. The proposal of issue of NOC for obtaining Occupation Certificate from EE, BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted alongwith the following documents / information.
 - a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
 - b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

- c) Photographs of the newly constructed building taken from various angles.
25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant/ Structural Engineer, registered with MCGM.
27. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer/ Mumbai Board is obtained and submitted to your Department by the applicant.
28. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
29. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I./ B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.
30. All the dues should be cleared by Society before applying for consent for Occupation Certificate.
31. This NOC is issued for the purpose of IOD/ IOA and Commencement Certificate for BUA of **5,281.53 m²** [i.e. Existing BUA + Previously allotted **1,804.64m²** + **3,476.89 m²** (i.e. **3072.36m²** residential use + **404.53m²** Commercial Use) (Proportionate to the Full payment (First to Fourth instalment paid by the Society as per letter under reference no.1 & 2)]

But further CC for above additional BUA 3,476.89 m² (i.e. 3072.36m² residential use + 404.53m² Commercial Use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society. *U*

32. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
33. The set of plans approved by E.E./BP Cell/ MHADA duly certified by the Architect should be submitted to this office before commencement of work.
34. The society will have to submit stability of the existing structure/ proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
35. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
36. The society will have to obtain approval for amended plans as and when the Society amends the plans.
37. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Siddharth Nagar, Goregaon layout.
38. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible
39. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.
40. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
41. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society
42. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.

43. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
44. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
45. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-).
46. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
47. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
48. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
49. All the other terms and conditions mentioned in the letters u/r no.1 & 2 shall remain same and will be binding on society.
50. The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area before asking for consent letter for Occupation Certificate.
51. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

52. Before applying for consent for Occupation Certificate the society shall have to submit the certificate from the perspective buyers and relevant documents reflecting that the stamp duty is paid by the developer for the 3476.89 m² (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) Built-up area for which 50% reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021.
53. The redevelopment work shall commence after getting demarcation fixed from the Executive Engineer/Goregaon Division, Mumbai Board.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

Encl. :- Proposed plan
(Draft approved by CO/MB)


(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

✓ **Copy to : The Secretary:-** Building No. 15, Known as Siddharth Nagar Navnirmata Co-op Hsg.Soc. Ltd, CTS No.355(Pt.) Siddharth Nagar, Goregaon, Mumbai -400 071.

Since, your Society / Society's Developer has availed the benefit of 50% reduction in premium charges for 3476.89 m² (i.e. 3072.36 m² for residential use + 404.53 m² for commercial) BUA as per GOM resolution dtd. 14.01.2021, it is binding on your society/ society's developer to pay the stamp duty of the perspective buyers of this BUA to the collector of stamps.

Copy to Architect : M/s Space Moulders, 281/2229, Motilal Nagar No.1, Shreerang Sable Marg, Goregaon (W), Mumbai -400 104 for information. .

Copy forwarded to information and necessary action in the matter to the: -

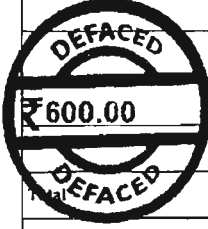
1. Dy. Chief Engineer (West)/ Mumbai Board for information.
2. Executive Engineer, Housing Goregaon Division.
 - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Copy to Architect / Layout cell / M.B.
4. Copy to Shri. Jadhav/Assistant for MIS record.



CHALLAN
MTR Form Number-6



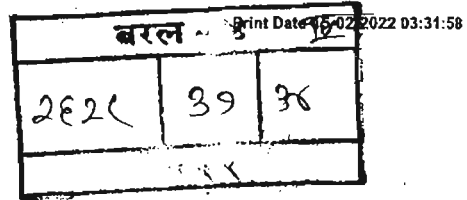
GRN	MH013054783202122E	BARCODE	[Barcode]		Date	14/02/2022-11:32:31	Form ID	48(f)
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4					Full Name	OXFORD NAVRANG REALTY LLP		
Location MUMBAI								
Year 2021-2022 One Time					Flat/Block No.	CTS NO 355 PART 1 TO 9		
Account Head Details				Amount In Rs.	Premises/Building			
0030045501 Stamp Duty				500.00	Road/Street	VILLAGE PAHADI GOREGAON WEST		
0030063301 Registration Fee				100.00	Area/Locality	MUMBAI		
					Town/City/District			
					PIN	4	0	0
					PIN	1	0	4
					Remarks (If Any)	SecondPartyName=GOREGON NAVNIRMATA CHS LTD-		
					Amount In	Six Hundred Rupees Only		
					Words	600.00		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572022021427148	CKS8183643
Cheque/DD No.					Bank Date	RBI Date	14/02/2022-11:24:33	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 7738301456
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-387-2628	0006360356202122	15/02/2022-12:06:16	IGR193	100.00
2	(IS)-387-2628	0006360356202122	15/02/2022-12:06:16	IGR193	500.00
Total Defacement Amount					600.00



387/2628

मंगळवार, 15 फेब्रुवारी 2022 1:03 म.नं.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 2628/2022

दस्त क्रमांक: बरल-4 /2628/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेचे मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

पावती: 2816

पावती दिनांक: 15/02/2022

अ. क्रं. 2628 वर दि. 15-02-2022

सादरकरणाचा नाव: गोरेगाव नवनिर्माता को ऑप हौ सोमा लि चे
चेअरमन विजय पी. जैन

रोजी 12:04 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण: 780.00

A.S. Patil

दस्त हजर करणाऱ्याची सही:

सह दु. नि. का-बोरीवली 4

सह दु. नि. का-बोरीवली 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 15 / 02 / 2022 12 : 04 : 33 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 02 / 2022 12 : 05 : 28 PM ची वेळ: (फी)

इतिहासपत्र

सदर दस्ताऐवज हा रोदीद्वारे
दाखल केलेला आहे. त्या
सोबत जोडलेल्या
कायदेशीर बाबीतेव्हा तरतुदीनुसारच नोंदणीस
संबंधित व्यक्ती, साक्षीदार व
दस्ताची सत्यता, वैधता
संबंधी जबाबदार राहतील.

