



28/12/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 10284/2015

नोंदणी :

Regn:63m

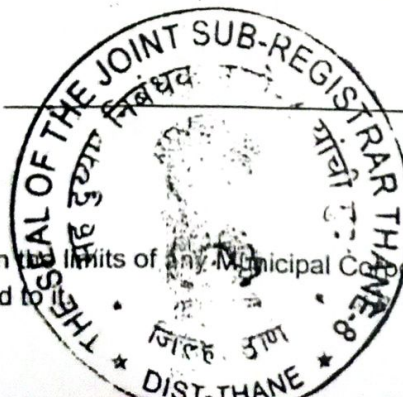
गावाचे नाव : 1) ऐरोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4995000
(3) बाजारभाव(भाडेपट्टयाच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3245000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :सदनिका नं: विभाग क्र 1/20... रो हाऊस प्लॉट न.37, माळा नं: तळ अधिक दोन मजले, ब्लॉक नं: मव सेक्टर वी,गुप-4,सेक्टर-4 ऐरोली,नवी मुंबई, रोड : 48 चौ. मी. बिल्ट अप एरीया( ( Plot Number : 37 ; SECTOR NUMBER : 4 ; ) )
(5) क्षेत्रफळ	1) 48 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - स्वामिनाथन नटराजन नाडार वय:-41; पत्ता:-प्लॉट नं: सदनिका न. 6, माळा नं: - , इमारतीचे नाव: पूनम को. ऑप. हौ. सोसा. लि., ब्लॉक नं: प्लॉट न. 50, सेक्टर-4, ऐरोली, नवी मुंबई , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ACMPN8621J 2): नाव:-- - जयालक्ष्मी सवेसन नाडार वय:-51; पत्ता:-प्लॉट नं: सदनिका न. 1402, माळा नं: -, इमारतीचे नाव: ऋषी को. ऑप. हौ. सोसा. लि., ब्लॉक नं: ब्लेक स्मिथ टॉवर-1, रोड नं: प्लॉट न.14, सेक्टर-6, ऐरोली, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ADOPN3145J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - जलिसा आफताब शेख वय:-48; पत्ता:-प्लॉट नं: रो हाऊस न. वी-7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर-4, ऐरोली, नवी मुंबई , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AFSPK4089A 2): नाव:-- - आफताब सुलेमान शेख वय:-47; पत्ता:-प्लॉट नं: रो हाऊस न. वी-7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर-4, ऐरोली, नवी मुंबई , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AIFPS5177D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2015
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2015
(11)अनुक्रमांक,खंड व पृष्ठ	10284/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



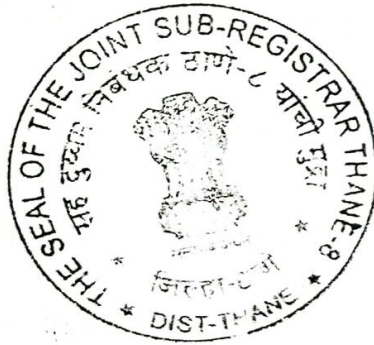
  
 सह दुय्यम निबंधक ठाणे

**CHALLAN**

MTR Form Number - 6

GRN NUMBER	MH005949307201516R	BARCODE	Form ID :	Date: 26-12-2015
Department	IGR		Payee Details	<b>ट न न - ८</b>
Receipt Type	RE		Dept. ID (If Any)	<b>२०२८४९-३०</b>
Office Name	IGR120-THN8_THANE NO 8 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	<b>२०९५</b> PAN-AFSPK4089A
Year	Period: From : 26/12/2015 To : 31/03/2099	Full Name	JALISA AFTAB SHAIKH	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	ROW HOUSE PLOT NO.37, SUB	
0030046401-75	300000.00	Road/Street, Area /Locality	SECTOR-B, GROUP IV, SECTOR-4	
0030063301-70	30000.00	Town/ City/ District	AIROLI NAVI MUMBAI Maharashtra	
	0.00	PIN	400 097 8	
	0.00	Remarks (Any)		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	330000.00	Amount in words	Rupees Three Lakhs Thirty Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 79109083		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332015122650340		
Cheque- DD No.		Date	26-12-2015	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Airoli, Navi Mumbai, on <sup>28<sup>th</sup></sup> 28<sup>th</sup>

