



10/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 4505/2023

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24706384
(3) बाजारभाव (भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13078849.18
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन: सदनिका नं: सदनिका नं. 1206, माळा नं: 12 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स- अंबर अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरुळ, जिल्हा ठाणे, नवी मुंबई 400706, रोड: सेक्टर 40, नेरुळ नोड, सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सदनिका नं: सदनिका नं. 1206, माळा नं: 12 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स- अंबर अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरुळ, जिल्हा ठाणे, नवी मुंबई 400706, रोड नं: सेक्टर 40, नेरुळ नोड, सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: मोबत 2 सिंगल कारपार्किंग (वी 1 लेवल 262 अँड 263) सदनिकेचे एकूण क्षेत्रफळ 84.07 चौ.मी. कारपेट झोन 26/314 दर 1,22,900 ((C.T.S. Number : सेक्टर 40 ;))
(5) क्षेत्रफळ	1) 92.51 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्रेटरी जे हरीश कुमार तर्फे मुखत्यार आर के विश्वनाथन वय:- 65; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलाई इस्टेट, मुंबई, रोड नं: तरोतम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400001 पॅन नं:- AABCL4524C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्रीकांत नामदेवराव निमजे वय:- 52; पत्ता:- प्लॉट नं: सदनिका नं. ए-404, माळा नं: प्लॉट नं. 13, सेक्टर 42, इमारतीचे नाव: गुलमोहर 2 को-ऑप हौ सो लि, ब्लॉक नं: सीवूड्स, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- AAXPN2830N 2): नाव:- शीतल श्रीकांत निमजे वय:- 48; पत्ता:- प्लॉट नं: सदनिका नं. ए-404, माळा नं: प्लॉट नं. 13, सेक्टर 42, इमारतीचे नाव: गुलमोहर 2 को-ऑप हौ सो लि, ब्लॉक नं: सीवूड्स, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- AJVPN9639C
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4505/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1482500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - ३
ठाणे क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



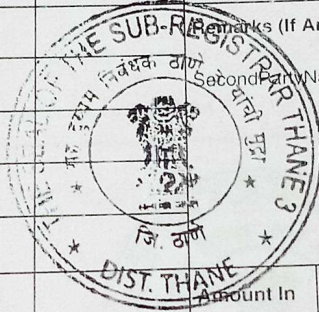


CHALLAN
MTR Form Number-6



GRN	MH016027820202223M	BARCODE		Date	28/02/2023-11:42:29	Form ID	25.2
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
		Sale of Non Judicial Stamps IGR Rest of Maha		PAN No.(If Applicable)			
Office Name		THN3_THANE NO 3 JOINT SUB REGISTRAR		Full Name		SHRIKANT NAMDEORAO NIMJE	
Location		THANE		Flat/Block No.		Flat No.1206, Bldg G01, L and T Seawoods -	
Year		2022-2023 One Time		Premises/Building		Amber, West Square	
Account Head Details		Amount In Rs.		Road/Street		Plot No. R-1, Sector 40, Nerul Node, Seawoods Darave Railway Station	
0030046401 Sale of NonJudicial Stamp		1000000.00		Area/Locality		Navi Mumbai	
				Town/City/District			
				PIN		4 0 0 7 0 6	



Remarks (If Any)
Second Party Name = L AND T SEAWOODS LIMITED
दस्ता क्र. ४५०५/२०२३
१/२०

DEFACTED
₹1000000.00
DEFACTED

Total		10,00,000.00		Amount In Words		Ten Lakh Rupees Only	
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Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023022800484	280223M1234092		
Cheque/DD No.		Bank Date	RBI Date	28/02/2023-15:10:36	01/03/2023		
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 01/03/2023			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर वचन केवल दुर्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर वचन लागू नाही.

