

508 MS
06/12/2023

File No.

Ms. Skyline Realbuild LLP.

Project Name: Bayview.

Subject: _____

Year: _____ To _____

22 NOV 2023
Real Estate & Housing Business Unit
Mumbai (Maharashtra & BU)

CA Certificate - Pending

SWASTIK

Spring File

भारतीय स्टेट बैंक/बैंक /State Bank of India
क्षेत्र-II., सायन मुंबई /Region-II, Sion Mumbai

17 NOV 2023

819

क्षेत्रीय व्यवसाय कार्यालय / Regional Business Office
अभिस्वीकृत / ACKD

Mr. Nikhil Kharat
Manager BRT
RBO Sion, Mumbai.

No. MMR/BRT/BP/2023-24/

Date: 08.11.2023

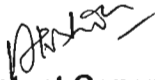
Sir/Madam,

RETURN OF APF FILE
NAME OF BUILDER: Skyline Real build LLP
NAME OF PROJECT: Bayview
RERA NO. P52000051373

With reference to the above, we have to advise that we are unable to proceed with the approval of the above project, as despite repeated reminders you did not submitted the required documents.

Therefore, we would request to re-submit the file once you complete the file.

Yours faithfully,



Assistant General Manager
Home Loan Sales

Encl: Original APF file along with all documents



VIRAL MEHTA & CO.
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3,

CHARTERED ACCOUNTANT CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

UDIN: 23116033BGWHRA5501

To,

Day & Date : 14/10/2023

Skyline Realbuild LLP
Andheri West
AEGFS8361A

Subject : Certificate of Financial Progress of work of Universal Garden & Housing Mahapepa Registration Number
APPLIED FOR being developed by SKYLINE REALBUILD LLP

Sir,

This Certificate is being issued for RERA compliance for the **BAYVIEW** MAHAPEPA Registration Number PB2000051373 and documents produced before me and explanations provided to me by the management of the M/s SKYLINE REALBUILD LLP

AS ON 30th September 2023

Table-A Estimated cost of the project (at the time of registration of project)

Sr No.	Particulars	Amount (Rs.)
		Estimated Cost (At the time of registration of project)
1	2	3
1. i)	Land Cost:	
a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	37,500,000
b)	Estimated amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local authority or State Government/UT Administration or any Statutory authority	8,000,000
c)	Estimated Acquisition cost of TDR (if any)	
d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and	1,500,000

Head Off.: 2A 3, 1st Floor, Vivekanand Nagar, S V Road Near Kora Kendra, Borivali West, Mumbai - 400 092 | **Off.:** 022 3573 3992 | **M.:** 79770 52850 | 77770 42557

Branch Off.: Shop No. 5, Madhukunj-Samved CHS., Rajendra Nagar, Opp. Ekta Bhoomi Gardens, Borivali -East, Mumbai - 400066.

(c)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	
(f)	Under Rehabilitation scheme:	
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	
ii)	Estimated cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
iii)	Estimated cost of ASR Linked premium fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation	
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
	Sub Total of Land Cost Rs	47,000,000
ii)	Development Cost / Cost of Construction of building:	
a	Estimated Cost of Construction as certified by Engineer [See Note	119,047,000
b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machinefies and equipment including its hire and maintenance costs, consumables etc.	15,000,000
d	Estimated Taxes. cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	
e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	5,000,000
	Sub Total of Development Cost	139,047,000
	Total cost of Project (Estimated)	186,047,000

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>

Sr. No.	Particulars	Amount (Rs) Incurred
1	Land Cost	
a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	7,000,000
b	Incurred Expenditure on premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local authority or State Government/UT Administration or any Statutory authority	5,774,316
c	Incurred Expenditure for acquisition of TDS(if any)	
d	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	1,040,000
e	Land Premium paid for redevelopment of land owned by public authorities	
f	Under Rehabilitation scheme:	
	i) Incurred expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered :	
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by engineer.	
	(b) Incurred expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	iii) Incurred expenditure towards ASR Linked premium fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation	
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
	SUB TOTAL OF LAND COST:	13,814,316.00
2	Development Cost / Cost of Construction	
	i) Expenditure for construction. Minimum of (a) and (b) to be considered	27,865,000
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	27,865,000

	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	50,855,814
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	22,990,814
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	9,320,554
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	173,001
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,438,338
	Sub Total of Development Cost	61,787,707.00
3	Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)	75,602,023
4	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	40.64%
5	Amount which can be withdrawn from the designated account	75,602,023
6	Less : Amount withdrawn till date of this certificate from the designated account	-
7	Net amount which can be withdrawn from the designated Bank account under this certificate	75,602,023
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;		

Table C						
Statement for calculation of receivables from the sales of the Real Estate Project						
Sold Inventory						
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	Bayview	402	63.36	7,400,000.00	7,400,000.00	
Grand Total			63.36	7,400,000	7,400,000.00	0

TABLE C : DETAILS OF UNSOLD INVENTORY

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date @ of Rs. 82500/- per sq.mtrs
A. RESIDENTIAL FLATS				
1	shop	SHOP-1	38.00	3,917,493.50
2	shop	SHOP-2	37.25	3,840,867.71
3	shop	SHOP-3	34.56	3,563,099.22
4	shop	SHOP-4	37.25	3,840,867.71
5	shop	SHOP-5	36.70	3,783,398.36
6	1ST FLOOR	101	58.34	4,813,266.44
7	1ST FLOOR	102	58.34	4,813,266.44
8	2ND FLOOR	201	63.36	5,227,146.04
9	2ND FLOOR	202	63.36	5,227,146.04
10	2ND FLOOR	203	42.08	3,471,989.97
11	2ND FLOOR	204	44.78	3,694,258.64
12	3RD FLOOR	301	63.36	5,227,146.04
13	3RD FLOOR	302	63.36	5,227,146.04
14	3RD FLOOR	303	44.78	3,694,258.64
15	3RD FLOOR	304	44.78	3,694,258.64
16	4TH FLOOR	401	63.36	5,227,146.04
17	4TH FLOOR	402	44.78	3,694,258.64
18	4TH FLOOR	404	44.78	3,694,258.64
19	5TH FLOOR	501	63.36	5,227,146.04
20	5TH FLOOR	502	63.36	5,227,146.04
21	5TH FLOOR	503	44.78	3,694,258.64
22	5TH FLOOR	504	44.78	3,694,258.64
23	6TH FLOOR	601	63.36	5,227,146.04
24	6TH FLOOR	602	63.36	5,227,146.04
25	6TH FLOOR	603	44.78	3,694,258.64
26	6TH FLOOR	604	44.78	3,694,258.64
27	7TH FLOOR	701	63.36	5,227,146.04
28	7TH FLOOR	702	63.36	5,227,146.04
29	7TH FLOOR	703	44.78	3,694,258.64
30	7TH FLOOR	704	44.78	3,694,258.64
31	8TH FLOOR	801	63.36	5,227,146.04
32	8TH FLOOR	802	63.36	5,227,146.04
33	8TH FLOOR	803	44.78	3,694,258.64
34	8TH FLOOR	804	44.78	3,694,258.64
35	9TH FLOOR	901	63.36	5,227,146.04
36	9TH FLOOR	902	63.36	5,227,146.04
37	9TH FLOOR	903	44.78	3,694,258.64
38	9TH FLOOR	904	44.78	3,694,258.64
39	10TH FLOOR	1001	63.36	5,227,146.04
40	10TH FLOOR	1002	63.36	5,227,146.04
41	10TH FLOOR	1003	44.78	3,694,258.64
42	10TH FLOOR	1004	44.78	3,694,258.64
43	11TH FLOOR	1101	63.36	5,227,146.04
44	11TH FLOOR	1102	63.36	5,227,146.04
45	11TH FLOOR	1103	44.78	3,694,258.64
46	11TH FLOOR	1104	44.78	3,694,258.64
47	12TH FLOOR	1201	63.36	5,227,146.04

Table D			
Comparison between Balance Cost and Receivables			
Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	110,444,977
2		Balance amount of receivables from sold apartments as per Table- C of this certificate (as certified by Chartered Accountant as verified from the records and books of accounts)	0
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	3,027
4		(ii) Estimated amount of sales proceeds in respect of unsold apartments(calculated as per ASR multiplied to unsold area as on the date of certificate , to be calculated and certified by CA) As per table C to this certificate	253,485,164
5		Estimated receivables of ongoing project (sum of 2 +3 (ii)]	253,485,164
6		(To be filled for ongoing projects only). Amount to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Designated Account. If 4 is Lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in Designated Account.	70%

Table E Designated Bank Account Details			
Sr. No	Particulars	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		0.00
2	Deposits		7,400,000.00
3	Withdrawals		7,062,102.00
4	Closing Balance		337,898.00

Note : 1

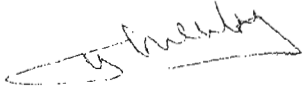
Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and pertains for the period from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

Table F Means of Finance					
Sr. No.	Particulars	Estimated (At time of registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)	
1	Own Funds	98,647,000	98,647,000		14,224,507
2	Total Borrowed Funds (Secured) --Drawdown availed till date	0	0		0
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	80,000,000	80,000,000		77,730,012
4	Customer Receipts used for project	7,400,000	7,400,000		7,400,000
5	Total funds for project	186,047,000	186,047,000		75,429,022
6	Total Estimated cost (As per Table A)	186,047,000	186,047,000		75,429,022

Table G Any Comments/Observations of CA

Sl. No.	Comments/Observations of CA
1	<p>The proposed BAYVIEW project building is to be constructed on the land taken on Development agreement and the landowner is required to be paid 50% of the total sales realization of the entire building project. Thus, the land cost for the project is thus taken at 50% of the total estimated sales realization value</p> <p>The land ASR value of the land is less than the above consideration payable and therefore the actual sales consideration is taken as Land cost.</p> <p>The landowner has to be paid deposits of Rs. 20 lakhs and Rs. 50 lakhs, subject to terms and conditions, pending to the completion of the project. Accordingly, the refundable deposits paid to the land owner in the course of the project are taken as cost already incurred towards the land.</p>
2	<p>The Bayview project is proposed to be an independent building consisting of 14 floors. The CIDOC has sanctioned CC for the said project upto 5th Floor as on date.</p>
3	<p>The certificate from the engineer received in Form No 2 is for the said 5 floor projects only and thus the estimated and incurred cost for construction etc is certified by the engineer for CC upto 5 floor. The said estimates received from the engineer has been considered for the above certificate in Form 3.</p>
4	<p>The actual expenditure incurred till date of this certificate is as per the books of accounts, records and documents verified by us and the same pertains to the entire proposed building project. The difference in the estimated cost as per engineer and as per the actual expenditure incurred is mainly on account of the difference in total construction areas as proposed by the firm. The other estimated cost i.e. FSI / TDR Etc, Other expenses for project and Interest expenses is for entire project as informed and estimated by the firm.</p>
5	<p>The CC for the said project has been received upto 5th floor only but in Table C - Unsold Inventory has been considered on the basis of Engineers estimates figures for 14 Floor and unsold inventory is accordingly calculated for such entire building of 14 floors.</p>
6	<p>The total balance Sales realization amount receivable is for the entire project and the amount of 50% sales receivable payable to the land lord as per the agreement has not been deducted from the same.</p>

For VIRAL MEHTA AND CO
Chartered Accountants
FRN: 124561W



(CA VIRAL MEHTA)
Partner
(M.NO. 116033)
Date : 14/10/2023

Agreed and accepted by:
For SKYLINE REALBUILD LLP




Designation: Authorised Signatory



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Assistant General Manager (REH)
State Bank of India,
5th Floor REH BU, LHO,C-6, G Block Synergy Building
Bandra Kurla Complex,Mumbai-400051

HLST/BRT/2023-24/13

17/11/2023

Respected Sir,

BUILDER TIE UP: M/s. Skyline Realbuild LLP

PROJECT: "Bayview"

MAHARERA REGISTRATION NO-P52000051373

With respect to above, please find enclosed the following documents of the captioned developer for the project tie up of the captioned project.

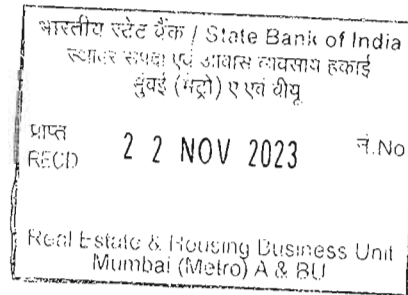
1. Builder tie up letter along with Builder Declaration
2. MAHARERA Registration Certificate No- P512000051373
3. KYC of M/s. Skyline Realbuild LLP.
4. NOC for Height Clearance, fire protection,
5. Joint Development Agreement
6. Approved Plan Copy
7. Draft agreement Copy
8. Commencement Certificate

Builder has assured us that they will provide Maximum Home Leads to our Bank.

Thanking you,

Yours faithfully,

Nikhil Kharat (PF NO-6518362)
Manager - Builder Relations



Map & Summary

Location Map

Radius(km): 0.50

Update

Comparable Projects



Project Basic Information

Bayview

Plot No. 207, Sector 3, Ulwe, New Mumbai

Skyline Developers

Builder Name
P52000051373

Rera No
Apr 2023

Launch Date
20 17 (unsold)

Project Size
UC 20.00%

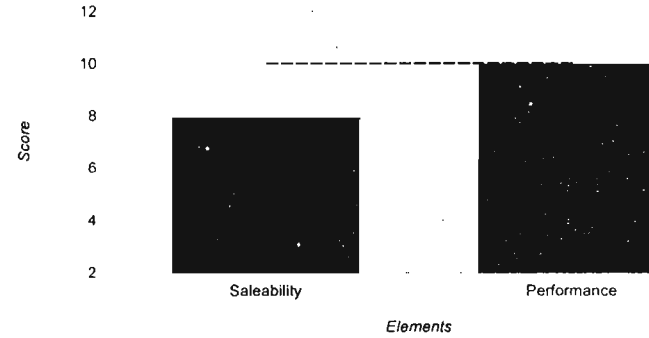
Construction Stage
6,500 0.41Cr - 0.52Cr

Current price
Dec 2025 0 months delay

Expected possession

Project Rating Score

Elements	Parameters	Scores
Saleability	Product Efficiency	3.8
	Price Efficiency	10
	Sales Velocity attained	10
Performance	Construction Velocity	10
	Cash Conditions	10
	Delays	10
Risk Rating Score		89.7%
Risk Rating		LOW



Subproject Details

Marketable Wings

Units ▾ Saleable ▾ Download

Wings	Status	Total Supply (Unit)	Sold as on Date (U)	Saleable Price (Rs)	Launch Date	Possession Date	Construction Status	Construction %	Delay in Months	Saleable Size Range	Flat Cost Range(Rs.
+ Bayview	UC	20	3	6,500	Apr 2023	Dec 2025	Plinth		20 0	625-805	41-46

Sold Out Wings

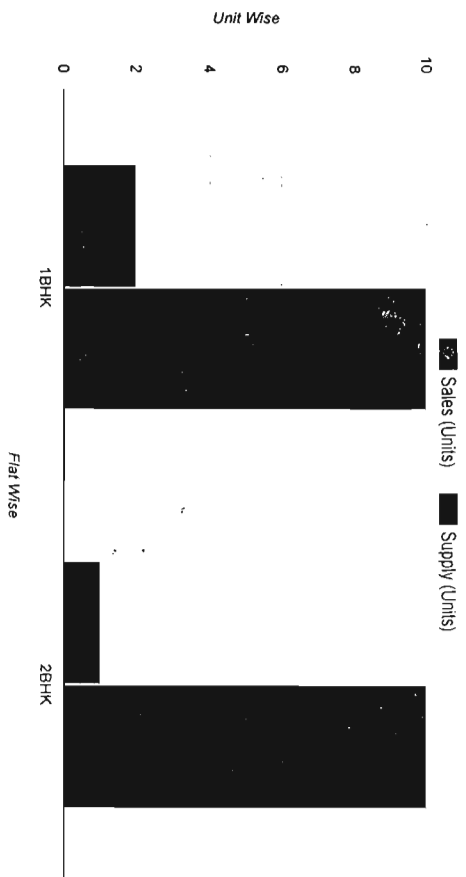
Product Typology

Download

Flat Wise Supply & Sales

Units

Flat Type	Total Supp	Sold as on	Sold % as on	Min Saleab	Max Saleab	Min Carpet	Max Carpet	Min Cost (f	Max Cost (f
1BHK	10	2	20	625	625	406	406	41	41
2BHK	10	1	10	805	805	523	523	52	52

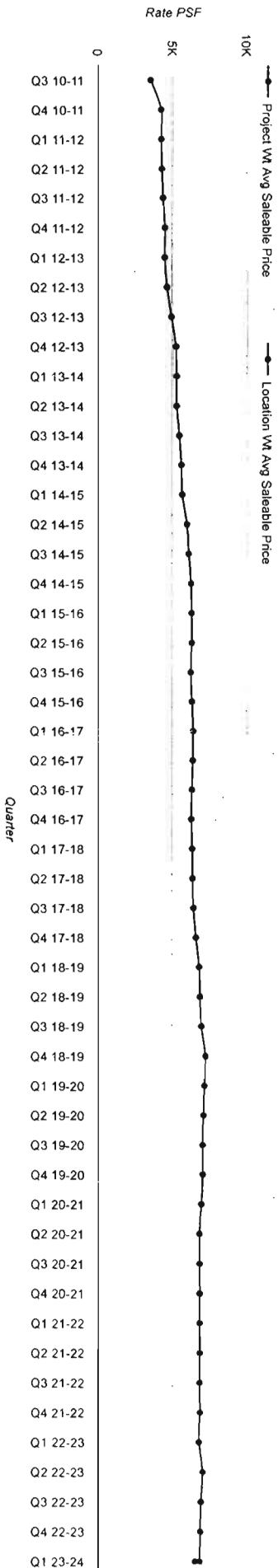


Project and Benchmark Location Price Trend

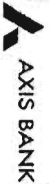
Wt Avg Price of Unsold
 Wt Avg Absorption Price(Sold)
 Median Price
 Minimum Price
 Maximum Price
 Average Price
 Wt Avg New Supply Price