Day of December 2015,

BETWEEN

MR. SWAMINATHAN NATARAJAN NADAR,

Pan No.:- ACMPN8621J

adult 41 years, residing at- Flat No.6, Poonam Co-op. Hsg. Soc. Ltd., Plot No. 50, Sector No. 4, Airoli, Navi Mumbai 400 708

N. Swaminathan  
S. Jeyalakshmi

Hujari  
Hujari

Hujari

Hujari

&  
SMT. JEYALAKSHMI SABESAN NADAR,

Pan No. ADOPN3145J

adult 51 years, residing at- Flat No. 1402, Rushi Co-op. Hsg. Soc. Ltd., Black Smith Tower - 1, Plot No. 14, Sector 6, Aioli, Navi Mumbai 400708,

hereinafter called and referred to as "VENDORS" (Which expression shall

unless it be repugnant to the context or meaning thereof mean and include

their respective heirs, executors, administrators and assign) THE PARTY OF

THE FIRST PART.

AND

MRS. JALISA AFTAB SHAIKH,

Pan No.:- AFSPK4089A

adult 48 years,

&

MR. AFTAB SOLEMAN SHAIKH

Pan No.:- AFPS5177D

adult 47 years, residing at Row House No. B - 7, Sector No. 4, Airoli, Navi Mumbai - 400 708, hereinafter called and referred to as "PURCHASERS"

which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and

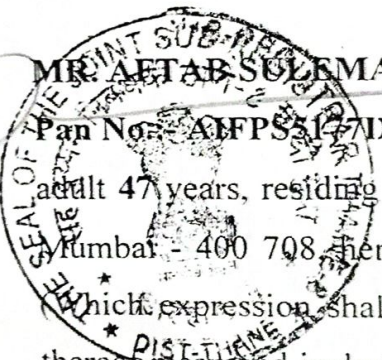
assign) THE PARTY OF THE SECOND PART.

WHEREAS by Agreement to Lease dated 2<sup>nd</sup> January 1992, made & executed between The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO) (hereinafter referred to as the "LESSOR") of One part and The Original Allottee, Mr. Jadhav Amrut Ukandarao (hereinafter referred to as the "ORIGINAL LESSEE") of other part and said Lessor has allotted to Lessee a lease of all that piece & parcel of Land as described in the Schedule-1 hereinafter written and also described in the Schedule written in the said Agreement to Lease containing by area admeasuring about or near about. 48 Sq. Meters. (hereinafter referred to as "Said Land") for the purpose of constructing a

N. Swarnastha  
& Jeyalakshmi

Handwritten signatures and initials.

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building residential purpose upon performance and observance by Lessor of the obligations contained in the said Agreement to Lease and permitted to original Lessee to enter upon the said land agreed to be lease to the Lessee for the purpose of erecting building for the Residential purpose.

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**WHEARAS; "ORIGINAL LESSEE"** had obtained Conveyance Certificate from concern authority vide dated (24/06/1993) and completed construction of ground plus two floor of Row house vide dated 15/03/1995. Appointed Architect had made his inspection on site vide dated 11/10/1995 and found constructions were done as per plan. Thereafter he had applied to NMMC to get Occupancy Certificate means construction is ready for occupy.

CC  
24/6/93

**WHEARAS;** Original Lessor has constructed on the said land in according with said agreement being Ground Plus Two Upper Floors as described in the Occupancy Certificate Issued by the officer of Town Planning Authority of Navi Mumbai Municipal Corporation vide reference letter No. NMMC/D2/TPO/OC/2903, vide dated 17/11/1995.

**AND WHEARAS;** by Lease Deed dated 22/10/2001 has been executed between Lessor & Lessee before Sub Registrar Thane vide Document serial No. TNN3-18718-2001 (hereinafter referred to the "Said Lease")



**WHEREAS;** Original Lessee has constructed on said land Row House Plot No. 37, area admeasuring about or near about 48 Sq. Meters, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai (hereinafter for the sake of brevity referred to as "the Said Row House premises").

**WHEARAS;** Vide Conveyance Deed / Deed Of Assignment, by document No. TNN9-02548-2006, Receipt No. 2548, vide dated 25/08/2006, Original Lessee has conveyed / transferred said Row House Premises including all his right, title & interest to Mr. Dinesh Nambiar.

