



19/11/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 10185/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) शिरगाव

(1) विषयानुसार प्रकार	करारनामा
(2) भीषदला	3321900
(3) बाजारभाव(भाडेपट्ट्याच्या आधारे पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2480500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असाण्यास)	1) पालिकेचे नाव: कुळगांव-वदलापूर इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे शिरगांव, स. नं. 64, क्षेत्र 7643.52 चौ.मी. यावरील मोहन विलोज - 2 मधील विल्डींग वी 2 - बसवुड, वी - विंग, नववा मजला, सदनिका क्र. 903, क्षेत्र 55.44 चौ.मी. कारपेट. ((Survey Number : 64 ;)) इतर हक्क : 1) 55.44 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(5) भीषफळ	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
(7) घरतोयज करून घेणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा शिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाण्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मोहन लाईफ स्पेशस एल.एल. पी तर्फे भागीदार श्री. धीरज एच. भाटीया यांचे कु.मु. म्हणुन श्री. प्रकाश आत्माराम देशमुख वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला , इमारतीचे नाव: मांहेहन प्लाझा, ब्लॉक नं: जी-1, रोड नं: मांहेहन प्राईड, वायले नगर, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AASFM8768R
(8) घरतोयज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाण्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिश अशोक महांकाळ वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: दुसरा मजला , इमारतीचे नाव: अनन्या बिल्डींग, ब्लॉक नं: 202, डी विंग , रोड नं: माहीम कापड बाजार, माहीम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-APSPM8004P 2): नाव:-सुविधा आशिश महांकाळ वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: दुसरा मजला , इमारतीचे नाव: अनन्या बिल्डींग, ब्लॉक नं: 202, डी विंग , रोड नं: माहीम कापड बाजार, माहीम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-BMKPK2511F
(9) घरतोयज करून दिल्याचा दिनांक	19/11/2015
(10) घरत नोंदणी केल्याचा दिनांक	19/11/2015
(11) भूक्रमांक, खंड व पृष्ठ	10185/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	166100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

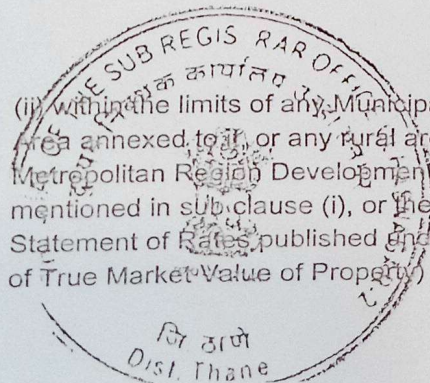
सह दुय्यम निबंधक द्या-२

उल्हासनगर - २

सुप्रीमकोर्टाची विचारात घेतलेला न्यायः-

सुप्रीमकोर्टाच्या आकारताना निवडलेला न्यायः :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Ward No. :
Village : Shirgaon
Flat Area : 5544 Sq. Metres carpet
Actual Value : Rs. _____
Market Value : Rs. _____

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT BADLAPUR

ON THIS 19 DAY OF Nov 2015

BETWEEN

Shirgaon
Mahank

Shirgaon

M/s. Mohan Lifespaces LLP, a Limited Liability Partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its registered office at - G-1, Ground Floor, Mohan Plaza, Near Mohan Pride, Wayale Nagar, Kalyan (West), District Thane, having PAN No. AASFM8768R hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, their heirs, legal representatives, executors and administrators) being the Party of the First Part;

A N D

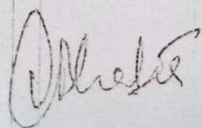
Mr. Ashish Ashok Mahankar
Mrs. Suvidha Ashish Mahankar aged about 36/30 years,
occupation Service residing
at 202, D wing, Ananya 2nd floor, Mahim Kapad Bazar
Mahim (West), Mumbai - 400016.

