

To,  
Asst. General Manager,  
Home Loan Sales,  
Builder Relation Team,  
Local Head Office,  
Bandra East, Mumbai-400051

16 JAN 2024

BRM/RBO ANDHERI/JAN/2024/03

Date: 12/01/2024

Dear Sir/Madam,

Request for Builder Tie up  
M/S.ABROL FOUNDATION  
PROJECT: ABROL SIGNATURE  
RERA NO.:P51800047207

I forward herewith, Builder Tie up (APF) file of M/S.ABROL FOUNDATION for Project "ABROL SIGNATURE" situated at CTS No.339/D,& 339/E , Near Marina Enclave, Jankalyan Nagar, Malad west,Mumbai-400095, sourced by me along with all the necessary documents for processing and approval.

Request you to kindly proceed further.

Thanking you.

Yours faithfully,



Mohit Upadhyay  
Manager Builder Relations  
SBI RBO ANDHERI  
MUMBAI-400069  
9004026709

## BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

### REQUIREMENT FROM BUILDER:

1. Board Resolution Copy/ **Authority letter** to sign the application *(on letter head)*
2. **Builder Profile**, as per the attached format with detail of **latest 2** completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. *(on letter head)*
4. Affidavit on letter head (as per attached format).
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect. *(on letter head)*
6. **KYC of Individuals**: Self Attested Copy of PAN & AADHAR of the Partners/Directors/Proprietor of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name, contact number and PAN card of **Marketing Associate** who can be individual or non-individual. (if any)
9. **KYC of Firm**: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy
10. Screen shot of Home page of builder's website.
11. **Copy of External rating** from CRISIL / ICRA etc, (if any)
12. **Copy of Membership of Industry body** like MCHI, CREDAI, ISO certification (if any)
13. **Copy of Maha RERA Registration Certificate**.
14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.
15. A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project.
16. **Details of Litigation with hard/soft** Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
17. **Property Documents & Approvals**: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card, (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
18. Draft of Sale Agreement / Agreement of Sale
19. **Copy of Development permission**: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
20. **Copies of all Commencement Certificate**.
21. **Copies of Approved Master Plans & IOD**: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
22. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
24. **AAI & Fire NOC**: Fire & Airport Authority of India- NOC (if applicable)
25. **TIR of Land / Project** prepared by Advocate of Builder.
26. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project. (if any)



# ABROL FOUNDATION

Date :- 25/10/2023

The Assistant General Manager (HL SALES)  
State Bank of India,  
RBO/LHO/Branch,  
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Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: ABROL SIGNATURE

We M/s. **ABROL FOUNDATION**, a Company, having its registered office at B/101, Neumec Heights, Sant Chokha Mela Road, Near Sai Baba Temple, Shraddhanand Cross Road, Vile Parle (E), Mumbai-400057. are willing to enter into a Tie-up arrangement with your Bank for our Project **ABROL SIGNATURE**, situated at CTS No. 339/D & 339/E, Near Marina Enclave, Jankalyan Nagar, Malad (W), Mumbai-400095.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

(a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,


(b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

**For ABROL FOUNDATION**

M/S Abrol Foundation

  
Proprietor / Auth. Signatory

Mr. Vivek Abrol  
Proprietor



# ABROL FOUNDATION

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Abrol Foundation		
2	Registered Address	B-101, Neumec Heights, Sant Chokha Mela Road, Near Sai Baba Temple, Shraddhanand Cross Road, Vile Parle (E), Mumbai-400057		
3	Address for correspondence	B-101, Neumec Heights, Sant Chokha Mela Road, Near Sai Baba Temple, Shraddhanand Cross Road, Vile Parle (E), Mumbai-400057		
4	Contact Person Name, Mob.No. Email id	Abeer abrol 7400400200 vabrol6@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any			
6	Date of establishment (MM/DD/YYYY)	1987		
7	Constitution (Proprietor/Partnership, Company)	Proprietor		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	YES		
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	VIVEK ABROL			Real Estate Since Last 25 Years Contribution, Marketing, Developers of Residential and Commercial Properties

Office Add : Neumec Heights, Nanda Patkar Road, Shraddhanand Cross Road,  
Near Sai Baba Temple & Milan Subway, Vileparle (E), Mumbai - 400 057.

Tel. : +91 22 2611 0100 / 01 / 02. • Email : vabrol6@gmail.com • Website : www.abrolbuilders.com



# ABROL FOUNDATION

<b>11</b>	<b>Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters</b>		
Project Name	Avirahi Heights	VASTU PARK	WINDSOR
Location	Jankalyan Nagar, Off Marve Road, Mumbai- 400 095		
Whether approved by SBI?	NO		
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction		DEC-2010	
Present Status (Completed Projects)	Completed on <u>(Month&amp; Year)</u>	Completed on <u>(Month&amp; Year)</u>	Completed on <u>(Month&amp; Year)</u>
	___Phases completed.	___Phases completed.	___Phases completed.
Total built up area of the project, in Sq.Mtr.	20000		
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the project	540		
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	15/06/2023		
Date of conveyance			
<b>Total units Financed by SBI</b>			
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	Abrol Signature		
Location with Survey Nos.	S.no. 72(pt) ,C.T.S. No. 339/D & 339/E of village Malvani at Malad (W), Mumbai -400 095		



# ABROL FOUNDATION

Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. <b>(*Mandatory)</b> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	AXIS BANK LPR064707650381 2,20,00,000/- 10/09/2023
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NA
Month & Year of Commencement of Construction	01/04/2022
<b>Present Stage of Construction</b>	20 <sup>th</sup> slab
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	
Total built up area of the project, in Sq. Mt.	3067.55
No. of Dwelling Units in the project	
No. of units sold in the project	
<b>No. of units Funded by SBI in this project and</b>	