Table

Download



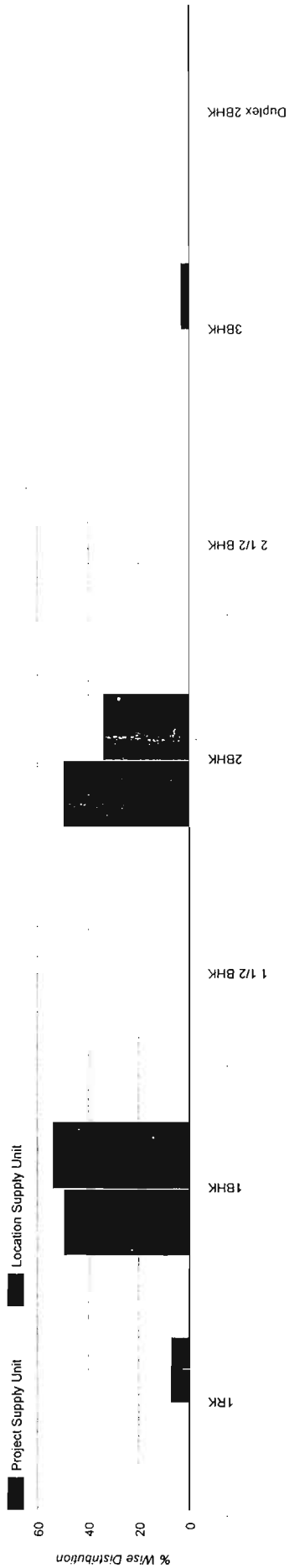
Project Approved Bank



Project VS Benchmark Location

Supply Wise Data Sales Wise Data

Product Type wise distribution



Units

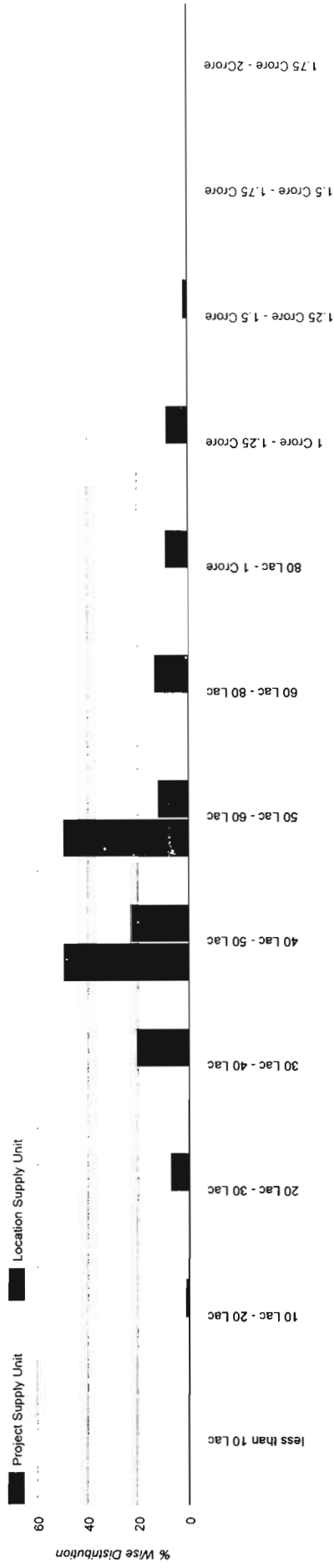
Flat Wise

Product Ticket Size(Cost Range) wise distribution

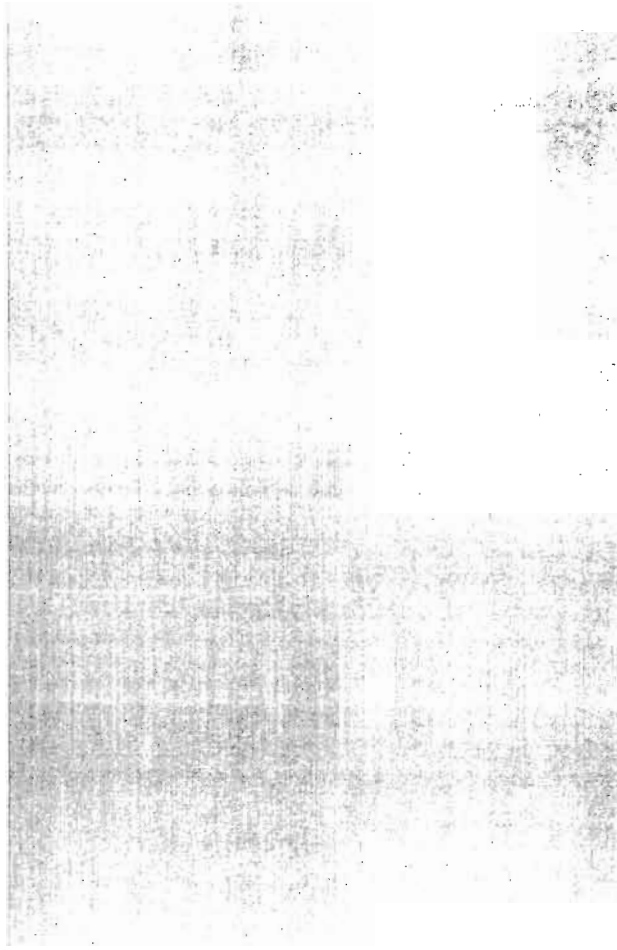
Units v

Table

Download

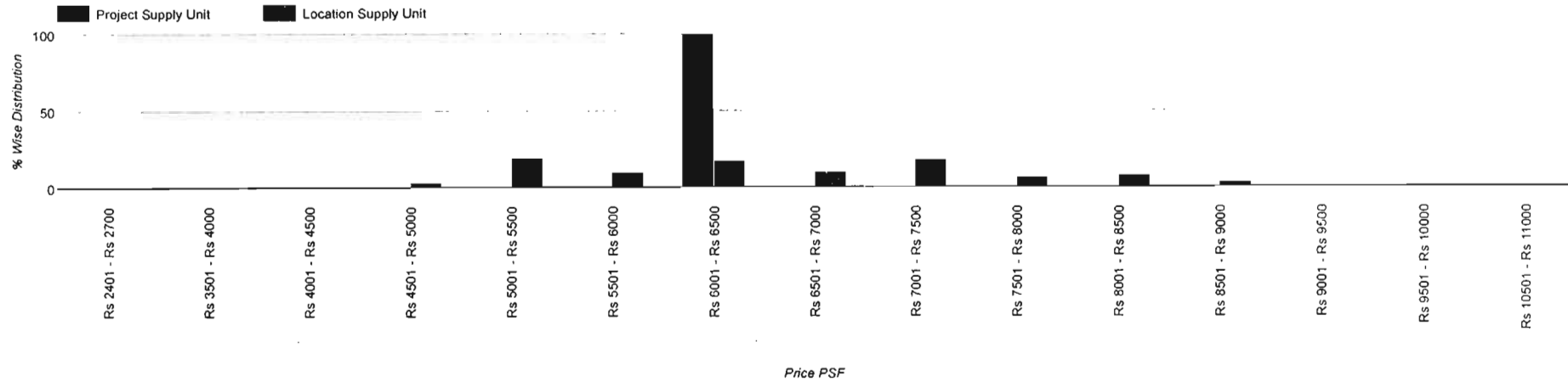


Cost Range wise



Product Price Range wise distribution

Units



Comparable Projects

Radius(km): Units

Project Id	Project Name	Location	Developer	First Launch	Max Possesion Date	Total Supply (U)	% Sold of Total Supp	Annual Sales (Un)	Product Range	Cost Range	Saleable Unit Size (Sq)	Saleable Price (Rs/PS)
+ 109955	Oysters Marina	Ulwe	Bhavya Realtors	Jan 2017	Feb 2023	68	87%	7	1BHK, 2BHK	54.68-70.23	635-997	8607
+ 119405	Guru Anant	Ulwe	Guru Krupa Infra D	Mar 2019	Mar 2023	48	73%	7	1BHK, 2BHK	41.78-53.68	685-1075	6100
+ 119505	Shiv Empire	Ulwe	Shiv Infra	May 2019	Jul 2023	44	75%	7	1BHK, 1RK, 2BHK	27.26-50.96	364-950	7500
+ 128620	Planet Horizon	Ulwe	Planet Builders & C	Dec 2017	Jun 2021	28	93%	2	1BHK, 1RK	30.5-44.99	391-763	7800
+ 128614	Hiray's Tulip	Ulwe	Hiray Enterprises	Jan 2016	Dec 2017	16	100%	2	1BHK, 1RK	30.39-32.83	553-641	5500
+ 130678	Anirudha Sai	Ulwe	Shiv Datta Home M	Jan 2015	Dec 2018	21	100%	2	1BHK, 1RK	30.71-41.07	415-695	7400
+ 131425	Delta Heights	Ulwe	Shreenathji Organi	Sep 2021	Dec 2026	56	50%	6	2BHK	106.97	1189	9000
+ 134313	Vista Corner	Ulwe	MJ Infra	May 2023	Dec 2024	91	4%	4	1BHK, 2BHK	42.64-55.29	797-1270	5350
+ 134734	Bayview	Ulwe	Skyline Developers	Apr 2023	Dec 2025	20	15%	3	1BHK, 2BHK	40.63-46.48	625-805	8500

131547

Shree Sai Jalaram Ulve

G H CO Builders Feb 2020

Dec 2025

39

21

2 1BHK, 2BHK

41.5-57.52

640-1130

6500





(Amended)

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

Registration Certificate

Registration Number :27AEGFS8361A1Z0

1.	Legal Name	SKYLINE REALBUILD LLP			
2.	Trade Name, if any	SKYLINE REALBUILD LLP			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	PLOT NO 1, SHOP 7, CONCORD CHS LTD, N S ROAD NO 10, VILE PARLE W, Mumbai, Maharashtra, 400049			
6.	Date of Liability				
7.	Date of Validity	From	29/12/2020	To	Not Applicable
8.	Type of Registration	Regular	 Signature Not Verified		
9	Particulars of Approving Authority	Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.02.22 00:31:36 IST			
Signature					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate		22/02/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 22/02/2023 .



Details of Additional Place of Business(s)

GSTIN	27AEGFS8361A1Z0
Legal Name	SKYLINE REALBUILD LLP
Trade Name, if any	SKYLINE REALBUILD LLP
Additional trade names, if any	

Total Number of Additional Places of Business(s) in the State 0

Handwritten text and symbols at the bottom of the page, including a signature and various marks.



GSTIN 27AEGFS8361A1Z0
Legal Name SKYLINE REALBUILD LLP
Trade Name, if any SKYLINE REALBUILD LLP
Additional trade names, if any

Details of Managing / Authorized Partners

1		Name	VARUN BHATTI
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	CHANDRESH PARBAT GOTHI
		Designation/Status	PARTNER
		Resident of State	Maharashtra



Central KYC Registry

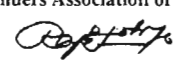

KYC Identifier	: 9C034169841560
Name	: SKYLINE REALBUILD LLP
Entity Constitution Type	: Limited Liability Partnership
Date of Incorporation/Formation	: 07-11-2022
Place of Incorporation/Formation	: MUMBAI
Email ID of Primary Contact	: Not Provided
Email ID of Secondary Contact	: INFO@SKYLINEREALTYGROUP.IN
Mobile Number of Primary Contact	: Not Provided
Mobile Number of Secondary	: Not Provided
Proof of Identity Submitted	: Certificate of Incorporation/Formation

Registered Office Address / Place of Business:

C/O SKYLINE REALBUILD LLP CONCORD, CHS LTD SHOP 7 PLOT NO 1 N
S RD, NO 10 VILE PARLE WEST NEAR JUHU, Mumbai, Mumbai
Suburban, 400049, Maharashtra, India

Local Address in India:

C/O SKYLINE REALBUILD LLP CONCORD, CHS LTD SHOP 7 PLOT NO 1 N
S RD, NO 10 VILE PARLE WEST NEAR JUHU, Mumbai, Mumbai
Suburban, 400049, Maharashtra, India

Tax Invoice						
BUILDERS' ASSOCIATION OF INDIA G-1/G-20, 7th Floor, Commerce Centre, J. Dadajee Road, Tardeo, Mumbai - 400034 GSTIN/UIN: 27AAATB0212F1ZI State Name : Maharashtra, Code : 27 Contact : (022) 23514134 Fax : (022) 23521328 E-Mail : baihq.mumbai@gmail.com www.baionline.in		Invoice No. MH/N0036/23-24 Supplier's Ref.		Dated 01/04/2023 Other Reference(s)		
Buyer Skyline Realbuild Llp Shop No.7, Concord Chs Ltd. Plot No.1, J.V.P.D., Juhu Circle N.S. Road No.10, Vile Parle (W) Mumbai - 400 049 GSTIN/UIN : PAN/IT No : State Name : Maharashtra, Code : 27 Place of Supply : Maharashtra						
Sl No.	Description of Goods	HSN/SAC	GST Rate	Amount		
1	ANNUAL MEMBERSHIP SUBSCRIPTION	999511	18 %	2904.00		
2	ENTRANCE FEES	999511	18 %	100.00		
3			CGST 9 %	270.36		
4			SGST 9 %	270.36		
5			ROUND OFF	0.28		
Total				Rs. 3,545.00		
Amount Chargeable (in words) E. & O.E Indian Rupees Three Thousand Five Hundred Forty Five Only						
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
999511	3004.00	9%	270.36	9%	270.36	540.72
Total	3004.00		270.36		270.36	540.72
Tax Amount (in words) : Indian Rupees Five Hundred Forty & Seventy Two Paise Only			Company's Bank Details Bank Name : CANARA BANK A/c No. : 50122010010649 Branch : TARDEO ROAD, MUMBAI IFS Code : CNRB0015012			
Remarks: Annual New Membership Subscription Received for the year 2023-24 Membership No. MH/BOM/S/484 (Valid upto 31st March 2024).			for Builders Association of India  Authorized Signatory			
Company's PAN : AAATB0212F						

SHARAD R. JADHAV, ADVOCATE

B.Com.LL.B. Reg No. MAH 3586/2008

Address: - Ground Floor, Royal Pride Building, Plot No.113, M.C.C.H. Society,
Panvel-410206, Tal- Panvel, District- Raigad-410206.

Date - /08/2023

STATUS REPORT OF PENDING LITIGATION

1. **NAME OF OWNER-** City and Industrial Development Corporation of Maharashtra Limited., Address- Sakaram Patil Marg, Sector 10, CBD Belapur, Navi Mumbai, Maharashtra 400614
2. **NAME OF LEASE HOLDER OF PLOT-** Mr. Parbat Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-400053.
3. **DESCRIPTION OF PLOT-** Plot No. 207, Sector 3, Node- Ulwe, Area- 1198.34 Sq. Mtrs., Navi Mumbai-410206
4. **DOCUMENT VERIFIED FOR STATUS REPORT-**
Court Proceeding of 1) Special Civil Suit Number 193/2018, 2) Special Civil Suit Number 376/2012, 3) Special Civil Suit Number 440/2022, 4) Civil Miscellaneous Application Number 10/2013 .
5. **STATUS REPORT OF SPECIAL CIVIL SUIT NUMBER 193/2018-**

1. PARTIES -

मेसर्स. प्रोव्हिसो बिल्डर्स अँड डेव्हलपर्स नोंदणीकृत भागीदार संस्था ,तर्फे
भागीदार

१. श्री.ब्रिज मोहन अे. गुप्ता

२. श्री.सुमन ब्रिज गुप्ता

३. श्री. कशीश ब्रिज गुप्ता

विरूद्ध

१) श्री. रोशन अनंत पाटील

२) श्री. रोहन प्रभाकर बच्चेवार

प्रोप्रा. देवप्रभात कंस्ट्रक्शन,

३) श्री. परबत मनजी गोठी

४) शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित तर्फे मा.
व्यवस्थापकीय संचालक.

५) शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित तर्फे मा.
व्यवस्थापकीय सहायक भुमी व भुमापन अधिकारी

६) शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित तर्फे मा.
वसाहत अधिकारी

७) शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित तर्फे मा.
अतिरिक्त नगर रचनाकर अधिकारी (बांधकाम परवानगी)

2- RELIEFS SOUGHT -

१) वादी यांचा दावा खर्चासह मंजूर करण्यात यावा.

२) दावा करार प्रतिवादी नं १ ते ३ व प्रतिवादी क्र. ४ यांच्यावर
बंधनकारक असून त्याच प्रमाणे दावा करायची विशेष पुर्तता करून
मिळणेबाबत हुकुमनामा करण्यात यावा

३) प्रतिवाद क्र. १ ते ४ यांनी वैयक्तिकरित्या व संयुक्तपणे दावा करारातील
अटी व शर्ती नुसार, उर्वरित संपुर्ण मोबदला रक्कम वादी यांच्याकडून
स्वीकारून, दावा भुखडांची मिळकत वादी यांच्या लाभात हस्तांतरित
करण्यासाठी सिडको महामंडळाकडून हस्तांतरणाचीत परवानगी घेवुन,
सिडको महामंडळाचे विहित नमुन्यातील हस्तांतरणाचे त्रिपक्षीय करारावर

प्रतिवाद क्र. १ अगर प्रतिवाद क्र.४ यांच्या स्वाक्ष-या घेतुन करार निष्पादित करून, प्रतिवाद क्र. १ अगर प्रतिवाद क्र.४ यांचेमार्फत दावा भुखंडाची मिळकत वादी यांच्या लाभांत सिडको महामंडळाचे दप्तरी हस्तांतरित करून घ्यावी व दावा कराराची विशेष पुर्तता करून घ्यावी . असे आदेश प्रतिवाद क्र. १ ते ४ यांस व्हावेत.

४)प्रतिवाद क्र. १ ते ४ आणि सर्व संबंधित प्रतिवाद यांनी दावा भुखंडांच्या मिळकतीच्या खुल्या व शांततामय ताबेकब्जा वादी यांना सुपुर्द करावा , असे आदेश व्हावेत.मा. कोर्टाच्या आदेशानुसार क्र. १ ते ४ यांनी अगर संबंधित जबाबदार प्रतिवादीची वाढी यांस दावा मिळकतीचा खुला व शांततामय ताबेकब्जा न दिल्यास मा. कोर्ट कमिशनर ची नेमणुक करून, सर्व जबाबदार प्रतिवादीचे वतीने दावा भुखंडांच्या मिळकतीचा खुला व जबाबादार प्रतिवादीचे वादी यांस देवविणे विषयी आदेश व्हावेत.

