

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

2023122110140

21 December 2023,06:35:49 PM

टनन8

मूल्यांकनाचे वर्ष 2023  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 3/79-कोपरखैरणे नोड सेक्टर क्रं. 10  
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
38700	106900	118200	133600	118200	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	6.245चौ. मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	नाही	मजला -			
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही		

संमिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - नाही

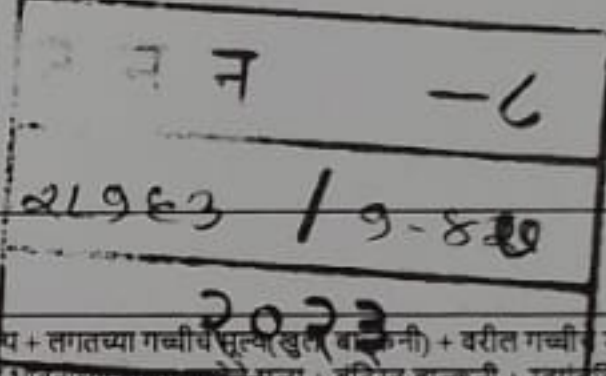
Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)  
= (((133600-38700) \* (100 / 100)) + 38700)  
= Rs.133600/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाण मूल्यदर \* मिळकतीचे क्षेत्र



Applicable Rules = 3

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + बांधकामाचे मूल्य + मोजमापनाचे क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बांधकामे) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील बांधकामाचे मूल्य + इमारती भावताच्या खुल्या जागेचे मूल्य + बंदिस्त बांधकामे + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 834332 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.834332/-  
= ₹ आठ लाख चौतीस हजार तीन शे बत्तीस /-

Home

Print

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223213017140

Date 21/12/2023

Received from RAMNARESH S. SINGH, Mobile number 9819064533, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.

Payment Details

Bank Name SBIN

Date 21/12/2023

Bank CIN 10004152023122116238

REF No. 372103033624

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223211820321

Date 21/12/2023

Received from , Mobile number 9820086949, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.

Payment Details

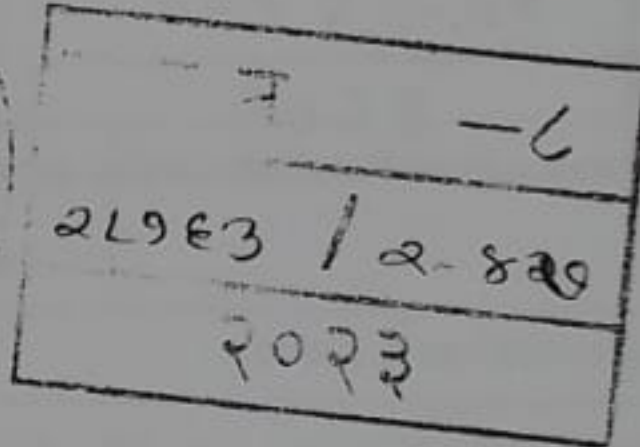
Bank Name SBIN

Date 21/12/2023

Bank CIN 10004152023122119285

REF No. 335504706767

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





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 28163/2023

नोंदणी :

Regn:63m

12/2023

गावाचे नाव : कोपरखैरणे

चिलेखाचा प्रकार	करारनामा
सोबदला	1900000
बाजारभाव(भाडेपट्टयाच्या तितपट्टाकार आकारणी देतो की पट्टेदार ते करावे)	834332
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: शॉप नं.19,तळ मजला,गिरीराजधाम को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,प्लॉट नं.11,सेक्टर 10,कोपरखैरणे नवी मुंबई ता.जि. ठाणे,क्षेत्र-56.00 चौ.फूट कारपेट एरिया( ( Plot Number : 11 ; ) )
क्षेत्रफळ	1) 56.00 चौ.फूट
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-शरद शामराव गवळी - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 201, शुभम रेसिडेन्सी, प्लॉट नं.- 86, सेक्टर- 01, कोपरखैरणे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AFNPG5926P
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.रामनरेश एस.सिंह - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फॉल्ट क्रमांक सी -602, भक्ती अनुगम सीएचएस, प्लॉट क्रमांक १७ए, सेक्टर-१२ए, कोपरखैरणे, नवी मुंबई, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AWPPS4245L 2): नाव:-राजेश सुखदेव सिंह - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: फ्लॅट क्रमांक 203, घर क्रमांक १६२२, ओम साई कॉटिज, सेक्टर-२६ए, वाशी, नवी मुंबई, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BLQPS8982M
दस्तऐवज करून दिल्याचा दिनांक	21/12/2023
दस्त नोंदणी केल्याचा दिनांक	21/12/2023
अनुक्रमांक,खंड व पृष्ठ	28163/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	114000
बाजारभावाप्रमाणे नोंदणी शुल्क	19000
शेरा	

क्रमांकासाठी विचारात घेतलेला तपशील:-:

शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

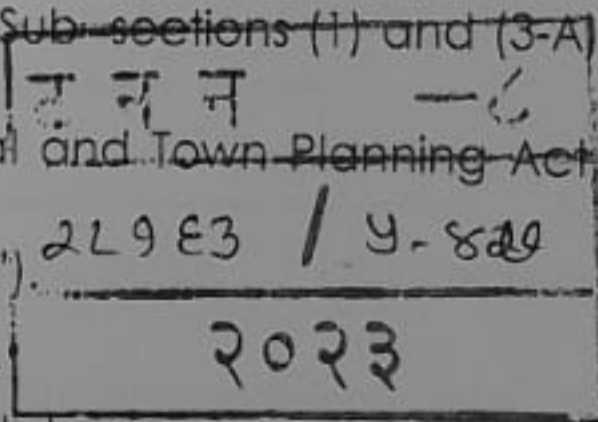


सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र-८



AND WHEREAS the Transferor are the lawful and joint owners of SHOP NO. 19, GROUND FLOOR, GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY, LTD., PLOT NO. 11, SECTOR- 10, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. - THANE, MAHARASHTRA-400709, ADMEASURING ABOUT 56.00 SQ. FTS., CARPET AREA, EXCLUDING LOFT / OTLA & PASSAGE AREA (I.E. 121 SQ. FT. SUPER BUILT-UP AREA, INCLUDING LOFT / OTLA & PASSAGE AREA) (HEREINAFTER REFERRED TO AS "THE SAID SHOP/PROPERTY").

1. AND WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai 400021, hereinafter referred to as " the CIDCO" is Government Company wholly owned by the state Government and is also New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the State Government in exercise of its powers under Sub-sections (1) and (3-A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 ( hereinafter referred to as "THE MRTP ACT").



2. AND WHEREAS the State Govt. has pursuant to the section 113 (A) of the MRTP Act been acquiring the lands described therein and vesting such lands in the CIDCO for development and disposal.

3. AND WHEREAS This Deed of Assignment is made in furtherance to the Allotment Letter dated 20th September, 2001, issued by the Society in favour of the Transferee/Allottee, wherein the Society had already sold the Shop No.19, admeasuring 56.00 sq. ft. carpet area [excluding Loft / OtlA & Passage Area] on the Ground floor in the building of the

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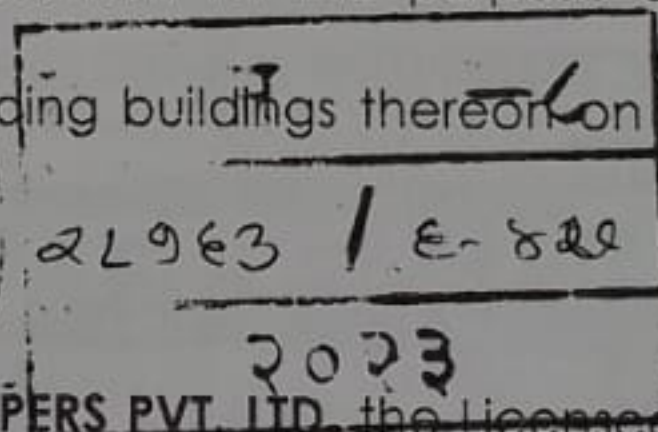
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GIRIRAJDHAM Co- operative Housing Society Limited, then being constructed on Plot No.11, situated at Sector-10, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane (said Premises) to the Transferee/Allottee for a total consideration Rs. 2,21,575/- (Rupees Two Lacs Twenty One of Thousand Five Hundred Seventy Five Only) and on receipt of the FULL AND FINAL PAYMENT of the Consideration, the Society had handed over the possession of the said premises to the Transferee/Allottee on 16th December, 2003. This Deed of Assignment is entered by/between register the same after paying required stamp Duty and including income Tax to substantiate the date ownership and possession of the said shop premises.

4. AND WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., hereinafter referred to as "CIDCO") and M/s. URAV DEVELOPERS PVT. LTD., the Licensee, had entered into an agreement to Lease dated 19<sup>th</sup> April 2001 for lease of land bearing Plot No.11 admeasuring 735.153 Sq. Mtrs. in Sector-10, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane, (hereinafter called the said "Plot" and more particularly described in the first Schedule written hereunder), for a period of 60 years from the date of the said Agreement for the purpose of constructing residential-cum-commercial building buildings thereon on the terms and conditions therein contained

5. AND WHEREAS M/s. URAV DEVELOPERS PVT. LTD. the Licensee obtained the Development Permission and Commencement Certificate bearing No. NMMC/TPO/BP/1884 dated 28th May 2001 from Navi Mumbai Municipal Corporation in respect of the said Plot No 11.