# ABROL FOUNDATION

<b>Expected business from this project</b>			
Details of Development Agreement and POA if any			
Status of receipt of approvals from Local Bodies/ Urban Development Authority			
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
Total Project Value			Rs.
<b>14</b> Whether credit facility enjoyed With any bank Then please Fill details as mentioned. <b>(*Mandatory)</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>		<ul style="list-style-type: none"><li>- Name of Bank*</li><li>- Loan Account No*</li><li>- Loan Amount*</li><li>- Last date of Loan disbursement*</li></ul>	
<b>15.</b> Disbursement to be made In favour of (Only RERA account ) Account Name:  Account Number : Bank / Branch :  IFSC code		RERA ACCOUNT  ABROL FOUNDATION ABROL SIGNATURE PROJECT – COLLECTION ACCOUNT 22305442003 STANDARD CHARTERED BANK – SANTACRUZ WEST SCBL0036048	

**For ABROL FOUNDATION**  
**M/S. ABROL FOUNDATION**

  
Proprietor / Auth. Signatory

**MR. VIVEK ABROL**  
**PROPRIETOR**



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800047207**

Project: **ABROL SIGNATURE**, Plot.Bearing / CTS / Survey / Final Plot No.: **339/D ,339/E at Borivali, Borivali, Mumbai Suburban, 400095;**

1. **Abrol Foundation** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - 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 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 (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by 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 for a period commencing from **11/10/2022** and ending with **31/10/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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
3. 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. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:11-10-2022 13:56:46

Dated: **11/10/2022**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





# ABROL FOUNDATION

## ABROL SIGNATURE

Basic price / area		FLAT NO 1 & 2
Carpet area		663
Configuration of apartment		1 BHK
Base rate per SQ.FT on carpet area		19000
	Agreement value	12,597,000
Car Parking		600,000
	<b>Total value (A)</b>	<b>(A) 13,197,000</b>
<b>SOCIETY INCIDENTAL &amp; INFRASTRUCTURE CHARGES</b>		
<b>At the time of registration</b>		
Stamp duty 6%		791,820
Registration		30,000
Professional charges of registration ( Agent fees )		20,000
GST @ 5%		659,850
	<b>Total value (B)</b>	<b>(B) 1,501,670</b>
<b>At the time of possession</b>		
Legal charges		10,000
Society formation charges		10,000
Share money		600
Water connection & Electric meter charges		40,000
MCGM development charges		29,835
Advance maintenance for 12 months		79,560
Corfus fund		26,520
Other charges		15,000
	<b>Total value (C)</b>	<b>(C) 211,515</b>
<b>TOTAL ASSET VALUE</b>		<b>(A+B+C) 14,910,185</b>

**NOTE -**

Cheque to be issued in the favour of ABROL FOUNDATION

Tower Car parking available

Rates are subject to change without prior notification

**For ABROL FOUNDATION**

**Proprietor / Auth. Signatory**



# ABROL FOUNDATION

## ABROL SIGNATURE

FLAT NO 2

Basic price / area

Carpet area

81.5

Configuration of apartment

3 BHK

Base rate per SQ FT on carpet area

19000

Agreement value

1,5485,000

Car Parking

6,00,000

Total value (A)

(A)

1,60,85,000

### SOCIETY INCIDENTAL & INFRASTRUCTURE CHARGES

At the time of registration

Stamp duty 6%

9,65,100

Registration

30,000

Professional charges of registration ( Agent fees )

20,000

GST @ 5%

8,04,250

Total value (B)

(B)

18,19,350

At the time of possession

Legal charges

10,000

Society formation charges

10,000

Share money

6000

Water connection & Electric meter charges

40,000

MCGM development charges

36,675

Advance maintenance for 12 months

97,800

Corpus fund

32,600

Other charges

15,000

Total value (C)

(C)

2,42,675

TOTAL ASSET VALUE

(A+B+C)

1,81,47,025

NOTE -

Cheque to be issued in the favour of ABROL FOUNDATION

Tower Car parking available

Rates are subject to change without prior notification

For ABROL FOUNDATION

Proprietor / Auth. Signatory



# ABROL FOUNDATION

ABROL SIGNATURE		OFFICE NO.1
Basic price / area		899
Carpet area		office
Configuration of office		35,000
Base rate per SQ.FT on carpet area		
Agreement value	(A)	31,465,000
<b>SOCIETY INCIDENTAL &amp; INFRASTRUCTURE CHARGES</b>		
<b>At the time of registration</b>		
Stamp duty 6%		1,887,900
Registration		30,000
Professional charges of registration ( Agent fees )		10,000
GST @ 5%		1,573,250
Total value (B)	(B)	3,501,150
<b>At the time of possession</b>		
Legal charges		10,000
Society formation charges		10,000
Share money		600
Water connection & Electric meter charges		40,000
MCGM development charges		40,455
Advance maintenance for 12 months		161,820
Corfus fund		35,960
Other charges		15,000
Total value (C)	(C)	313,835
<b>TOTAL ASSET VALUE</b>	<b>(A+B+C)</b>	<b>35,279,985</b>

**NOTE -**

Cheque to be issued in the favour of ABROL FOUNDATION  
Tower Car parking available  
Rates are subject to change without prior notification

**For ABROL FOUNDATION**

**Proprietor / Auth. Signatory**



# ABROL FOUNDATION

## ABROL SIGNATURE

Basic price / area		FLAT NO 1 & 2
Carpet area		659
Configuration of apartment		2 BHK
Base rate per SQ FT on carpet area		19000
	Agreement value	1,25,21,000
Car Parking		6,00,000
	<b>Total value (A)</b>	<b>(A) 1,31,21,000</b>
<b>SOCIETY INCIDENTAL &amp; INFRASTRUCTURE CHARGES</b>		
<b>At the time of registration</b>		
Stamp duty 6%		7,87,250
Registration		30,000
Professional charges of registration ( Agent fees )		20,000
GST @ 5%		6,56,050
	<b>Total value (B)</b>	<b>(B) 14,93,310</b>
<b>At the time of possession</b>		
Legal charges		10,000
Society formation charges		10,000
Share money		600
Water connection & Electric meter charges		40,000
MCGM development charges		29,655
Advance maintenance for 12 months		79,080
Corpus fund		26,360
Other charges		15,000
	<b>Total value (C)</b>	<b>(C) 2,10,695</b>
	<b>TOTAL ASSET VALUE</b>	<b>(A+B+C) 1,48,25,005</b>