Validity unknown

Digitally signed by
DIRECTORATE OF
ACCOUNTS AND
TREASURY, MUMBAI 02
Date: 2023.03.10 10:47:02
IST
Reason: GRAS Secure

Challan Defacement

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-75-4505	000823964020223	10/03/2023-10:39:02	IGR115	1000000.00
Total Defacement Amount					10,00,000.00

AGREEMENT FOR SALE

Between
L&T SEAWOODS LIMITED
(The Promoter)

&

[Mr. Shrikant Namdeorao Nimje, Mrs. Shital Shrikant Nimje]
(The Allottee)

Apartment No. [1206]

[12th] Floor, Tower [G01]

L&T Seawoods-Amber at West Square

[Handwritten signature]



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५/१०

[Handwritten signature]
Law. Nimje

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") made at NAVI MUMBAI on this the 10th March day of 2023;

BETWEEN

L&T SEAWOODS LIMITED (PAN: AABCL4524C) (formerly known as L&T Seawoods Private Limited), a company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, hereinafter referred to as the "**Promoter**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

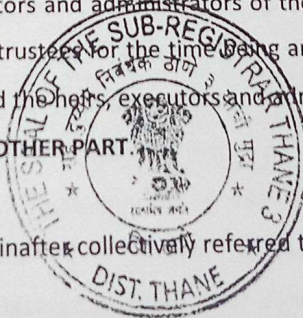
AND

Mr. Shrikant Namdeorao Nimje, Mrs. Shital Shrikant Nimje (PAN AAXPN2830N, PAN: AJVFN9639C) having its registered office/place of business/ residing at A-404, Gulmohar II CHS Ltd, Plot No 13, Sector 42, Seawoods, Navi Mumbai - 400706, Maharashtra, India hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective legal heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the Karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **OTHER PART**.

The Promoter and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually referred to as a "**Party**".

WHEREAS:

- A. The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "MRTP Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited",



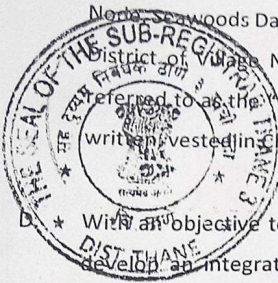
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७/२०

Signature
Signature Page 3 of 53

a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;

B. Pursuant to Section 113 (A) of the MRTP Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;

C. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul North, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land" and more particularly described in the First Schedule hereunder written vested in CIDCO) and



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CIDCO

D. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex and a modern Seawoods Darave Railway Station. Accordingly, CIDCO carried out a competitive bidding process for the said proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");

E. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;

F. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "Said Development Agreement"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i) development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on notionally demarcated portion of the Larger Land, along with certain railway facilities (which railway facilities are on the said portion and areas adjacent thereto), and (ii) development/construction of an integrated complex, for the benefit of L&T and/or its nominees and assignees; on the terms and conditions recorded under the Said Development Agreement;

G. To implement the development / construction of the Larger Land through a special purpose vehicle, L&T requested CIDCO for its prior approval/permission for implementing the development / construction of the Larger Land, through its wholly owned special purpose vehicle viz. the Promoter herein, which permission was granted by CIDCO;

- H. Consequently, and approvals and pe constructed an in (iii) 'tower II', an Development Ag the Railway Stat the Shopping M
- I. A plan showing the Integrated plan annexed
- J. The Promote 6004/2016, i Commercial Part Occupa Navi Mumb
- K. The Integre
- L. The Prom portion of made rec Residenti under its granted Larger L mention
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ANNEXURE D: Authenticated copy of the plans of the Said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority.

ANNEXURE D-1: Floor Plan;

ANNEXURE E: Title Certificate;

ANNEXURE F: Commencement Certificate

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement between the Promoter and the Allottee/s at Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE

Description of the Larger Land

All that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra

SECOND SCHEDULE

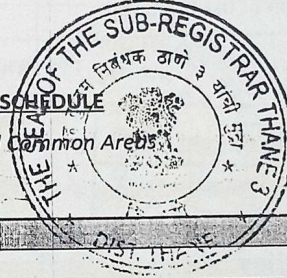
Amenities and Common Areas

Club House Amenities
Badminton Court - 2 nos
Squash Court - 1 no
Gymnasium
Multipurpose Hall
Games Room
Swimming Pool
Mini Theatre
Reading Area / Library
Business Centre
Kids Play area
Landscape area
Senior Citizen Corner
Walking Track

THIRD SCHEDULE

Description of the Said Apartment and the Said Car Parking Spaces

Apartment bearing No. 1206 of the type 3BHK Imperio admeasuring 62.978 square metres equivalent to 677.900 square feet and ancillary area, if any, admeasuring 21.092 square metres equivalent to 227.030 square feet, on the 12th floor in the building known as - L&T Seawoods-Amber at West Square for a Consideration mentioned in Fourth Schedule.