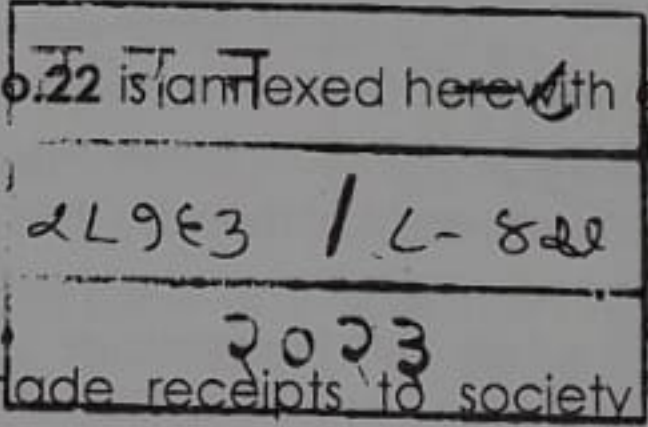



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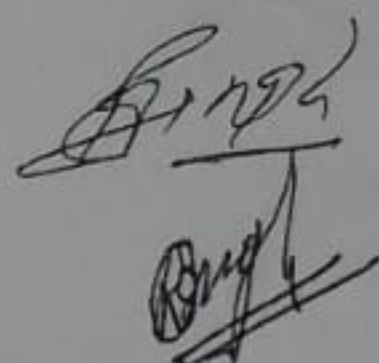
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9. **AND WHEREAS** the Society issued the Share Certificate to Member **Share Certificate No 22** comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from **106 to 110** (both inclusive) (hereinafter referred to as said the "**SHARE CERTIFICATE**").
10. **AND WHEREAS** THE SOCIETY completed the construction on the said Plot in accordance with the plans approved/sanctioned by the Navi Mumbai Municipal Corporation and obtained the **Occupancy Certificate** bearing ref. **NMMC/ ATPD/ TPO/ OC/ 532/2001/5219/03** dated 15<sup>th</sup> December 2003, from the Navi Mumbai Municipal Corporation, the Society handed over the possession of the said Shop to **MR. SHARAD SHAMRAO GAVALI**, the Transferee/Allottee herein.
11. **AND WHEREAS** thus the Transferee/Allottee has acquired the rights of the Ownership and possession of the said shop premises from the date of Allotment Letter.
12. The Copy of the allotment letter dated 20<sup>th</sup> September, 2001 is annexed herewith as 'Annexure-A'
13. The Copy of the **Share Certificate No.22** is annexed herewith and marked as 'Annexure B' 
14. The copies of various Payment made receipts to society is annexed herewith as 'Annexure c' 
15. The copy of possession letter dated on 16<sup>th</sup> December 2003 is annexure herewith as 'Annexure E'
16. **AND WHEREAS** the Society has allotted/assigned/transferred the said premises to the Transferee/Allottee for a consideration of **Rs. 2,21,575/-**







(RUPEES TWO LACS TWENTY ONE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY) and the Transferee/Allottee has acquired/consideration of Rs. 2,21,575/- (RUPEES TWO LACS TWENTY ONE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY) paid to the society in a manner hereinafter appearing.

17. **AND WHEREAS** the society has allotted/assigned/transferred the said premises to the transferee/Alottee for the consideration **Rs. 2,21,575/- (RUPEES TWO LACS TWENTY ONE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY)** (inclusive of **Shares Certificate bearing No. 22** for Shares 106 to 110) and Electricity Deposits, etc.

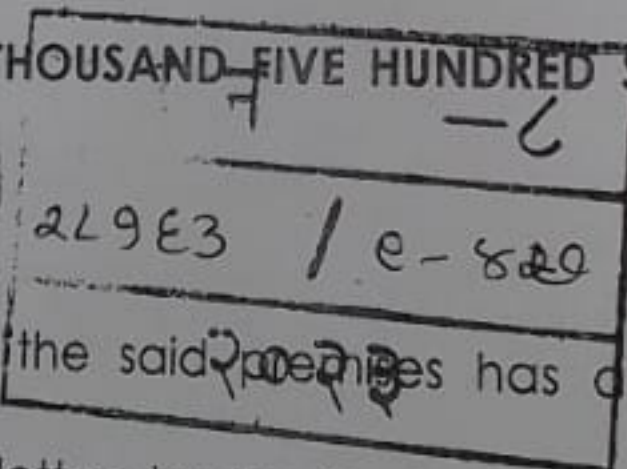
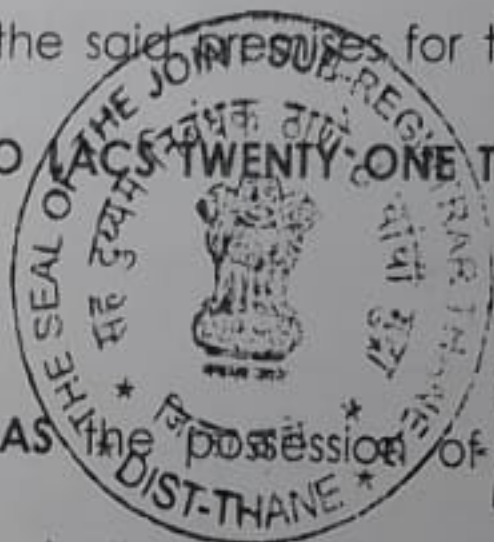
18. **AND WHEREAS** the Society herein transfers all the rights, Title, interests and benefits in the said premises inclusive of all the right of ownership, membership rights, share amounts, deposits, etc. paid to the Municipality, Government etc. to the Transferee/Allottee herein, who agrees to the transfer of the said premises for the said consideration of **Rs. 2,21,575/- (RUPEES TWO LACS TWENTY ONE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY)**.

19. **AND WHEREAS** the possession of the said premises has already been handed over to the Transferee/Allottee by the Society on receiving the full and final payment i.e. on 16<sup>th</sup> December 2003. Besides the aforesaid terms and conditions, certain other terms and conditions are also arrived at, agreed understood by and between the parties hereto which both of them intend to reduce into writing;

20. **AND WHEREAS** the Navi Mumbai Municipal Corporation, by its development permission and Commencement Certificate under

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*





6. AND WHEREAS after obtaining permission from the CIDCO M/s. URAV DEVELOPERS PVT. LTD., the Licensee, assigned/ transferred all its rights, title, interest and benefits in respect of the said Plot No.11 admeasuring 735.153 sq. Mtrs. in Sector-10, Koparkhairane, Navi Mumbai, Tal. Dist. Thane, in favour of GIRIRAJDHAM Co-operative Housing Society Limited, a Society duly registered under the provisions of the Maharashtra Co-Operative Societies Act 1960, under No. NBOM/CIDCO/HSG(OH)/1127/JTR/2001-2002 dated 11<sup>th</sup> July, 2001 (hereinafter referred to as THE SOCIETY") vide tripartite agreement executed by/between the CIDCO as the party of the First Part of the Second Part and GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED., as the party of the third Part and the CIDCO accordingly transferred the said plot in the name of GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED.