**NOTE -**

Cheque to be issued in the favour of ABROL FOUNDATION

Tower Car parking available

Rates are subject to change without prior notification

**For ABROL FOUNDATION**

**Proprietor / Auth. Signatory**

Office Add : Neumec Heights, Nanda Patkar Road, Shraddanand Cross Road,

Near Sai Baba Temple & Milan Subway, Vileparle (E), Mumbai - 400 057

Tel. +91 22 2611 0100 / 01 / 02. • Email vabrol6@gmail.com • Website www.abrolbuilders.com



# ABROL FOUNDATION

## ABROL SIGNATURE

FLAT NO 3

Basic price / area

446

Carpet area

1 BHK

Configuration of apartment

Base rate per SQ.FT on carpet area

19000

Agreement value

84,74,000

Car Parking

6,00,000

Total value (A)

(A)

90,74,000

### SOCIETY INCIDENTAL & INFRASTRUCTURE CHARGES

At the time of registration

Stamp duty 6%

5,44,440

Registration

30,000

Professional charges of registration ( Agent fees )

20,000

GST @ 5%

4,53,700

Total value (B)

(B)

10,48,140

At the time of possession

Legal charges

10,000

Society formation charges

10,000

Share money

600

Water connection & Electric meter charges

40,000

MCGM development charges

20,070

Advance maintenance for 12 months

53,520

Corpus fund

17,840

Other charges

15,000

Total value (C)

(C)

1,67,030

TOTAL ASSET VALUE

(A+B+C)

1,02,89,170

NOTE -

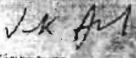

Cheque to be issued in the favour of ABROL FOUNDATION

Tower Car parking available

Rates are subject to change without prior notification

For ABROL FOUNDATION

Proprietor / Auth. Signatory

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA  
VIVEK OMPRAKASH ABROL  
OMPRAKASH DESRAJ ABROL  
15/07/1969  
Permanent Account Number  
AABPA2313B  
Signature:   




Verified from Original  
  
Mohit Upadhyay  
Manager Builder Relations  
SBI RBO II, Andheri



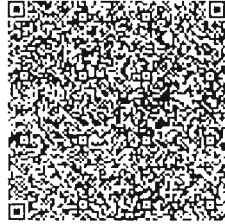
भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/40057/46795

To  
विवेक ओंप्रकाश अब्रोल  
Vivek Omprakash Abrol  
S/O: Omprakash Abrol  
301, 3rd Floor, Sunville CHS, Plot No. 80  
JVPD Scheme, N.S. Road No. 8  
Vileparle(West)  
Mumbai Maharashtra - 400056  
7400400100

Verified from Original  
Mohit Omprakash  
Manager Builder Helpline  
SBI RBO II, Andheri



आपला आधार क्रमांक / Your Aadhaar No. :

8579 8971 2951

VID : 9173 2414 9836 0281

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



विवेक ओंप्रकाश अब्रोल  
Vivek Omprakash Abrol  
जन्म तारीख/DOB: 15/07/1969  
पुरुष/ MALE

8579 8971 2951

VID : 9173 2414 9836 0281

माझे आधार, माझी ओळख



Government of India



भाहिते

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड ऑफलाईन XML ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

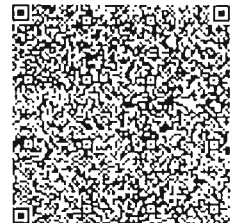


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
S/O: ओंप्रकाश अब्रोल, 301, 3रा माला, सन्वीला  
सीएचएस, प्लॉट नं. 80, जेव्हेपेडी, स्कीम एन.एस रस्ता नं.  
8, विलेपार्ले वेस्ट, मुंबई,  
महाराष्ट्र - 400056

Address:  
S/O: Omprakash Abrol, 301, 3rd Floor,  
Sunville CHS, Plot No. 80, JVPD Scheme, N.S.  
Road No. 8, Vileparle(West), Mumbai,  
Maharashtra - 400056



8579 8971 2951

VID : 9173 2414 9836 0281

1947 | help@uidai.gov.in | www.uidai.gov.in

JK ALI



Government of India  
Form GST REG-06  
{Sec Rule 10(1)}

Registration Certificate

Registration Number : 27AABPA2313B1ZS

1.	Legal Name	VIVEK OMPRAKASH ABROL			
2.	Trade Name, if any	KRISHNA DEVELOPER/ ABROL FOUNDATION			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	1ST FLOOR, PLOT NO 391/391A, B-101 NEUMIC HEIGHTS, SHRADDHANAND CROSS ROAD, VILEPARLF WEST Mumbai Suburban, Maharashtra, 400057			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES - FAX NETWORK 1 Date: 2018.07.29 01:30:40 IST			
Name		<b>Verified from Original</b>  Mohit Upadhyay Manager Builder Relations SBI RBO II, Andheri			
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	29/07/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.