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Further, for the exclusive use of the Allottee/s, (2 (SINGLE) covered car parking space/s at B1 level basement / podium bearing No(s). 262 & 263

FOURTH SCHEDULE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

1	Consideration	Rs. 2,47,06,384/- (Rupees Two Crore Forty Seven Lakh Six thousand Three hundred Eighty Four Only) excluding GST & other applicable tax
2	Earnest Money	Rs. 24,70,638/- (Rupees Twenty Four Lakh Seventy thousand Six hundred Thirty Eight Only), being 10% of the Consideration (excluding GST & other applicable tax)
3	The Bank Account details of the Promoter for the purpose of making payment by the Allottee/s	5345911882
4	Rebate for early payments at the sole discretion of the Promoter	NIL% of equal Installments payable by the Allottee/s.
5	Nominee	The Allottee/s hereby nominate/s the person NAME OF NOMINEE: NIL ADDRESS OF NOMINEE: NA RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S : NA PAN NO. OF NOMINEE: NA AADHAR CARD NO. OF NOMINEE: NA



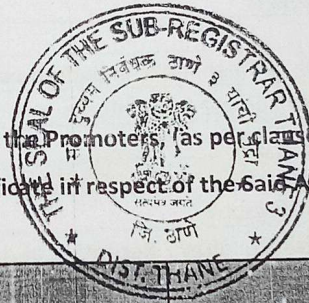
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Payment Plan

SR No	Milestone Discription	% of Consideration	Amount
1	Before the execution of this Agreement (the payment and receipt whereof the Promoter doth hereby admits and acknowledges)	10% - Earnest Amount	24,70,638.40
2	Upon the execution of Agreement within 60 days of booking	5%	12,35,319.20
3	On completion of Basement 2 slab or 1st March -23 whichever is later	10%	24,70,638.40
4	On completion of Lower Ground level slab or 01-June-2023 whichever is later	5%	12,35,319.20
5	On completion of 2nd floor slab	6%	14,82,383.04
6	On completion of 6th Floor slab	10%	24,70,638.40
7	On completion of 12th Floor slab	10%	24,70,638.40

8	On completion of 17th Floor slab	7%	17,29,446.88
9	On completion Terrace slab	7%	17,29,446.88
10	On completion of Internal walls, internal plaster, floorings of the said Apartment	5%	12,35,319.20
11	On completion of the electrical fittings, windows, doors of the said Apartment, including staircase and lobbies upto the floor level of the Said Apartment is located.	5%	12,35,319.20
12	On completion of the external plumbing and external plaster, entrance lobby /s of respective North Towers Residential Building in which the Said Apartment is located and sanitary fittings of the said Apartment	5%	12,35,319.20
13	On completion of the lift wells, electro, mechanical and environment requirements, elevation, water pumps on completion of lifts, terraces with waterproofing, paving of areas appertain and all other requirements as may be prescribed in the Agreement for sale.	10%	24,70,638.40
14	On intimation of receipt of Occupancy Certificate	5%	12,35,319.20
Total			2,47,06,384/-

The Allottee/s shall pay the following amount to the Promoters, (as per clause 22.3 of this Agreement) upon receipt of Occupancy Certificate in respect of the said Apartment



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22.3 of this Agreement)
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Sr. No.	Particulars	Amount
(i)	Share Application Money	Rs. 600/-
(ii)	Advance Adhoc Maintenance Charges towards the Real Estate Project for 12 Months	Rs. 59,262/-
(iii)	Advance Adhoc Maintenance Charges towards the Property to be Transferred to the Apex for 24 Months	Rs. 1,18,524/-
(iv)	Refundable Deposit to be refunded to the to the Apex Body (subject to deduction of dues, if any) upon transfer/assign/sub-lease the Property to be Transferred to the Apex	Rs 1,00,000/-
(v)	Club House Charges	NIL
(vi)	Infrastructure charges	NIL
(vii)	Building Protection Deposit	NIL

Antwini
Car. Singh



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: L AND T SEAWOODS - AMBER AT WEST SQUARE**, Plot Bearing / CTS / Survey / Final Plot No.: **R-1** at **Navi Mumbai (M Corp.), Thane, Thane, 400706**; registered with the regulatory authority vide project registration certificate bearing No **P51700045795** of

1. **L&T Seawoods Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001**.