A.S. Patil

A.S. Patil

लिहून देणे

A.S. Patil



बरल - 4		
2828	32	38
२०२२		



15/02/2022 12:38:17 PM

दस्त गोपवारा भाग-2

बरल-4

दस्त क्रमांक:2628/2022

दस्त क्रमांक:बरल-4/2628/2022

दस्ताचा प्रकार:कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा इमा
1	नाव:ऑक्सफर्ड नवरोज एज्युकेशन चें भागीदार परबत रामजी पटेल पत्ता:प्लॉट नं: ऑरिजिन नं: 7, माळा नं: -, इमारतीचे नाव: शिव मायार सिएचएम, ब्लॉक नं: कादिबली पश्चिम, मुंबई, रोड नं: सेक्टर - 1, चारकोप, महाराष्ट्र, मुंबई पिन नंबर:AAHFO7300A	पोवर ऑफ अटोर्नी होल्डर वय :-48 स्वाक्षरी -		
2	नाव:ऑक्सफर्ड नवरोज एज्युकेशन चें भागीदार रोहित परबत पटेल पत्ता:प्लॉट नं: ऑरिजिन नं: 7, माळा नं: -, इमारतीचे नाव: शिव मायार सिएचएम, ब्लॉक नं: कादिबली पश्चिम, मुंबई, रोड नं: सेक्टर - 1, चारकोप, महाराष्ट्र, मुंबई. पिन नंबर:AAHFO7300A	पोवर ऑफ अटोर्नी होल्डर वय :-26 स्वाक्षरी -		
3	नाव:गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि चे चेअरमन विजय पी. जैन पत्ता:प्लॉट नं: बिल्डिंग नं. 15, माळा नं: -, इमारतीचे नाव गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि, ब्लॉक नं: गोरेगाव पश्चिम, मुंबई, रोड नं: सिद्धार्थ नगर, एस. व्ही. रोड, महाराष्ट्र, मुंबई पिन नंबर:AAAAG6908Q	कुलमुखत्यार देणार वय :-47 स्वाक्षरी -		
4	नाव:गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि चे सेक्रेटरी निनीत के. गोमरी पत्ता:प्लॉट नं: बिल्डिंग नं. 15, माळा नं: -, इमारतीचे नाव: गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि, ब्लॉक नं: गोरेगाव पश्चिम, मुंबई, रोड नं: सिद्धार्थ नगर, एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन नंबर:AAAAG6908Q	कुलमुखत्यार देणार वय :-52 स्वाक्षरी -		
5	नाव:गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि चे डायरेक्टर आशा एस. बकाणी पत्ता:प्लॉट नं: बिल्डिंग नं. 15, माळा नं: -, इमारतीचे नाव: गोरेगाव नवनिर्माता को ऑप ह्री सोसा लि, ब्लॉक नं: गोरेगाव पश्चिम, मुंबई, रोड नं: सिद्धार्थ नगर, एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन नंबर:AAAAG6908Q	कुलमुखत्यार देणार वय :-56 स्वाक्षरी -		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे क्वल करतात.
शिक्का क्र.3 ची वेळ:15/02/2022 12:35:21 PM

ओळख:-

बालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:दिशा वामणकर
वय:49
पत्ता:चारकोप, कादिबली पश्चिम, मुंबई
पिन कोड:400067

- 2 नाव:सुरेशकुमार बकाणी -
वय:60
पत्ता:देणार प्रमाणे
पिन कोड:400104

शिक्का क्र. 4 ची वेळ:15/02/2022 12:37:16 PM

सह दु.नि.का-बोरीवली4

बरल - 4		
282	33	38
पटवितात 2022		



Payment Details.

Sl	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OXFORD NAVRANG REALTY LLP	eChallan	00040572022021427148	MH013054783202122E	500.00	SD	0006360356202122	15/02/2022
2	OXFORD NAVRANG REALTY LLP	eChallan		MH013054783202122E	100	RF	0006360356202122	15/02/2022
3		DHC		1502202203658	680	RF	1502202203658D	15/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2628 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumb print (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

वरल - ४		
२६२८	३४	३४
२०२२		

प्रमाणित करण्यात येते की, या दस्तऐवज... ३४... पत्ते आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-४, मुंबई उपनगर जिल्हा.



वरल-४/ २६२८ /२०२२
 प्रमाणित क्रमांक... क्रमांक.....वर
 दिनांक: १५/०२/२०२२

सह. दुय्यम निबंधक, बोरीवली क्र. ४, मुंबई उपनगर जिल्हा.



मु.नं.क्र.2

दस्तावेज क्र. मद्र.दु.नि. वोगीवली 4

16/02/2022

दस्तऐवज क्रमांक 2628/2022

नोंदणी

Regn:63m

गावाचे नाव : पी.एम.महाडीगोरेगांव

(1) विनिश्चाना प्रकार	कुलमुखत्यारपत्र
(2) मोवदना	0
(3) वाजान्भावाचा भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदाराने नमूद करावे.	1
(4) भू-मापन, पॉटॅन्सिमा व प्रक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: मद्र.दस्त.मुळ.दस्त.विक्रमणकारनामा बरन - 4/2627/2022 दिनांक: 15/02/2022 चे कूलमुखन्यागपत्र, इतर माहिती दस्तात नमुद केल्याप्रमाणे.....((C.T.S. Number : 355(PART) I TO 9 :))
(5) शेषफळ	1) 0 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या विद्वान देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव-गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि चे नेअरमन विजय पी. जैन बय-47, पत्ता-प्लॉट नं. विडिंग नं 15, माळा नं. - इमारतीचे नाव, गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि, ब्लॉक नं- गोरेगाव पश्चिम, मुंबई, गेड नं- मिद्वार्थ नगर, एम व्ही गेड, महाराष्ट्र, मुम्बई. पिन कोड -400104 पॅन नं-AAAAG6908Q 2). नाव-गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि चे नेअरमन विजय पी. जैन बय-52, पत्ता-प्लॉट नं विडिंग नं 15, माळा नं. - इमारतीचे नाव, गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि, ब्लॉक नं- गोरेगाव पश्चिम, मुंबई, गेड नं- मिद्वार्थ नगर, एम व्ही गेड, महाराष्ट्र, मुम्बई. पिन कोड -400104 पॅन नं-AAAAG6908Q 3). नाव-गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि चे नेअरमन विजय पी. जैन बय-56, पत्ता-प्लॉट नं विडिंग नं 15, माळा नं. - इमारतीचे नाव, गोरेगाव नवनिर्माणा को ऑप ड्री सोसा लि, ब्लॉक नं- गोरेगाव पश्चिम, मुंबई, गेड नं- मिद्वार्थ नगर, एम व्ही गेड, महाराष्ट्र, मुम्बई. पिन कोड -400104 पॅन नं-AAAAG6908Q
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव-ऑक्सफर्ड नववर्ग एलएनपी चे भार्गीदास पन्वन गमजी पटेल बय-48, पत्ता-प्लॉट नं. ऑफिस नं 7, माळा नं. - इमारतीचे नाव, शिव मागर मिण्चणम, ब्लॉक नं. कांदिवली पश्चिम, मुंबई, गेड नं. सेक्टर - 1, चारकोप, महाराष्ट्र, मुम्बई. पिन कोड-400104 पॅन नं- AAHFO7300A 2). नाव-ऑक्सफर्ड नववर्ग एलएनपी चे भार्गीदास पन्वन पटेल बय-26, पत्ता-प्लॉट नं. ऑफिस नं. 7, माळा नं. - इमारतीचे नाव: शिव मागर मिण्चणम, ब्लॉक नं- कांदिवली पश्चिम, मुंबई, गेड नं. सेक्टर - 1, चारकोप, महाराष्ट्र, मुम्बई. पिन कोड-400104 पॅन नं- AAHFO7300A
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2022
(10) दस्तऐवज केल्याचा दिनांक	15/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2628/2022
(12) वाजान्भावाचा प्रमाणे पट्टांक शुल्क	500
(13) वाजान्भावाचा प्रमाणे नोंदणी शुल्क	100
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

not given to the father, mother brother, sister or wife, husband, daughter, son, grandson, granddaughter or such other persons.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेत पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easly