Annexure A

GSTIN	27AABPA2313B1Z5
Legal Name	VIVEK OMPRAKASHI ABROL
Trade Name, if any	KRISHNA DEVELOPER ABROL FOUNDATION

**Details of Additional Places of Business**

Total Number of Additional Places of Business in the State	0
--	---



GSTIN 27AABPA2313B1ZS  
Legal Name VIVEK OMPRAKASH ABROL  
Trade Name, if any KRISHNA DEVELOPER/ ABROI FOUNDATION

Details of Proprietor

1



Name Vivek Omprakash Abrol  
Designation/Status Proprietorship  
Resident of State Maharashtra

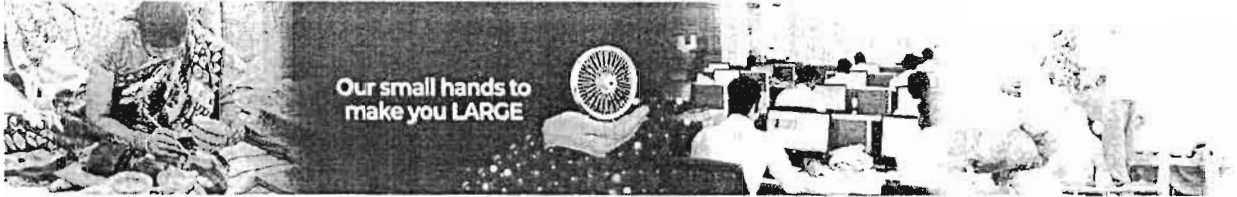
Verified from Original  
  
Mohit Upadhyay  
Manager Builder Relations  
SBI RBO II, Andheri



भारत सरकार  
Government of India  
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय  
Ministry of Micro, Small and Medium Enterprises



## UDYAM REGISTRATION CERTIFICATE



UDYAM REGISTRATION NUMBER

UDYAM-MH-18-0159895

NAME OF ENTERPRISE

ABROL FOUNDATION

TYPE OF ENTERPRISE

MICRO ( Based on FY 2020-21 )

MAJOR ACTIVITY

MANUFACTURING

SOCIAL CATEGORY OF  
ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	Abrol Foundation
2	Krishna Developers

OFFICIAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	B 101	Name of Premises/ Building	NEUMEC HEIGHT
Village/Town	VILE PARLE EAST	Block	VILE PARLE EAST
Road/Street/Lane	SHRADDANAND CROSS ROAD	City	MUMBAI
State	MAHARASHTRA	District	MUMBAI SUBURBAN , Pin 400057
Mobile	7400400100	E.mail.	vahrol6@gmail.com

DATE OF INCORPORATION /  
REGISTRATION OF ENTERPRISE

01/04/2001

DATE OF COMMENCEMENT OF  
PRODUCTION/BUSINESS

01/04/2001

NATIONAL INDUSTRY  
CLASSIFICATION CODE(S)

S.No	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing

DATE OF UDYAM REGISTRATION

22/06/2022

\* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from: <http://msme.gov.in> & Date of printing: 22/06/2022

For any assistance, you may contact:

1. District Industries Centre: MUMBAI SUBURBAN ( MAHARASHTRA )
2. MSME-DI: MUMBAI ( MAHARASHTRA )

Visit : [www.msme.gov.in](http://www.msme.gov.in) ; [www.dismse.gov.in](http://www.dismse.gov.in) ; [www.intiprison.gov.in](http://www.intiprison.gov.in)



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with the  
Ministry of  
**MSME**



FORECLOSURE LETTER		
MR VIVEK OMPRAKASH ABROL FLAT NO 301 3RD FLOOR SUNVILLE CHS PLOT NO 80 JVPD SCHEME N S ROAD NO 8 WILEPARLE WEST MUMBAI 400056 MAHARASHTRA  Mobile No : 7400400100	Agreement No: LPR064707650381	Date 27 Oct 23
	Customer ID: 941983485	

Dear MR VIVEK OMPRAKASH ABROL

Further to your request to foreclose your Axis Bank ASSET POWER BRE account, please find below details of the outstanding amount payable in order to complete the foreclosure

Particulars	Amount in Rs
Principal O/S	Rs 2,11,21,397.00
Pending Installments	Rs 0.00
Interest of the Month	Rs 96,898.00
Penal Interest	Rs 0.00
Chq Bounce Overdue Chrgs	Rs 0.00
Other Chrgs Overdue	Rs 0.00
Foreclosure Charges @ 0 % on Outstanding Principal	Rs 0.00
GST on Foreclosure Charges(18%)	Rs 0.00
Refunds	Rs 0.00
Total Amount Payable	Rs 2,12,18,295.00

#### Important Notes:

- 1) This statement of dues assumes that your last EMI has cleared.
- 2) Please make your balance cheque/draft in favour of AXIS BANK LTD Loan Account No LPR064707650381
- 3) Full and final settlement of the loan will be subject to realization of the cheque/draft and payment of all charges that have accrued on the date of the prepayment.
- 4) Kindly remit the exact amount as per the date of the foreclosure letter. Excess payments would not be accepted.
- 5) For HL/LAP original property documents collection :- All property owners/POA holders to be present with all original ID cum proof.
- 6) The date of foreclosure considered in the above calculation is 27-Oct-2023. After this date, additional interest will be charged at Rs 5700 per day.
- 7) As the upcoming EMI due date on this loan is 10/11/2023, it is likely to be presented to your bankers on this date. We advise that you instruct your bankers to mark a stop-payment on the upcoming post-dated cheque/debit-ECS to avoid any excess payment. In case the EMI gets paid upon presentation, the excess amount will be refunded through a pay order or direct credit (through NEFT) to your repayment account within 15 days of realisation of your excess EMI payment.
- 8) At the time of making your final payment, please submit the following:
  - A copy of this letter with your signature
  - Certified Copies of the Invoice and RC Book, if not already submitted earlier (applicable to Vehicle Loans only)
- 9) Within 30 days of prepayment of your loan, the following documents would be dispatched to your address mentioned above:
  - No Dues certificate



--For Vehicle Loans: No Objection Certificate:Form 35

10) In case you wish to have your un-encashed Post Dated / Security Cheques returned to you, please raise a request within 45 days from the date of foreclosure at the Axis Bank Loan Centre. In case no request received within the stipulated time frame the same will be cancelled and destroyed.