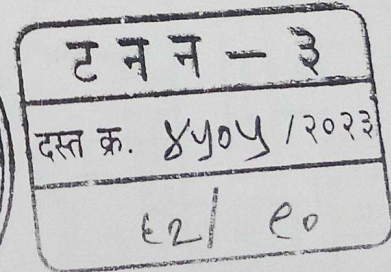
2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



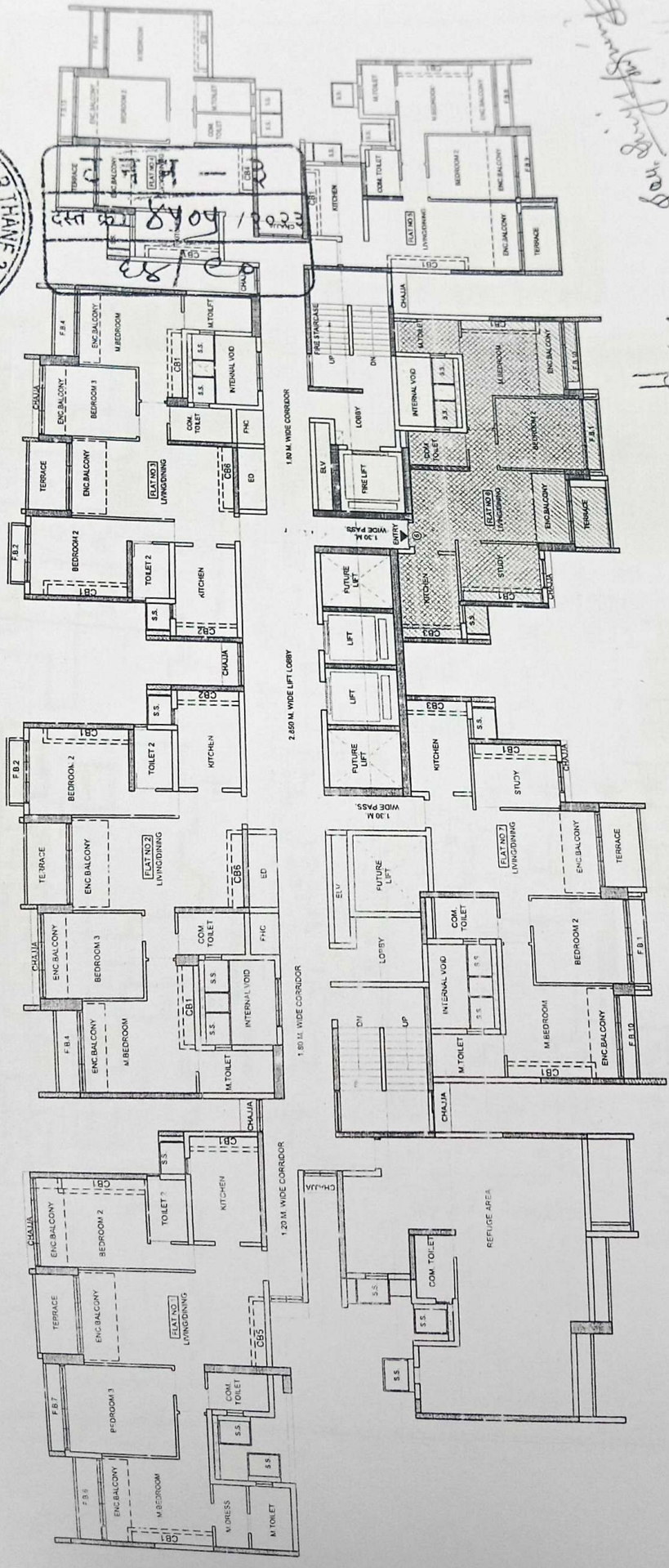
Signature valid
 Digitally Signed by
 Dr. Vaasan Premchand Prabhu
 Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 27/12/2022 14:55:23
 Maharashtra Real Estate Regulatory Authority

Dated: 27/12/2022

Place: Mumbai



L&T Seawoods Residences - Amber
Annexure D1- Floor Plan of said Apartment



Sanjay Singh

Sanjay Singh

Floor: 12th
Apartment: 1206



BUILDING (TOWER) - AMBER (CLUSTER - G)
8TH, 12TH & 16TH (REFUGE) FLOOR PLAN

**NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/2572/2022

DATE: 18/08/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. L & T Seawoods Ltd. (Developers), Plot No.R-1, Sector No. 40, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