It is necessary to update Relevant records of Property/ Property tax after registration of document
Details of this transaction have been forwarded by Email (dated 15/02/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, **GOREGAON NAV NIRMATA CO-OPERATIVE HOUSING SOCIETY LTD**, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 and Rules thereunder bearing registration no. **BOM/HSG/ 7617** having its registered office at Building No. 15, at Siddharth Nagar No. 3, S.V Road, Goregaon (West), Mumbai - 400 104, through its duly authorized Managing Committee Members / Office bearers i.e. (i) Shri. Vijay P. Jain (Chairman), (ii) Shri. Nitin K. Gogri (Hon. Secretary), (iii) Smt. Asha .S. Vakani

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(Treasurer), all Adults, Indian Inhabitants of Mumbai, duly authorized by Resolution dated 31/12/2021, SEND GREETINGS:

A.S. M.Kami

WHEREAS :

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W. P. Patel

A. The said Society is well and sufficiently seized and possessed of or well and sufficiently entitled on a leasehold basis for a lease of period of 99 years, to all that piece or parcel of land bearing CTS No. 355 (Part) (1 to 9) and Survey no. 7 corresponding to village Pahadi, Goregaon (West), Taluka Borivali, within the registration sub district of Bandra and district of Brihanmumbai, admeasuring about 664.49 Sq. meters together with structure thereon bearing building No. 15 consisting of ground plus (3) storey structure (hereinafter referred to as "the said Building") now popularly known as 'GOREGAON NAVNIRMATA CO-OF HSG SOC LTD (hereinafter referred to as "the said Society") standing thereon situate lying and being in Revenue Village Pahadi Goregaon & Taluka Borivali, in the Mumbai Suburban District at Mumbai (hereinafter referred to as "the said Property" for the sake of brevity), and more particularly described in the Schedule hereunder written.

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B. We are desirous of redeveloping the said Society Property by demolishing the said Building and constructing a new building in its place;

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W. P. Patel
W. P. Patel

C. By an Agreement for Redevelopment dated 15/02/2022 and the said Agreement for Redevelopment is registered with the Sub-Registrar of Assurances, Mumbai at Serial No BRL-4/2627/2022. (hereinafter referred to as "the Development Agreement"), we have agreed to grant development rights to OXFORD NAVRANG REALTY LLP. (hereinafter referred to as "the Developer"), a Limited Liability Partnership firm, incorporated under the Limited Liability Act, 2008, having its registered office at 7, Shiv Sagar CHS, Sector-1, Charkop, Kandivali (West), Mumbai-400 067, through its Partners (i) SHRI. PARBAT RAMJI PATEL and (ii) ROHIT

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PARBAT PATEL("the Designated Partners of the Developer"),for valuable consideration and on the terms and conditions mentioned therein;

(A) In the course of development of the new building to be constructed on the said Property, the Society as the Owner of the said Property, may be required to be represented before different bodies, authorities and/or officers for obtaining sanctions / permissions and/or otherwise concerning the said Property and in the circumstances, at the request of the Developers, we have agreed to execute this Irrevocable Power of Attorney we have agreed to execute and deliver a Power of Attorney in favor of the Designated Partner/s of the said Developer i.e. **OXFORD NAVRANG REALTY LLP.**, including but not limited to get the plans sanctioned and approved by theMHADA Authorities / Municipal Corporation for Greater Mumbai / in respect of the redevelopment of the said Property and other appropriate authority and to start construction on the said Property;

(B) We, therefore, propose to appoint the Designated Partners of the said Developer, i.e., **OXFORD NAVRANG REALTY LLP** i.e. (1) **SHRI PARBAT RAMJI PATEL** and (2) **SHRI ROHIT PARBAT PATEL**, to jointly and/or severally do and execute the following acts, deeds, matters and things in name of Society and for and on our behalf of the Society which the said Attorneys have consented to do at their own cost, charges and expenses.

NOW KNOW YE ALL AND THESE PRESENT WITNESSETH that we (i) Shri. Vijay P. Jain (Chairman), (ii) Shri. Nitin K. Gogri (Hon. Secretary), (iii) Smt. Asha Vakani (Treasurer) Committee Members of **GOREGAON NAV NIRMATA CO-OPERATIVE HOUSING SOCIETY LTD.**, do hereby jointly nominate, constitute and appoint (1) **SHRI PARBAT RAMJI PATEL** and (2) **SHRI ROHIT PARBAT PATEL**("the said Attorneys")to be our true and lawful Attorneys to jointly and or severally do all acts

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and things in respect of the said Property, and for the purpose aforesaid, we hereby confer upon the said Attorneys, the following powers and authorities:

1. To deal with and/or correspond in our name and on our behalf with the MHADA Authorities / Municipal Corporation of Greater Mumbai and including all the departments or officers or any other officer or authority in connection with, or relating to, or touching to the said immovable Property described in the Schedule hereunder in terms more particularly mentioned in the Development Agreement and in particular to do the following acts, deeds, matters and things namely:

i. To apply for in our name and on our behalf and obtain sanction of the building plans, to revise and to amend, the plans for the building on the said Property more particularly described in the Schedule hereunder written, in terms more particularly mentioned in the Development Agreement;

ii. To apply in our name and on our behalf for and obtain the Commencement Certificate, full occupation certificate and/or completion certificate in respect of the building/buildings to be constructed and completed on the aforesaid immovable Property described in the Schedule hereunder written; and

iii. To deal with the Assessment Department of the MHADA Authorities / Municipal Corporation of Greater Mumbai and to dispose of and deal with all matters including the transfer of the in our name in connection with the assessment of the aforesaid immovable Property more particularly described in the Schedule hereunder written.

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2. To sign all application, writings, papers, undertakings, Indemnities terms and conditions as may from time to time be required by the MHADA Authorities / Municipal Corporation of Greater Mumbai for any of the purposes mentioned hereinabove or as may be necessary or required from time to time at their own costs.

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3. To make necessary Applications, file Affidavits, Petitions and/or to initiate revenue proceedings before the Authorities concerned for obtaining permission for redevelopment of the aforesaid Property.
4. To submit necessary Application, Writings, Undertakings and other Documents as may be required in accordance with the prevailing Rules and Regulations for obtaining other requisite permissions etc., redevelopment of the aforesaid Property.
5. To pay the necessary deposit or security fee or any other amount that may be required to be deposited or paid to the MHADA Authorities / Municipal Corporation of Greater Mumbai or any other concerned authority and also to apply for the refund thereof and receive the sums and pass the receipt for the same as and when occasions arises in respect of the scheduled Property hereunder written.
6. To Sub-Divide the said Property or Amalgamate with any other Property and/or Properties subject to Developer taken express consent of the Society in writing, for applying for rectification of area, if required, and to submit the lay out plans or sub-division plan or plans of amalgamated properties, and thereafter to submit proposals for re-development of the said Property, whether alone or after sub-division or amalgamation of the said Property with other properties as the said Attorneys may think fit and proper and get the same duly approved from the MHADA / Municipal Corporation of Greater Mumbai, Collector or other authorities concerned.
7. To make and prepare and/or cause to be made and prepared and to submit all such plans, specifications and designs and/or alternative in the existing plans and/or specifications, in terms of the said Development Agreement, as may be necessary required for approval and advisable for the purpose of constructing the buildings on the said ownership Property to the competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the service of any Architects, Engineers or any other person or a party as may be necessary or advisable.