५)सिडको महामंडळ प्रतिवाद क्र. १ आणि प्रतिवाद क्र. ४ यांचेमधील दि. १८/०६/२०१० रोजीचा नोंदणीकृत तथाकथित त्रिपक्षीय करार (दस्त क्र.३-०६०६०-२०१०) मुलत : नल अँड व्हाईड व बेकायदेशीर असुन, सदर त्रिपक्षीय करार वादी यांचेवर बंधनकारक नाही. असा ठराव व्हावा आणि तथाकथित त्रिपक्षीय करार रद्दबातल ठरवावा.

६) प्रतिवाद क्र. १ ते ३ आणि प्रतिवाद क्र. ४ यांनी दावा भुखंडांच्या मिळकतीचा आसपास एकमेकांबरोबर संगनमत करून, पश्चात बुध्दीने तयार केलेले तथाकथित खरेदी विक्रीचे करार व अन्य सर्व दस्त पुर्णतः बेकायदेशीर व नल अँड व्हाईड असुन, ते वादी यांच्या वर बंधनकारक नाहीत व ते रद्दबातल होण्यास पात्र आहेत. सबब ते मा. कोर्टाने रद्दबातल ठरवावेत.

७) प्रतिवाद क्र. ४ यांनी दावा भुखंडांच्या मिळकतीचा २६/०६/२००९ रोजीचा भाडेपट्टा करार व दि. १८/०६/२०१० रोजीचा तथाकथित

प्रस्तावित गृहनिर्माण संस्थेच्या अथवा त्रयस्थांचे लाभांत सिडको महामंडळाचे रेकॉर्डला लिज डीड/ कन्व्हेअन्स डीड करून, हस्तांतरीत करू नये, असा तूर्तातूर्त व निरंतर मनाई हुकूम प्रतिवादी क्र. ७ व ८ यांचे विरुद्ध व्हावा.

१०) सदरहु दाव्याचा अंतिम न्याय निर्णय होईपर्यंत प्रतिवादी क्र. ७ व ८ म्हणजेच सिडको महामंडळाने प्रतिवादी क्रं. ४ अथवा त्यांचे वतीने एजंट, दलाल, नोकर, अखत्यारी, विकासक अथवा अन्य कोणाचेही लाभांत दावा भूखंडाच्या मिळकतीची विकसनाची परवानगी देवू नये. प्रस्तुत दावा न्यायप्रविष्ट असतांना, प्रतिवादी क्र. ५ व ८ यांनी दावा भूखंडाच्या मिळकतीची विकसनाची परवानगी मंजूर केली असल्यास, ती ताबडतोब स्थगित करावी, प्रस्तावित इमारतीचा बांधकाम आराखडा मंजूर करू नये, प्रस्तावित इमारतीचे सुधारित आराखडे मंजूर करू नयेत, अंशतः अथवा पूर्ण स्वरूपाचे भोगवटा प्रमाणपत्र अगर प्रस्तावित इमारतीचे बांधकाम पूर्णत्वाचा दाखला प्रदान करू नये, दावा भूखंडाची मिळकत व लगत असलेल्या भूखंडाच्या मिळकतीची एकत्रिकरणाची परवानगी देवू नये व एकत्रित केलेल्या भूखंडाच्या मिळकतीवर विकसनाची परवानगी देवू नये, असा तूर्तातूर्त व निरंतर मनाई हुकूम प्रतिवादी क्रं. ७ व ८ यांचे विरुद्ध व्हावा.

११) दावा विनंती परिच्छेद क्रं. ४५-२) व ३) मधील मागण्यांची अंमलबजावणी करण्यास प्रतिवादी नं. १ ते ४ यांनी कसूर केल्यास, मा. कोर्ट कमिशनरची नियुक्ती करून, कोर्ट कमिशनर मार्फत सदर मागण्यांची पूर्तता वादी यांचे लाभांत करून मिळावी.

१२) विकल्पे करून वादी यांची विनंती अशी की, मा. कोर्टाने वाढीचे लाभांत स्पेसिफिक परफॉर्मन्स ऑफ कॉन्टॅक्टची डिक्री मंजूर न केल्यास, वादी यांनी प्रतिवादी नं. १ ते ३ यांना अदा केलेली रक्कम रु. ५१ लाख

दि. ०५/०५/२०१० रोजीपासून द.सा. द.शे २४: दराने होणा-या व्याजासह प्रतिवादी नं. १ ते ४ यांनी वैयक्तिकरित्या अथवा संयुक्तिकपणे वादी यांस सत्वर अदा करावी व नुकसानीपोटी रुपये पाच कोटी द्यावेत, असा हुकूम व्हावा.

१३) प्रस्तुत दाव्यामध्ये योग्य ती सुधारणा करण्याची मुभा असावी

१४) सदर दाव्याचा संपूर्ण खर्च प्रतिवादी क्रं. १ ते ८ यांचेकडून वसूल करून देववावा.

१५) मा. कोर्टास वाटतील असे व इतर न्यायाचे दृष्टीने अन्य आदेश वादी यांचे लाभांत व्हावेत.

येणेप्रमाणे वादीचे दाव्याची सत्वर चौकशी होवून, वादीचा दावा मंजूर व्हावा ही नम्र विनंती

3- **PRESENT STATUS** - pending for order on application under order 7 rule 11 for rejection of plaint and Pending for arguments on exhibit 5

4- **OPINION** - As per my opinion above suit is barred by many provision of law and facts which are raised by defendant in his written statement . copy of the same annexed to this report .

6. STATUS REPORT OF SPECIAL CIVIL SUIT NUMBER 376/2012-

1 - **PARTIES** – shri- KASHINATH JANARDHAN PATIL

V/S

- 1- Shri- SACHIN ANANT PATIL
- 2- Shri- ROSHAN ANANT PATIL
- 3- THE ASSIST LAND & SURVEY OFFICER
- 4- THE TOWN AND PLANING AUTHORITY
- 5- Shri- KESAHARINATH GAJANAN MHATRE
- 6- Shri- PARBAT MANJI GOTHI

2.- **RELIEFS SOUGHT** -

a) That it be declared that the Agreement dated 20th September, 2000 executed by the deceased Shri. JOMA BAMA PATIL and the subsequent Agreement dated 28th July, 2011 executed by the Defendant No.1 and 2 in favour of the Plaintiff is still subsisting and binding on the Defendant No.1 and 2 in the light of the facts as stated in the Plaint.

b) That the Defendant No.1 and 2 be directed to execute Deed of Assignment /Tripartite Agreement or regular Agreement and duly register the same for the transfer of all their right, title and lease hold interest in the suit property in favour of the Plaintiff by way of Specific Performance of the Contract dated 28th July, 2011.

c) That if the Defendant No.1 and 2 declines to obey the decree, deed of assignment/tripartite agreement of the suit property be executed in favour of the Plaintiff by this Hon'ble Court or through its commissioner acting for and on behalf of the Defendants.

d) That during the pendency of the suit the Defendant No.4 should be restrained by an order of permanent Injunction not to grant any kind of permission to the Defendant No. 1 and 2 or their servants or any persons acting on their behalf from carrying out any kind of construction on the said Suit Plot.

3. -PRESENT STATUS – Issues

4. OPINION- As per my opinion above suit is barred by many provision of law and facts which are raised by defendant in his written statement. copy of the same annexed to this report .

7.STATUS REPORT OF SPECIAL CIVIL SUIT NUMBER 440/2012

1.- PARTIES –

Mr. ROSHAN ANANT PATIL

V/S

1. Mr. PARBAT MANJI GOTHI
2. THA ASSISTANT LAND & ESTATE OFFICER
3. THA TOWN PLANING OFFICER

2 - RELIEFS SOUGHT –

a) That it be declared and declared that by virtue of the agreement to lease dated 26 June, 2009 the plaintiff is the lawful owner / lessee of the said suit property.

b) That it be declared and decreed that the alleged Tripartite Agreement dated 18th June, 2010 is null and void and not binding on the Plaintiff and it be ordered and decreed that the Tripartite Agreement dated 18th June, 2010 stands cancelled as being the false, forged and fabricated one.

c) That it be declared and decreed that if the Defendant No.1 fails to abide by the decree for cancellation of the Tripartite Agreement dated 18 June, 2010 then the Hon'ble Court may appoint a court commissioner to get the said Tripartite Agreement cancelled by registering the cancellation deed.

d) That the Hon'ble Court by way of permanent Injunction be pleased to restrain the Defendant No.1, their servants and agents from carrying on the construction work on the suit property and to create third party interest or sell or deal with the suit property in such a manner as it would amount to imposing any clog or encumbrance on the suit property and not to part with the possession of the suit property to some third person other than the Plaintiff

e) That the Hon'ble Court by way of permanent Injunction be pleased to restrain the Defendant No.2, their servants and agents from creating third party interest or transfer the suit property in any third person's name other than the Plaintiff.

f) That the Hon'ble Court by way of permanent Injunction be pleased to order the Defendant No.3, their servants and agents to cancel the commencement certificate dated 14/02/2013 and not to grant plinth certificate, occupancy certificate in favor of the Defendant No.1.

g) Ad-interim injunction in terms of prayer clause (d) (e) and (f) be granted.

h) The Plaintiff be paid his cost from the Defendants.

i) Any other just and proper order be passed in favour of Plaintiff.

AND FOR THIS ACTS OF KINDNESS AND JUSTICE THE PLAINTIFF SHALL EVER PRAY AND BE DUTY BOUND.

3 - PRESENT STATUS - Decreed as per compromise purses filed by plaintiff and defendants.

4. **OPINION** - As per my opinion above suit is barred by many provision of law and facts which are raised by defendant in his written statement. copy of the same annexed to this report .

8. **STATUS REPORT OF CIVIL MISCELLANEOUS APPLICATION 10/2013-**

1- PARTIES –

SHIR ROSHAN PRABHAKAR BHSHEWAR,

V/S

1. SHRI ROSHAN ANANT PATIL
2. SHRI SACHIN ANANT PATIL
3. SHRI PARBAT MANJI GOTHI
4. M/S CIDCO Ltd
5. THE Manager (Town Services – II), CIDCO
6. Additional Town Planning Officer (Building Permission)

2 - RELIEFS SOUGHT –

- a) The Spl. No.10/2013 be restore at its original stage.
- b) This Hon'ble court be pleased to pass an order as prayed in prayer clause(a).
- (c) Any other suitable relief/s as this Hon'ble Court in nature and circumstances of the case may deem fit to grant' be granted favour of the Applicant/ Plaintiff.

Place: panvel.

PLAINTIFF

Date: 31/12/2021

3 - **PRESENT STATUS** – Dismissed for default Restoration CMA NO 10/2013 pending for arguments.

4. As per my opinion above suit is barred by many provision of law and facts which are raised by defendant in his written statement. copy of the same annexed to this report .

Hence this **STATUS REPORT** is issued today under my seal and signature as per the search and investigation of the record as mentioned herein above.

Place: Panvel

Date: 22/08 /2023.



Signature
Sharad Ramchandra Jadhav, Advocate
B.Com. LL. B.
Reg. No. MAH-3586/2008

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

Date: 13-09-2023

To,
The Asst. General Manager
Home Loan
SBI Bank
LHO Mumbai - MMR

This is to inform you that our project name "BAYVIEW" situated at Plot no 207, Sector 3, Ulwe, Navi Mumbai does not require any Environment Clearance Certificate.

Your Faithfully,
FOR SKYLINE REALBUILD LLP

Chandresh

CHANDRESH GOTHI -
DESIGNATED PARTNER



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No.

Date: 12/12/2019

CIDCO/FIRE/HQ/2019 SUP 638

To

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

Sub.:- Provisional Fire NOC to the proposed High rise Residential cum Commercial
 Building Plot No.207, Sector.03, Ulwe, Navi Mumbai.
 For **Mr. Parbat Manji Gothi**

Ref.:-

1. M/s. Atul Patel Architects, letter no. Nil Dt.19/11/2019.
2. Online Application No.CIDCO/BP-17199/TPO(NM&K)/2019 Dt.15/11/2019.
3. Lease agreement between CIDCO Ltd. & Shri.Roshan Anant Patil Dt.26/06/2009.
4. Tripartite agreement between Shri.Roshan Anant Patil & Mr.Parbat Manji Gothi Dt.18/06/2010.
5. Three Set of Drawing submitted by M/s. Atul Patel Architects.
6. Fire services fees, received Rs.1,20,000/- vide Receipt no.6100002559/2019, Dt.02/12/2019.
7. Fire Security Deposit, received Rs.20,000/- vide Receipt no.6100002487/2019, Dt.02/12/2019.

M/s. Atul Patel Architects architect of the said project , under the instruction of his client submitted the proposal for development of the said plot for Residential cum Commercial Building on plot no. 207, sector. 03, Ulwe, Navi Mumbai for Mr. Parbat Manji Gothi.

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

A] DEMARCATION OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	30 mtrs wide road
2	On towards South.	Plot no. 202, 203, 204
3	On towards East	Plot no. 206
4	On towards West	Plot no. 208

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

B] OPEN SPACES WITH IN THE PLOT

Sr.no.	Direction	From building line to plot boundary	Remarks.
1	North	6.00 mtrs open space	As per submitted project details
2	South	6.00 mtrs open space	
3	West	6.00 mtrs open space	
4	East	6.00 mtrs open space	

C] STRUCTURE DETAILS.

Sr. no.	No. Of building	Floor	Height in mtrs	No. Stairs and width	No. of lifts and fire lifts.	O.H. Tank capacity.	Fire Duct	Refuge are floor
1	1	G+13	39.95 mtrs	02 nos with 1.5 mtrs width	02 nos	UGT 75,000 & OHT 25000 ltrs	yes	Midlanding of 8 th -9 th , 10 th -11 th & 12 th -13 th

D] OCCUPANCY DETAILS.

Sr. No.	FLOOR	DETAILS
1	Ground Floor	05 Nos. of Shops, 05 Nos. of Stilt Car Parking, 02 VCP, 18 Nos. (9x2) of Stack Parking on open space & Meter Room.
2	1 st Floor	Society Office, Fitness Centre & Garden.
3	2 nd to 11 th Floor	4 Nos. of Residential Unit on each floor.
4	12 th & 13 th Floor	2 Nos. of Residential Unit & Natural Terrace

Accordingly architectural plans of the building which are proposed on the refer plot are scrutinize by the fire department with the existing building by laws.

- i) The Plot bearing **Plot No.207, Sector-03**, located at **Ulwe, Navi Mumbai** is approximate 1198.34 sqm. In Area.
- ii) The said plot is approachable by 30 mtrs wide road from North side.
- iii) Total Two gates are proposed for the entire plot.
- iv) The said project is accessible by Two gates which are located on North Side of the plot.
- v) The width of both the gate is 6 mtrs.

As the proposed height of the building is more than 15 M, the proposed building come under the category of high rise building as per the **NBC-2016, The Maharashtra Fire Prevention and Life Safety Act 2006**. Hence the fire prevention and life safety measures provisions laid under various sections, sub sections and clauses there in, these Acts become applicable to this building.

In the view of the above references, this department has no objection to these high rise residential Building of **Group A Sub Div A4** , Subjected to the compliance of following fire brigade requirements. As well as the approval of proposal by **The Sr. Planner (Building Permission (NM))**

ACCESS

- 1 All entrance & exit gates shall have at least clearance of 6 Meters by width & height.
- 2 Courtyard shall be paved to carry a load not less than 45 tones.
- 3 Clear motorable distances of 6 Mtrs. shall be kept around the building for fire vehicle movement without any kind of obstruction.

STAIRCASE

- 1 The staircases proposed as aforesaid is accepted. The staircases shall be of enclosed type and at least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place safety.
- 2 The staircase width shall not be less than 1.5 M cleared
- 3 Maximum travel distances shall not exceed 22.5 Meters. Fifty percent travel distance can be increased in case building is fully provided with auto sprinkler system.
- 4 Permanent ventilation of the top equal of 5% of the cross section area of the staircase shall be provided.
- 5 Open able slashes of the RCC grills with clear opening of not less than 0.5 sqm. Per landing on the external wall of staircase shall be provided.
- 6 Air condition duct or any other duct shall not pass through the staircase enclosure.

ESCAPE ROUTE FROM HOUSE TO STAIRCASE**HOUSE ENTRANCE DOOR:-**

The house entrance door shall be of a solid core with resistance of not less than ½ hrs (solid core wood of minimum 45 mm. thickness) as per the NBC and CBRI approved.

Fire door:-

Fire door with a minimum fire resistance of 2 hours must be provided at each floor landing of lobby as well as residential units entrance doors and Doors of Refuge Area, it shall be as per IS 3614 and CBRI approved.

LIFT & OTHERS LIFT :- (08 Person Capacity, i.e. 544 Kgs.)

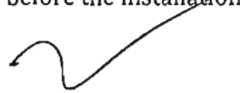
- 1 The wall enclosing lift shaft shall have fire resistance of not less than 2 hrs.
- 2 Shaft shall have permanent vent of not less than 0.2 sq meters clear area immediately under the machine room.
- 3 The **collapsible gates shall not be permitted for lifts** and shall be solid doors with fire resistance of 2 hrs
- 4 Lift opening shall be only in corridor and not directly in any room.
- 5 All the lift shall be installed with automatic rescue device.

SERVICE DUCT / SHAFT / FIRE DUCT

Service duct and shafts shall be enclosed by walls of 2 hrs and doors of 2 hrs fire rating. All such ducts/ shafts shall be properly sealed and fire stopped at all floor levels using fire resistant sealing having a fire resistance not less than 2 hours. A vent opening at the top of the service shaft shall be provided having between ¼ and ½ of area of the shaft. Fire duct should provide with the glass window cabin.

FIRE PROTECTION SYSTEM

The complete fire protection system drawing and DBR shall be submitted to this office before the commencement of fire system installation. In case if the pump head requirements are not practical intermediate fire tanks and intermediate pumps shall be provided at different elevation to ensure the effectiveness of fixed water based installations undersigned shall be consulted and approval taken before the installation.