For any queries, please reach us at either of the following

Call centre numbers

Call us on 1860 419 5555 / 1860 500 5555 (\*Charges applicable as per service provider) / 1800 103 5577 (Toll free)

Contact us online at  
Loan Centres

[axisbank.com/support](http://axisbank.com/support)

[www Axisbank.com>Loans>List of Loan Centres](http://www.Axisbank.com/Loans/List of Loan Centres)

Re: PROJECT TIE-UP FOR PROJECT "ABROL SIGNATURE"

ABROL GROUP <vabrol6@gmail.com>

Thu 1/11/2024 6:23 PM

To Mohit Upadhyay <mohit.upadhyay@sbi.co.in>  
Cc:alamshaikh697@gmail.com <alamshaikh697@gmail.com>

14 attachments (10 MB)

uctyam aadhar.pdf; GST Certificate Vivek Abrol.pdf; vivek sir pan card.pdf; RPM\_MCHI\_518000\_MSUB\_1311.pdf; cost sheet 2 bhk (615) (1).pdf; cost sheet 2 bhk (663).pdf; cost sheet office (756) (1).pdf; cost sheet 2 bhk (659) (1).pdf; cost sheet 1 bhk (446) (1).pdf; cost sheet office (899) (1).pdf; Axis Bank Foreclose Letter.pdf; airport noc.pdf; Fire NOC Certificate.pdf; Floor plans (2).pdf

**Warning:** This email is not originated from SBI. Do not click on attachment or links/URL unless sender is reliable. Malware/ Viruses can be easily transmitted via email

PFA

Floor plan also attached.

Details of expected Business to SBI in this project:

Total No. of Flats/office/shop	68
Total No. of Flats/office/shop Sold	9
Total No. of Registrations	8
Total No. of Home Loans by SBI	0
Total No. of Home Loans by Other Bank	2
Remaining Units where bookings are done & loan is required :	2

On Wed, Jan 10, 2024 at 5:33 PM Mohit Upadhyay <mohit.upadhyay@sbi.co.in> wrote:

Dear Sir,

With reference to captioned subject, we required following documents for further processing

1. Pan Copy ,GST Certificate, Certificate of Registration of Firm (Abrol Foundation)
2. Copy of Membership of Industry Body-like MCHI,CREDAI,NARDECO (If Any)
3. Flat Configuration wise Cost Sheets, required for Valuation
4. Letter from CA for certifying stipulated stake of the Builder (Minimum 15% ) in the Project
5. Copy of Indenture of Mortgage , Loan Sanction letter & Date of Last Disbursement from AXIS Bank
6. NOC from Airport Authority of India & Fire NOC

Details of expected Business to SBI in this project:

7.

Total No. of Flats	
Total No. of Flats Sold	
Total No. of Registrations	
Total No. of Home Loans by SBI	
Total No. of Home Loans by Other Bank	

Remaining Units where bookings are done & loan  
is required

Regards: Mohit Upadhyay  
Manager Builder Relations  
SBI RBO ANDHERI  
Mumbai 400069  
9004026709

HTML5 Icon  
YONO: You Only Need One

The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group.

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Regards,  
ABROL GROUP  
B wing / 101 Neumec height, Sant Chokha Mela Road,  
Near Sai Baba Temple,  
Shraddanand Cross Road,  
Vileparle East, Mumbai,  
Maharashtra 400057.  
**Tel No.:-** 6230203020/26110100/101/102  
**Email ID:-** [vabrol6@gmail.com](mailto:vabrol6@gmail.com)

# CREDAI - MCHI

Maker Bhavan – II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai – 400 020.  
Tel: 42121421, Fax : 42121411/ 407 • Email : [secretariat@mchi.net](mailto:secretariat@mchi.net) • Website : [www.mchi.net](http://www.mchi.net)

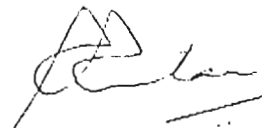
**We are pleased to inform you that your RERA Project Membership has been approved with SRO - CREDAI-MCHI. This membership is entitled and restricted only to RERA related services. \***

**Company Name :** Abrol Foundation

**Project Name :** Abrol Signature

**Representative :** Mr. Vivek Abrol

Under Membership Category	:	<b>RERA Project Membership</b>
Date of Issuance of Membership	:	<b>16<sup>th</sup> June, 2022</b>
Membership Number	:	<b>RPM/MCHI/518000/MSUB/1311</b>



**Chairman SRO - CREDAI-MCHI**

**Head Secretariat, CREDAI-MCHI**

*\* This RERA Project Membership shall not be part of CREDAI-MCHIs Life, Patron, Corporate, Enterprise, Ordinary, Primary and Associate Membership. RPM fee will be valid until the project completion date as indicated on MahaRERA Portal/ SRO Application Form. In case of extension of the project, RPM fee needs to be renewed.*



**MUKESH KUMAR RASINGH**

**STRUCTURAL ENGINEER (AMIE INDIA CIVIL)**

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise.)

Ref. No.:- JSK-556/30-SEP-2023

Date: 12/10/2023

To,

M/S ABROL FOUNDATION  
Krishna Vastu-1, Ramachandran Lane extension Road,  
Near movie Time Theatre, off Link Road,  
Malad (W).Mumbai

**Subject:** Certificate of Percentage of Completion of Construction Work of "ABROL SIGNATURE" Proposed residential with shop line building (Gr.+22th upper floor) on plot bearing C.T.S.No. 339/D & 339-E of village Malvani at Malad (west), Mumbai.[Maha RERA Registration Number P51800047207] Being developed & Owned by M/S.ABROL FOUNDATION.