N. Srinivasan  
S. Jayalaxmi

*[Handwritten signature]*

WHEREAS; Mr. Dinesh Nambiar, who replaced original Lessee had entered with Mrs. Heena Chandrakant Mehta & Chandrakant Amit Mehta in Agreement for Sale which was registered under the assurances of sub registrar office by document No. TNN9-1744-2008, Receipt No. ...., vide dated 11/07/2008 in a consideration of Rupees 30,00,000/- (Rupees Thirty Lacs

Only). Mrs. Heena Chandrakant Mehta & Chandrakant Amit Mehta were made part payment, but unable to disburse balance amount of payment.

Therefore both the parties were entered in DEED OF CANCELLATION, by document No. TNN9-1252009, Receipt No. 749, vide dated 07/05/2009. In

this way Mr. Dinesh Nambiar again retain the his rights, title and interest in the Row House Plot No. 37, lying and being sub sector "B", sector 4, Aioli, Navi Mumbai 400708 free from any encumbrance and marketable title.

WHEARAS; by Agreement for Sale, document No. TNN9-00750-2009, Receipt No. 749, vide dated 07/05/2009, said Mr. Dinesh Nambiar has ~~sale transferred~~ and Row House Premises including all his right, title & interest to Present Vendors.

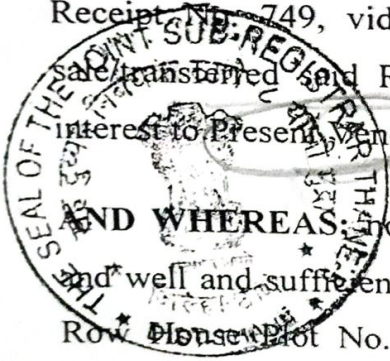
AND WHEREAS; now VENDORS are the absolute and lawful owner of and well and sufficiently entitled to deal with a residential premises bearing Row House Plot No. 37, area admeasuring about or near about. 48 Sq. Meters, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai (hereinafter for the sake of brevity referred to as "the Said Row House premises") and which is more particularly described in the Schedule hereunder written)

and thus the VENDORS are well and sufficiently entitled to the said row house premises and has absolute right and power to hold, occupy and deal with and dispose off the said row house premises and every part thereof and to dispose off the same to any third party;

AND WHREAS; the VENDORS out of their own will decide to sell/transfer the aforesaid row house premises.

N. S. S. S. S.  
S. Jeyalakshmi

*[Handwritten signature]*



600  
400

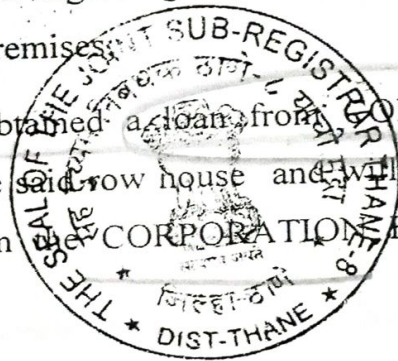
AND WHEREAS; the PURCHASERS being in need of permanently suitable accommodation, came to know of the same, approached the VENDORS whereupon the VENDORS represented to the TRANSFEREES That:

a) There are no suits, litigations, civil or criminal or any other proceedings pending at against the VENDORS personally affecting the said row house premises.

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b) There are no attachments or prohibitory orders as against the said row house premises and the said row house premises is free from all encumbrances or charges and/or is subject matter to any lispendens or easements or attachments either before or after judgment. The VENDORS have not received any notice either from the Government, Semi- Government, any competent authority, or Navi Mumbai Municipal Corporation regarding any of the proceedings in respect of the said row house premises;

c) That the VENDORS have obtained a loan from the CORPORATION BANK for the purchase of the said row house and will obtain the Due Balance Certificate from the CORPORATION BANK before execution of these presents;



Loan  
for Corporation  
Bank

d) The VENDORS have paid all the necessary charges of any nature whatsoever in respect of the said row house premises and the VENDORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said row house premises.

e) The VENDORS in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave and license or any other right of the nature in the said row house premises and has not dealt with or dispose off the said row house premises in any manner whatsoever, save and except as aforesaid;

N. Srinivasan  
S. Jayalakshmi

Hejank

& their vernacular languages before signing of the present Agreement for sale and they have signed this Agreement for sale after knowing the contents and with full knowledge and satisfying with the same.

16. Is purchase fails to discharge full & final payment within 90 Days then this Agreement will be stand cancelled & token amount of Rs 1,00,000/- will be forfeited. Further both parties has to be execute DEED OF CANCELATION in the office of sub-registrar.....