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8. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the said Property in accordance with the sanctioned plan and specifications and so far as any construction work is concerned to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Town Planning Authorities and/or Police Authorities and/or any other competent authorities for the time being are strictly observed.
9. To carry out correspondence, negotiations and to settle with all concerned authorities and bodies including the Government of Maharashtra, all its departments, Municipal Authorities and/or Town Planning Authorities, Railway Authority and/or the Competent Authority under the Urban Land (Ceiling and Regulation) 1976, in connection with the Sub-Division and/or obtaining of N.O.C. for the Development of the said Property subject to Developer taken express consent of the Society in writing for the same.
10. To deal and correspond with the Adani Powers, Or any other electric company and any Gas company and also any communication, for obtaining electrical, gas and communication connection or connections including making or putting up a sub-station for and/or in respect of or relating to the said building/ buildings which will be constructed hereafter on the said immovable Property described in the Schedule hereunder written and for that purpose to sign all letters, applications, undertakings, agreement, lease, deeds, terms and conditions etc. as may from time to time be though necessary or as may be required by the concerned authorities.
11. To appear and represent us before any and all concerned authorities, and parties as may be necessary required or advisable for or in connection with the development of the said ownership Property and to make such Agreements and arrive at such arrangements as may be conclusive for development of the said immoveable Property.
12. To represent us before the State Government, Revenue Commissioner, Collector, Tahsildar, City Survey Officer, Talati and other Revenue Authorities, Authorities of MHADA, Authorities of the Municipal Corporation of Greater Mumbai (MCGM), Town

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Planning, Urban Development and other Departments of Government of Maharashtra authorities under Urban Land Ceiling & Regulation Act, 1976 Civil Aviation and Airport Authorities PWD, Fire Department and other authorities of Government of India and any Public Bodies and authorities in respect of the said Property for the purpose of development and/or redevelopment of the said Property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required, at their own cost, charges and expenses and to generally to represent us before all concerned authorities for the purpose of obtaining all necessary Orders and Permissions.

13. To carry on correspondence in our name and appear on our behalf before MHADA Authorities - Bomsa, Municipal Corporation, CEO, Competent Authority, Government Authority, Semi-Government Authority Government of Maharashtra, Collector of Bombay, Metropolitan Regional Development Authority, Town Planning, under Urban Land Ceiling Regulation) Act, 1976 and/or sub-division, and/or development thereof.
14. To appoint Architect, Engineers, Supervisors, Workmen, Advocates, Counsel and other persons as desired by the said Attorneys for plans, approval or any other matters connected therewith on such terms and conditions and on payment of fees and remuneration to them by the said Attorneys may deem fit
15. To prepare, sign and submit plan duly approved by us (as per the term mentioned in the Development Agreement) for construction of the building to be constructed on the said Property to the MHADA Authorities, Mumbai Municipal Corporation or any other Authority concerned and to have the same sanctioned and to apply for the same plans that may have already been passed and/or sanctioned and/or otherwise howsoever to get the same approved and to submit Applications to the Cement / Steel Controller for obtaining Cement and Steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof, and to represent us before the government, MHADA Authority, Mumbai Municipal Corporation, Collector of Mumbai or other public authorities or any other appropriate Authority in all matters in connection with the said sub-division and/or development.

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16. For the purposes to handover any area free of costs to the MHADA Authority or Mumbai Municipal Corporation, from the said Property, subject to Developer taken express consent of the Society in writing, if the same is comprised under Road Widening Scheme and/or other reservations as per development plan of the Town Planning Authority and/or for the same is under set-back and/or other reserved purposes and in view thereof to take the benefit of the F.S.I., T.D.R., benefits of road widening, benefits of shifting, and such other benefits arising out of the development of the said Property, and permitted by the Authority and for the purpose to sign and execute any Agreement, Conveyance, Deed of Transfer or Deed of Exchange and/or all Authorities and to lodge the said document with the Sub-Registrar of Assurance and admit execution thereof.

17. If so required to appear before the Superintendent of Stamps and/or the Collector of Stamps and make necessary correspondence in respect of the Development Agreement in favor of the said Developer in respect of the said Property.

18. To enter into Agreement with the Members of the said Society for development and/or surrendering the said premises of the said Property, as our Attorneys may in his discretion think fit.

19. To make necessary applications under the Urban Land (ceiling and Regulation) Act 1976 in our name and on our behalf for obtaining the permission for exemption, transfer or otherwise of the said Property more particularly described in the schedule hereunder written and for development or redevelopment thereof and for that purpose to submit such applications, writings, application, undertaking affidavits etc. as may be required or prefer appeal from the order of the competent authority. To proceed with the development of the said Property including construction of boundary walls and to comply with all the terms of the building plans, I.O.D., Commencement Certificate etc. And for that purpose, if required to hand over and/or surrender and/or transfer, portion of the said Property falling to the set back or under reservation to the MHADA

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Authority / Municipal Corporation of Greater Mumbai, to take charge of the said Property by taking possession thereof, to handover the possession to MHADA Authorities, Mumbai Municipal Corporation, and to carry out all such correspondence and activities arising out of handing over and taking over the possession with regard to the setback area and to comply with Municipal regulations or to any other authorities concerned and to apply and to obtain in lieu thereof, the compensation and/or F.S.I on the remaining portion of the said Property by constructing building/buildings thereon.

20. To approach the Government of Maharashtra in all its Departments as also the MHADA Authorities / Municipal Corporation of Greater Mumbai and all other concerned Authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regard to carrying out the construction of the said building/s and completion thereof and for obtaining Occupation and Building/s Completion Certificate in connection with the running and establishing Units therein.
21. To make and submit all Applications, Petitions, submissions and Appeals and to carry our correspondence with the appropriate Authorities or Officers concerned for redevelopment of the said Property.
22. To deal with all the Authorities concerned and to make necessary payments and deposits in connection with the said Property and/or development thereof and/or construction work to be carried out thereon and/or otherwise howsoever in connection therewith and also to receive from the Authorities concerned and give proper receipt and discharge for the same.
23. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said Property.
24. To execute Agreement for Sale of flats in the aforesaid property as per plan or let, sublet, grant leave and license or lease any such flats/free sale premises duly constructed by the Developer, as more particularly mentioned under the Development

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Agreement, from month to month or for any term or terms of years and upon such conditions as the said Attorneys shall think fit and to lodge the said document with the Sub-Registrar of Assurances and admit execution thereof.

In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and receive compensation and/or final plots allotted to us in any Scheme.

25. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said Property, till handover the said new building to the Society, after obtaining the full O.C.
26. To declare and affirm all Plaints, Written Statements, Applications, Petitions, Affidavits and other necessary documents and to appear before any Judge, Court, Judiciary and Non-Judiciary inquiry Magistrate or other Officer, MHADA, Municipal Authorities, Railway Authority, Police, Revenue Stamp, Public work and/or registration authorities and other competent authorities empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to the said redevelopment project or in which we may be interested as also to accept Writ of Summons, process, notices, sign Vakalaktanama, Authority Letters etc.
27. To make Application for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such Applications, Affidavits, Undertakings, Indemnity Bonds and such documents etc. as may be required to represent before the concerned Authorities, MHADA Authorities, Municipal Authorities, Government, Semi-Government, City Survey Officer, MCGM, Collector and other competent authorities and to receive the same and make payments for such permits, quotas, etc.