Requirement of Active Fire protection

Requirement and Provision: - The following active fire protection system will be required for the safety for building: -

Sr. No.	Protection	Requirements	Remarks
01.	Fire Extinguishers	Required	As per IS 2190 / 15683
02.	Hose Reel	Required	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
03.	Wet Riser	Required	Required to be provided in the Staircase and Fire Escape Staircase. Landing Valve should be installed confirming to IS:5290.
04.	Yard Hydrant	Required	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The guidelines should be followed as per IS 3844:1989.
05.	Fire Duct (Shall be sealed at each floor level)	Required	At each floor level and provided with: 1) Single Landing valve IS-5290 at each floor level. 2) Hose-reel hose: 30 Mtrs IS-884/12585. At alternate floor level and provided with: 1) Hose Box with a) 15 mtrs canvas hose with male & female coupling IS-663. b) Nozzle IS-903
06.	Underground Static Storage Tank	75,000Ltr Minimum Required	Water storage should be used exclusively for fire fighting.
07.	Terrace Tank	10,000 Ltr Minimum Required	Proposed Overhead Tank is accepted.
08.	Fire Pump	1 No. 2280 lpm electrical driven 1 No. 180 lpm electric driven Jokey 1 No. 2280 lpm Diesel driven 1 No.900 lpm electrical driven on terrace level.	Pressure of not less than 300kPa (3kgf/cm ²) at the topmost hydrant.

Sr. No.	Protection	Requirements	Remarks
09.	Fire Brigade Connection- - For Static Water Tank and For Hydrant System		Required
10.	Fire Lift	Required	The Detailed guidelines should be followed as given National Building Code - 2016.
11.	Fire Doors	Required at every stair case landing on every floor.	2 Hrs. Fire resistive types with panic bar & vision glass. Confirming to IS: 3614 (Part-II) 1966
12.	Automatic Sprinkler System	Required for Lobby, Car Parking & Shop	Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system
13.	Safety signs & Exit Signs	Florescent type	Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
14.	Manually Operated Electronic Fire Alarm System	Required	AS per IS 2189
15.	Refuge Area	Required	As per NBC 2016

ALTERNATE SOURCE OF POWER SUPPLY:-

An alternate source of power supply of L.V/H.V supply with appropriate change over switch must be provided for fire pump, booster, fire lift, Emergency lighting & manual fire alarm system. It shall be provided in the separate cabin.

HOUSKEEPING

To eliminate the hazards a good housekeeping inside the building and the outside the building shall be strictly maintained by the occupants and/ or the owner of the building.

GENERAL REQUIERMENTS

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the **Maharashtra Government approved License Agency.**
6. Sign boards such as 'No Smoking', Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.

7. Box type grills shall not be provided in the balconies and windows of the apartments, if at all there shall be provision for opening this grill easily in case of emergencies.
8. **Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.**
9. The undersigned reserves the right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time & in the interest of the protection of the premises.
10. It is the responsibility of Owner to ensure the stage wise inspection of the project by fire Officer. So that if any lapses is found in the implementation of passive as well as active fire protection measure it can be rectified in an early stage. Owner shall intimate the fire officer for Yearly inspection of the project during the construction stage.
11. **NOC is issued in fire & life safety point of view only, the legality of plot & construction shall be confirmed with concerned department only.**

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


Arvind P. Mandke
Chief Fire Officer
CIDCO Fire Service

C C to M/s. Atul Patel Architects.

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

Date: 13/09/2023

To,
The Manager
Home Loan
SBI Bank Limited
LHO Mumbai - MMR

Subject: Bank details for loan disbursement.

Sir,

This is RERA Account master collection account details for credit the retail loan Disbursements through RTGS / NEFT / DD in the below account unless otherwise fresh instruction been provided by the authorized signatory.

Our A/c details are: (**All fields are mandatory**)

Builder Name : SKYLINE REALBUILD LLP
Project Name : BAYVIEW
Account Name : SKYLINE REALBUILD LLP BAYVIEW MST CLN AC
Account No. : 50200081141278
Bank Name : HDFC BANK
Branch Name : ANDHERI - WEST, SEVEN BUNGLOWS
IFSC Code : HDFC0000666
Email ID : info@skylinerealtygroup.in
Mobile No : 9930663398

"We agree to receive an intimation of the funds remitted to us on the above mention email id and /or mobile No."

The above project is not mortgaged with any bank /FLs

Your Faithfully,
FOR SKYLINE REALBUILD LLP


CHANDRESH GOTHI -
DESIGNATED PARTNER



Shop No. 7, Concord CHS Ltd., N S Road no 10, JVPD, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

Date: 13-09-2023

Project Name : BAYVIEW

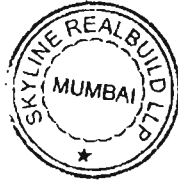
Address : Plot no 207, Sector 3, Ulwe, Navi Mumbai 410206.

Total No of Shops	05 Nos
Total No of Flats	54 Nos
Total No of Flat Sold	01 No
Total No of Registration	01 No
Total No of Home Loans by SBI	---
Total No of Home Loans by Other Banks	---
Remaining Units where bookings are done & Loan Required	Yes

Your Faithfully,
FOR SKYLINE REALBUILD LLP



**CHANDRESH GOTHI -
DESIGNATED PARTNER**





CIDCO
WE MAKE CITIES

PLINTH COMPLETION CERTIFICATE

CIDCO/BP-17199/TPO(NM & K)/2019/1061

Date : 11 April, 2023

To,

MR.PARBAT MANJI GOTHI
1101,SHANTI CO-OPERATIVE HOUSING SOCIETY
LTD.,MHADA LAND,ANDHERI,CHAR
BUNGLOW,ANDHERI(W)
PIN - 400053

Sub : Plinth Completion Certificate for Proposed **Residential [Residential Bldg/Apartment]**
Building on Plot No. **207**,
Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Residential [Residential Bldg/Apartment]** Building on Plot No. **207**, Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-17199/TPO(NM & K)/2019/9794** dated **08 September, 2022**.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter **08 September, 2022** and Agreement to Lease executed with Corporation.

Government has issued the Directives as per section 154 of MR&TP Act, 1966, vide No. TPS-1818/CR-236/18/Sec37(1AA)/UD-13, dated 2/12/2020. As per the said directives the 'Unified DC&PRs of Maharashtra' has made applicable for CIDCO's jurisdiction as Planning Authority area in Navi Mumbai Project area. As per the regulation 2.8.4 of said DC&PRs only intimation about completion of work upto plinth level is required. And there is no need to issue the 'Plinth Completion Certificate'.

Therefore, "This Plinth Completion Certificate is issued based on the completion certificate submitted by the Architect with assurance that the work is being carried out in accordance with the sanctioned plans. Further, it should be noted that Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with

Out of the copy of this certificate
RAMCHANDRA CHAUDHARI
<rcchaudhari@gmail.com>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO/BP-17199/TPO(NM & K)/2019/10615

Date : **11 April, 2023**

the plan approved and safety norms as prescribed by the bureau of Indian Standards.”
The permission is issued subject to pending suit no. SCS 376/2012, SCS 10/2013 & SCS 193/2018
in the Hon"ble court and order passed by Hon"ble court in the said suit.

Thanking you,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudh@cidco.ltd>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD.

ASSOCIATE PLANNER (BP)

Page 2 of 2



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

Certificate of Registration on Conversion

OF

SKYLINE REALTY

TO

SKYLINE REALBUILD LLP

LLP Identification Number: **ABC-9440**

The Permanent Account Number (PAN) of the LLP is AEGFS8361A

The Tax Deduction and Collection Account Number (TAN) of the LLP is MUMS15115J

It is hereby certified that SKYLINE REALBUILD LLP is this day registered pursuant to section 58(1) of the LLP Act 2008.

Given under my hand at Manesar this Seventh day of November Two thousand twenty-two.

Digitally signed by DS MINISTRY OF
CORPORATE AFFAIRS 10
Date: Tue Jan 03 18:54:56 IST 2023

Shivraj Ranjeri
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SKYLINE REALBUILD LLP

CONCORD CHS LTD, SHOP 7, PLOT NO 1, N S RD NO 10, VILE PARLE WEST NEAR JUHU CIRCLE,
MUMBAI Maharashtra 400049, Mumbai, Mumbai, Maharashtra, India-400049



Date: 13-09-2023

"EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DESIGNATED PARTNERS OF SKYLINE REALBUILD LLP HELD ON 11th Sept, 2023 AT Shop no 7, Concord CHS Ltd, N S Road No 10, Juhu Circle, JVPD, Vile Parle - West, Mumbai : 400049".

"RESOLVED THAT Mr. Chandresh Parbat Gothi, Designated Partner of The Company is hereby authorized to represent The Company in all Legal Proceedings and initiated / and or to be initiated by The Company and to do all acts and things including sign, verify, institute and present applications, revisions, reviews, representations, etc.,

Certified true copy

For SKYLINE REALBUILD LLP



VARUN BHATTI - DESIGNATED PARTNER



CHANDRESH GOTHI - DESIGNATED PARTNER

I ACCEPT THE AUTHORIZATION



CIDCO
WE MAKE CITIES

PLINTH COMPLETION CERTIFICATE

CIDCO/BP-17199/TPO(NM & K)/2019/10615

Date : 11 April, 2023

To,

MR.PARBAT MANJI GOTHI
1101,SHANTI CO-OPERATIVE HOUSING SOCIETY
LTD.,MHADA LAND,ANDHERI,CHAR
BUNGLOW,ANDHERI(W)
PIN - 400053

Sub : Plinth Completion Certificate for Proposed **Residential [Residential Bldg/Apartment]**
Building on Plot No. **207**,
Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Residential [Residential Bldg/Apartment]** Building on Plot No. **207** , Sector 3 at **Ulwe 12.5 % Scheme Plot** , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-17199/TPO(NM & K)/2019/9794** dated **08 September, 2022**.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter **08 September, 2022** and Agreement to Lease executed with Corporation.

Government has issued the Directives as per section 154 of MR&TP Act, 1966, vide No. TPS-1818/CR-236/18/Sec37(1AA)/UD-13, dated 2/12/2020. As per the said directives the 'Unified DC&PRs of Maharashtra' has made applicable for CIDCO's jurisdiction as Planning Authority area in Navi Mumbai Project area. As per the regulation 2.8.4 of said DC&PRs only intimation about completion of work upto plinth level is required. And there is no need to issue the 'Plinth Completion Certificate'.

Therefore, "This Plinth Completion Certificate is issued based on the completion certificate submitted by the Architect with assurance that the work is being carried out in accordance with the sanctioned plans. Further, it should be noted that Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with

out the work in accordance with
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>
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RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO/BP-17199/TPO(NM & K)/2019/10615

Date : 11 April, 2023

the plan approved and safety norms as prescribed by the bureau of Indian Standards.”
The permission is issued subject to pending suit no. SCS 376/2012, SCS 10/2013 & SCS 193/2018
in the Hon"ble court and order passed by Hon"ble court in the said suit.

Thanking you,

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<brchaudh@cidco.com>
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Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Page 2 of 2

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT "BAYVIEW"

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

Wed 06-09-2023 16:47

To:Nikhil Jarial <nikhil.jarial@sbi.co.in>;Pramod Tanaji Mane <pramod.mane@sbi.co.in>

Cc:AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>;AGMRE LHOMUM <agmre.lhomum@sbi.co.in>

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP

BUILDER NAME - SKYLINE REALBUILDD LLP

PROJECT NAME - BAYVIEW

BHULESHWAR MUMBAI RERA NO. P52000051373

We are happy to inform you that the Project "BAY VIEW" 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:

1. Board Resolution Copy /POA/ Authority letter to sign the application (on letter head). ✓
2. Builder Profile & Tie up Request letter (in our SBI format) ✓ *received on 5/10/23*
3. Work Completion Stage certificate: present construction & work completion progress Status letter issued by architect, (on letter head) *received on -11- * pending*
4. Address proof of Business: Electricity Bill, Tel Bill, and Rent Agreement in the name of firm.
5. Screen shot of Home page of builder's website. *
6. Copy of External rating from CRISIL / ICRA etc, (if any) *
7. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any) ✓
8. Copy of Indenture of Mortgage, (if Project Financed taken) *
9. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.*
10. Details of Litigation with hard/soft Copies of Complaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
11. Environment Clearance Certificate from appropriate authority copy (if not applicable- declaration stating EC not applicable on builder's letter head signed by authorized signatory). ✓
12. Fire - NOC ✓
13. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any) *
14. RERA bank account (100% Master collection Account) confirmation on letter head. (Please mention as " This is our RERA Account for Project *****) ✓ ** pending*
15. 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. KYC Verified with Original: Firm KYC to be verified with original

Thanks & Regards,

Manager
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051
96 69814381



भारतीय स्टेट बँक
भारतीय स्टेट बँक
STATE BANK OF INDIA

The Assistant General Manager (REH)
State Bank of India,
5th Floor REH BU, LHO.C-6, G Block Synergy Building
Bandra Kurla Complex, Mumbai-400051

HLST/BRT/2023-24/07 11292

04/09/2023

Respected Sir,

BUILDER TIE UP: M/s. Skyline Realbuild LLP

PROJECT: "BAYVIEW"

MAHARERA REGISTRATION NO-P52000051373

With respect to above, please find enclosed the following documents of the captioned developer for the project tie up of the captioned project.

1. Builder tie up letter along with Profile Area Wise flat details and Builder Declaration
2. MAHARERA Registration Certificate No- P52000051373
3. KYC & CIBIL of all Directors, KYC of M/s. Skyline Realbuild LLP.
4. NOC for Height Clearance
5. Development Agreement
6. Approved Plan Copy
7. Draft agreement Copy
8. Commencement Certificate
9. Inspection Report dated 04/08/2023

Builder has assured us that they will provide Maximum Home Leads to our Bank.

Thanking you,

Yours faithfully,

Nikhil Kharat (PF NO-6518362)
Manager - Builder Relations

bank.sbi
+91 22 - 41916201 - 212
rmrbo2.sion@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय, सायन
बी 603 & 604, कोहिनूर सिटी कमर्शियल-1,
6 वा माळा, किरोल रोड, एल.बी.एस. मार्ग,
कुर्ला (प), मुंबई - 400 070

क्षेत्रीय व्यवसाय कार्यालय, सायन
बी 603 & 604, कोहिनूर सिटी कमर्शियल-1,
छठी मंजिल, किरोल रोड, एल.बी.एस. मार्ग,
कुर्ला (प), मुंबई - 400 070

Regional Business Office, Sion
B 603 & 604, Kohinoor City, Commercial -1,
6th Floor, Kirol Road, Off. L.B.S. Marg,
Kurla (West), Mumbai - 400 070.

NOTE DETAILS

NOTE ID : NT/NFIN/MUM/NW-1/AOSOMU/RBOSION/RBO
/20230831/RMSI-661

STATUS: APPROVED

SUBJECT : Builder tie up Skyline Realbuild

COMMENT LOG

Page#	Doc Reference	Comment	Name
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AUDIT LOG

APPROVED by Hemant Jaiswal, DGM (B&O) (dgm.zosouthmum@sbi.co.in) on 02/09/2023, 12:52 PM (IST)

RECOMMENDED by CHIEF MANAGER CRNPA1 ZO MUM (cmcrnpa1.zomum@sbi.co.in) and submitted to Hemant Jaiswal, DGM (B&O) (dgm.zosouthmum@sbi.co.in) on 02/09/2023, 11:27 AM (IST)

SUBMITTED to CHIEF MANAGER CRNPA1 ZO MUM (cmcrnpa1.zomum@sbi.co.in) by mrrbo2 sion (mrrbo2.sion@sbi.co.in) on 31/08/2023, 4:16 PM (IST)

THE DEPUTY GENERAL MANAGER (B&O)

FOR APPROVAL

THE ASSISTANT GENERAL MANAGER (RECOMMENDATION)

FOR RECOMMENDATION

N. Kharat / 22/08/2023

BUILDER NAME – M/S SKYLINE REALBUILD LLP.
PROJECT - BAYVIEW

Builder Tie-up proposal for M/s Skyline Realbuild LLP.
Non availability of Previous Completed Projects History of the firm.

The Subject proposal sourced is to be submitted to REHBU department at LHO, Mumbai MMR. But it has been notified that builder does not have 2 previous completed projects history. This is a 1st project of the builder firm.

Skyline Realbuild LLP is a partnership firm represented by 2 partners – Mr. Chandresh Gothi, aged 36, who has 15 years' experience in land plotting and building under name M/s. Prithvi Developers and Mr. Varun Bhatti, aged 39 who has experience in multiple businesses including realty. The company is involved in the activity building construction. Both the partners together have completed one project earlier named 'Indraprasth', G+4 storied under partnership with firm named VC Realty, which was completed in 2021.

Their project - Bayview is having 1 wing with 14 floors and 54 Units. It is located at Plot No. 207, Sector - 3, uiwc, Navi Mumbai – 410206.

In the proposal under reference, once the project tie up is approved, our bank can expect good number of home loan proposals. The builder in their letter has assured business of at least 30% of units in the project to the bank. With reference to master circular no. NBG/RE,II&IID-III./47/2022 - 23 dated 06/01/2023, we seek administrative approval for the same.