7. AND WHEREAS the Society vide its allotment letter dated 20<sup>th</sup> September, 2001 allotted Shop No.19 admeasuring 56.00 sq. ft. carpet area [excluding Loft / Otla & Passage Area] on the Ground floor in the building of the GIRIRAJDHAM Co- operative Housing Society Limited, then being constructed on Plot No.11, situated at Sector-10, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane. (hereinafter referred to as the said Premises) to

MR. SHARAD SHAMRAO GAVALI, Transferee/Allottee herein for a consideration of Rs. 22,575/- (Rupees Two Lacs Twenty One Thousand Five Hundred Seventy Five Only)



रुपयें	— ८
22575	22983 / 10-820
२०२३	

8. AND WHEREAS vide its ref. no. CIDCO/EMS/AEO (HQ)/2002/2532 dated 6<sup>th</sup> December, 2002 granted its permission to the Society to enroll MR. SHARAD SHAMRAO GAVALI, the Transferee/Allottee herein, as its transfer member.

*Signature*

*Signature*



SCHEDULE OF PROPERTY/SHOP

SHOP NO. 19, GROUND FLOOR, GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY, LTD., PLOT NO. 11, SECTOR- 10, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. - THANE, MAHARASHTRA-400709, ADMEASURING ABOUT 56.00 SQ. FTS., CARPET AREA, EXCLUDING LOFT / OTLA & PASSAGE AREA (I.E. 121 SQ. FT. SUPER BUILT-UP AREA, INCLUDING LOFT / OTLA & PASSAGE AREA) (HEREINAFTER REFERRED TO AS "THE SAID SHOP/PROPERTY")

SCHEDULE OF PLOT

All that piece and parcel of land known as Plot No. 11, in Sector -10, in Koparkhairane, containing by admeasurements 735.153 Sq. Mtrs. or thereabout and bounded as follows that is to say :

On or towards the North by : 16.00 Mtrs. Wide Road

On or towards the South by : 6.25 Mtrs. Wide Road

On or towards the East by : Plot No. 12

On or towards the West by : Plot No. 10

22963 / 29-820

2023

ENCLOSURES ALONG WITH AGREEMENT

(a) Commencement Certificate

(b) Occupancy Certificate

(c) Index- II & Receipt (old)

(d) Society Registration Certificate

(e) Share Certificate

(f) PAN/AADHAR of All Parties

*Sushi*

*Bingh*

*Prakash*



IN WITNESS WHEREOF THE PARTIES HERETO HAS PUT AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE MENTIONED:

SIGNED AND DELIVERED by the) SIGNATURES/PHOTOS/THUMBS

Within named- TRANSFEROR/SELLER/ASSIGNOR)

MR. SHARAD SHAMRAO GAVALI)

*[Handwritten signature of Sharad Shamrao Gaval]*



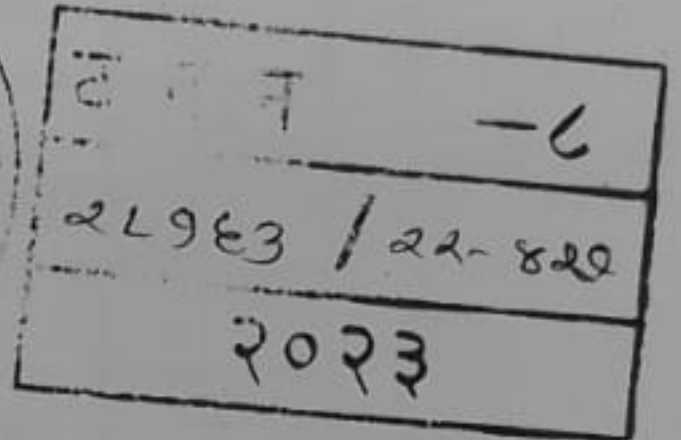
In presence of:

1)

*[Handwritten signature]*

2)

*[Handwritten signature]*



SIGNED AND DELIVERED )

BY THE WITHNAMED THE TRANSFEREES/PURCHASERS/ASSIGNEES)

1) MR. RAMNARESH S. SINGH)

*[Handwritten signature of Ramnaresh S. Singh]*



2) MR. RAJESH SUKHDEV SINGH)

*[Handwritten signature of Rajesh Sukhdev Singh]*



In presence of:

1.

*[Handwritten signature]*

2.

*[Handwritten signature]*



Reference No. **NMMC/TPO/BP/1884/2001** dated 28<sup>th</sup> May 2001, granted its permission to develop the said Plot No. 11 and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

21. **AND WHEREAS** as per the Plans approved by the Corporation / NMMC the Society has constructed thereon Building for the residential-cum-commercial purposes as per the Plans and Specifications approved and the development permission granted by the NMMC including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/NMMC/Planning/Authorities.
22. **AND WHEREAS** The Society have completed the construction of a Building known as "**GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED**" and obtained the '**OCCUPANCY CERTIFICATE**' vide Letter No. **NMMC/ATPO/OC/532/2001/5215/2003**, dated 15/12/2003. / 90-820  
22963 / 2023
23. **AND WHEREAS** the previous Purchaser/s has/have become fully satisfied about the title of the Society to the said property and the previous Purchasers shall not be entitled to the further investigate of the title of the Society or to raise any requisition or to raise any objection with regards to any other matter relating thereto.
24. **AND WHEREAS** the Purchaser/s agreed to pay price/consideration in respect of the said Shop in accordance with the provisions of the Maharashtra Ownership Shops (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.