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28. To employ and/or engage Architects, R.C.C. Specialists, Plumbers, Clerks or servants, at their own cost, charges and expenses and do any of the acts, deeds and things herein contained and/or the discharge any such Architects, clerks or servants etc.
29. To represent before the City Survey Office for issuing necessary N.O.C. for the amendment of Property and Land Revenue Record for the aforesaid Property.
30. To pay all outgoings in respect of the said Property during the period of construction and till the entire project has been fully completed and obtained the full O.C.
31. To execute Deed of Indemnity or Assurances in one or more sets in respect of the aforesaid development of the said Property.
32. To receive any compensation or any transfer of development rights or any alternate or options provided by municipality or land revenue authority or collector and to give necessary receipts of discharge forms for the same against the development of the said Property.
33. To dispose of either on ownership basis or tenancy basis and in their own names or in the name of their nominees on ownership basis the said Units etc., save and except the Members Area / New Premises, as more particularly mentioned under the Development Agreement, to be constructed on the said Property to the persons of their own choice and at the price and on the terms and conditions as may be fixed by the Developers and to appropriate the sale proceeds thereof for themselves without in any way being accountable for the same to the owners, provided in the Agreement itself to be entered into by the Developers with the prospective allottees. It shall be made abundantly clear that the transaction is and shall be only on the basis of inter se arrangement and contractual arrangement between the Developers and the said allottees and the Power of Attorney so granted does not in any way authorize or cause any obligation on the Owners regarding the fulfillment of any obligations undertaken by

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the Developers in respect of the said transaction between the Developers and the said allottees.

34. To enter into Agreement for Sale of the said Units, save and except the Members Area / New Premises, in the said proposed building to be constructed on the said Property on ownership basis under the provisions of the Real Estate (Regulation and Development) Act, 2016("the RERA Act") and the Rules and Regulation framed thereunder, from time to time, provided however.
35. To put the Purchaser/Allottees of the tenements/premises/shop etc. in physical possession, after putting first all the Members of the Society in possession of their new premises.
36. To appoint Architects, Surveyors, Engineers, and RCC specialists to prepare building plans and layout plans for development of the said Property.
37. To get plans of the proposed buildings to be constructed on the said land prepared in accordance with the bye-laws, rules and regulations of the Municipality, MHADA, the Town Planning Authorities and other concerned Authorities and submit the same to the said Authorities for approval and from time to time modify, amend and revise the said plans, save and except the Members New Premises Area, Layout, location, floor, etc., as per the terms more particularly mentioned in the Development Agreement, as required under the law.
38. To apply for and obtain necessary permissions, approvals, certified copies etc. from the Government of Maharashtra and/or any other Public Authority and/or Mamlatdar and/or Talati and City Survey Officers in respect of the said Property.
39. To approach the various Authorities including MHADA, Municipality for obtaining various approval and service connections for the said land and/or the proposed

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buildings to be constructed thereon and to give necessary undertaking and declaration for the same.

40. To obtain and give rights of way, access, right to lay drains, water mains, electric cables, telephone and telegraph cables etc., underground and/or overhead as the case may be and for that purpose to obtain, give, sign, execute and deliver all deeds, agreements, writings etc., as may be necessary.
41. To deal and correspond with the Adani Energy or any other electric supplier for obtaining electric connection including making or putting up, a sub-station, if required, in such portion of the said Property as may be required by Adani Energy for and/or in respect or relating to the said building and for such purpose to sign all letters, applications, undertakings, terms and conditions etc. as may from time to time be necessary or as may be required by the concerned authorities.
42. In the event any defects or errors are noticed in any of the documents, instruments, writings that may be made and executed by said Attorney, then and in such event to make, sign, execute and delivery Deeds of Rectification or otherwise to carry corrections in the original documents and instruments.
43. For all or any of the purpose and powers, authorities and discretions conferred by these presents, to use and sign in our names or in which we are or may be in anywise interested or to use and sign their names as the Attorneys shall think fit.
44. To do all other acts, deeds, matters and things which may be necessary to be done in respect of said Property and which is not covered under these presents and for also rendering these presents valid and effectual to all intentions and purposes according to Laws and customs of India.
45. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted

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A.S. Wkuni



we hereby declare that the powers hereby granted shall not in any case deemed to revoke any power of authorities heretofore given to us to our Attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not certain or precisely or defined which in the course of the business may be, the Attorneys be deemed to be requisite or expedient to be done or performed.

46. AND We hereby declare that all and whatever our said Attorneys shall do or cause to be done in pursuance of this Power of Attorney shall be at the risk and cost, charges and expenses of our said Attorney and the donee or donees of the power of hereof shall indemnify or cause to be indemnified the donors before, against all actions claims and demands arising by reason of or virtue of this power, and the present Power of Attorneys executed by us in favor of our Attorneys. This Power of Attorney shall be valid as per the terms and conditions of the Development Agreement and shall be in force till the validity of the said Development Agreement.
47. AND we, the abovenamed (i) Shri. Vijay P. Jain (Chairman), (ii) Shri. Nitin K. Gogri (Hon. Secretary), (iii) Smt. Asha Vakani (Treasurer) Committee Members of GOREGAON NAV NIRMATA CO-OPERATIVE HOUSING SOCIETY LTD. do hereby for and on behalf of GOREGAON NAV NIRMATA CO-OPERATIVE HOUSING SOCIETY LTD. undertake to ratify whatever the said Attomeys appointed by them under the power in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

IN GENERAL, to do all acts, things, matters, deeds which may be necessary, preserving, protecting and defending our rights in the said Property, as fully and effectually in all respects as we ourselves could do if personally present.

विकास
Gogri

14
A.S. Vakani

बरल - ४		
२६२६	१६	३०
२०२२		



THE SCHEDULE ABOVE REFERRED TO:

(Description of "the said Property")

ALL THAT piece or parcel of land or ground bearing and CTS No. 355 (Part) (1 to 9) and Survey no. 7 of village Pahadi, Goregaon (West), Taluka Borivali, within the registration sub district of Bandra and district of Brihanmumbai, admeasuring about 664.49 Sq. meters now popularly known as 'GOREGAON NAVNIRMATA CO-OP HSG SOC LTD standing thereon situate lying and being in Revenue Village Pahadi Goregaon & Taluka Borivali, in the Mumbai Suburban District at Mumbai and bounded as follows:

On or towards East : S.V. Road
On or towards West : 30 Ft. Road
On or towards South : Building No. 14
On or towards North : 30 Ft. Road

IN WITNESS WHEREOF, we the abovenamed(i) Shri. Vijay P. Jain (Chairman), (ii) Shri. Nitin K. Gogri (Hon. Secretary), (iii) Smt. Asha Vakani (Treasurer) Committee Member of GOREGAON NAV NIRMATA CO-OPERATIVE HOUSING SOCIETY LTD. have hereunto set our hands to

वजयप.जैन Gogri

15

वजयप.जैन

अ.स.वकानी

बोरल - ४ IV		
२६२८	१०	३०
२०२२		

बरेल - ४ IV
 2826 96 36
 2022



this writing on this 15th day of February 2022.