PAN No. ADSPM8004P/
BMKPK251F hereinafter called and referred to as the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

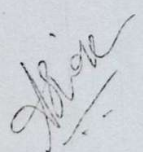
WHEREAS Shri Ashwin Mohanlal Thakkar was the owner of all that piece and parcel of land lying, being and situate at village Shirgaon, Taluka Ulhasnagar, District Thane bearing Survey No. 64 admeasuring 6800 sq. metres within the limits of the Kulgaon Badlapur Municipal Council and more particularly described in the Schedule hereunder written hereinafter called and referred to as the "said property".

AND WHEREAS by and under the Agreement for Development cum sale dated 01.03.2012 registered at the office of Sub Registrar of Assurances at Ulhasnagar - 2 under serial No. 2219/2012 the said Shri Ashwin Mohanlal Thakkar granted the said property to the Owner/Promoter herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof also granted the Power of Attorney in favour of the Owner/Promoter herein and the same is registered the office of Sub Registrar of Assurances at Ulhasnagar - 2 under serial No. 220/2012.

AND WHEREAS by and under Deed of Conveyance dated 30.06.2015, registered at the Office of Sub-Registrar of Assurances at Ulhasnagar under Sr. No. 5913/2015, made and executed between Shri Ashwin Mohanlal Thakkar as the Vendors and the Promoters herein, therein called and referred to as the Purchaser/s, the Promoters herein purchased/acquired the said property bearing Survey No. 64, admeasuring 6800 sq. meters within the limits of the Kulgaon Badlapur Municipal Council.



Bahankar



AND WHEREAS the Owner/Promoter followed the requisite procedure and obtained the non-agricultural order from the Collector, Thane under No. Mahsul / Kaksha-I / T-14 / NAP / SR - 178 (old 145) / 2012 on 28.12.2012 and further obtained the building commencement certificate from the Kulgaon Badlapur Municipal Council under No. KBNP / BP / 1689 - 173 / 2014-2015 dated 04.09.2014 and as per the said sanction and approval the Kulgaon Badlapur Municipal Council has granted the permission for construction of buildings consisting of wings A, B, C & D hereby referred as A2, B2, C2 & D2 respectively in the present agreement.

AND WHEREAS as per the sanctioned plan an area admeasuring 1705.07 sq. metres is affected by road and the area admeasuring 5094.93 is available for carrying out development of buildings on the said property and the said land after deducting the area affected road and other reservations will be conveyed to the cooperative housing society and / or condominium of apartment owners or any corporate body or person as the case may be.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Owner/Promoter is entitled to commence, carry out the construction work of the buildings on the said property.

AND WHEREAS the Owner/Promoter have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Kulgaon Badlapur Municipal Council as well as the Owner/Promoters have intended to amalgamate the said property along with other abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Owner/Promoter have given the clear inspection of the plans and specifications to the Purchaser/s herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation, extension of the said property.

AND WHEREAS the Owner/Promoter has clearly brought to the notice and knowledge of the Purchaser/s that the entire scheme of construction is consisting of recreational facilities club house, swimming pool, health club and other common facilities in the scheme of construction, the said facilities will be used, utilized, availed and shared by the intending Purchaser/s of the buildings to be constructed on the said property as well as other amalgamated properties which may be purchased from time to time by the Owner/Promoters at their own discretion. Owner/Promoters have further notified the flat Purchaser/s that the recreational facilities consisting of club house, swimming pool, health club shall be open for commercial membership though Flat Purchaser/s will be given free membership for the same on payment of corpus fund for maintenance of such facilities and the Purchaser/s herein along with the other Purchaser/s will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending Purchasers/members and the Purchaser/s herein has granted his/her express and irrevocable

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consent for the same and agree and assure that such above covenant shall always remain binding upon him;

AND WHEREAS the Owner/Promoter has brought to knowledge of the Purchaser/s that as per the sanctioned plan an area admeasuring 1705.07 sq. metres is affected by road and the area admeasuring 5094.93 is available for carrying out development of buildings on the said property and the said land after deducting the area affected road and other reservations will be conveyed to the cooperative housing society and / or condominium of apartment owners or any corporate body or person as the case may be, however if there is any change or modification in the said road area and / or its alignment, the benefits of such land and its development rights and potential shall always be of the Owner/Promoter and Owner/Promoter is well and sufficiently entitled to the same and every part thereof.