*Aswahi*

*Pring*  
*Pring*





नवी मुंबई  
महानगरपालिका

Navli Mumbai  
Municipal Corporation

पहिला भागा, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरावनी क्र : ७५७ १७ ३१, ७५७ १७ ३८  
७५७ ४० २२  
फोन : ७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 757 17 33, 757 17 20  
757 40 22  
FAX : 757 37 85

जा. क्र. नमुंमपा/ससंनर/नरधि/मो.प्र./५२९.  
दिनांक : १५/१२/२००३

प्रति,  
मेसर्स गिरीराज धाम सहकारी गृहनिर्माण संस्था नर्घादित  
भूखंड क्र. ११, सेक्टर - १०, कोपरखैरणे,  
नवी मुंबई.

ट न न - ८  
७२३७ / २७ / ४०  
२०१४

नस्ती क्र. नमुंमपा/वि. प्र. क्र. ५३२/२००१

प्रकरण क्र. बी - ११११

विषय : भूखंड क्र. ११, सेक्टर - १०, कोपरखैरणे, नवी मुंबई येथे भोगवटा प्रमाण पत्र  
मिळणेबाबत.

संदर्भ : आपले चारुविशारद यांचा दि. २६/११/२००३ रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधिने विषयाबाबत भूखंड क्र. ११, सेक्टर - १०, कोपरखैरणे, नवी मुंबई येथे रहिवास व वाणिज्य  
वापरामाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी) मिळविण्याकरीता आपला अर्ज प्राप्त झालेला आहे.



आपला,

*(Signature)*

सहाय्यक संचालक नगर रचना  
नवी मुंबई महानगरपालिका

- उप - आयुक्त, उपकर, नमुंमपा, कोपरखैरणे
- विभाग अधिकारी, नमुंमपा, कोपरखैरणे



ट न न - ३  
दिनांक : १२/१२/२००३  
१२/१२



"जन्म असो वा मरण आवश्यक नोंदणीकरण"





नवी मुंबई  
महानगरपालिका

Navri Mumbai  
Municipal Corporation

पडिला माला, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरभाषी क्र : ७५७ १७ ३३, ७५७ १७ २८  
७५७ ४० २२  
फोन : ७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No.: 757 17 33, 757 17 28  
757 40 22  
FAX : 757 37 85

जा. क्र. नगुंमपा/ससंनर/नरवि/मो.प्र./५३२/२००२/५२९९/०३  
दिनांक : १५/१२/२००२

ट न न - ८  
१५/१२/०३  
२०१४

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र. ११, सेक्टर - १०, कोपरखैरणे, नवी मुंबई या जागेचे मालक  
मेसर्स गिरीराज धाम सहकारी गृहनिर्माण संस्था मर्यादित, यांनी जागेवरील बांधकाम दि. १३/०८/२००२ रोजी पूर्ण  
केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद अनिल दोषी अॅण्ड असो. यांनी सावर वेलेला आहे. सदर  
जागेची पाहणी दि. १२/१२/२००३ रोजी कोपरखैरणे येथील जागेबाबत आलेली आहे. जागेवरील बांधकाम विकास  
नियंत्रण नियमावलीतील तरतुदीनुसार केलेले आहे. जागेवरील बांधकाम दि. २८/०५/२००२ मध्ये  
नमूद केलेल्या शर्तीप्रमाणे पूर्णता केलेली आहे. जागेवरील बांधकाम विकास हक्क नाही.  
क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

THE SEAL OF THE JOINT SUB-REGISTRAR, THANE  
THE SEAL OF THE JOINT SUB-REGISTRAR, THANE  
2196  
12L-820  
2023

रहिवासाखालील बांधकाम क्षेत्र : ७३२.८१ चौ.मी.  
वाणिज्यखालील बांधकाम क्षेत्र : ११८.२३ चौ.मी.  
वाल्कनीखालील बांधकाम क्षेत्र : ११८.२३ चौ.मी.

सहाय्यक संचालक नगर रचना  
नवी मुंबई महानगरपालिका

THE SEAL OF THE SUB REGISTRAR, THANE  
DIST. THANE

ट न न - ३  
१५/१२/०३  
१५/१२/०३

“जन्म असो वा मरण”  
आवश्यक नोंदणीकरण

2.00 M WIDE ENCL BALCONY R.S.  
2.00 M WIDE ENCL BALCONY R.S.  
2.00 M WIDE ENCL BALCONY R.S.  
2.00 M WIDE ENCL BALCONY R.S.  
13.950



# -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन सी ओ एम् / सिडको / एच्.एस.जी (ओ.एच.) / ११२७ / जे टी आर / सन २००१ - २००२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
 \_\_\_\_\_ सहकारी गृहनिर्माण

गिरीराज धाम

संस्था मर्यादित

भुखंड क्रमांक - ११, तेक्टर - १०;

नोंदणी क्रमांक - ८
०२७०/२४-११
२०१४

नवी मुंबई, ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील

सन् १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमच्या कलम १०(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे अधिनियम क्रमांक १०(१) अन्वये संस्थेचे कोर्पोरेशन संस्था असून उपवर्गीकरण

नाडेकर गृहनिर्माण संस्था असे आहे.



[Signature]  
 सही ११/११/२००१

नवी मुंबई.