N. Kharat

Nikhil Kharat
Manager
Builder Relations
Mob: 9819707105

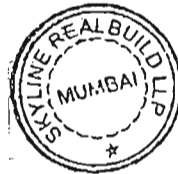
Date 18/08/2023

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

A) Details about Builder :

<u>Sr. No.</u>	<u>Component</u>	<u>Details</u>
1.	Name of the Builder	SKYLINE REALBUILD LLP
2.	Brief about the Builder	Builders & Developers
3.	Concern (Proprietorship, Partnership, Pvt. Ltd.)	Limited Liability Partnership
4.	Regd. Office Address	Shop no 7, Concord CHS Ltd. N S Road, No 10, Juhu Circle, JVPD, Vile Parle - West, Mumbai : 400049
5.	Other Address (If Any)	
6.	Phone Number	9930663398
7.	Date of Inception/Total No. of Yrs. In Builder Business	12 Years
8.	Name of Proprietors/Partners/ Directors	1) Chandresh Gothi - Designated Partner 2) Varun Bhatti - Designated Partner
9.	Total No. of Projects Completed	1 Project
10.	No. of projects in which there was delay & brief details in below format C	N A
11.	Total Built up area completed in past (In sq. ft.)	Approx. 8,000 Sq. Ft.
12.	Total Built up area sold in past (In sq. ft.)	Approx. 8,000 Sq. Ft.
13.	WIP-ongoing projects (In sq. ft.)	Approx. 7000 Sq. Ft.
14.	WIP (In amount)	
15.	Website URL	NA
16.	List of Bankers/Banking Relationships	HDFC Bank



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

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

<u>Sr. No.</u>	<u>Component</u>	<u>Details</u>
1.	Name of the Project	BAYVIEW
2.	Address & Location	Plot no 207, Sector 3, Ulwe, Navi Mumbai : 410206
3.	Land Area	1199.45 Sq Mtrs
4.	Total Built up Area	56,854 Sq Mtrs
5.	Project Commencement Date	08-09-2022
6.	Expected Completion Date	31-12-2025
7.	Cost of Project (Including Land Cost)	Approx. 18 Cr
8.	Builder's share/Stake in the project	50%
9.	Total No. of Buildings/Wings in the project	1 (One)
10.	Total No. of Flats/Units in the project	5 Nos - Shop & 54 Residential Flats
11.	Number of Units sold till date in project	NIL
12.	Is the project approved by any other Banks/FI/NBFC (List the names)	NIL
13.	Other Amenities in the project	Gymnasium, Indoor Games & Terrace Garden
14.	Project Broacher/Marketing arrangement/tie-up	Project Brochure
15.	Environmental Clearance of the Project - NA/Pollution clear/Forest Clearance etc.	NA
16.	Location/Infrastructure availability around the Project	Near Navi Mumbai Airport
17.	Quality of Project & Construction quality	Mivan Technology
18.	Is Legal Clear?	Yes
19.	Is Technical Clear?	Yes
20.	Are approved plans in place & mentioned by valuer in technical report?	Approved permission by 5th Floor additional FSI & Ancillary applied for.

Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

C) Details about all Completed projects of the Builder :

Location	Project Name	Project Cost	Total Built up Area for the Project	Storeys/Floors	Total No. of Units/Flats in the Project	Construction Dates	Society Formed or Not?
Ulwe	Indraprasth	Appx 2.5 Cr	8,000 Sq. Ft.	G + 4 Storey	17	2020-21	Yes

D) Proposed Project :

Flat / Shop Type	Area (Sq. Ft.) per Flat / Shop (RERA Carpet Area)	Rate per Sq. Ft.	Cost of each flat (Area x Rate)	No. of Flats / Shop
Shop - 1	386.000	38,250/-	1.48 Cr	1
Shop - 2	379.000	38,250/-	1.45 Cr	1
Shop - 3	350.000	38,250/-	1.34 Cr	1
Shop - 4	379.000	38,250/-	1.45 Cr	1
Shop - 5	372.000	38,250/-	1.42 Cr	1
1 - BHK	377.000	17,000/-	64 Lakhs	26
2 - BHK	569.000	17,000/-	97 Lakhs	28



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

E) Banking Information :

Bank Name : HDFC BANK
Branch Name : ANDHERI - WEST, SEVEN BUNGLOWS
RERA Account No. : 50200081141278
Account Name : SKYLINE REALBUILD LLP BAYVIEW MST CLN AC
Account Type : RERA MASTER COLLECTION
IFSC Code : HDFC0000666
Email ID : info@skylinerealtygroup.in
Mobile No : 9930663398

F) Contact Person of the Legal Coordinator who has access to Legal Facts of the Project:

Mr. Varun Bhatti - Designated Partner - 9820300009

G) Sales Head Details:

Name : Mr. Vishal Sorathiya
Contact No : 8097222614
Email ID : info@skylinerealtygroup.in

H) Finance Head Details:

Name : Mr. Varun Bhatti - Designated Partner
Contact No : 9820300009
Email ID : info@skylinerealtygroup.in

I) CRM Head Details:

Name : Mr. SURESH KATARMAL
Contact No : 9029214699
Email ID : info@skylinerealtygroup.in

Signature/Authorized Signatory

For SKYLINE REALBUILD LLP

DESIGNATED PARTNER



Place : MUMBAI

Date : 26-06-2023

Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

THE DEPUTY GENERAL MANAGER (B&O)

FOR APPROVAL

THE ASSISTANT GENERAL MANAGER (REVISION)

FOR RECOMMENDATION

BUILDER NAME – M/S SKYLINE REALBUILD LLP.
PROJECT - BAYVIEW

Builder Tie-up proposal for M/s Skyline Realbuild LLP.
Non availability of Previous Completed Projects History of the firm.

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Nikhil Kharat
Manager
Builder Relations
Mob: 9819707105

Date 18/08/2023

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

A) Details about Builder :

<u>Sr. No.</u>	<u>Component</u>	<u>Details</u>
1.	Name of the Builder	SKYLINE REALBUILD LLP
2.	Brief about the Builder	Builders & Developers
3.	Concern (Proprietorship, Partnership, Pvt. Ltd.)	Limited Liability Partnership
4.	Regd. Office Address	Shop no 7, Concord CHS Ltd. N S Road, No 10, Juhu Circle, JVPD, Vile Parle - West, Mumbai : 400049
5.	Other Address (If Any)	
6.	Phone Number	9930663398
7.	Date of Inception/Total No. of Yrs. In Builder Business	12 Years
8.	Name of Proprietors/Partners/ Directors	1) Chandresh Gothi - Designated Partner 2) Varun Bhatti - Designated Partner
9.	Total No. of Projects Completed	1 Project
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14.	WIP (In amount)	
15.	Website URL	NA
16.	List of Bankers/Banking Relationships	HDFC Bank



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

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

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1.	Name of the Project	BAYVIEW
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3.	Land Area	1199.45 Sq Mtrs
4.	Total Built up Area	56,854 Sq Mtrs
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6.	Expected Completion Date	31-12-2025
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10.	Total No. of Flats/Units in the project	5 Nos - Shop & 54 Residential Flats
11.	Number of Units sold till date in project	NIL
12.	Is the project approved by any other Banks/FI/NBFC (List the names)	NIL
13.	Other Amenities in the project	Gymnasium, Indoor Games & Terrace Garden
14.	Project Broacher/Marketing arrangement/tie-up	Project Brochure
15.	Environmental Clearance of the Project - NA/Pollution clear/Forest Clearance etc.	NA
16.	Location/Infrastructure availability around the Project	Near Navi Mumbai Airport
17.	Quality of Project & Construction quality	Mivan Technology
18.	Is Legal Clear?	Yes
19.	Is Technical Clear?	Yes
20.	Are approved plans in place & mentioned by valuer in technical report?	Approved permission by 5th Floor additional FSI & Ancillary applied for.

Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

C) Details about all Completed projects of the Builder :

Location	Project Name	Project Cost	Total Built up Area for the Project	Storeys/Floors	Total No. of Units/Flats in the Project	Construction Dates	Society Formed or Not?
Ulwe	Indraprasth	Appx 2.5 Cr	8,000 Sq. Ft.	G + 4 Storey	17	2020-21	Yes

D) Proposed Project :

Flat / Shop Type	Area (Sq. Ft.) per Flat / Shop (RERA Carpet Area)	Rate per Sq. Ft.	Cost of each flat (Area x Rate)	No. of Flats / Shop
Shop - 1	386.000	38,250/-	1.48 Cr	1
Shop - 2	379.000	38,250/-	1.45 Cr	1
Shop - 3	350.000	38,250/-	1.34 Cr	1
Shop - 4	379.000	38,250/-	1.45 Cr	1
Shop - 5	372.000	38,250/-	1.42 Cr	1
1 - BHK	377.000	17,000/-	64 Lakhs	26
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SKYLINE REALBUILD LLP

LLP IN : ABC-9440

E) Banking Information :

Bank Name : HDFC BANK
Branch Name : ANDHERI - WEST, SEVEN BUNGLOWS
RERA Account No. : 50200081141278
Account Name : SKYLINE REALBUILD LLP BAYVIEW MST CLN AC
Account Type : RERA MASTER COLLECTION
IFSC Code : HDFC0006666
Email ID : info@skylinerealtygroup.in
Mobile No : 9930663398

F) Contact Person of the Legal Coordinator who has access to Legal Facts of the Project:

Mr. Varun Bhatti - Designated Partner - 9820300009

G) Sales Head Details:

Name : Mr. Vishal Sorathiya
Contact No : 8097222614
Email ID : info@skylinerealtygroup.in

H) Finance Head Details:

Name : Mr. Varun Bhatti - Designated Partner
Contact No : 9820300009
Email ID : info@skylinerealtygroup.in

I) CRM Head Details:

Name : Mr. SURESH KATARMAL
Contact No : 9029214699
Email ID : info@skylinerealtygroup.in

Signature/Authorized Signatory

For SKYLINE REALBUILD LLP

DESIGNATED PARTNER



Place : MUMBAI
Date : 26-06-2023

DUE DILIGENCE (SITE INSPECTION) REPORT FOR THE U.P.O.F PROJECT

Name of the builder		Skyline Realbuild LLP					
Builder registered Address		Shop No. 7, Concord CHS Ltd., Plot No. 1, N.S.Road No. 10, Juhu Circle, Vile Parle – West Mumbai - 400049					
Project OPAS ID							
Name of Project & RERA Reg. No.		Naviyav (52000051373)					
Address of the Project		Plot No. 207, Sector – 3, Ulwe, Navi Mumbai - 410206					
Whether Project is completed*		No					
Unit Details		No. of already sold-out				No. of cash Sale units	
		0				1	
Inspection Data:							
Date of Inspection		04/08/2023					
Stage wise Progress on construction		Ground level +2 slabs completed					
Last inspection date							
Details (if any)							
Site Details							
Landmark							
s.No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	1	14	3	No	No	No	31/12/2025
2							
3							
Site Contact Person Details							
Name*		Mr. Suresh Katarmal					
Telephone/Mob. No.*		929214699					
Designation*		CRM Head					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Mr. Suresh Katarmal					
No. of HL business booked*		0					
Amount of HL business booked*		0					
Remarks on general progress of the project as per structured approved plan noted in RERA:		Construction work progress as per RERA timeline					
Date of Visit of Registered office of the firm/ company		07/07/2023					
Date of visits of completed projects							
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

Inspecting Official Details :

Signature :

Name :

Designation :

PF No. & SS. No. :

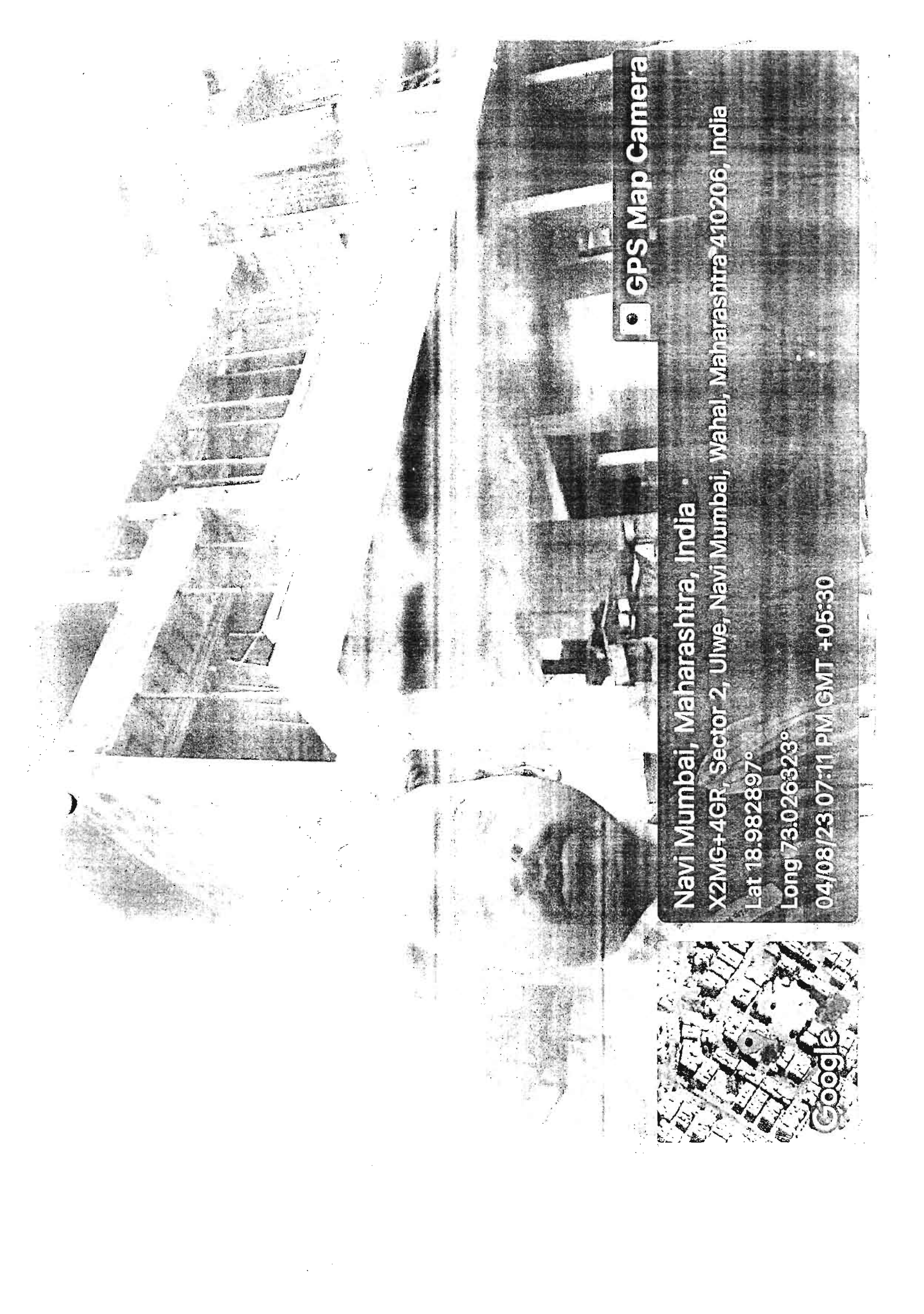
Date :

Mr. Nishu Kharal

Manager - Builder Relations

6518302 and 985852

04/08/2023



GPS Map Camera

Navi Mumbai, Maharashtra, India

X2MG+4GR, Sector 2, Ulwe, Navi Mumbai, Wahal, Maharashtra 410206, India

Lat 18.982897°

Long 73.026323°

04/08/23 07:11 PM GMT +05:30





GPS Map Camera

Navi Mumbai, Maharashtra, India

X2MG+4GR, Sector 2, Ulwe, Navi Mumbai, Waha, Maharashtra 410206, India

Lat 18.982897°

Long 73.026323°

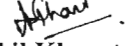
04/08/23 07:12 PM GMT +05:30



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

Name of the builder		Skyline Realbuild LLP					
Builder registered Address		Shop No. 7, Concoprd CHS Ltd, Plot No. 1, N.S.Road no. 10, Juhu Circle, Vile Parle-West, Mumbai - 400049					
Project OPAS ID							
Name of Project & RERA Reg. No.		Bayview					
Address of the Project		Plot no. 207, Sector 3, Ulwe, Navi Mumbai - 410206					
Whether Project is completed*		No					
Unit Details		No of already sold-out units			No. of cash Sale units		
		2			Nil		
Inspection Data:							
Date of Inspection		17/07/2023					
Stage wise Progress on construction							
Last inspection date							
Details (if any)							
Site Details							
Landmark :		Adjacent to St. John's School					
S.No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	1	14 floor proposed					
2							
3							
Site Contact Person Details							
Name*		Mr. Suresh Katarmal					
Telephone/Mob. No.*		9029214699					
Designation*		CRM Head					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Mr. Suresh Katarmal					
No. of HL business booked*		Nil					
Amount of HI business booked*		Nil					
Remarks on general progress of the project as per structured approved plan noted in RERA:							
Date of Visit of Registered office of the firm/ company							
Date of visits of completed projects							
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

Inspecting Official Details :

Signature : 

Name : Mr. Nikhil Kharat

Designation : Manager – Builder Relations

PF No. & SS. No. : 6518362, K-15852

Date : 17/07/2023



NO. 1. N. 2. ROAD NO. 10. 7APD. 7000. 1960.

15501

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

BAYVIEW

Plot no 207, Sector 3, Ulwe, Navi Mumbai
AREA STATEMENT

UNIT NO.	RERA CARPET (NCLUSIVE OF ENC. BALCONY)	CHAJJA / OTLA	N.TERRACE / COVER OTLA	SALEABLE AREA
GROUND FLOOR				
SHOP-1	386	23	0	820
SHOP-2	379	22	0	804
SHOP-3	350	22	0	745
SHOP-4	379	22	0	804
SHOP-5	372	23	0	791
FIRST FLOOR				
101	569	59	326	1372
102	569	59	340	1387
SECOND FLOOR				
201	569	102	0	1137
202	569	102	0	1137
203	377	46	51	806
204	377	75	0	804
THIRD FLOOR				
301	569	102	0	1137
302	569	102	0	1137
303	377	75	0	804
304	377	75	0	804



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

UNIT NO.	RERA CARPET (NCLUSIVE OF ENC. BALCONY)	CHAJJA / OTLA	N.TERRAC E / COVER OTLA	SALEABLE AREA
FOURTH FLOOR				
401	569	102	0	1137
402	569	102	0	1137
403	377	75	0	804
404	377	75	0	804
FIFTH FLOOR				
501	569	102	0	1137
502	569	102	0	1137
503	377	75	0	804
504	377	75	0	804
SIXTH FLOOR				
601	569	102	0	1137
602	569	102	0	1137
603	377	75	0	804
604	377	75	0	804
SEVENTH FLOOR				
701	569	102	0	1137
702	569	102	0	1137
703	377	75	0	804
704	377	75	0	804
EIGHTTH FLOOR				
801	569	102	0	1137
802	569	102	0	1137
803	377	75	0	804
804	377	75	0	804



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

UNIT NO.	RERA CARPET (NCLUSIVE OF ENC. BALCONY)	CHAJJA / OTLA	N.TERRACE / COVER OTLA	SALEABLE AREA
NINTH FLOOR				
901	569	102	0	1137
902	569	102	0	1137
903	377	75	0	804
904	377	75	0	804
TENTH FLOOR				
1001	569	102	0	1137
1002	569	102	0	1137
1003	377	75	0	804
1004	377	75	0	804
ELEVENTH FLOOR				
1101	569	102	0	1137
1102	569	102	0	1137
1103	377	75	0	804
1104	377	75	0	804
TWELVETH FLOOR				
1201	569	102	0	1137
1202	569	102	0	1137
1203	377	46	0	755
1204	377	46	0	755



Shop No. 7, Concord CHS Ltd., Plot No. 1, N S Road no 10, Juhu Circle, Vile Parle - West, Mumbai:400049

✉ info@skylinerealtygroup.in ☎ 022-26256631

SKYLINE REALBUILD LLP

LLP IN : ABC-9440

UNIT NO.	RERA CARPET (NCLUSIVE OF ENC. BALCONY)	CHAJJA / OTLA	N.TERRACE / COVER OTLA	SALEABLE AREA
THIRTEENTH FLOOR				
1301	569	102	0	1137
1302	569	102	0	1137
1303	377	46	0	755
1304	377	46	0	755
FOURTEENTH FLOOR				
1401	569	102	0	1137
1402	569	102	0	1137
1403	366	46	15	752
1404	377	46	14	769

For SKYLINE REALBUILD LLP
[Signature]
DESIGNATED PARTNER



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

निदेशणीकृत कार्यालय:

'सिडको', दयार, मन्दाळा, नवीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.:

सिडको/भूमी/साटयो/उलवे/1038/2009

दिनांक:

प्रति,

बामा अंबाजी पाटील (मयत) यांचे वारस

- | | | |
|---|---|--------------------------------|
| 1) जोमा बामा पाटील | } | (मयत) यांचे वारस |
| 2) नागुबाई गजानन म्हात्रे | | |
| अ) श्रीमती. रंजना अनंत पाटील | | ब) श्री. सचिन अनंत पाटील |
| क) श्री. रोशन अनंत पाटील | | ड) श्रीमती. मिनाक्षी जयदास |
| इ) श्रीमती. यमुना नामदेव गोंधळी | | ई) श्रीमती. बयोबाई तुकाराम |
| उ) श्रीमती. मुक्ताबाई गंगाराम पाटील | | ऊ) श्रीमती. महादीबाई प्रकाश |
| ए) केसरीनाथ गजानन म्हात्रे | | खे) श्री. सुंदर गजानन म्हात्रे |
| 3) जानकुबाई शंकर पारींगे (मयत) यांचे वारस | | |
| अ) कुमारी. मेघा राम पारींगे | | |
| ब) बेबीबाई राम पारींगे | | |

मु. वामणडोंगरी, पो. वहाळ,
ता. धनवेळ, जि. रायगड.