THE COMMON SEAL OF)

the within named "SOCIETY", the party of)

First Part :

**GOREGAON NAV NIRMATA
 CO-OPERATIVE HOUSING SOCIETY LTD**



Vijay P. Jain



has been hereunto affixed pursuant)

to a resolution of its General Body

Passed at its Special General Body

meeting held on 31/12/2021 by



[Signature]



i) Shri. Vijay P. Jain (Chairman),

(ii) Shri. Nitin K. Gogri (Hon. Secretary),

(iii) Smt. Asha S. Vakani (Treasurer)



A.S. Vakani



Member in the presence of)

Before me,

Countersignature of the Attorney holders :
 OXFORD NAVRANG REALTY LLP THROUGH
 (1) (PARBAT RAMJI PATEL) ITS PARTNER

For OXFORD NAVRANG REALTY LLP

[Signature]
 Partner



(2) (ROHIT PARBAT PATEL)

Partner

Identified by me :

[Signatures]

For OXFORD NAVRANG REALTY LLP

[Signature]
 Partner



[Fingerprint]

Goregaon Nav Nirmata Co-op.Housing Society Limited

Registration No.Bom/HSG/7617 Dt.28-5-1981

Bldg.No.15, Siddharth Nagar NO.3, Nav Nirmata, S.V Road, Goregaon (West), Mumbai - 400 104.



Date: _____

Dated: 02-February-2022

Respected Concern,

34th Annual General Meeting was held on 31st December 2021 at 9:00 pm, quorum was formed and meeting started at 9:30 pm.

It is unanimously resolved by the present members in the AGM, that committee members are approved to sign the Development Agreement and POA

Proposed by Mr R N Rander

Seconded by Mr S M Mehta

Name of the Committee members with designation are mentioned below

Chairman - Mr Vijay Parasmal Jain

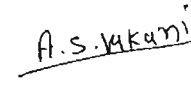
Secretary - Mr Nitin Kuverji Gogri

Treasurer - Mrs Asha S Vakani

FOR GOREGAON NAV NIRMATA CO-OP. HSG. SOCY. LTD.


(CHAIRMAN)


(SECRETARY)


(TREASURER)



बरल - ४		
२६२८	१९	३०
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बन् १५ IV		
2822	20	36
२०२२		



For GOREGAON NAVNIRMATA C.H.S. LTD

A.S. YKANI
CHAIRMAN SECRETARY TREASURER



For GOREGAON NAVNIRMATA C.H.S. LTD

[Signature]
CHAIRMAN SECRETARY TREASURER



For GOREGAON NAVNIRMATA C.H.S. LTD

[Signature]
CHAIRMAN SECRETARY TREASURER

बॉरल - ४		
2826	29	38
२०२२		



बरां - ४ IV		
2822	22	38
२०२२		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFPJ6636A

नाम / NAME
VIJAY PARASMAL JAIN

पिता का नाम / FATHER'S NAME
PARASMAL JAIN

जन्म तिथि / DATE OF BIRTH
09-07-1974

हस्ताक्षर / SIGNATURE

ऑपरेटर संकेत (कंप्यूटर ऑपरेटर)
 Computer Operator (Computer Operations)

Vijay Parasmal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFYPG4388Q

नाम / NAME
NITIN KUVARJI GOGRI

पिता का नाम / FATHER'S NAME
KUVARJI HANSRAJ GOGRI

जन्म तिथि / DATE OF BIRTH
1969

हस्ताक्षर / SIGNATURE

ऑपरेटर संकेत (कंप्यूटर ऑपरेटर)
 Computer Operator (Computer Operations)



Nitin

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या / Permanent Account Number
BGDRV8674E

नाम / Name
ASHISH KUMAR

पिता का नाम / Father's Name
BABUBHAI HARSHANBHAI RATHOD

हस्ताक्षर / Signature

A.S. Khemi

बरल - ४ IV		
282	23	38
२०२२		



बरल - ४		
२६२८	२००	३४
२०२२		

15/01/2022

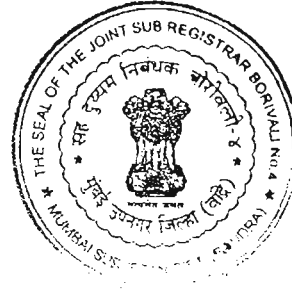
To Whom It May Concern

This Is Certify That Mr. Parbat Ramji Patel And Mr. Rohit Parbat Patel Is Authorized To Sign And Execution Registration Of Development Agreement And Power Of Attorney Relating To Redevelopment Of Building Goregaon Nav Nirmata Co-Op. Housing Society Limited situated at Bldg. No. 15, Siddharth Nagar No.03, Nav Nirmata , S. V. Road, Goregaon (West) , Mumbai - 400104.

For OXFORD NAVRANG REALTY LLP

W. Ramji
Partner

R. Parbat
Partner



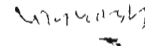
बरल - ४ IV		
२६२८	२५	३०
२०२२		



बर्खा - ४		
२६२८	२६	३४
२०२२		

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAHFD7300A
 नाम / Name
OXFORD NAVRANG REALTY LLP
 पंजीयन संख्या / PAN No.
 Serial Identification Number
021EU2021

For OXFORD NAVRANG REALTY LLP


 Partner


 Partner



भारत सरकार Government of India
 एकमात्र मान्यता प्राप्त निकाय Unique Authorized Authority of India
 पारबत रामजी पटेल Parbat Ramji Patel
 जन्म तिथि/DOB: 02/05/1973
 लिंग MALE
 Address: Deskop Jinyo CHS LTD-A-104 Plot No. 11, Sector 8, Charkop, Kandivli West, Mumbai, Maharashtra - 400067
9511 9201 1675
 VID : 9100 5678 7472 2407
 माझी आधार, माझी ओळख

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PATEL PARBAT RAMJI
RAMJI PATEL
 02/05/1973
 Permanent Account Number
AAHPP7209F
 11/01/2022

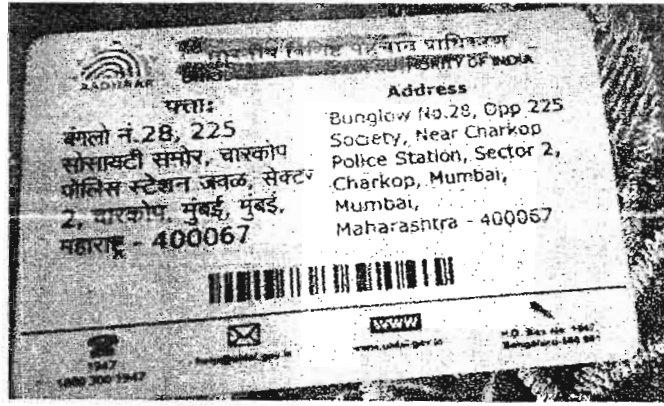
बरल - ४		
2822	20	38
२०२२		

माझी आधार

भारत सरकार Government of India
 राष्ट्रीय पहचान पहचान प्राधिकरण Unique Identification Authority of India
 पारबत रामजी पटेल Parbat Ramji Patel
 जन्म तिथि/DOB: 13/05/1965
 लिंग MALE
 Address: Flat No. 1301, Plot No. 20 Navrang Heights, Virar CHS, RSC 25, Next to MTNL Office, Sector 8 Charkop, Kandivli West, Mumbai, Maharashtra - 400067
4093 8094 6184
 VID : 9102 0983 0917 8242
 मेरी आधार, मेरी पहचान

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ROHIT PARBAT PATEL
PARBAT RAMJI PATEL
 13/05/1965
 Permanent Account Number
CIPPP6886C





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बरल - ४		
2822	22	38
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भारत सरकार
GOVERNMENT OF INDIA



भुरगकुमार परथोल्लम वकानी
Sureshkumar Parsiantam Vakani
DOB: 19-10-1963
Gender: Male



9074 1519 5147

आम आदमी का अधिकार

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एनएनडीए
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
Room No 470 Building No 15
Navnirmata Chsl, S V Road, Opp
Jawahar Nagar Hall, Siddharth
Nagar 3, Goregaon (west), Motilal
Nagar, Mumbai, Maharashtra,
400104



1947
:800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 194
Bangalore-562 004

बरल - ४ IV		
२९२६	२२	३४
२०२२		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1502202203658

Receipt Date 15/02/2022

Received from OXFORD NAVRANG REALTY LLP, Mobile number 7738301456, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 2628 dated 15/02/2022 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District

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₹ 680

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Payment Details

Bank Name SBIN

Payment Date 15/02/2022

Bank CIN 10004152022021503332

REF No. CHI6986947

Deface No 1502202203658D

Deface Date 15/02/2022

This is computer generated receipt, hence no signature is required.