AND WHEREAS the Owner/Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS as per the above recited deeds, agreements and permissions, the Owner/Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units;

AND WHEREAS the Purchaser/s has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme;

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser/s has accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Owner/Promoters are entitled to sell, mortgage or create charge on any flats / shops / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser/s has accorded his/her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the

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objection and/or obstruction to the allotment of stilt/ parking spaces made by the Owner/Promoter to any intending Purchaser/s.

NOW THIS AGREEMENT WITNESSETH THAT by the end of _____ but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Owner/Promoters, the Owner/Promoters agree to complete in all respect the construction of the proposed buildings known as "**Mohan Willows II**" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Owner/Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser/s herein) acquiring the respective flats / shops / tenements / galas and garages etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Owner/Promoters.

AND WHEREAS the Owner/Promoter accordingly shall sell and the Purchaser/s shall purchase acquire the said flats / shops / tenements / galas and garages by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser/s shall pay to the Owner/Promoter Rs. 3321900/- (Rupees Thirty Three Lacs Twenty One Thousand Nine Hundred only) only) in respect of the said Flat No. 903 on 9th floor in B2 wing now known as Basswood Wing admeasuring 55.44 sq. metres carpet area (which is inclusive of open terrace/sit out, Flower beds, balconies and cupboard if any,) in the scheme of construction known as "**Mohan Willows II**" allotted to the Purchaser/s and shown and marked accordingly on the floor plan annexed hereto.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE Owner/Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variation and modification as the Owner/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser/s herein has granted his express and irrevocable consent for the same.
2. THE Purchaser/s hereby agrees to purchase from the Owner/Promoter and the Owner/Promoter hereby agrees to sell to the Purchaser/s the Flat No. 903 on 9th floor in B2 wing now known as Basswood Wing admeasuring 55.44sq. metres carpet area (which is inclusive of open terrace/sit out, Flower beds, balconies and cupboard if any,) in the scheme of construction

[Signature]

[Signature]

[Signature]

70. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

SCHEDULE

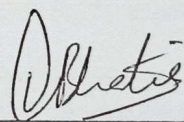
All that portion of land admeasuring **5094.93** sq. metres forming a part of all that and parcel of land lying, being and situate at village Shirgaon, Taluka Ulhasnagar, District Thane bearing Survey No. 64 Hissa No. - admeasuring 6800 sq. metres within the limits of the KulgaonBadlapur Municipal Council together with all easement rights and benefits.

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

SIGNED & DELIVERED

by the within named Owner/Promoters
M/s. **Mohan Lifespaces LLP.**
through its partner

Mr. Dhiraj. H. Bhatia

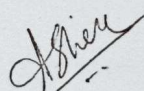


SIGNED & DELIVERED

by the within named Purchaser/s

Mr. Ashish Ashok
Mahankar





Mrs. Suvidha Ashish
Mahankar



Mahankar

WITNESS:

MG/MW/PL-42

Date:-07-Mar-19

POSSESSION LETTER

To,
Mr. Ashish Ashok Mahankal/
Mrs. Suvidha Ashish Mahankal
202/D Wing , Ananya , 2nd Floor,
Mahim Kapad Bazar, Mahim (W) , Mumbai-400016
9167391114/9820124624

Ref: 1) Your Flat No.903 on Ninethin 'B2 Wing called "Basswood" at
MOHAN WILLOWS, Badlapur (East).
2) Agreement for sale Ref.10185 on 19.11.2015

Dear Sir / Madam,

This is to put on record that we have given you the physical and peaceful possession of your aforesaid Flat.