Amal
3/6/09
also



विषय :- साडेबाराटक्के योजनेप्रमाणे निवासी भूखंड मिळणेबाबत.

महोदय/महोदया,

आपल्या वरील विषयाबाबतच्या अर्जावरून कळविण्यात येते की, महाराष्ट्र शासनाच्या नगर विकास विभागाकडील शासन निर्णय क्र. एलक्युएन/1985/1910/सीआर-217/85 नवी-10 दि. 6 मार्च 1990 प्रमाणे व त्यानंतर झालेल्या शासन निर्णय क्र.सी.आय.डी /1094/प्र.क्र.287/न.वि.-10, दि. 28.10.1994 यानिर्णयानुसार आपल्या मालकीची जमीन नवी मुंबई प्रकल्पासाठी संपादित झाली असल्यामुळे आपणांस 12.5 टक्के योजनेच्या सर्व अटी व शर्तीस अधिन ठेवून मानवी/संगणकीय पध्दतीने दिनांक 13-7-2007 रोजी काढण्यात आलेल्या सोडतीप्रमाणे खालील तपशिलामध्ये समुद्र केलेला निवासी भूखंड भाडेपट्ट्याने देण्याचे ठरविण्यात आले आहे.

वहाळ	संपादित क्षेत्र आर.	एकूण हे. पात्रता	पूर्वी पाटप केलेल्या क्षेत्राचा अतिक्रमण		वाटप अतिक्रमांचा तपशील		भातत नुसार वाटपाचे शिल्लक क्षेत्र	स्थळ सेक्टर क्रमांक	भूखंडाचा तपशील	
			नोड	से.क्र.	व्यवसाय क. भूखंड क.	क्षेत्र चौ. मि.			भूखंड क.	क्षेत्र चौ.मि.
384		1200						उलवे 3	207	1198.34
379/1	0-63-0									
383/1										
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201/2	0-10-0									
445										
151/2	0-22-9									
162/2	0-23-0									
164/1	0-18-0									

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आपण उपरोक्त भूखंडापोटी पुढील तपशिलानुसार भाडेपट्ट्याची रक्कम व इतर रक्कमा भरणे आवश्यक आहे. तथापि, खाली नमूद केलेली भाडेपट्ट्याची रक्कम शासन निर्णय क्र. एलक्यएन/1985/1710/सीआर-217/85/नवी-10, दि. 06.03.1990 मधील कलम 'क' प्रमाणे आपणाकडून संपादित केलेल्या जमिनीच्या प्रति चौरस मिटर मोबदल्याच्या (दिलेल्या व्याजासह) दुप्पट रक्कम अधिक विकास खर्चापोटी प्रत्येक चौ.मि. ला रु.5/- या दराने निश्चित करण्यात आली आहे. हा दर भूमिसंपादन अधिनियमाचे कलम 11 खाली विशेष भूसंपादन अधिकारी यांनी आपल्या प्रकरणी जाहीर केलेल्या निवाडयामध्ये देण्यात आलेल्या एकूण नुकसान भरपाईवर आधारित आहे. आपण जर नुकसान भरपाईचा दिलेला दर वाढवून मिळावा यासाठी भूसंपादन अधिनियमाचे कलम 18 रकमी अगर कलम 28 अ खाली अर्ज दाखल केला असल्यास/करणार असल्यास व त्यास अर्जाची भरपाईची रक्कम वाढीव दराने मिळाल्यास भाडेपट्ट्याच्या त्या प्रमाणे वाढ होऊन फरकाची रक्कम सिडकोस अदा करणे आपणावर/आपल्या वारसांवर बंधनकारक राहिल. यासाठी वाढीव दराचा तपशिल आपणास कळविणेत येईल व या रक्कमेचा भरणे न केल्यास आपणास दिऊ करणेत आलेला भूखंड त्यावरील हमीपत्र आपण सिडकोकडे सादर करणे आवश्यक राहिल.

भूखंडासाठी भरावयाच्या रक्कमांचा तपशिल :

अ.क्र.	तपशिल	रक्कम रु.
1.	भाडेपट्ट्याची एकूण भरावयाची रक्कम प्रति चौ.मी.ला रु. 12.50 सरांसरी या दराने	15000-00
2.	करारनाम्यासाठी दस्तऐवज शुल्क	500-00
3.	वार्षिक भाडेपट्ट्याच्या रक्कम प्रती वर्षांस रु. 1/- या दराने	60-00
4.	जलस्रोत विकास शुल्क प्रति चौ.मी. रु. 25/- या दराने	30000-00
5.	इतर	-
	एकूण रक्कम रुपये :	45560-00

वरील रक्कम आपण 'सिडको लिमिटेड' यांच्या नावे काढलेल्या बँक डिमांड ड्राफ्टद्वारे सिडकोच्या भूमी विभागाकडे (साडेबारा टक्के योजना) संपर्क करून 60 दिवसांत दि. _____ पर्यंत भरणे करावी. त्यानंतर आपणांस विलंब आकार लावण्यात येईल व या अवधित उपरोक्त भूखंडावर आपण अथवा आपल्या व्यतिरिक्त इतर कोणीही त्याचा गैरवापर करणार नाही जसे की, अनधिकृत बांधकाम इत्यादी याची पूर्ण जबाबदारी आपल्या स्वतःवर राहिल. याची कृपया नोंद घ्यावी.

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उपरोक्त भूखंड आपणांस करारनाम्यामधील इतर अटी व शर्तीसह खालील अटी व शर्तीवर देण्यात येत आहे.

1. आपणांस देऊ करण्यात आलेल्या भूखंडाचे हस्तांतरण करावयाचे झाल्यास सदर हस्तांतरणासाठी सिडकोची याबाबत आवश्यक असणारी सर्व पूर्तता करून पूर्व परवानगी घ्यावी लागेल.
2. भूखंडाचे हे वाटप आपल्या नवी मुंबई क्षेत्रामध्ये संपादीत केलेल्या जमिनीवर कोटेही अनधिकृत बांधकाम नाही असे गृहित धरून करण्यात येत आहे. तथापि, आपण/आपल्या कुटूंबातील सदस्यांनी नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमिनीवर बांधकाम केले असल्याचे आढळून आल्यास सदर देयक पत्र रद्द होईल. याची कृपया नोंद घ्यावी. आपले नवी मुंबई प्रकल्प क्षेत्रामध्ये नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमिनीवर अनधिकृत बांधकाम नसल्याबाबतचे प्रतिज्ञापत्र आपणांस करारनामा करण्यात आलेल्या सिडकोस देणे लागेल. त्यानंतरच करारनामा करण्यात येईल.
3. आपणांस भूखंडाचे वाटप महाराष्ट्र शासनाच्या नगर विकास विभागाकडील नमूद केलेल्या शासन निर्णयातील तरतुदीनुसार करण्यात येणार असून त्याचा दि. १०/०३/१९७५ ऑफ लॅन्ड रेग्युलेशन १९७५ मधील ज्या तरतुदी दिनांक ०६.०३.१९७५ व १०.१०.१९७५ च्या शासन निर्णयामधील तरतुदी विरुद्ध नाही अशा सर्व तरतुदी या भूखंड वाटपास लागू आहेत.
4. आपण अनधिकृत बांधकाम असूनही भूखंडाचे वाटपपत्र/करारनामा करून घेतल्यास आपले भूखंड नंतर बांधकाम केले तरी ते पाडून ताब्यात घेण्यात येतील व त्याचा सर्व खर्च आपणांस करावा लागेल. तसचे आपण फौजदारी गुन्ह्यासही पात्र ठराल याची कृपया नोंद घ्यावी.
5. भाडेपट्ट्याची मुदत : भाडेपट्ट्याची मुदत करारनाम्याच्या तारखेपासून ६० वर्षांची राहिल.
6. वार्षिक भाडेपट्टा : वार्षिक भाडेपट्टा प्रती वर्षी प्रती भूखंडास रु. १/- याप्रमाणे आकारण्यात येईल.
7. भूखंडाचा वापर : सदर भूखंडाचा वापर मुख्यत्वेकरून निवासी कारणासाठी करावयाचा आहे. तथापि, अनुज्ञेय असलेल्या चर्चक्षेत्र १.५ निर्देशांकाप्रमाणे १५ टक्के चर्चक्षेत्र वाणिज्य कारणासाठी वापरता येईल.
8. सेवा आकार : करारनाम्याच्या तारखेपासून ४ वर्षानंतर लगेच किंवा नगर नियोजन अधिका-यांकडून 'भोगवटा प्रमाणपत्र' मिळाल्यानंतर, यापैकी जी अगोदरची तारीख असेल त्या तारखेपासून सिडको ठरविलेला दराने सेवा आकार भरावा लागेल.

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विद्युत पुरवठा : आपण महाराष्ट्र राज्य विद्युत मंडळ यांचेकडे विद्युत पुरवठ्यासाठी अर्ज करुन विद्युत पुरवठा घेऊ शकाल.

10. बांधकामाची परवानगी व भोगवटा प्रमाणपत्र : सदरच्या भूखंडामध्ये इमारतीचे बांधकाम करण्यासाठी करारपत्र झाल्यापासून 6 महिन्यांच्या आत नगर नियोजन अधिकारी, सिडको/नवी मुंबई महानगरपालिका यांचेकडे विहित नमुन्यामध्ये सर्व पूर्तीसह अर्ज सादर करावा लागेल. तसेच नगर नियोजन अधिका-याची परवानगी मिळवून इमारतीच्या बांधकामास मरारनाम्याच्या तारखेपासून एक वर्षाच्या आत सुरुवात करुन ते 4 वर्षांच्या आत पूर्ण करावे लागेल. इमारतीचे बांधकाम पूर्ण झाल्यानंतर सिडकोच्या नगर नियोजन अधिका-यांस/नवी मुंबई महानगरपालिका यांचेकडे आपण कळविणे जरूरीचे आहे व त्यांचेकडून भोगवटा प्रमाणपत्र आणि सर्टिफिकेट } प्राप्त करुन ते आमच्या विभागास सादर केले पाहिजे. त्यानंतर 60 दिवसांच्या भाडेपट्टाचा करारनामा आपणाबरोबर करण्यात येईल.

11. करारनामा : सिडको बरोबर आपणास वाटपपत्र दिल्यापासून 90 दिवसांच्या आत करारनामा करावा लागेल व सदर करारनाम्यामधील अटी व शर्तीचे काटेकोरपणे पालन करावे लागेल. 90 दिवसांच्या मुदतीत करारनामा न केल्यास ते वाटपपत्र आपोआप रद्द होईल. वाटपपत्र दिलेला भूखंड इतर पात्र भूधारकांस वाटप करण्यात येईल. तसेच याबाबत पुढे कोणतीही तक्रार एकली जाणार नाही याची कृपया नोंद घ्यावी.

उपरोक्त आपणास वाटप केलेल्या भूखंडावर करारनामा करण्याचे तारखेपर्यंत आपण लक्ष ठेवावे व त्यावर अतिक्रमण होणार नाही याची जबाबदारी घ्यावी. आपणांस वाटपपत्र देउनही त्यावर कोणी अतिक्रमण करत असेल तर ते करु देऊ नये व त्याबाबत आपल्या स्तरावर रितसर कारवाई करावी. वेळ पडल्यास फौजदारी गुन्हाही दाखल करावा.

12. सदरचा भूखंड आपण आपल्या मालकीच्या जमिनीबाबतचे व इतर दिलेल्या माहितीनुसार व सादर केलेल्या कागदपत्रानुसार भाडेपट्ट्याने देण्यात यावयाचे ठरविण्यात आले आहे. आपण दिलेली कोणतीही माहिती खोटी किंवा चुकीची आहे किंवा वस्तुस्थिती व दिलेली माहिती यामध्ये तफावत आहे असे केव्हाही आढळून आल्यास आपण 'दि न्यु बॉम्बे डिसपोजल ऑफ लॅन्ड रेग्युलेशन 1975' नुसार कारवाईस पात्र ठरुन हे देयकपत्र कोणत्याही प्रकारची पूर्वसूचना न देता ही त्या दिवसापासून रद्द समजले जाईल.

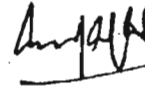
13. पृष्ठ क्रमांक 2 मध्ये नमूद केल्याप्रमाणे कृपया त्वरित रकमेचा भरणा करुन भूखंडाचा ताबा घेण्यात यावा.

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४९५४	२०१०
०८/८३	

14. सदर सोडतीद्वारे आपणांस वाटप केले असल्याने भूखंडावर अनधिकृत बांधकाम झाल्यास त्याची पूर्ण जबाबदारी आपले स्वतःवर राहिल. महामंडळ त्यास जबाबदार राहणार नाही. याची कृपया नोंद घ्यावी.
15. भूधारकाने करारनाम्यापूर्वी त्याचे किंवा त्याच्या भूखंडाशी नातेसंबंधित/हितसंबंधित व्यक्तीपैकी कोणाचेही बांधकाम असल्यास त्याबाबतचे प्रतिज्ञापत्र घ्यावे तसेच प्रतिज्ञापत्रात मी किंवा माझ्या कुटुंबियांनी कोणतेही अतिक्रमण केलेले नाही तसेच सिडकोने दिलेले भूखंड रद्द व त्याची भरपाई करून देण्यास बांधिल असेल तसेच फौजदारी व दिवाणी कार्यावाहीस पात्र राहिन अशा बाबींचा समावेश असलेले लेखी प्रतिज्ञापत्र सादर करावे.
16. संचालक मंडळाचा ठराव क्रमांक 8954 दिनांक 12.02.2004 नुसार अतिरिक्त विकास शुल्क व सिडकोच्या धोरणानुसार विहित केलेले सर्व शुल्क { उदा. अकृषिक कर सेवा कर } इत्यादी कर नकाशे सादर करताना आपणांस महामंडळाच्या बांधकाम परवानगी विभागाकडे किंवा इतर समक्ष विभागाकडे जमा करावे लागेल.
17. तिवरांच्या झाडाबाबत विकास परवानगी पूर्वी केंद्रीय पर्यावरण आणि वन विभागाच्या पत्रवार्तेच्या घेण्याची जबाबदारी आपली राहिल.
18. दावा क्र. आर.सी.एस. 85/2006 हया दाव्याबाबत वादी यांच्याकडून "ना हरकत प्रमाणपत्र" सादर केल्यानंतर भाडेपट्टा करारनामा करण्यात येईल.



आपला विश्वासू


3/6/05
मुख्य भूमी व भूमापन अधिकारी

खालील कागदपत्राची पूर्तता भाडेपट्ट्याची रक्कम भरण्यास येताना करण्यात यावी.

1. निवाड्याच्या मूळ प्रती
2. रेशनकार्डची साक्षांकित प्रत
3. फोटो { नोटरीने } साक्षांकित केलेला
4. प्रतिज्ञापत्र { बांधकाम नसल्याबाबत } नोटरीने साक्षांकित केलेला
{ रु. 100/- स्टॅम्पपेपरवर }
5. हमीपत्र { 100 रु. स्टॅम्प पेपरवर }
6. इतर { वारस दाखला इत्यादी }

प व ल - ३	
४३५४	२०१०
७०९ / ८३	

शहर व औद्योगिक विकास महामंडळ(महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला,
सिडको मवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.

दिनांक : ०६/०६/२०१०

सिडको/वसाहत/साटयो/उलवे/१०३८/२०१०

प्रती,

श्री . परबत मनजी गोधी,
११०१, शांती सिएचएस लि .,
अंधेरी, चार बंगला,
अंधेरी (प), मुंबई ४०० ०५३ .

विषय : साडेबारा टक्के योजनेनुसार मौजे उलवे येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत .

संदर्भ : आमच्या कार्यालयाचे पत्र क्र .सिडको/वसाहत/साटयो/उलवे/१०३८/२०१०
दिनांक -

महोदय,


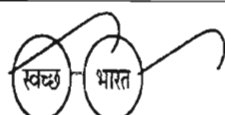
साडेबारा टक्के योजनेप्रमाणे मौजे उलवे येथे वाटप करण्यात आलेल्या आणि श्री .रोशन अनंत पाटील यांनी धारण केलेला भूखंड क्रमांक-२०७, सेक्टर ०३, क्षेत्र ११९८.३४ चौ .मी . श्री .परबत मनजी गोधी यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे .

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक १८.०६.२०१० रोजी श्री .रोशन अनंत पाटील आणि श्री .परबत मनजी गोधी यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्यांची नोंदणी दुय्यम निबंधक पनवेल-३ यांचेकडे नोंदणी क्रमांक पवेल-३ ०६०६०/२०१० पावती क्र .६२३४ दिनांक १८.०६.२०१० अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणून श्री .परबत मनजी गोधी यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले आहे . सदर अंतिम आदेशाचे पत्र हे न्यायालयीन प्रलंबीत दिवाणी दावा क्र .एस .सी .एस .५५४/२००७ ह्या दाव्याच्या आधारे देण्यांत येत आहे . सदर दाव्यांमध्ये जो आदेश पारित होईल त्यावर सदर अंतिम आदेशाचे पत्र अवलंबून आहे .

कळावे,

आपला विश्वासू,

व्यवस्थापक (शहर सेवा)-II

		<p align="center">CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED</p> <p align="center">SERVICE CHARGES RECEIPT</p>				120140398
						21-06-2023
NAME	PARBAT MANJI GOTHI					
ADDRESS	Sector - 3 / Plot -PLT-207 / Node-12.5% SCHEME/GES PLOTS					
Mobile Number	9930663398					
Email	info@skylinerealtygroup.in					
12.5% SCHEME/GES PLOTS	STATE NAME	PERIOD	AMOUNT			
	MAHARASHTRA	Jun-2023	8763			
Bill No.	Bill Date	Bill Amount Due	Trans ID	Bank Ref No	Amount	
G-UW-003-PLT-207	21-06-2023	8763	CIDCOSC1201403982306200454	N172232512283311	8763	
Total	8763		Total Amount	8763		
Regd. Office : "Nirmal", 2nd Floor,Nariman Point, Mumbai 400 021 Head. Office :CIDCO Bhavan,CBD-Belapur,Navi Mumbai - 400 614 Website: https://www.cidco.maharashtra.gov.in						

(This is a computer generated receipt. No signature required.)

SHARAD R. JADHAV, ADVOCATE

B.Com.LL.B.

Address: - Ground Floor, Royal Pride Building, Plot No.113, M.C.C.H. Society, Panvel-410206, Tal- Panvel, Dist- Raigad-410206.

Ref.:- 15/2023

SEARCH REPORT CUM TITLE CERTIFICATE

- 1. NAME OF OWNER-** City and Industrial Development Corporation of Maharashtra Limited., Address- Sakaram Patil Marg, Sector 10, CBD Belapur, Navi Mumbai, Maharashtra 400614
- 2. NAME OF LEASE HOLDER OF PLOT-** Mr. Parbat Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-400053.
- 3. DESCRIPTION OF PLOT-** Plot No. 207, Sector 3, Node- Ulwe, Area- 1198.34 Sq. Mtrs., Navi Mumbai-410206
- 4. DOCUMENT VERIFIED FOR SEARCH REPORT-**
 1. Award under section 11 of land acquisition Act 1894 dated 30/03/1978, 10/06/1985, 08/11/1985, 16/06/1986 and 01/07/1986.
 2. C.C form.
 3. Possession Receipt dated 08/06/2009
 4. Lease Agreement dated 26/06/2009 executed between Mr. Roshan Anant Patil and CIDCO Ltd, Registered before Sub-Registrar of assurances Panvel under Document No. 3814/2009
 5. Release deed dated 09/02/2009 registered before Sub-Registrar of assurances Panvel under Document No. PVL 2- 673/2009
 6. Release deed dated 14/05/2010 registered before Sub-Registrar of assurances Panvel under Document No. PVL-3/4954/2010
 7. Tripartite Agreement dated 18/06/2010 executed between Mr. Roshan Anant Patil, CIDCO Ltd and Parbat Manji Gothi, Registered before Sub-Registrar of assurances Panvel under Document No. 6060/2010

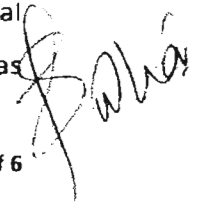
8. Commencement Certificate issued by CIDCO Ltd dated 14/02/2013 bearing No CIDCO/BP-8088/ATPO(NM&K)/2013/223

9. Registration Office Search report issued by Mr. Vinay Mankame.

5. FLOW OF TITLE-

a) At all the relevant times one Shri Bama Ambaji Patil was the owner and as such seized and possessed of several pieces and parcels of land lying, being and situate at Vahal, Taluka Panvel, District Raigad. Sometime in the year 1972 the State of Maharashtra decided to set up and establish a Satellite City of Navi Mumbai. With that view, the State of Maharashtra appointed the City Industrial Development Corporation of Maharashtra (CIDCO) as New Township Development Authority and acquired all the landed properties in respect of the area which was earmarked as territory of Navi Mumbai. The Village Vahal, Taluka Panvel, District Raigad also came to be comprised within the territory of Navi Mumbai and hence the State of Maharashtra acquired all the landed properties in village Vahal, Taluka Panvel, District Raigad from the respective owners thereof through the Special Land Acquisition Officer, Metro Centre, Panvel. The holding of said Shri Bama Ambaji Patil comprising Survey and Sub-Division Number also came to be acquired on the basis of various awards passed by the Special Land Acquisition Officer, Metro Centre, Panvel-3 during the years 1978 to 1986.

b) In respect of the holding of the said Shri Bama Ambaji Patil in all five awards dated 30th March, 1978, 10th June, 1985, 8th November, 1985, 16th June 1986 and 1st July, 1986 were passed and the landed properties held by said Shri Bama Ambaji Patil came to be acquired. Shri Bama Ambaji Patil died on 15th July, 1985 leaving behind him his sons Joma and Hiraji and daughters Nagubai and Jankubai as his legal heirs in accordance with the law of succession by which he was

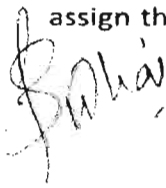


governed. The diverse awards which were passed prior to his demise, were therefore passed in his name while the awards which were passed post the date of his death, came to be passed in the name of his legal heirs. Needless to state that the time of acquiring the landed properties held by said Shri Bama Ambaji Patil and his legal heirs, the appropriate monetary compensation came to be awarded to him/legal heirs.

- c) The State of Maharashtra in consultation with the CIDCO then formulated a scheme of making allotment of land equal to 12.5% of the total holding of the persons whose lands were acquired. The persons whose lands were acquired were regarded as 'Project Affected persons' and the scheme came to be known as '12.5% Scheme'. In pursuance of the said 12.5% scheme, the legal heirs of late Shri Bama Ambaji Patil became entitled to the allotment of an area to the extent of 2650 sq. meters or thereabout. The CIDCO decided to allot two plots of land admeasuring 1450 sq. meters and 1200 sq. meters to the legal heirs of Shri Bama Ambaji Patil under the 12.5% scheme.
- d) Please take note that this report concerned only with one of the plot bearing Plot no. 207, admeasuring 1198.34 sq. meters in Sector II, Ulve Node, Taluka Panvel, District Raigad. [For the sake of brevity, the said plot no.207 is hereinafter separately mentioned and referred to as 'Plot no.207']
- e) There was a dispute between the legal heirs of Bama Ambaji patil as a result of which the legal heirs of Shri Hiraji Patil had instituted a Regular Civil Suit no. 85 of 2006 in the civil court of Panvel. his son Joma expired on 20th October, 2004 while both the daughters Nagubai and Jankubai have expired on 10th May, 1982 and 26th September, 2006 respectively On 9th February, 2009 all the lineal descendants of Joma, Nagubai and Jankubai executed a Deed of Release which is duly registered with the

Sub Registrar of Assurances, Panvel on the same date under document no.PVL-2-673/2009 and thereby surrendered and relinquished their respective rights in the plot no.207 in favour of the Roshan Anant patil out of natural love and affection.

- f) The suit filed by the legal heirs of Hiraji who also happened to be one of the sons of Shri Bama Ambaji Patil eventually came to be compromised resulting in filing of the consent terms and an order dated 23rd April, 2010 in Regular Civil Suit no. 85 of 2006. The said legal heirs of Hiraji Patil also thereafter executed a Deed of Release dated 14th May, 2010 which is duly registered with the Sub Registrar of Assurances Panvel on the same date under document no.PVL-3/4954/2010 and thereby surrendered and relinquished their respective rights, titles and interests in the said plot no.207 to and in favour of the Roshan Anant patil.
- g) As far as allotment of plot no.207 was concerned, the CIDCO had issued a letter dated 17th November, 1998 to Joma and others informing them about their entitlement to a plot admeasuring 1200 sq. meters. Pursuant to the aforesaid letter, the CIDCO thereafter issued under the 12.5% scheme the Letter of Intent on 5th July, 2007. Finally after all the requisitions and formalities were completed, the CIDCO executed an agreement to Lease dated 26th June, 2009 in favour of the Roshan Anant patil and thereby agreed to lease out the said plot bearing no.207 to and in favor of the Roshan Anant patil on the terms and conditions more particularly mentioned in the said Agreement to Lease. The said agreement to lease is registered with the Sub Registrar of Assurances, Panel on the same date under document no. PVL-3-814/2009.
- h) The Roshan Anant patil had already agreed to alienate, transfer and assign the said plot no.207 to and in favour of one Mr Vinay Ganesh



Gosavi for consideration. The Roshan Anant patil did accept the consideration from said Vinay Ganesh Gosavi. The said Vinay Ganesh Ganesh Gosavi eventually decided to sell, transfer, alienate and assign the said plot no.207 to and in favour of Parbat Manji Gothi. Parbat Manji Gothi accordingly published notices in daily newspapers in their respective editions and thereby invited objections from the public at large. It is a matter of record that no objections were received. The said Vinay Ganesh Gosavi eventually executed an Agreement in favour of Parbat Manji Gothi and thereby agreed to sell, transfer, alienate and assign the said plot no.207 to and in favour of Parbat Manji Gothi for a whopping consideration of Rs.1,22,00,000/- (Rupees One Crore Twenty Two Lakhs only). The said Vinay Ganesh Gosavi had obtained the consent of Roshan Anant patil for such assignment in favour of Parbat Manji Gothi.

- i) Be that as it may, Parbat Manji Gothi made payment to Shri Vinay Ganesh Gosavi and also to Roshan Anant patil and some others as per the agreed terms. Finally after the entire consideration was received by the said Vinay Ganesh Gosavi and the Roshan Anant patil and others, a Tripartite Agreement dated 18th June, 2010 was executed by and between CIDCO, Roshan Anant patil and Parbat Manji Gothi. The said Tripartite agreement is registered with the Sub Registrar of Assurances, Panvel on the same day under document no. PVL-3/06060-2010. The CIDCO immediately thereafter on 23rd March, 2010 issued an Allotment Letter to and in favour of Parbat Manji Gothi. Parbat Manji Gothi thus became entitled to acquire of the said plot no.207 as a Lessee thereof as far back as in the year 2010. Parbat Manji Gothi has obtained the building permission and Commencement Certificate from CIDCO on 14th February, 2013.

6. SEARCH REPORT OF REGISTRATION OFFICE- As per my instructions Mr. Vinay Manikame has taken search of Registration entries from the office of Sub Registrar

Manikame

of Assurances, Panvel- 1,2,3,4 & 5 Mr. Vinay Mankame has submitted his report of said search dated 04/04/2023. Copy of said report annexed to this report.

7. FINDING OF THE TITLE-

In the circumstances, it is quite clear from the documents made available to me and the record maintained at all the Five offices of Sub-Registrar of Assurances- Panvel at Panvel (i.e. Panvel-1, 2, 3, 4 & 5) that the said leasehold plot of land, bearing Plot no. 207, admeasuring 1198.34 sq. meters in Sector II, Ulve Node, Taluka Panvel, District Raigad is own by Mr. Parbat Manji Gothi, and M/S Skyline Realbuild LLP through Partner Varun Kulvant Bhatti have development right of the said plot. Mr. Parbat Manji Gothi obtained all necessary permission and sanctions for construction of commercial plus residential building on the said leasehold plot of land from CIDCO Ltd, the said leasehold plot of land is free from the charge and encumbrance of any nature subject to outcome of Special civil suit no. 376/2012, 193/2018, 440/2022, Civil M.A. No. 10/2013, RCS No. 286/2021 and if any other pending litigation.

Hence this **SEARCH REPORT CUM TITLE CERTIFICATE** is issued today under my seal and signature as per the search and investigation of the record as mentioned herein above.

Place: Panvel

Date: 05/04/2023.

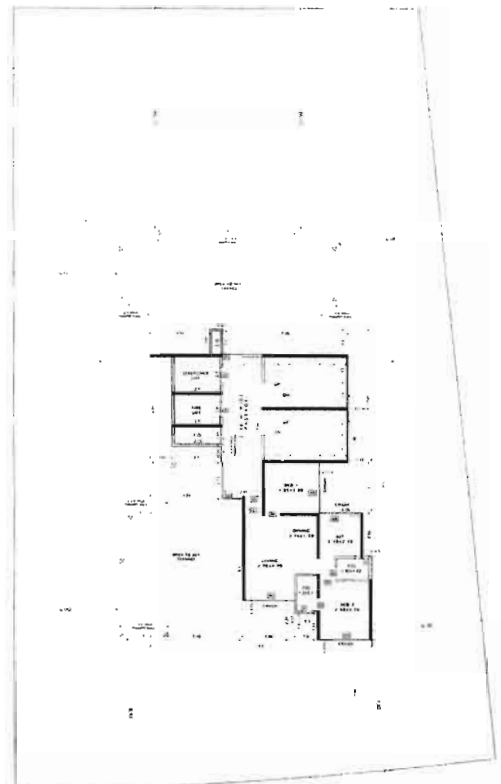


Signature

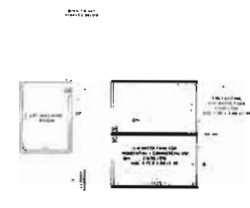
Sharad Ramchandra Jadhav, Advocate
B.Com. LL. B.
Reg. No. MAH-3586/2008



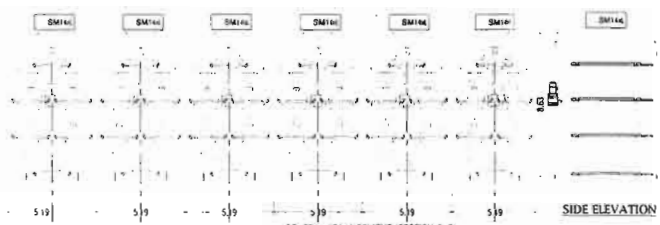
ROAD SIDE
2ND TO 4TH FLOOR PLAN SCALE = 1 : 100



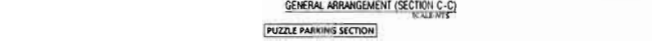
ROAD SIDE
5TH FLOOR PLAN SCALE = 1 : 100



TERRACE PLAN SCALE = 1 : 100



GENERAL ARRANGEMENT (SECTION C-C)
SCALE = 1 : 100



PUZZLE PARKING SECTION
SCALE = 1 : 100



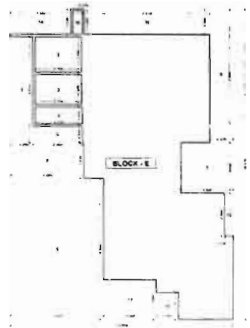
AREA LINE DIAGRAM OF 2ND TO 4TH FLOOR
SCALE = 1 : 100

LIST OF AREA CALCULATIONS

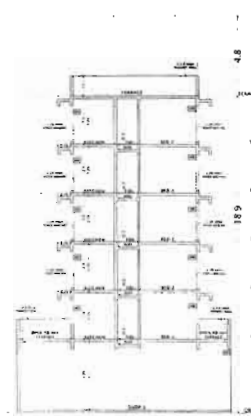
FLOOR	NO. OF ROOMS	AREA (SQ. METERS)	TOTAL AREA (SQ. METERS)
2ND FLOOR	10	1000	1000
3RD FLOOR	10	1000	1000
4TH FLOOR	10	1000	1000
TOTAL	30	3000	3000

LIST OF AREA CALCULATIONS

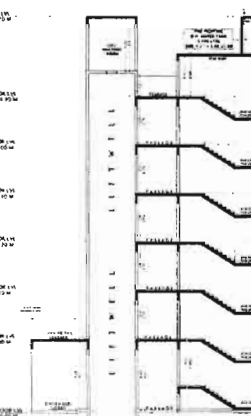
FLOOR	NO. OF ROOMS	AREA (SQ. METERS)	TOTAL AREA (SQ. METERS)
5TH FLOOR	10	1000	1000
TOTAL	10	1000	1000



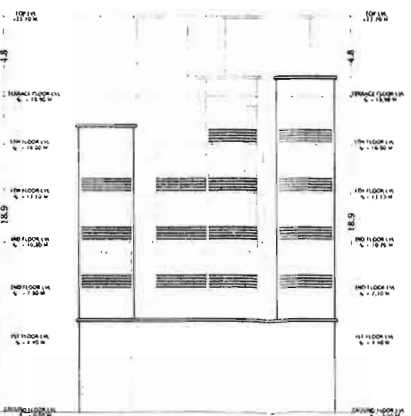
AREA LINE DIAGRAM OF 5TH FLOOR
SCALE = 1 : 100



SECTION B-B
SCALE = 1 : 100



SECTION A-A
SCALE = 1 : 100



15M WIDE ROAD SIDE ELEVATION
SCALE = 1 : 100

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND MARKS, PLOT NO-207
SECTION - 3, SURVEY, NAVY MUTUAL
STAMP OF APPROVAL, CP PLANS

APPROVED SUBJECT TO THE CONDITION
MENTIONED IN THE CONDITIONS
NO. 1 (2008) 17/04 (EXEMPT) & 16/2019/9754
DATE: 08 Sep 2022
Checked by:
MILIND K. P. PATIL
QUALITY CONTROL
MILIND K. P. PATIL
DATE: 08 Sep 2022