17. After competition of Full & Final Payment vendors & Buyers will execute deed of Assignment.

18. There after Purchasers will be apply to Cidco Ltd. for getting FINAL ORDER to completion of all transfer formalities.

19. Purchasers will be hand over all Documents, applications, affidavits and agreements Xerox copy whatever may be signed, sealed (complete set of Cidco transfer form with SUB-REG acknowledgement) by both parties.

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**SCHEDULE**

20. ALL THAT PIECE bearing Row House, Plot No. 37, area admn. 48 Sq. Meters, Built up, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation, within registration District Thane Registration and Sub-Registration District of Thane.

North:- Plot No12  
East:- 4.5 Mtrs. Wide Road  
West:- Plot No- 36  
South:- Plot No - 38

N. Sramanathan  
S. Jeyalakshmi

Thiyanki



IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

**SIGEND, SEALED AND DELIVERED** )  
902LY 193-30 )  
by the within named VENDORS )

MR. SWAMINATHAN NATARAJAN NADAR )  
& N. Swaminathan )



SMT. JEYALAKSHMI SABESAN NADAR )  
S Jeyalakshmi )



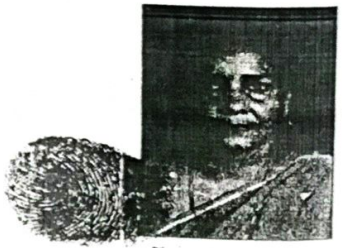
in the presence of .....

- 1. SABESAN NADAR N. Balakrishnan
- 2. ASHOK KUMAR SINGH Ashok

**SIGEND, SEALED AND DELIVERED** )  
by the within named PURCHASERS )

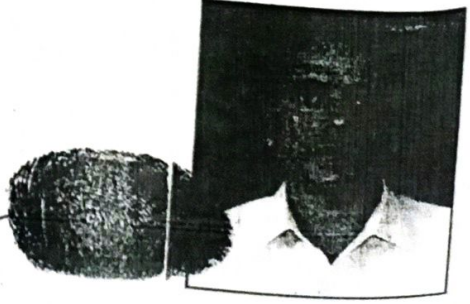


MRS. JALISA AFTAB SHAIKH )  
& Jalisa )



MR. AFTAB SULEMAN SHAIKH )  
in the presence of .....

- 1. SABESAN NADAR N. Balakrishnan
- 2. ASHOK KUMAR SINGH Ashok



# शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :  
 'निर्मल' दुसरा मजला, नरीमन पॉइंट,  
 मुंबई - ४०० ०२१.  
 दूरध्वनी : ६६५० ०९०० / ६६५० ०९२८  
 फॅक्स : २२०२ २५०९ / ६६५० ०९३३.

नोंदणीकृत कार्यालय :  
 सहाय्यक वसाहत अधिकारी यांचे कार्यालय  
 सिडको लि. सेक्टर - ५, ऐरोली,  
 नवी मुंबई - ४०० ७०८.

मुख्य कार्यालय :  
 'सिडको' भवन, सी.बी.डी. वेलापूर,  
 नवी मुंबई ४०० ६१४.  
 दूरध्वनी : ००-९१-२२-६७९१ ८१००  
 फॅक्स : ००-९१-२२-६७९१ ८१६६

दिनांक : २५/८/२००२

संदर्भ क्र. सिडको / स.क.अ. (ऐरोली) / २००१ / २६२०  
 प्रति,  
 १) श्री / श्रीमती / मेसर्स स्वामीनाथन नरसिंह नाडार  
 २) जयलक्ष्मी संवत्सल नाडार  
 ३) जयलक्ष्मी संवत्सल नाडार  
 ४) जयलक्ष्मी संवत्सल नाडार

१) श्री / श्रीमती / मेसर्स स्वामीनाथन नरसिंह नाडार  
जयलक्ष्मी संवत्सल नाडार  
 न. मु. पा. ३, वरीली, नवी मुंबई

२) श्री / श्रीमती / मेसर्स स्वामीनाथन नरसिंह नाडार  
जयलक्ष्मी संवत्सल नाडार  
 न. मु. पा. ३, वरीली, नवी मुंबई



विषय : हस्तांतरित करण्यात येणारा भूखंड क्रमांक वी-३७  
 आ. क्र. — क्षेत्र क्र. ०४