दिनांक : ११ / ०७ / २००१

[ सुभाष धों. माने ]

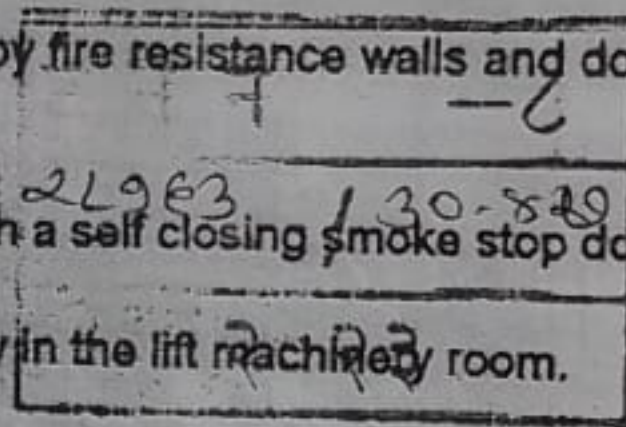
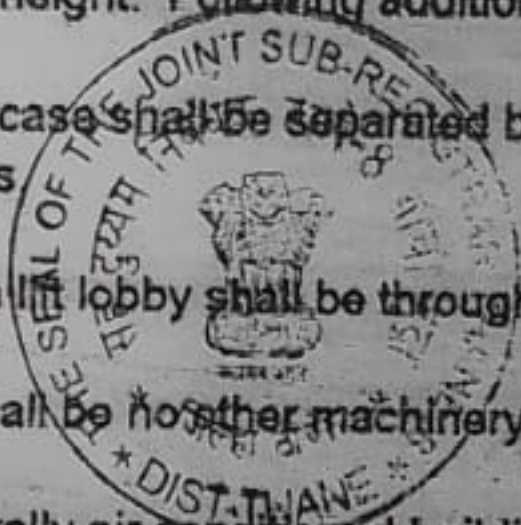
सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई.



- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of Rs.9,800/- deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-

- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
- e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.
- i) Refuse stamps or storage places shall not be permitted in the staircase wall.
- j) Fire fighting application shall be distributed over the building.
- k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 450 ltrs/min and 1250 ltrs/min respectively.





- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected. 21963 / 39-820
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

*Kishor M. Agraharkar*  
(Kishor M. Agraharkar)

TOWN PLANNING OFFICER

Navi Mumbai Municipal Corporation.  
Navi Mumbai.



NAVI MUMBAI  
COMMENCEMENT CERTIFICATE

NO: NMMC/TPO/BP/1884

DATE: 28/5/2001

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. Urav Developers Pvt. Ltd., Plot No.11, Sector-10, Kopar Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = R-233.91 m<sup>2</sup> + C-499.48 m<sup>2</sup> = 733.39 m<sup>2</sup> F.S.I. = 1.00  
(Residential-cum-Commercial)

- 1) The Certificate is liable to be revoked by the Corporation if:
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) 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 :
  - a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) 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.

SEAL OF THE JOINT TOWN PLANNING REGISTRATION AUTHORITY  
MUMBAI

229E3 2E-820
- 4) 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 ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 5) 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.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



# GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 11, Sector - 10, Koparkhairane, Navi Mumbai - 400 709.  
Reg.No.: (NBOM/CIDCO/HSG.(OH)/1127/JTR/2001-2002)

Date: 20/09/2001

Ref No.: \_\_\_\_\_

## ALLOTMENT LETTER Under The bye-law Nos. 26 and 78(a)

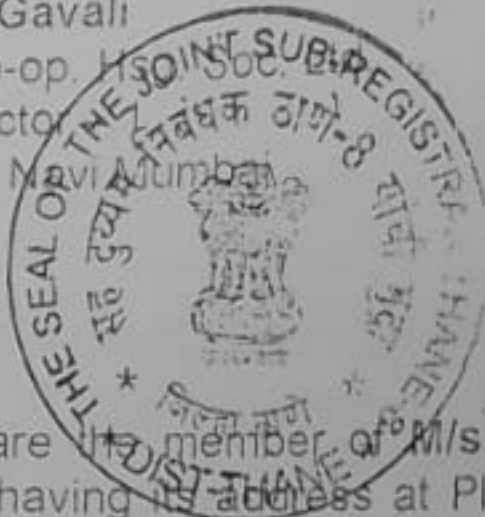
To:

Mr. Sharad S. Gavali

101, Raviraj Co-op. Hsg. Soc.

Plot No. 85, Sector

Koparkhairane, Navi Mumbai



र न न - ८
२२९६३ / ३०-८२२
२०२३

Dear Sir,

1. You are the member of M/s. Girirajdharm Co-operative Housing Society Ltd., having its address at Plot No. 11, Sector No. 10, Koparkhairane, Navi Mumbai, duly registered under the provision of the Maharashtra Co-operative Societies Act, 1960, under its Registration No. NBOM/CIDCO/HSG(OH)/1127/JTR/2001-2002. Enclosed hereto a copy of the Registration Certificate alongwith byelaws thereof, issued by the Joint Registrar of Co-operative Societies, Raigad Bhavan, CBD, Navi Mumbai.
2. The Society is the owner in possession of Plot No. 11, Sector No. 10, Koparkhairane, Navi Mumbai, Tripartite Agreement dated 18<sup>th</sup> July 2001 of which is executed with CIDCO Ltd.
3. We are pleased to inform you that the Society has decided to allot a Store/Shop No. 19 on the Ground Floor, admeasuring (56.00 Sq. Ft. Carpet Area Excluding Loft / Ota & Passage Area) (i.e. 121.00 Sq. Ft. Super Built-up Area Including Loft / Ota & Passage Area) in the building known as Girirajdharm Co-operative Housing Society Ltd. to be constructed on Plot No. 11 in Sector No. 10, Koparkhairane, Navi Mumbai, as per the bye-laws No. 78(a) of the Society.
4. The Society has appointed M/s. Usha Constructions as the Contractors of the Society, to develop and construct the said plot.
- 5.a) The Society/Secretary has borne and paid, for and on behalf of the society the miscellaneous charges i.e. transfer charges in respect of the said plot, Water Deposits, Electricity Deposits, Development Sources Charges, Property Taxes, Society Formation Charges to the concerned authorities.



**GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LTD.**

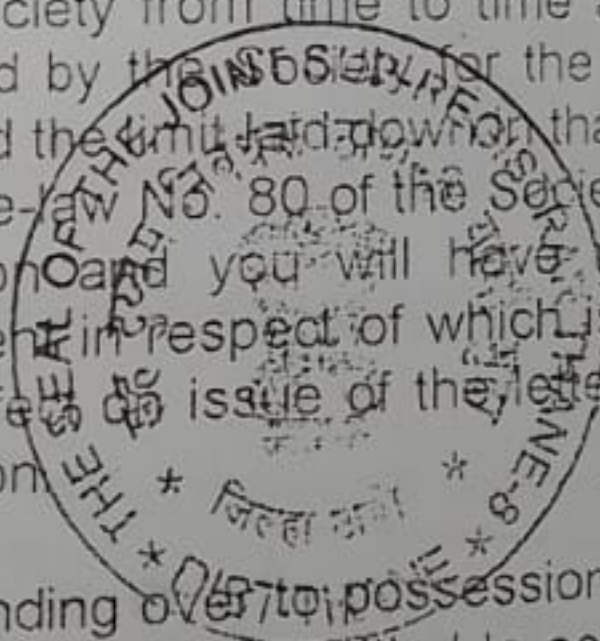
Plot No. 11, Sector - 10, Koparkhairane, Navi Mumbai - 400 709.  
Reg.No.: (NBOM/CIDCO/HSG.(OH)/1127/JTR/2001-2002)

Ref. No.:

Date: 20/09/2001

Page: 02

- b. In addition to the above charges, the Society/Secretary have paid to the concerned authorities, the land cost in respect of the said plot.
- 6.a) The total construction cost of the said Store/Shop is Rs. 2,21,575/- (Rupees Two Lacks Twenty One Thousand Five Hundred Seventy Five Only) which shall be payable by you to the Girirajdharm Co-Operative Housing Society Ltd., and the Society will pay to the contractors M/s. Usha Constructions, either in cash or by cheque, at the time and in the manner as mentioned in Payment Schedule. Enclosed hereto copy of the Payment Schedule.
- b. The construction cost shall include the land cost, still, staircase and pump room.
- c. Apart from the construction cost as stated hereinabove, you shall pay the "Miscellaneous Charges" vide clause 5(a) hereinabove, in proportionate to the area of your Store/Shop hereby allotted.
7. On getting the Occupancy Certificate from the Navi Mumbai Municipal Corporation of the area in which this Society is situated, possession of the said Store/Shop mentioned in Para 2 of this letter will be handed over to you, as provided under bye-law No. 79(a) of the Society, if all amounts demanded by the Society from time to time are paid by you to the Society within the time allowed by the bye-law No. 79(a) for the payments. In case the payments are delayed beyond the limit laid down on that behalf, the Society shall have the right, under the bye-law No. 80 of the Society, to cancel the allotment of the Store/Shop in question and you will have no claim whatsoever on the Store/Shop the allotment in respect of which is cancelled and this letter shall cease to have any effect on the issue of the letter canceling the allotment of the Store/Shop in question.
8. On handing over to possession of the Store/Shop mentioned in Para 2 of this letter, you will be entitled to occupy the Store/Shop as provided under byelaw No. 26.
9. So long as the said Store/Shop stands in your name in the records of the Society your right of occupying the said Store/Shop shall be subject to the provisions of the bye-laws of the Society, concerning sub-letting, giving on leave and license basis the said Store/Shop or part thereof or parting with its possession in any other manner, maintenance of the Store/Shop by the member and repair to it, additions and alterations in the Store/Shop avoiding any kind of nuisance, annoyance or inconvenience -



न न  
२२९३/३८८६  
२०२३

*[Handwritten Signature]*



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदलीकृत कार्यालय :

'विर्मल', दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२९.

दुरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९  
फॅक्स : ००-९१-२२-२०२ २५०९

मुख्यालय :

'शिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६१४.

दुरध्वनी : ७१७ १२४९ (९ लाईन्स)

फॅक्स : ००-९१-२२-७१७ १०६६

संदर्भ क्र. : CIDCO/EMS/AEO( HQ ) /2002/ १५३२

दिनांक : 6 12 2002

To,  
The Secreatry / Chairman,  
M/s. Giriraj Dham CHS Ltd.,  
Plot No.11, Sector-10,  
Koparkhairane, Navi Mumbai

Sub: Grant of permission for transfer of 1 members from  
your above society.- Plot No. 11, Sector -10, Koparkhairane  
Ref: Our Letter dated 4.12.2002

Sir,

You are requested to refer your application for transfer of share of member from aforesaid society plot. We are, pleased to inform you that, Corporation has accepted your transfer application and permits your one members to transfer their shares. The details of the member is given below :

Sr.No.	Name of the Outgoing member	Name of the Incoming Member
1.	Mr. A.V. Thakkar	Mr. Sharad S. Gavali



The other terms and conditions of the agreement of lease dated 19.4.2001 between  
District and Corporation remain unchanged.