A)	Plot Area	:	162002.83 m ²	
B)	F.S.I.	:	1.50	
C)	Permissible BUA	:	243004.245 m ²	
i)	Existing Commercial amended C.C Granted Area (NMMC /TPO /BP/20181CNMMC13686/125/2019 dated- 11/01/2019	:	136194.246 m ²	
ii)	Existing commercial Part O.C Granted Area (Part O.C. NMMC / TPO/C.C/20191BONMMC55866/3672/2019, dated-21/09/2019	:	135952.351 m ²	
iii)	Balance Area under construction (B-1 – B2)	:	241.985 m ²	
iv)	Previously Residential + Commercial amended C.C Granted Area (NMMC/ TPO /BP/ 20201 CNMMC 16494/2040/2020, Dated 22/06/2020).	:	i) Commercial : 1157.758 m ² ii) Residential : 105627.794 m ² iii) Total BUA(i+ii) : 106785.552 m ²	
D)	Retained Area			
	Cluster D Tower No- 1 to 8 retained Area	:	50379.38 m ²	
	Cluster D Tower Club House retained Area	:	266.444 m ²	
	Cluster C Tower No- 1 to 2 retained Area	:	4807.505 m ²	
	Cluster C Tower Club House retained Area	:	546.388 m ²	
	Cluster G Tower No- 1 to 5 retained Area	:	39367.819 m ²	
	Cluster G Tower Club House retained Area	:	231.154 m ²	
	Total Retained Area	:	95598.69 m²	
E)	Modified Area- Cluster - D			
	Lower Ground – internal changes (Modified Area)	:	1035.196 m ²	
	Basement no-2 internal changes (Modified Area)	:	32.925 m ²	
	Basement No-1 internal changes (Modified Area)	:	32.925 m ²	
	Proposed Villa	:	4629.415 m ²	
	Total Modified Area Cluster -D	:	5730.461 m²	
F)	Modified area- Cluster –G			
	Lower Ground – internal changes (Modified Area)	:	587.406 m ²	
	Basement no-3 internal changes & extended)	:	93.372 m ²	
	Basement no-2 internal changes & extended)	:	93.372 m ²	
	Basement No-1 internal changes & extended)	:	68.074 m ²	
	Total Modified Area Cluster -G	:	878.852 m²	
	No.of Shops (Proposed)	:	5 Nos	
	No.of Residential Unit (Proposed)	:	1396 Nos	

"C" Cluster

: 76 Nos

Existing 3 Basement + Existing Lower Ground + Existing Upper Ground + 2nd to 3rd Floor Parking & 4th to 11th Floor Residential

"D" Cluster	: 749 Nos	Existing 2 Basement + Existing Lower Ground (Commercial) + Podium + Upper 14 th Floor Residential
Villa	: 9 Nos	
"G" Cluster	: 562 Nos	Existing 3 Basement + Commercial in Lower Podium parking + Upper 17 th Floor Residential
G) Total C, D & G Cluster Modified & Retained Area (D + E + F)	: 102008.002 m ²	
H) Total Built Up Area Consumed (C-i + G)	: 238202.248 m ²	
I) Balance Area (C - H)	: 4801.997 m ²	

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

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

2) **THE APPLICANT SHALL :**

- The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
- Give written notice to the Municipal Corporation regarding completion of work.
- Obtain an Occupancy Certificate from the Municipal Corporation.

3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

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

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

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



वस्त क्र. 8404 / 2023
vy / eo

2365
14/12/2023

File No.

Reference No.

Name of Subject

Previous File No.

Address

Year
From
TO

File No.

HOMÉ LOAN
BARC (01268)
SHRIKANT NIMJE
SHITAL NIMJE

AMT		
PROCESSING OFFICER	Shubham - waived	
RES/OFF	Shital	Raji
TIR		
VALUATION	14/12/23	Vastukala
SITE	Sonawane	14/11/2023
LOAN A/C		
T.D.		
D.E.		