संदर्भ : आमचे कार्यालयीन पत्र क्र. सिडको/स.क.अ./ऐरोली/२६०२  
 दिनांक : ०६/८/२००२

महोदय / महोदया  
 श्री / श्रीमती स्वामीनाथन नरसिंह नाडार

पट्ट्याचे हक्क श्री / श्रीमती स्वामीनाथन नरसिंह नाडार यांना वरील भूखंडाचे भांडे  
जयलक्ष्मी संवत्सल नाडार

करण्यासंबंधीचा अभिहस्तांकित विलेख कार्यान्वित केलेला आहे. सदर अभिहस्तांकित विलेख दुय्यम निबंधक  
टाणे-६ यांचेकडे दिनांक ०६/८/२००२ रोजी अ. क्र. १४३७७

ठिकाण टाणे-६ येथे नोंदविण्यात आलेला आहे. आम्ही आपणांस असे  
नरसिंह नाडार, जयलक्ष्मी संवत्सल नाडार श्री / श्रीमती स्वामीनाथन  
जयलक्ष्मी संवत्सल नाडार

यांचे नावाने पट्टेदार म्हणून नोंद आमच्या दफ्तरी करण्यात आली आहे.

प्रर वचना

- १) सहाय्यक लेखा अधिकारी
- २) कार्यकारी अभियंती सिडको पाणी पुरवठा
- ३) कार्यकारी अभियंता (म.रा. वि. मं.)
- ४) विभाग अधिकारी, ऐरोली, न. मु. म. पा.

सहाय्यक वसाहत अधिकारी  
 (ऐरोली)  
 New Bombay

*(Handwritten signature)*

नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला भाष्य, बेलापूर भवन, सी.बी.डी.

1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI- 400 614.

नवी मुंबई-४०० ६१४.

दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ ३८

TEL No.: 757 17 33, 757 17 28.

७५७ २५ ११,

757 25 91,

फॅक्स : ७५७ ३७ ८५

FAX : 757 37 85.

Not valid

NO.: NMMC/D-2/TPO/OC/2903/5

Date : २७/०५/१९९६

To,  
Shri A.U. Jadhav,  
Plot No. 37, Group IV,  
Sector 4-B, Airoli,  
NAVI MUMBAI.

१०२८०/१९२-३०

२०१५

Sub: Occupancy Certificate for Row House on  
Plot No. 37, Group IV, Sector 4, Sub-  
Sector 'B', Airoli, Navi Mumbai.

Ref: Your Architect's letter dt. 29/6/1995.

Sir,

Please find enclosed herewith the necessary Occupancy  
Certificate for Row House on Plot No. 37, Group IV, Sector  
Sub-Sector 'B', at Airoli, Navi Mumbai.

Thanking you,

Yours faithfully,

R.V. Lude

TOWN PLANNING OFFICER,  
N.M.M.C.

CC TO : M/s. Sheshnath C.S. Architect,  
345, Big Splash, Sector 17, Vashi,  
NAVI MUMBAI.

2. The Ward Officer, NMMC.

Navi Mumbai

नवा मुंबई

Municipal Corporation

महानगरपालिका

पहिला माळ, बेलापुर भवन, सी.बी.डी.  
नवी मुंबई-४०० ६१४.  
दूरधनी क्र.: ७५७ १७ ३३, ७५७ १७ ३८  
७५७ २५ १६  
फॅक्स : ७५७ ३७ ८५.

1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI- 400 614.

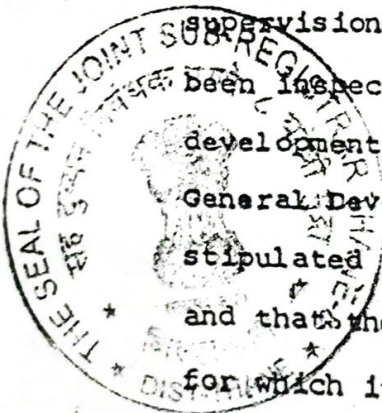
TEL No.: 757 17 33, 757 17 28,  
757 25 91.  
FAX: 757 37 85.

NO.: NMMC/D-2/TPO/OC/2903/

Date : 17 / 11 / 1995.

OCCUPANCY CERTIFICATE

I hereby certify that the development of Row House (BUA 47.54 SQ.M.) completed by the Owner Shri A.U. Jadhav on Plot No. 37, Group IV, Sector 4, Sub-Sector 'B', at Airoli, Navi Mumbai completed on 15/03/1995 under the supervision of M/s. Sheshnath C. Salvankar Architect has been inspected on 11/10/1995 and I declare that the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dt. 24/06/1993 and that the development is fit for the Residential use for which it has been carried out.