Sir,

1. I, Shri Mr. Mukesh Kumar have undertaken assignment of certifying Estimated Cost of Proposed residential with shp line building (Gr.+22th upper floor) on plot bearing C.T.S.No. 339/D & 339-E of village Malvani at Malad (west), Mumbai.[Maha RERA Registration Number P51800047207]] Being developed & Owned by M/S.ABROL FOUNDATION.  
Following technical professionals are appointed by Owner /Promoter: -
  - A) SHRI. ABHIJIT J.UDANI AS LICENSED SURVEYOR.
  - B) M/S.JAY SHREE KRISHNA CONSULTING ENGG.AS STRUCTURAL CONSULTANT.
  - C) MR. **MUKESH KUMAR** AS QUANTITY SURVEYOR.
  - D) M/S.NIRMANTU CONSULTANT AS MEP CONSULTANT.
  - E) MR.RAVI SHARMA AS SITE SUPERVISOR.
- 2 Certificate, of the Civil, MEP and Allied works, of the Buildings of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity for the entire work as calculated by **Mr. Mukesh Kumar** Quantity Surveyor\* and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- 3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 252,118,600** /- (Table A + B). The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the buildings from the MCGM **TOWN PLANING** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost Incurred till date is calculated at **₹ 146,266,606** /- (Table A+B). The Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 5 The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Mr. Mukesh Kumar is estimated at **₹ 105,851,994** /-(Table A + B).
- 6 I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B below:-

## STRUCTURAL ENGINEER (AMIE INDIA CIVIL)

Table A  
BUILDING NO.1 (Gr. +22nd Upper floor),

Sr.No.	Particulars	Amounts.
1	Total Estimated cost of the wing as on 22-11-2022 date of Registration is	₹ 194,131,322
2	Cost incurred as on 30-09-2023 (based on the Estimated cost)	₹ 121,332,076.3
3	Work done in Percentage (as Percentage of the estimated cost)	62.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 72,799,245.8
5	Cost Incurred on Additional /Extra Items as on 30-09-2023 not included in the Estimated Cost (Annexure A)	NILL

Table B  
BUILDING NO.1 (Gr. +22nd Upper floor),

Sr.No.	Particulars	Amounts.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22-11-2022 date of Registration is	₹ 57,987,278.0
2	Cost incurred as on 30-09-2023 (based on the Estimated cost).	₹ 24,934,529.5
3	Work done in Percentage (as Percentage of the estimated cost).	43.00%
4	Balance Cost to be Incurred (Based on Estimated Cost).	₹ 33,052,748.5
5	Cost Incurred on Additional /Extra Items as on 30-09-2023 not included in the Estimated Cost (Annexure A).	NILL

YORS FAITHFULLY

Local Authority License no. .... (If applicable)

Agreed For **ABGOL FOUNDATION**

Signature of Promoter.

Name :-

Date :- Proprietor / Auth. Signatory

NOTE:-

- 1) The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement sale.
- 2) (\*) Quantity survey can done by officer of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of Independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
- 3) (\*\*) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
- 4) All components of work with specification are indicative and not exhaustive.
- 5) Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.
- 6) List of Extra/Additional Items executed Cost (Which were not part of the original Estimate of Total Cost.

Table C

List of Extra/Additional Items executed Cost (Which were not part of the original Estimate of Total Cost.)

Sr.No.	List of Extra/Additional Items	Amounts.
1	NILL	NILL

MUKESH KUMAR  
(REG/SIR/.M/103)



# ABROL FOUNDATION

## DISCLOSURE OF SOLD / BOOKED INVENTORY

(As per Circular no.29 dated 09-04-2021 & Corrigendum date 25-06-2021)

NAME OF PROJECT - ABROL SIGNATURE

MAHARERA PROJECT REGISTRATION NUMBER - P51800047207

INFORMATION OF SOLD / BOOKED INVENTORY (BUILDING WISE)

INFORMATION AS ON DATE - 30/06/2023

BUILDING NAME / NO -

S.R. NO	FLOOR / WING	NUMBER OF FLATS/SHOPS/ROW-HOUSE/PLOTS ETC	CARPET AREA IN SQ.MTS	SOLD/BOOKED/RESERVED/REHAB/MORTGAGED/NOT FOR SALE/UNSOLD	REGISTRATION DATE OF SUB-REGISTRAR
1	GROUND FLOOR	SHOP NO 1	13.70	SOLD	07 June 2023
2	GROUND FLOOR	SHOP NO 2	26.43	UNSOLD	NA
3	GROUND FLOOR	SHOP NO 3	9.84	SOLD	25 September 2023
4	GROUND FLOOR	SHOP NO 4	14.06	UNSOLD	NA
5	GROUND FLOOR	SHOP NO 5	9.84	SOLD	07 July 2023
6	GROUND FLOOR	SHOP NO 6	12.66	UNSOLD	NA
7	GROUND FLOOR	SHOP NO 7	14.06	UNSOLD	NA
8	GROUND FLOOR	SHOP NO 8	15.71	SOLD	03 July 2023
9	1ST FLOOR HALL	OFFICE	83.54	UNSOLD	NA
10	1ST FLOOR HALL	OFFICE	70.24	UNSOLD	NA
11	2ND FLOOR	2 BHK	61.53	UNSOLD	NA