We hereby confirm that before taking possession you have verified and checked all the fitting, fixture, amenities and you have no complaint whatsoever either in regard to construction workmanship, specification, measurements, designs or anything else pertaining to the said Flat.

We have also ensured that all the defects pointed by you are rectified to your full satisfaction and now nothing is remain to be done by us in connection with aforesaid Flat.

If any necessary repair, additions or alterations are required after possession of the said Flat, the same shall be carried out by you at your own cost & expenses on own risks & responsibilities ,subject to the prior permission taken from the builder,Co-op Housing Society, concerned authorities.

We confirm that the aforesaid Flat of which the possession is given by us is in order and perfect in all respect and nothing remains to be done by us in the said Flat.

In case of any arrears found in our books of Accounts against your Flat or any Government outgoings are imposed then same shall be payable by you to the builder.

We thank you for your co-operation and wish you a very pleasant stay.

Yours faithfully,
For MOHAN LIFESPACES L.L.P

Authorized Signatory



कुळगांव बदलापूर नगरपरिषद

नगरपरिषद दुर्गे रुग्णालय ईमारत, पहिला मजला, आदर्श विद्ययांमंदिर रोड, बदलापूर रेल्वे स्टेशन (पूर्व) कुळगांव, पिन-४२१५०३, ता.अंबरनाथ जि.ठाणे.
ईमेल:- cp@d.kulgaonbadalapur@maharashtra.gov.in, वेबसाईट:- <http://kbmc.gov.in>

अपेंडिक्स - I

जावक क्रमांक/कु-व.न.प./नरवि/१३७३ /२०१८-२०१९

दिनांक : ०४/०२/२०१९

बांधकाम पुर्णतेचा दाखला / भोगवटा प्रमाणपत्र

प्रति,

मोहन लाईफस्पेसेस एल.एल.पी. हे स्वतः करीता व
श्री.दत्तू हरी धारवे व इतर आणि श्रीमती ज्योत्सना मुकेश शहा यांचे कु.मु.प.धारक.
द्वारा श्री.सतीश ओक, वास्तुशिल्पकार, बदलापूर

श्री.सतीश ओक (वास्तुशिल्पकार) बदलापूर. बांधकाम परवाना क्र.सीओ/८२/६९३२ यांचे दिनांक ११/०६/२०१८ रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत स.नं.६४, स.नं.६५, हि.नं.३, स.नं.६६, स.नं.६७, हि.नं.३अ व १ब, मौजे शिरगांव, ता.अंबरनाथ कुळगांव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बांप/१६८९-१७३, दि.०४/०९/२०१४ व सुधारीत बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बांप/१४४३-१६२, दि.१९/१२/२०१७ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे. (बांधकाम पूर्ण झाल्याची तारीख १०/०६/२०१८) (विंग अेर व वीर करीता)

मजले	विंग - अेर				विंग - चीर				वापर
	संख्या				संख्या				
१) तळमजला	स्टिल्ट				स्टिल्ट				रहिवास (एकुण बांधकाम क्षेत्र ६०१५.८० चौ.मी.)
२) पहिला मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
३) दुसरा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
४) तिसरा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
५) चौथा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
६) पाचवा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
७) सहावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
८) सातवा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
९) आठवा मजला	७	सदनिका	२७	खोल्या	३	सदनिका	१२	खोल्या	
१०) नववा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
११) दहावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
१२) अकरावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
१३) बारावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
एकूण -	८४	सदनिका	३०२	खोल्या	४७	सदनिका	१८८	खोल्या	

सबब, वरील जागेतील इमारतीसाठी जी श्री.सतीश ओक, वास्तुशिल्पकार, बदलापूर यांच्या देखरेखीखाली पूर्ण झालेली आहे, झालेले बांधकामात किरकोळ स्वरूपाचे बदल आहेत, सदरचे बदल हे प्रचलित नियमानुसार असल्याने खालील अटींचे अधीन राहून भोगवटा प्रमाणपत्र देण्यात येत आहे.