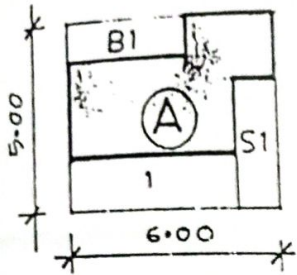
16/11/95  
R.V. Kulkarni  
TOWN PLANNING OFFICER,  
N.M.M.C.

वप

टनन - ८  
१०२१४/१९९-३०  
२०१५

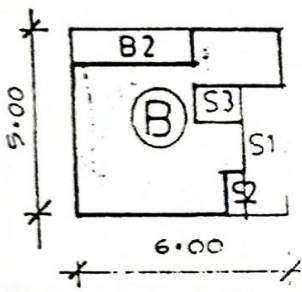
# AREA CALCULATION AND AREA DIAGRAM

## GROUND FLOOR PLAN SCALE: 1:200

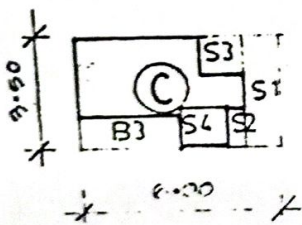


PLOO NO : 37  
 AREA OF BLOCK A =  $6.00 \times 5.00 = 30.00 \text{ m}^2$   
 DEDUCTION  
 1)  $5.775 \times 1.45 = 8.374$   
 PROPOSED BALCONY  
 B1)  $3.56 \times 1.00 = 3.56$   
 STAIRCASE AREA  
 S1  $3.535 \times 1.00 = 3.535$   
 NET AREA  
 EXCESS BALCONY TAKEN  
 F. S. I.  $14.531 + 0.74$

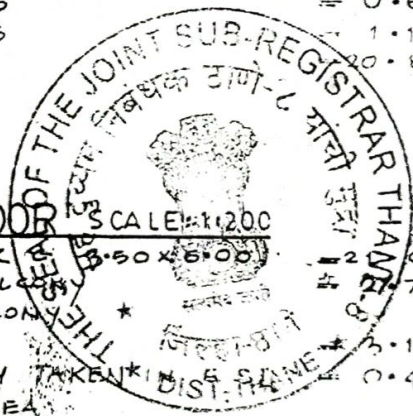
इंटनल  
 $14.531$   
 $15.271$   
 9024 40-30  
 2094



FIRST FLOOR SCALE: 1:200  
 AREA OF BLOCK B =  $6.00 \times 5.00 = 30.00$   
 PERMISSIBLE BALCONY =  $3.91$   
 PROPOSED BALCONY (B2)  $3.56 \times 1.09 = 3.88$   
 STAIRCASE AREA  
 S1)  $3.535 \times 1.00 = 3.535$   
 S2)  $0.5 \times 1.2175 = 0.609$   
 S3)  $1.10 \times 1.0675 = 1.174$   
 NET AREA =  $20.802$



SECOND FLOOR SCALE: 1:200  
 AREA OF BLOCK C =  $6.50 \times 5.00 = 32.50$   
 PERMISSIBLE BALCONY =  $3.739$   
 PROPOSED BALCONY (B3)  $3.16 \times 1.00 = 3.16$   
 EXCESS BALCONY TAKEN =  $0.421$   
 STAIRCASE AREA  
 S1)  $3.50 \times 1.00 = 3.50$   
 S2)  $0.5 \times 1.25 = 0.625$   
 S3)  $1.25 \times 1.25 = 1.5625$   
 S4)  $1.00 \times 1.10 = 1.10$   
 NET AREA =  $11.4735 \text{ m}^2$



PLOO NO. 37

PLOO NO. 33

Don

REQUIREMENT SHEET  
STAMP OF APPROVAL PLANS

Approved as amended in  
Subject to the conditions mentioned in this  
Office letter No. EE/CPD/12650  
Dt. 20/1/93

*[Signature]*  
Executive Engineer (T.P.) &  
Additional Town/Planning Officer  
CIDCO LTD. CIDCO Bhavan, C.B.D.  
Bamburly - 400 038