2ND TO 5TH FLOOR PLAN, ELEVATION & SECTION
AREA DIAGRAM & CALCULATIONS

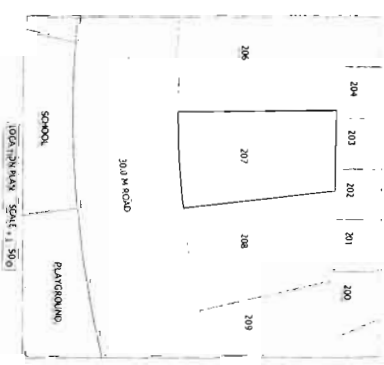
PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
(15.3M ROAD) ON PLOT NO-207, SECTION-3 SURVEY, NAVY MUTUAL
CONTEXT

MIL PABAT NANI DOTE
ARCHITECTS

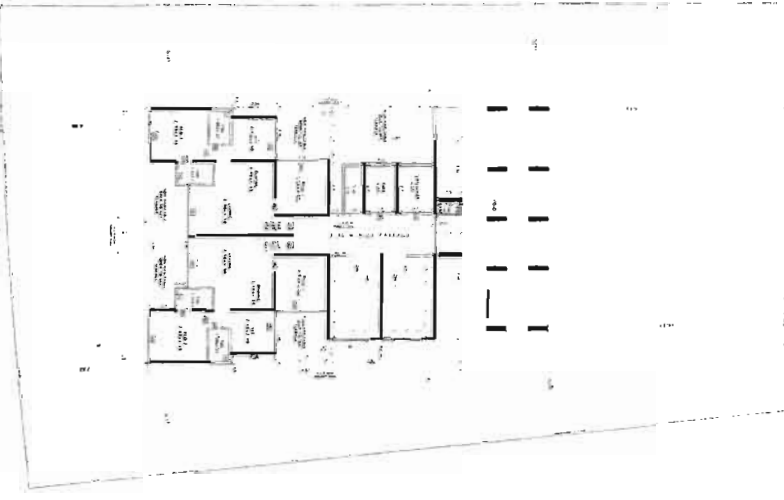
ATUL PATEL
ARCHITECTS

SCALE: PAPER: 100% (PLOT NO: 207, SECTION 3 SURVEY, NAVY MUTUAL) 1:100 (PLOT NO: 207, SECTION 3 SURVEY, NAVY MUTUAL)

APPROVED SUBJECT TO THE CONDITION
 THE DEVELOPER SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY APPROVALS FROM
 THE LOCAL AUTHORITY AND THE
 APPLICANT SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY APPROVALS FROM
 THE LOCAL AUTHORITY AND THE

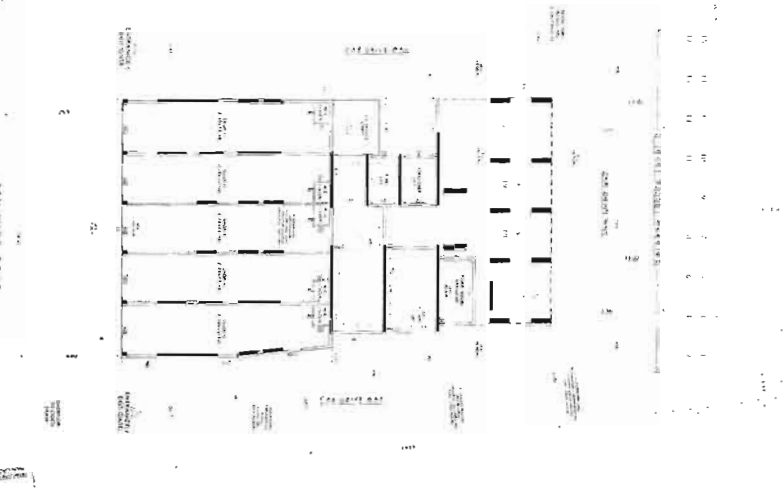


BLOCK PLAN SCALE: 1:200



ROAD SIDE

1ST FLOOR PLAN SCALE: 1:100



300 M ROAD

GROUND FLOOR PLAN SCALE: 1:100



GENERAL SECTION



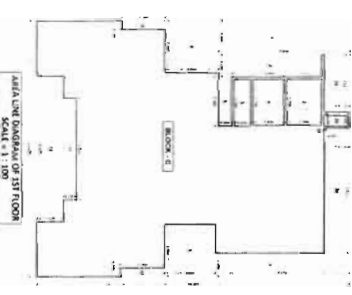
OPEN TO TERRACE SECTION



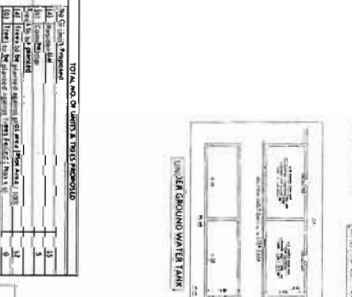
SERVICE SLAB SECTION



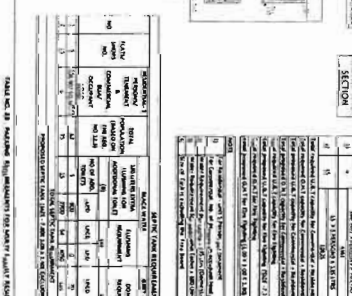
ROOF ABOVE WATER TANK



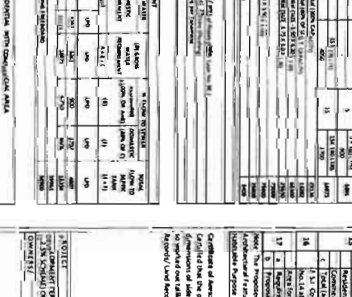
SECTION A



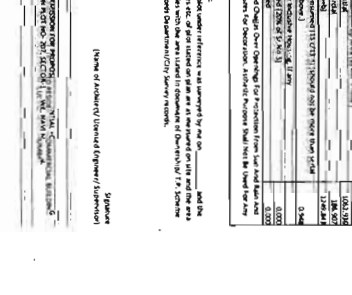
SECTION B



SECTION C



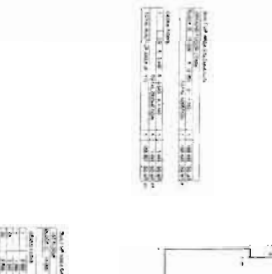
SECTION D



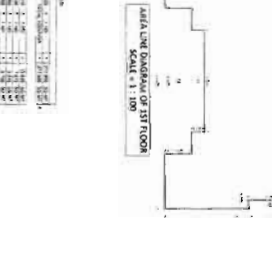
SECTION E



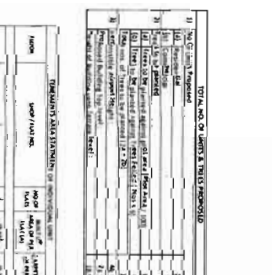
SECTION F



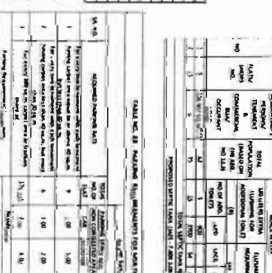
SECTION G



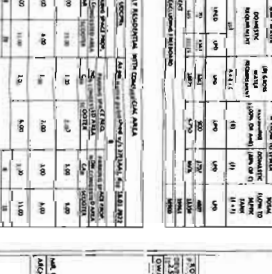
SECTION H



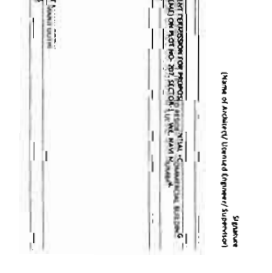
SECTION I



SECTION J



SECTION K



SECTION L

NO.	DESCRIPTION	QTY	UNIT	REMARKS
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Reference No. : CIDCO/BP-17199/TPO(NM & K)/2019/9794

Date : 8/9/2022

To,

MR.PARBAT MANJI GOTHI
1101,SHANTI CO-OPERATIVE H...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/96

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. **207**, Sector 3 at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Your Proposal No. **.CIDCO/BP-17199/TPO(NM & K)/2019** dated **14 April, 2021**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : MR.PARBAT MANJI GOTHI
- 2) Location : Plot No. **207**, Sector 3 at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1199.45
- 5) Permissible FSI : 1.1
- 6) Rates as per ASR : 21060

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:1797.51 * 8	14380
Total Assessed Charges				14380

- 7) Date of Assessment : 29 August, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/0773	04/14/2021	14380	CIDCO/BP/2021/0773	14/4/2021	Net Banking
2	CIDCO/BP/2022/2049	08/29/2022 3:09:30 PM	305702	CIDCO/BP/2022/2049	29/8/2022	Net Banking

Unique Code No. **2022 04 021 02 3380 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **207**, Sector 3 at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-17199/TPO(NM & K)/2019/9794

Date : 8/9/2022

To,

MR.PARBAT MANJI GOTHI
1101,SHANTI CO-OPERATIVE H...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/5642

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	3	8	0	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **207**, Sector 3 at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17199/TPO(NM & K)/2019 dated **14 April, 2021**

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

- 1) Name of Assessee : MR.PARBAT MANJI GOTHI
- 2) Location : Plot No. **207**, Sector 3 at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1199.45
- 5) Permissible FSI : 1.1
- 6) **GROSS BUA FOR ASSESSEMENT** : 1705.28 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 100

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102338002	29/8/2022	100	20220402102338002	29/8/2022	Net Banking

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed Building** on Plot No. **207** , Sector 3 at **Ulwe 12.5 %
Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed Building** on Plot No. **207** , Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed Building** on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **MR.PARBAT MANJI GOTHI , 1101,SHANTI CO -OPERATIVE HOUSING SOCIETY LTD.,MHADA LAND,ANDHERI,CHAR BUNGLOW,ANDHERI(W)** for Plot No. **207** , Sector 3, Node **Ulwe** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 12.5 % Scheme Plot 1Ground Floor + 5Floor** Net Builtup Area **1249.84** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1062.95	186.91	0
UNIT (in Nos.)	15	5	0

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.Applicant Should Construct Hutments for labors at site.
- C.Applicant should provide drinking water and toilet facility for labors at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

Thanking You

Yours faithfully,

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Name : BHUSHAN
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Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-17199/TPO(NM & K)/2019/9794**

Date : **8/9/2022**

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - (b) Give written notice to the Corporation regarding completion of the work.
 - (c) Obtain Occupancy Certificate from the Corporation.
 - (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs.
 4. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
 5. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
 6. You will ensure that the building materials will not be stacked on the road during the Construction period.
 7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
 8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor

Thanking You

Yours faithfully,

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ASSOCIATE PLANNER (BP)

Department, Gov from time to time, for labors working on site.

9. This approval shall not be considered as a proof of owner-ship, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant
10. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
11. A certified copy of the approved plan shall be exhibited on site.
12. The amount of **Rs _____/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
13. Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-

Thanking You

Yours faithfully,

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ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-17199/TPO(NM & K)/2019/9794**

Date : **8/9/2022**

- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
16. As per Regulation no. 13.5 of UDCPRs following additional condition of Solid Waste Management shall apply. It shall be mandatory for:-
- i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq mt or more.
 - ii) All three star or higher category hotels.
- To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings. The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors. The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority.
17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sq mt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the Authority may approve the Rain Water Harvesting structures of

Thanking You

Yours faithfully,

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<brchaudhari@gmail.com>

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Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100sq mt of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.
- d) Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs.

18. As per Regulation no. 13.4 of UDCPRs it shall be mandatory to follow the provisions of Grey water recycling and reuse.

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

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

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

Thanking You

Yours faithfully,

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ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-17199/TPO(NM & K)/2019/9794**

Date : **8/9/2022**

Additional Conditions:

1. This permission is issued subject to pending suit No. SCS 376/2012, SCS 10/2013 & SCS 193/2018 in the Panvel SD Court, and Order passed by Hon'ble Court in the said Suit.
2. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
3. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees.

Thanking You

Yours faithfully,

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Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



CIDCO
WE MAKE CITIES

PLINTH COMPLETION CERTIFICATE

CIDCO/BP-17199/TPO(NM & K)/2019/10615

Date : 11 April, 2023

To,

MR.PARBAT MANJI GOTHI
1101,SHANTI CO-OPERATIVE HOUSING SOCIETY
LTD.,MHADA LAND,ANDHERI,CHAR
BUNGLOW,ANDHERI(W)
PIN - 400053

Sub : Plinth Completion Certificate for Proposed **Residential [Residential Bldg/Apartment]**
Building on Plot No. **207**,
Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Residential [Residential Bldg/Apartment]** Building on Plot No. **207**, Sector 3 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-17199/TPO(NM & K)/2019/9794** dated **08 September, 2022**.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter **08 September, 2022** and Agreement to Lease executed with Corporation.

Government has issued the Directives as per section 154 of MR&TP Act, 1966, vide No. TPS-1818/CR-236/18/Sec37(1AA)/UD-13, dated 2/12/2020. As per the said directives the 'Unified DC&PRs of Maharashtra' has made applicable for CIDCO's jurisdiction as Planning Authority area in Navi Mumbai Project area. As per the regulation 2.8.4 of said DC&PRs only intimation about completion of work upto plinth level is required. And there is no need to issue the 'Plinth Completion Certificate'.

Therefore, "This Plinth Completion Certificate is issued based on the completion certificate submitted by the Architect with assurance that the work is being carried out in accordance with the sanctioned plans. Further, it should be noted that Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with

out the work in accordance with
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO/BP-17199/TPO(NM & K)/2019/10615

Date : **11 April, 2023**

the plan approved and safety norms as prescribed by the bureau of Indian Standards.”
The permission is issued subject to pending suit no. SCS 376/2012, SCS 10/2013 & SCS 193/2018
in the Hon"ble court and order passed by Hon"ble court in the said suit.

Thanking you,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudh@cidco.ltd>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Page 2 of 2



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Shri Parbat Manji Gothi ✓
1101, Shanti Co-Operative Housing Society
Ltd, Mhada Land, Andheri Char Bungalow
Andheri (W) 400053 ✓

Date: 29-05-2019
Valid Upto: 28-05-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	NAVI/WEST/B/051119/394447 ✓
Applicant Name*	Amit Doke ✓
Site Address*	Plot no 207 Sector 3 Ulwe Navi Mumbai, Ulwe Navi Mumbai, Navi Mumbai, Maharashtra ✓
Site Coordinates*	73 01 29.44-18 59 09.00, 73 01 29.80-18 59 10.40, 73 01 30.20-18 59 08.71, 73 01 30.73-18 59 10.14
Site Elevation in mtrs AMSL as submitted by Applicant*	5.37 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	53.68 M (Restricted) ✓

*As provided by applicant

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

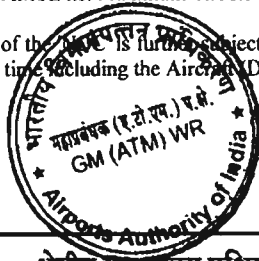
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the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

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.

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.

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.

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.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, 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
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 53.68 M (Restricted) (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- 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.
- 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.
- 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
- 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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule IV(Part-2:RCS Airports Only) and Schedule-VII of GSR751(E).
- 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 GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

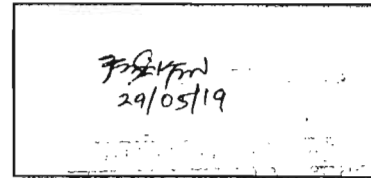
Chairman NOC Committee

Region Name: WEST

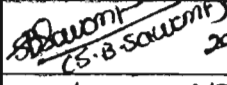
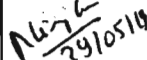
Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vale Parle (E) MUMBAI-400099

Email ID: nocwr@aai.aero

Contact No: 022-28300656



General Manager (ATM), Western Region
भारतीय विमानपत्तन प्राधिकरण, Airports Authority of India
Mumbai-400099

Name / Designation / Sign with Date	
Prepared By :	 CS-B SAURMF 29/05/19
Verified By :	 NIRAJ GUPTA MGR (ATM) 29/05/19

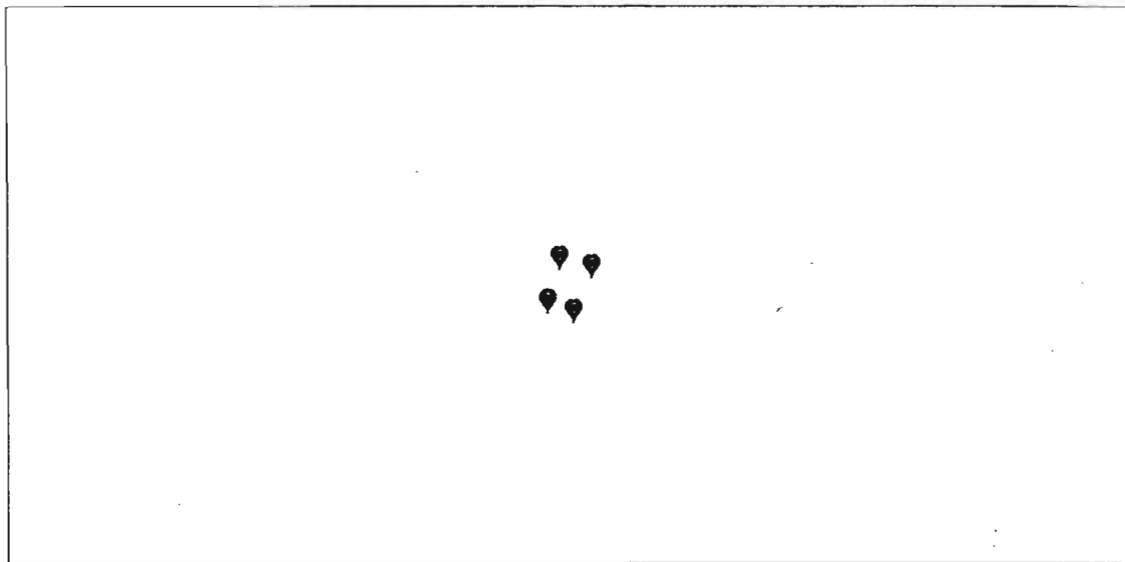
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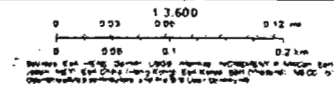
Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	23586.38	122.16
Navi Mumbai	4832.17	259.29
Santa Cruz	20399.56	125.51
NOCID	NAVI/WEST/B/051119/394447	

Street view



May 11, 2019



Satellite View



May 11, 2019