- जेव्हा सज्जा (बाल्कनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुवर्स ग्लास, शटर्स अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेजड शटर्स बंदिस्त करणे आवश्यक राहिल.
- गृहसंकुलातील उर्वरित इमारतीचे बांधकामापैकी पर्यावरण विभागाने नेमून दिलेल्या मर्यादेपेक्षा जास्त बांधकामास भोगवटा प्रमाणपत्र देण्यापूर्वी शासन पर्यावरण विभागाचे नाहरकत प्रमाणपत्र आवश्यक असेल.
- तळमजल्यास व टेरेस फ्लोरला इलेक्ट्रिकल प्लेनेटरी...

अपेडिक्स - I

जावक क्रमांक/कु-ब.न.प./नरवि/ १३७३ /२०१८-२०१९

दिनांक : ०४/०२/२०१९

बांधकाम पुर्णतेचा दाखला / भोगवटा प्रमाणपत्र

प्रति,

मोहन लाईफस्पेसेस एल.एल.पी. हे स्वतः करीता व श्री.दत्तू हरी धारवे व इतर आणि श्रीमती ज्योत्सना मुकेश शहा यांचे कु.मु.प.धारक. द्वारा श्री.सतीश ओक, वास्तुशिल्पकार, बदलापूर

श्री.सतीश ओक (वास्तुशिल्पकार) बदलापूर. बांधकाम परवाना क्र.सीओ/८२/६९३२ यांचे दिनांक ११/०६/२०१८ रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळांव-बदलापूर नगरपरिषद हद्दीत स.नं.६४, स.नं.६५, हि.नं.१, स.नं.६६, स.नं.६७, हि.नं.१अ व १ब, मौजे शिरगांव, ता.अंबरनाथ कुळांव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बां/१६८९-१७३, दि.०४/०९/२०१४ व सुधारीत बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बां/१४४१-१६२, दि.१९/१२/२०१७ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे. (बांधकाम पूर्ण झाल्याची तारीख १०/०६/२०१८) (विंग अेर व बीर करीता)

मजले	विंग - अेर				विंग - बीर				वापर
	संख्या				संख्या				
१) तळमजला	स्टिल्ट				स्टिल्ट				रहिवास (एकुण बांधकाम क्षेत्र ६०१५.८० चौ.मी.)
२) पहिला मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
३) दुसरा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
४) तिसरा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
५) चौथा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
६) पाचवा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
७) सहावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
८) सातवा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
९) आठवा मजला	७	सदनिका	२७	खोल्या	३	सदनिका	१२	खोल्या	
१०) नववा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
११) दहावा मजला	७	सदनिका	२५	खोल्या	४	सदनिका	१६	खोल्या	
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एकुण -	८४	सदनिका	३०२	खोल्या	४७	सदनिका	१८८	खोल्या	

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- तळमजल्यास व टेरेस फ्लोअरला इलेवेशनल प्रोजेक्शन/ कॉर्नीस/ फ्लॉवरबेड असतील तर ते बंदिस्त करणे अनुज्ञेय असणार नाही. तसेच आजूबाजूच्या सामासिक अंतरात कोणत्याही प्रकारचे बांधकाम अनुज्ञेय होणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणसाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरेस व पॉकेट टेरेस बंदिस्त करू नये.
- पावसाळी पाणी वाया जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करणेत यावे व पाणी जमीनीमध्ये मुरवावे.
- सुका व ओला कचरा अलगीकरणासाठी व साठा करण्यासाठी स्वतंत्रपणे जागा निर्धारित करून कचऱ्यावर प्रक्रीया करण्यासाठी संयंत्र उभारण्याची जबाबदारी विकासकाची आहे.

सहाय्यक नगर रचनाकार
कुळांव-बदलापूर नगरपरिषद
कुळांव.



मुख्याधिकारी तथा नियोजन प्राधिकारी
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