टनन - 6  
90218/29-50  
2004

PLOT AREA AND BUILT UP AREA STATEMENT

	PLOT NO. 37	PLOT NO. 38
AREA OF PLOT	48.00 m <sup>2</sup>	40.00 m <sup>2</sup>
PERMISSIBLE F.S.I.	1.00	1.00
PERMISSIBLE BUILT UP AREA	48.00	40.00
PROPOSED BUILT UP AREA	15.271	13.353
GROUND FLOOR	15.271	13.353
FIRST FLOOR	20.802	16.422
SECOND FLOOR	11.4735	8.5325
TOTAL AREA	47.5465	38.3075
PROPOSED F.S.I.	0.990	0.988

BALCONY AREA STATEMENT

PLOT NO.	FLOOR	FLOOR AREA	PERMISSIBLE BALCONY	PROP. BALCONY	EXCESS	SIZE OF BALCONY
37	GROUND	21.626	2.820	3.56	0.74	3.56X1.00
	FIRST	30.00	3.910	3.88		3.88X1.00
	SECOND	21.00	2.739	3.16	0.421	3.16X1.00
	TOTAL BALCONY AREA PROPOSED - 10.60					
38	GROUND	19.418	2.533	2.53		2.53X1.00
	FIRST	25.00	3.26	3.26		3.26X1.236
	SECOND	17.50	2.28	2.28		2.28X1.012
	TOTAL BALCONY AREA PROPOSED - 8.07					

BALCONY ENCLOSURE CHARGES STATEMENT

PLOT NO.	FLOOR	PROP BALC	TYPE	NOS	EN. RATE	TOTAL
37	GROUND	3.56	B1	1	200/0	200/0
	FIRST	3.88	B2	1	200/0	200/0
	SECOND	3.16	B3	1	200/0	200/0
	TOTAL BALCONY ENCLOSURE PREMIUM - 600/0					
38	GROUND	2.53	B1	1	200/0	200/0
	FIRST	3.26	B2	1	200/0	200/0
	SECOND	2.28	B3	1	200/0	200/0
	TOTAL BALCONY ENCLOSURE PREMIUM - 600/0					

COVERED AREA STATEMENT

PLOT NO.	FLOOR	N.B. AREA	STAIRCASE	BALCONY	STILLING	TOTAL
37	GROUND	15.271	3.535	3.56	18.37	30.741
	FIRST	20.802	5.318	3.88		30.00
	SECOND	11.4735	6.7875	3.16		21.421
	TOTAL COVERED AREA - 82.161					
38	GROUND	13.353	3.535	2.53	5.582	25.00
	FIRST	16.422	5.138	3.26		25.00

SECOND 0.532 0.0075 2.2 1.125  
 TOTAL COVERED AREA - 67.50

**WATER SUPPLY REQUIREMENT.**

DOMESTIC USE IN LITRS				FIRE FIGHTING USE IN LITRS	
TOTAL	REQD.	U/G	O/H	NO APPLICABLE	
2700		1200/0	1200/0		

**SANITARY REQUIREMENTS.**

FLOOR	NO OF W.C. REQD.	NO OF W.C. PROVIDED
GROUND	1	1
FIRST	1	1
SECOND	-	-
TOTAL W.C. PROVIDED - 2		2094

**SCHEDULE OF DOORS AND WINDOWS**

TYPE	SIZE	AREA	DESCRIPTION
D	1.00 X 2.10	2.10	T.W. FRAMED FLUSH DOOR
D	0.90 X 2.10	1.89	T.W. FRAMED LOUVERED
D	0.75 X 2.10	1.575	ALUMINIUM PARTLY GLAZED
W1	2.00 X 1.20	2.40	
W2	1.50 X 1.20	1.80	
W3	1.20 X 1.20	1.44	
W	0.6 X 0.9	0.54	
W	0.6 X 1.20	0.72	

**LIGHT AND VENTILATION STATEMENTS**

PLOT NO.	ROOM	CARPET AREA	1/6 REQD.	1/6 PROVIDED	WINDOW
37	LIVING/KIT	13.92	2.32	4.80	W1, W2
	BED NO-1	19.793	3.298	4.80	2W1
	BED NO-2	12.002	2.000	3.84	W1, W3
	TOILET	2.52	0.42	DIST-10.5	W4
	LIVING/ KIT	14.6665	2.45	4.80	2W1
38	BED	10.776	1.796	3.24	W2, W3
	STUDY	10.2685	1.72	3.24	W2, W3
	TOILET	2.646	0.441	0.54	W4
	TOILET	2.52	0.42	0.54	W4
	TOILET	2.52	0.42	0.54	W4