२२९६३ / ३२-४२७  
२०२३

Yours faithfully,

Asstt. Estate Officer (HQ)



# Share Certificate

Register No. 1127

Certificate No. 22

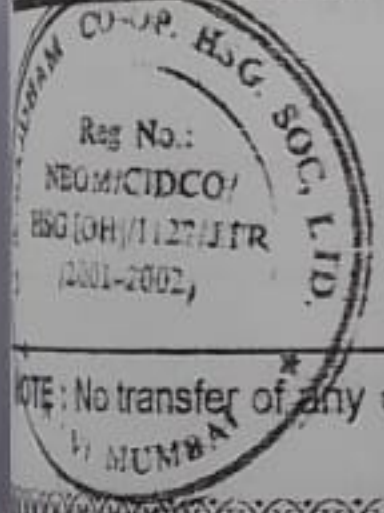
This is to certify that Ajay V. Thakkar

are the Registered Holder/s of Giriraj Dham of 1  
fully paid-up shares Numbered 106 to 110  
both inclusive, of Rupees 50/- each in the above name

Subject to the Bye-laws thereof.

Given under the Common Seal  
the said society, this \_\_\_\_\_  
day of \_\_\_\_\_

Rs. 250/-



GIRIRAJ DHAM CO. HSG. LTD  
गिरराज धाम सहकारी  
Secretary Treasurer Chairman  
Chairman Hon. Secretary Hon. Trea

NOTE: No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate



न न - 6  
22983/80-820  
2003



# MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
2	3	4	5	6
	Sharad S. Gavli			Chairman Hon. Secretary Hon. Treasurer
				Chairman Hon. Secretary Hon. Treasurer
				Chairman Hon. Secretary Hon. Treasurer
				Chairman Hon. Secretary Hon. Treasurer
				Chairman Hon. Secretary Hon. Treasurer



रज न - 6

29E3 / 89-86

२०२३



**GIRIRAJDHAM CO-OPERATIVE HOUSING SOCIETY LTD.**  
Plot No. 11, Sector - 10, Koparkhairane, Navi Mumbai - 400 709.  
Reg.No.: (NBOM/CIDCO/HSG.(OH)/1127/JTR/2001-2002)

Date: 20/09/2001

Ref. No. \_\_\_\_\_

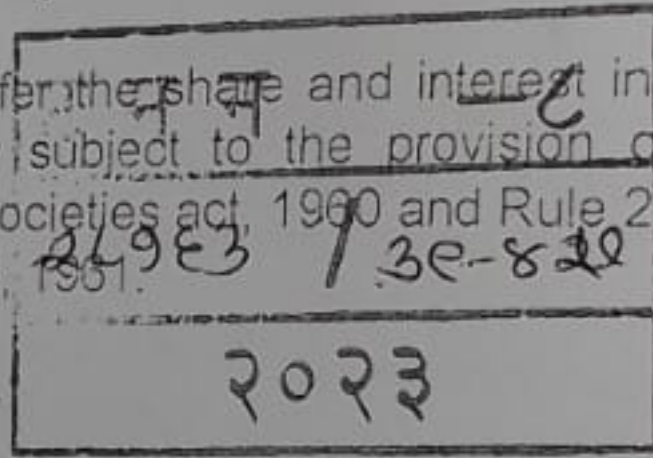
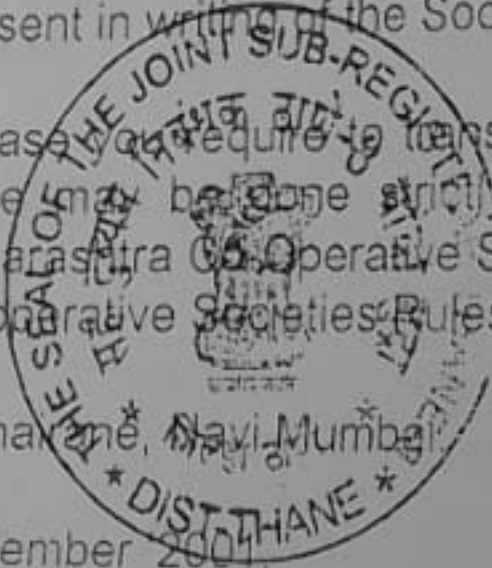
Page: 03

to other members of the Society, stocking or storing of any kind of goods or materials which are combustible obnoxious or other goods for the storing permission of the authority, under any law, relating hereto is necessary, restrictions on holding more than one Store/Shop, payment of the charges of the Society, transfer of shares held by you and your interest in the capital/property of the Society and any other matter not specifically mentioned hereinabove.

10. The Store/Shop allotted to you shall be used for the purpose of Business only.
11. You shall make no changes of user of the Store/Shop without the provision consent in writing of the Society.
12. In case you require to transfer the share and interest in the Store/Shop, the same may be done strictly subject to the provision of section 29 of the Maharashtra Co-operative Societies act, 1960 and Rule 24 of the Maharashtra Co-operative Societies Rules, 1951.

Place: Koparkhairane, Navi Mumbai

Date: 20<sup>th</sup> September 2001



Yours faithfully,

For Girirajdhham Co-op. Hsg. Society Ltd.

Secretary / Authorised Signatory.