बरल - ४		
२६२८	३०	३४
२०२२		



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

7897

गाव/पेठ : पहाडी गोरेगांव (प)		तालुका/न.मू.का. : नगर भूमापन अधिकारी, गोरेगांव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५			५६९०.६०	एच-१	न.मू.क्र. २ प्रमाणे

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष: १९६६	महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार	
इतर भार	
इतर शेरें	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्कन
२९/१०/१९८०	वि. शे. सारा न. मू. क्र. २ प्रमाणे			सही- २९/१०/१९८० न. मू. अ. क्र. १० मु.उ. मुंबई
२९/०८/१९९५	अर्ज जबाब व मा.जि.नि.मू.अ. तथा न.मू.अ.क्र.१० गोरेगाव यांचे कडिल आदेश क्र. न.मू.पहाडी गोरेगाव न.मू.क्र. ३५५पैकी ३५५/१९९५पहाडी गोरेगाव दि.२९/०८/१९५९अन्वये ५२४.९९चौ.मी. क्षेत्रास नोंद केली सामिल न.मू.क्र. ३५५/१९९५		L मे.निरलॉन एम्लाईन को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड	सही- २९/०८/१९९५ जि.नि.मू.अ. तथा न.मू.अ.क्र. १० मुंबई उपनगर, मुंबई
०३/१०/२००१	भाडेपट्ट्याने पैकी क्षेत्र ४२७.१७चौ.मी.		L आनंद वाटीका को.ऑ. हौ.सो.लि. क्षेत्र ४२७.१७चौ.मी. भाडे पट्टा मुदत ९९ वर्षे दि.५/४/८०पासुन	फेरफार क्र.९३ प्रमाणे सही- ०३/१०/२००१ न.मू.अ.गोरेगांव
१८/०८/२०११	महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकारण मुंबई यांनी त्याचे मालकीच्या न.मू.क्र. ३५५ या मिल्कती पैकी ४३७.५चौ.मी. क्षेत्र सहाय्यक दुय्यम निबंधक बोरीवली -६ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टाकारार क्र. बदर-१२/४६५९/२००६ दि. १२/६/२००६ नोंदणी दि. १९/६/२००६ ने ९० वर्षे कालावधीसाठी भाडेपट्ट्याने मे.ओम साई को.ऑप.हौसिंग सोसायटी लि. यांना दिल्याने सदर मिल्कतीस इतर हक्कसदरी पट्टेदार म्हणून मे.ओम साई को.ऑप हौसिंग सोसायटी लि. यांचे नांवाची नोंद केली. भाडे रूपये ९६०/-मात्र वर्षास		L मे.ओम साई को. ऑप.हौसिंग सोसायटी लि. क्षेत्र ४३७.५ चौ.मी.	फेरफार क्र.६८८ प्रमाणे सही- १८/०८/२०११ न. मू. अ. गोरेगाव
१७/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.९/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.पहाडी गोरेगांव (प)/फे.क्र.१०९५ दिनांक १७/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मळात असलेने मिल्कत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी पाच हजार सहाशे दहा पॉईंट साठ चौ.मी दाखल केले.			फेरफार क्र.१०९५ प्रमाणे सही- १७/१२/२०१५ न.मू.अ.गोरेगांव

हे मालमत्ता पत्रक डिजिटली काढून घ्यावे

हि मिल्कत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिल्कत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:४५:४३PM
वैधता पडताळणी साठी <http://appleabhiikh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५२९० हा क्रमांक वापरवा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

7898

गाव/पेट : पहाडी गोरेगांव (प)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/१			२७.९०	एच-१	न.भू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर गार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा गार	साक्षात्करण
२९/१०/१९८०	वि. शे. सारा न. भू. क्र. २ प्रमाणे			सही- २९/१०/१९८० न.भू.अ.क्र. १० मु.उ.न.जि.मुंबई
१४/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगांव (प)/फ.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र भेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी सत्तावीस पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र. १०४४ प्रमाणे सही- १४/०७/२०१५ न.भू.अ.गोरेगांव

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:४८:५७ PM
वैधता पडताळणी साठी <http://aapleabhiikh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५२९४ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

7899

गाव/पेठ : पहाडी गोरेगांव (प)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक ३५५/२	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी. २९.९०	धारणाधिकार एच-१	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ न.भू.क्र. २ प्रमाणे

सुविधाधिकार हक्काचा मुळ धारक H वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ पट्टेदार इतर भार इतर शेर
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
२९/१०/१९८०	वि. शं. सारा न. भू. क्र. २ प्रमाणे			सही- २९/१०/१९८० न.भू.अ.क्र. १० मु.उ.न.जि.मुंबई
१४/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणतीस पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र. १०४४ प्रमाणे सही- १४/०७/२०१५ न.भू.अ.गोरेगांव

हे असल्या पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:४९:४३ PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१००५८१७०५३०६ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

7900

गाव/पेठ : पहाडी गोरेगांव (प)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/३			२९.९०	एच-९	न.भू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
२९/१०/१९८०	वि. शे. सारा न. भू. कं. २ प्रमाणे			सही- २९/१०/१९८० न.भू.अ.क्र. १० मु.उ. न.जि.मुंबई
१४/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एकोणतीस पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र.१०४४ प्रमाणे सही- १४/०७/२०१५ न.भू.अ.गोरेगांव

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:४९:५६ PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL/propertycar> या संकेत स्थळावर जाऊन २२०३१००००१७०५३१९ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

14748

गाव/पेठ : पहाडी गोरेगांव (प)		तालुका/न.मू.का. : नगर भूमापन अधिकारी, गोरेगांव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
344/8			30.80	एच-9	न.मू.क्र. 2 प्रमाणे

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष: 1966	महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार	
इतर मार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षात्कृत
29/10/1980	बि. शे. सारा न. मू. क्र. 2 प्रमाणे			सही- 29/10/1980 न.मू.अ.क्र. 90 मु.उ. न.जि.मुंबई
18/02/2006	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.मू.सं.3/न.मू.अ.गोरेगांव/अभिलेख पुनर्लेखन दि. 6/2/06; अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र. 373 प्रमाणे सही- 18/02/2006 न. मू. अ. गोरेगाव
18/07/2014	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.9/मि.प./अक्षरी नोंद/2014; पुणे दि. 16/2/2014 व इकडील आदेश क्र.न.मू.पहाडी गोरेगांव (प)/फे.क्र.9088 दिनांक 18/07/2014अन्वये केवळ चौकशी; नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी तीस पॉईंट चालीस चौ.मी दाखल केले.			फेरफार क्र. 9088 प्रमाणे सही- 18/07/2014 न.मू.अ.गोरेगांव