**CONTENTS OF THE SHEET**

GROUND, FIRST, SECOND, TERRACE FLOOR PLAN, 2 ELEVATION, 2 SECTION, AREA DIAGRAM AND AREA CALCULATION, SECTION OF COMPOUND WALL, PLAN AND ELEVATION OF GATE, BLOCK PLAN, LOCATION PLAN  
 SCALE: 1:100 1:200 1:300 1:500 1:50

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED ROW HOUSE ON PLOT NO. 37 & 38 GROUP IV SUB SECTOR - B SECTOR - 4 AIROLI, NEW BOMBAY.

NAME AND SIGNATURE OF THE OWNER

A. C. JADHAV  
 PLOT NO. 37 GROUP IV  
 SUB SECTOR - B, SECTOR - 4  
 AIROLI.

R. N. TAMANE  
 PLOT NO. 38 GROUP IV,  
 SUB SECTOR - B, SECTOR - 4  
 AIROLI.

NAME ADDRESS AND SIGNATURE OF THE ARCHITECT

SHESHNATH. C. S.  
 115, BIG SPLASH,  
 SECTOR - 17, VASHI,  
 NEW BOMBAY.

*Not valid*

*Howare*

*S. Salunke*



90218 / 29-30

### Duplicate Bill

Billing Unit:	4641: AIROLLS/DN.	Bill For:	DEC - 15
Consumer No:	000091568764	Old Consumer No:	
Name:	MR NADAR SWAMINTHAN N/N JEYALAKSHMI		
Address:	R H NO-B 37 SECTOR-4 AEROLI -400708		

\* For any Queries on this Bill please contact [sdo4641@ho.mahadiscom.in](mailto:sdo4641@ho.mahadiscom.in)

PC/MR/Route Sequence	4-24-0001-0537	Tariff	01	Category	LTI Res 3-Phase
DTC:	4128140	Conn. Load	6.5 KW	Duty	51
Pole No:	000000	Sanct. Load	6.5 KW	Supply Date	15-OCT-96

Meter No.	Current Reading	Previous Reading	Mf	Unit	Adj. Unit	Total
05242002	9701	9311	01	390	0	390

Arrears: 0.00	Security Deposit Held: 1,980.00	Demanded: 0.00
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Bill for 1 Month(s)  
 Receipts Considered up-to 21-DEC-15  
 Meter Status: NORMAL  
 Revised Tariff applicable wef 01-Jun-2015/Pay by DD/CASH/ONLINE/

Bill Date:	22-DEC-15
Bill period:	14-NOV-15 to 14-DEC-15

Due Date:	11-JAN-16	Rs.Ps	3,720.00
If Paid by this Date:	31-DEC-15		3,690.00
If paid After this Date:	11-JAN-16		3,790.00

\*The above amount is being rounded up

Fixed Charges	150.00
Energy Charges	2,713.50
Electricity Duty	512.83
F.A.C	341.65
Additional Supply Charges	0.00
Tax on Sale	0.00
Previous Bill Credit	0.00
Current Interest	0.00
Capacitor Penalty	0.00
Other Charges	0.00
<b>Total</b>	<b>3,718.00</b>

Net Arrears	0.95
Adjustment	0.00
Interest Arrears	0.00
Total Arrears	0.95
Net Bill Amount	3,718.95
<b>Rounded Bill</b>	<b>3,720.00</b>
Last Receipt Date	03-DEC-15
Last Receipt Amount	3,618.00

DPC: 74.36  
 After this date: 11-JAN-16  
 Pay Rs. 3790  
 Prompt Payment Discount: Rs. 32.05 ,if bill is paid on or before 31-DEC-15.

\*For queries related to your online payment transactions. Please contact [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in)  
 Any unauthorized changes made in the bills will lead to non-acceptance of the bills.

Billing Unit:	4641	Consumer No:	000091568764	PC	4	Tariff:	01
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#### Instructions for Cheque payment:

Cheque should be a/c payee only.  
 Cheque should be payable in name of MSEDCL and issued by local bank.  
 Please attach bill with the Cheque and do not staple them.  
 Post-dated Cheque will not be accepted.

Billing Unit:	4641	Consumer No:	000091568764	PC	4	Tariff:	01
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Due Date:	11-JAN-16	Rs.Ps	3,720.00
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