# ABROL FOUNDATION

12	2ND FLOOR	2 BHK	61.53	UNSOLD	NA
13	3RD FLOOR	2 BHK	61.53	UNSOLD	NA
14	3RD FLOOR	2 BHK	61.53	UNSOLD	NA
15	4TH FLOOR	2 BHK	61.15	UNSOLD	NA
16	4TH FLOOR	2 BHK	61.15	UNSOLD	NA
17	5TH FLOOR	2 BHK	61.15	UNSOLD	NA
18	5TH FLOOR	2 BHK	61.15	UNSOLD	NA
19	5TH FLOOR	1 BHK	41.37	UNSOLD	NA
20	6TH FLOOR	2 BHK	61.15	UNSOLD	NA
21	6TH FLOOR	2 BHK	61.15	UNSOLD	NA
22	6TH FLOOR	1 BHK	41.37	UNSOLD	NA
23	7TH FLOOR	2 BHK	61.15	UNSOLD	NA
24	7TH FLOOR	2 BHK	61.15	UNSOLD	NA
25	7TH FLOOR	1 BHK	41.37	UNSOLD	NA
26	8TH FLOOR	3 BHK	75.36	UNSOLD	NA
27	8TH FLOOR	1 BHK	41.13	UNSOLD	NA
28	9TH FLOOR	2 BHK	61.15	UNSOLD	NA
29	9TH FLOOR	2 BHK	61.15	UNSOLD	NA
30	9TH FLOOR	1 BHK	41.37	UNSOLD	NA
31	10TH FLOOR	2 BHK	61.15	UNSOLD	NA
32	10TH FLOOR	2 BHK	61.15	UNSOLD	NA
33	10TH FLOOR	1 BHK	41.37	UNSOLD	NA
34	11TH FLOOR	2 BHK	61.15	UNSOLD	NA
35	11TH FLOOR	2 BHK	61.15	UNSOLD	NA

Office Add : Neumec Heights, Nanda Patkar Road, Shraddanand Cross Road,  
Near Sai Baba Temple & Milan Subway, Vileparle (E), Mumbai - 400 057.

Tel +91 22 2611 0100 / 01 / 02. • Email vabrol6@gmail.com • Website : www.abrolbuilders.com



# ABROL FOUNDATION

36	11TH FLOOR	1 BHK	41.37	UNSOLD	NA
37	12TH FLOOR	2 BHK	61.15	UNSOLD	NA
38	12TH FLOOR	2 BHK	61.15	UNSOLD	NA
39	12TH FLOOR	1 BHK	41.37	UNSOLD	NA
40	13TH FLOOR	2 BHK	61.15	UNSOLD	NA
41	13TH FLOOR	2 BHK	61.15	UNSOLD	NA
42	13TH FLOOR	1 BHK	41.37	UNSOLD	NA
43	14TH FLOOR	2 BHK	61.15	UNSOLD	NA
44	14TH FLOOR	2 BHK	61.15	UNSOLD	NA
45	14TH FLOOR	1 BHK	41.37	UNSOLD	NA
46	15TH FLOOR	3 BHK	68.04	SOLD	03 JULY 2023
47	15TH FLOOR	1 BHK	41.13	UNSOLD	NA
48	16TH FLOOR	2 BHK	61.15	UNSOLD	NA
49	16TH FLOOR	2 BHK	61.15	UNSOLD	NA
50	16TH FLOOR	1 BHK	41.37	UNSOLD	NA
51	17TH FLOOR	2 BHK	61.15	UNSOLD	NA
52	17TH FLOOR	2 BHK	61.15	UNSOLD	NA
53	17TH FLOOR	1 BHK	41.37	UNSOLD	NA
54	18TH FLOOR	2 BHK	61.15	UNSOLD	NA
55	18TH FLOOR	2 BHK	61.15	UNSOLD	NA
56	18TH FLOOR	1 BHK	41.37	UNSOLD	NA
57	19TH FLOOR	2 BHK	61.15	UNSOLD	NA
58	19TH FLOOR	2 BHK	61.15	UNSOLD	NA
59	19TH FLOOR	1 BHK	41.37	UNSOLD	NA



# ABROL FOUNDATION

60	20TH FLOOR	2 BHK	61.15	UNSOLD	NA
61	20TH FLOOR	2 BHK	61.15	UNSOLD	NA
62	20TH FLOOR	1 BHK	41.37	UNSOLD	NA
63	21ST FLOOR	2 BHK	61.15	UNSOLD	NA
64	21ST FLOOR	2 BHK	61.15	UNSOLD	NA
65	21ST FLOOR	1 BHK	41.37	UNSOLD	NA
66	22ND FLOOR	2 BHK	61.15	UNSOLD	NA
67	22ND FLOOR	2 BHK	61.15	UNSOLD	NA
68	22ND FLOOR	1 BHK	41.37	UNSOLD	NA

Note - The information shall be tallied and confirmed with the information submitted in Annexure 'A' of Form 3 issued by Chartered Accountant

sd/-

Name of Proprietor  
FOR M/S ABROL FOUNDATION

Proprietor / Auth. Signatory

MIR. VIVEK ABROL  
PROPRIETOR



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

JUHR WEST B-042222-667899

मालिक का नाम एवं पता  
SHRIVATIK ABROL OF MS ABROL FOUNDATION  
B-101, NUCMHC HEIGHTS, SANT CHOKHA MEA ROAD, NEAR SAI BABA TEMPLE, SHRADDHANGROSS ROAD, VII E-PARLI EAST, MUMBAI-400057

दिनांक/DATE: 18-07-2021

वैधता/Valid Up to: 17-07-2030

OWNERS Name & Address

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)  
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।  
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHR WEST B-042222-667899
आवेदक का नाम / Applicant Name*	Hemant Madhani
स्थल का पता / Site Address*	CTS No. 339D, 339E OF VILAGE MALVANI ABROL SIGNATURE, JANKALYAN NAGAR NEAR MARINA ENCLAVE, MALAD WEST, ABROL SIGNATURE, JANKALYAN NAGAR NEAR MARINA ENCL, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 12 03.91N 72 48 59.64E, 19 12 05.35N 72 48 59.92E, 19 12 03.78N 72 49 00.06E, 19 12 05.29N 72 49 00.26E, 19 12 04.70N 72 49 01.23E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	6.27 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL.)	213.27 M