72813

FORM-A (PERSONAL DETAILS)

CIT 80420868122

Name **SHRIKANT NAMDEORAO NIMJE** APPLICANT CO-APPLICANT GUARANTOR

Salutation Mr Mrs Ms Dr. Other _____ Gender M F T* *Transgender

Marital Status Married Unmarried Other _____ Date of Birth **24-10-1970**

No. of Dependents _____ No. of Children **02** Name of Spouse **SHITAL SHRIKANT NIMJE**

Mother's Maiden Name **PRABHAVATI** Name of Father **HAMDEO S NIMJE**

Nationality **INDIAN** Residential Status Resident NRI / PIO Religion **HINDU** Category SC ST OBC General

Place of Birth **NAGPUR** Photo Identification (ID): Type **AADHAR CARD**

Photo Identification (ID): Number **629151304160** Photo ID: Valid Upto _____

Driving Licence No. _____ Driving Licence Valid Upto _____

PAN No./GIR No. **AAKN2830N** Passport No. _____ Passport Valid Upto _____

Highest Qualification Attained **B. E. COMPUTER** Qualifying Year **08-1991**

Present Address: Staying at the present address for the past **20** Years and **6** Months. Type of Residence Owned Rented Alloted by employer Other

House / Flat / Apartment No. or Name **A-404 GULMOHAR-II CHS LTD. PLOT NO 13**

Street Name & No. and Area/Location **SECTOR 42 NERUL SEAWOODS**

Landmark **SEAWOODS RAILWAY STATION**

City **NAVI MUMBAI** District **THANE** Pin Code **400706**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) _____ Mobile (Primary) **9757270705** Mobile (Secondary) _____

Email (Personal) **snimje@yahoo.com**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name _____

Street Name & No. and Area/Location _____

Landmark _____

City _____ District _____ Pin Code _____

State _____ Country _____

Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address

Name of Org/Employer, Dept. & Floor **BHABHA ATOMIC RESEARCH CENTRE**

Street Name & No. and Area/Location **ROOM NO G-4 MOD LABS COMPUTER DIVISION**

Landmark **TROMBAY**

City **MUMBAI** District **MUMBAI** Pin Code **400085**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) **022-25592368** Fax _____ Mobile (Secondary) _____

Organizational Email **snimje@barc.gov.in**

Bank Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relship with the Bank Less than 1 year 1-3 years More than 3 years

Name and addresses of two referees who are not related to you:

Name: **SUSHIL BARAPATRE**
 Address: **FLAT NO. 1102, PLOT NO. 15, SECTOR 38, CHANDRA SERENE, SEAWOODS, NAVI MUMBAI**
 Email: **coolcushil99@rediffmail.com**
 Tel: _____ Mob: **9099900233**

Name: **RATNAKAR SHEETY**
 Address: **FLAT NO. A-405, PLOT NO. 13, GULMOHAR-II CHS LTD., SECTOR 42, SEAWOODS, NAVI MUMBAI**
 Email: _____
 Tel: _____ Mob: **9820023979**



Signature
 Please sign here

REG. NO. 01268
 (Tranche)

CIT - 8623657 1909

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name SHITAL SHRJKANT NIMJE Gender M F T

Salutation Mr Mrs Ms Dr Other Date of Birth 31-08-1974

Marital Status Married Unmarried Other Name of Spouse SHRIKANT

No. of Dependents No. of Children 02 Name of Father TARACHAND

Mother's Maiden Name Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDU

Place of Birth NAGPUR Photo Identification (ID) : Type AADHAR CARD

Photo Identification (ID) : Number 398087392237 Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No. AJVPN9639C Passport No. Passport Valid Upto

Highest Qualification Attained B.COM. Qualifying Year 08-1986

Present Address: Staying at the present address for the past 20 Years and 6 Months. Type of Residence Owned Rented Alloted by employer Other

House /Flat / Apartment No. or Name A-404 GULMOHAR CHS LTD PLOT NO 13

Street Name & No. and Area/Location SECTOR 42 NERUL SEAWOODS

Landmark SEAWOODS RAILWAY STATION

City NAVI MUMBAI District THANE Pin Code 400706

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9757029909 Mobile (Secondary)

Email (Personal) shitalnimje96@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House /Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Office / Business Address: Name of Org/Employer, Dept. & Floor

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational)

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1-3 years More than 3 years NA



Signature of Shital Nimje

Please sign here