हे मालमत्ता पत्रक डिजिटलरी मान्य केलेले आहे

हि मिळकत पत्रिका (दिनांक 1/3/2019 12:00:00 AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक 17/12/2022 2:40:14 PM
वेद्यता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन 220310000904339 हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

14749

गाव/पेठ : पहाडी गारेगांव (प)	तालुका/न.गू.का. : नगर मूमापन अधिकारी, गारेगाव	जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
३५५/५		
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०.९०	एच-१	न.मू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर मार
इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षात्करण
१०/११/१९८०	वि. शे. सारा न. मू. क्र. २ प्रमाणे			सही- १०/११/१९८० न.मू.अ.क्र. १० मुंबई उपनगर, मुंबई
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.मू.सं.३/न.मू.अ.गारेगांव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र.३७३ प्रमाणे सही- १४/०२/२००६ न. मू. अ. गारेगाव
१४/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.पहाडी गारेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी दहा पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र.१०४४ प्रमाणे सही- १४/०७/२०१५ न.मू.अ.गारेगांव

हे मालमत्ता पत्रक डिजिटली ग्राईव्हे केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:५०:५० PM
वैधता पडताळणी साठी <http://aapleabhiilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५३४० हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

14750

गाव/पेठ : पहाडी गोरेगांव (प)		तालुका/न.मू.का. : नगर भूमापन अधिकारी, गोरेगाव		जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/६			३०.४०	एच-१	न.मू.क्र. २ प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक H

वर्ष: १९९६

महाराष्ट्र गृहनिर्माण मंडळ

पट्टेदार

इतर मार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्कृत
०५/११/१९८०	वि. शे. सारा न. मू. क्र. २ प्रमाणे			सही- ०५/११/१९८० न.मू.अ.क्र. १० मुंबई उपनगर, मुंबई
१४/०२/२००६	भा.अधीक्षक भूमि अभिलेख मु.उप जिल्हा यांचे कडील आदेश क्र. न.मू.सं.३/न.मू.अ.गोरेगांव/अभिलेख पुनर्लेखन दि. ६/२/०६; अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र.३७३ प्रमाणे सही- १४/०२/२००६ न. मू. अ. गोरेगाव
१४/०७/२०१५	भा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प./अक्षरी नोंद/२०१५; पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.पहाडी गोरेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी; नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी तीस पॉईंट चाळीस; चौ.मी दाखल केले.			फेरफार क्र.१०४४ प्रमाणे सही- १४/०७/२०१५ न.मू.अ.गोरेगाव

३ मारमत्ता पत्रक डिजिटली गर्दज केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:५१:०३ PM

वेधता पडताळणी साठी <http://aapleabhiikh.mahabhumi.gov.in/DSLRA/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५३४२ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

7904

गाव/पेट : पहाडी गोरेगांव (प)	तालुका/न.मू.का. : नगर भूमापन अधिकारी, गोरेगांव	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/७			२९.९०	एच-९	न.मू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर मार
इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्करण
०५/१५/१९८०	वि. शे. सारा न. मू. क्र. २ प्रमाणे			सही- ०५/१५/१९८० न.मू.अ.क्र. १० मुंबई उपनगर, मुंबई
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.मू.सं.३/न.मू.अ.गोरेगांव/अभिलेख पुनर्लेखन दि. ६/२/०६, अन्ये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र.३७३ प्रमाणे सही- १४/०२/२००६ न. मू. अ. गोरेगाव
१४/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.पहाडी गोरेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एकोणतीस पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र.१०४४ प्रमाणे सही- १४/०७/२०१५ न.मू.अ.गोरेगांव

हे मालमता पत्रक डिजिटली रचविलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:५१:०३ PM
वैधता पडताळणी साठी <http://aapleabhi@ekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१०००१७०५३४४ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

14752

गाव/पेठ : पहाडी गोरगांव (९)	तालुका/न.मू.का. : नगर मूमापन अधिकारी, गोरगाव	जिल्हा : मुंबई उपनगर			
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा मांड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/८			२९.९०	एच-१	न.मू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक म
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर मार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा गार	साक्षात्करण
०१/११/१९८०	वि. शे. सारा न. मू. क्र. २ प्रमाणे			सही- ०१/११/१९८० न.मू.अ.क्र. १० मुंबई उपनगर, मुंबई
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मु.उप जिल्हा यांचे कडील आदेश क्र. न.मू.सं.३/न.मू.अ.गोरगांव/अभिलेख पुनर्लेखन दि. ६/२/०६; अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र. ३७३ प्रमाणे सही- १४/०२/२००६ न. मू. अ. गोरगाव
१४/०९/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प./अक्षरी नोंद/२०१५; पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.पहाडी गोरगांव (९)/फे.क्र.१०४४ दिनांक १४/०९/२०१५अन्वये केवळ चौकशी; नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एकोणतीस पॉईंट; नव्वद चौ.मी दाखल केले.			फेरफार क्र. १०४४ प्रमाणे सही- १४/०९/२०१५ न.मू.अ.गोरगाव

हे मालमत्ता पत्रक डिजिटली मार्गाने केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:५९:१६ PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५३४६ हा क्रमांक वापरावा.





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

14753

गाव/पेठ : पहाडी गोरेगांव (प)	तालुका/न.मु.का. : नगर भूमापन अधिकारी, गोरेगांव	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५५/९			२७.९०	एच-१	न.भू.क्र. २ प्रमाणे

सुविधाधिकार
हक्काचा मुळ धारक म
वर्ष: १९६६ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर मार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्करण
०१/११/१९८०	वि. शे. सारा न. भू. क्र. २ प्रमाणे			सही- ०१/११/१९८० न.भू.अ.क्र. १० मुंबई उपनगर, मुंबई
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरेगांव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र. ३७३ प्रमाणे सही- १४/०२/२००६ न.भू.अ.गोरेगांव
१४/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगांव (प)/फे.क्र.१०४४ दिनांक १४/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी सत्तावीस पॉईंट नव्वद चौ.मी दाखल केले.			फेरफार क्र. १०४४ प्रमाणे सही- १४/०७/२०१५ न.भू.अ.गोरेगांव

हे मालमत्ता पत्रक डिजिटली मॉडल केलेले आहे

हि मिळकत पत्रिका (दिनांक १/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ७/१८/२०२२ २:५३:२१ PM

वेद्यता पडताळणी साठी <http://aapleabhiikh.mahabhumi.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०५३४८ हा क्रमांक वापरावा.



नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक कोओन/एन.एस.जी. / ७६१७

सन १९८१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गोरेगाव नवनिर्माता को-ऑपरेटिव्ह
होसिंग सोसायटी लिमिटेड, मुंबई

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ च्या महा-
राष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण
गृहनिर्माण संस्था असून उपवर्गीकरण रत्तर गृहनिर्माण संस्था आहे.



(सही) 

(हुदा) सचिव,

मुंबई गृहनिर्माण व क्षेत्रविकास अड्डा मुंबई

दिनांक :- २५ - १ - १९८१



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