भारतीय विमानपत्तन प्राधिकरण का क्षेत्रीय कार्यालय पश्चिमी क्षेत्र, पोर्टा कोस, न्यू अरपोन कॉलोनी, मुंबई-400099, विमानपत्तन क्षेत्र  
नंबर: 400099, दूरभाष नम्बर: 91-22-28300636

Regional headquarter Western Region, Porta Cosins, New Arpon Colony, Opposite Panjaramba, Mumbai-400099 Tel no: 91-22-28300636



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUH W/ST B 042222 667899

जैसा आवेदक द्वारा उपलब्ध कराया गया : As provided by applicant

यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है : -

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

अ) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

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

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b) The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c) Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

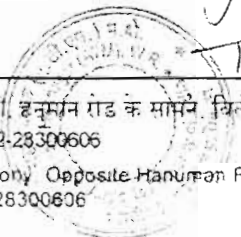
d) The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम 1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस के अधीन है।

e) The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

संघीय मुख्यालय पश्चिमी क्षेत्र, पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पार्ले ईस्ट  
मुंबई-400099 टूरभाष संख्या 91-22-28300606

Regional Headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



*[Handwritten Signature]*





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

JULIE WEST B 0422221 067

छ) कोई भी रेडियो टीवी एन्टीना, लाइटनिंग अरेस्टर सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio TV Antenna, lightning arresters, staircase Mummy Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन व लिए धुएँ का खतरा पैदा नहीं करता है ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान क सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत दावा नहीं किया जाएगा।

j. The applicant will not complain claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

श्रेणीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कार्बिस, नई एयरपोर्ट कॉलोनी, इगमान राव के मार्ग, विमानपत्तन

मुंबई 400099 दूरभाष संख्या 91-22-28300608

Regional headquarter Western Region, Porta Carbis, New Airport Colony, Opposite Haulman Road, Mumbai-400099 Tel. no. 91-22-28300608



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU WEST B 042222 667899

ग) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी एस आर 751 (ई) जी एस आर 770 (ई) द्वारा सशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2) केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

b) This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t the XVI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-1), Schedule- IV (Part-2, RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E).

न) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी एस आर 770 (ई) द्वारा सशोधित के नियम 13 के अनुसार, आवेदको को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी एस आर 770 (ई) द्वारा सशोधित के अनुसूची- IV (भाग -2, आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाल विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

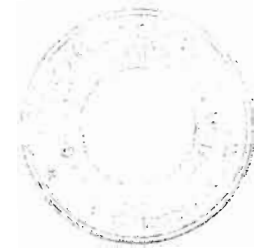
n) Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E).

घ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

In case of any discrepancy-interpretation of NOC letter, English version shall be valid.

ड) स्थल की ऊँचाई और या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

D) In case of any dispute with respect to site elevation and or AGL height, Permissible Top Elevation in AMSL shall prevail.



संस्था का मुख्यालय भारतीय विमानपत्तन प्राधिकरण, एई आरटीसी कॉलोनी, हनुमान गढ़ व सामने, त्रिलोचन इन्डिया

मुंबई - प्रधानमंत्र्य टूरिज्म संस्था 91 22-26300606

Regional Headquarter Western Region, Puna Canton, New Airport Colony, Opposite Hanuman Road, Vile Parle East, Mumbai-400099 Tel. no. 91-22-26300606



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

JUHU WEST B 042222/66789

क्षेत्र का नाम Region Name पश्चिम WEST

पदनामित अधिकारी Designated Officer	
नाम पदनाम दिनांक सहित हस्ताक्षर Name Designation/Sign with date	पिपुलवार जंक्शन आयुष्यकर्मचारी ए.टी.एम. जनरल मैनडोर (A.T.M.) भारतीय विमानपत्तन प्राधिकरण मुंबई / Mumbai
द्वारा तैयार Prepared by	 NIRAN GURTA MANAGER (A.T.M. - J.A.)
द्वारा जांचा गया Verified by	 N. S. S. S. S.

ईमेल आईडी EMAIL ID : noewr@aaiaero  
फोन Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	11602.94	351.7
Navi Mumbai	35146.93	311.35
Santa Cruz	13186.03	337.54
NOCID	JUHU WEST B 042222/66789	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कबिंस, नई एयरपोर्ट कॉलोनी, इन्डियन गेट के सामने विमानपत्तन प्रान्त  
मुंबई-400099 दूरभाष संख्या 01-22-28300606

Regional headquarter Western Region Porta Cabins, New Airport Colony Opposite Hanuman Prast, West Park E-11  
Mumbai-400099 Tel no 01-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

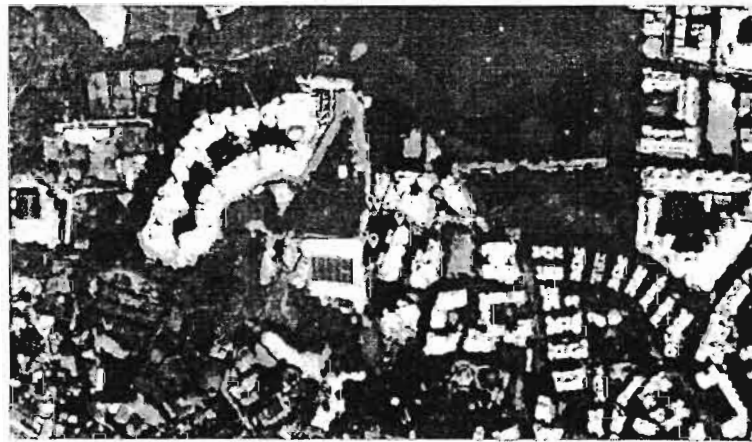
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Figure 10



Figure 11

Figure 12



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, पोर्टा कॉलोनी, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलिंगडाले ईस्ट  
फ़ोन: 91-22-28300605

Regional Headquarter Western Region, Porta Colony, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel no: 91-22 28300606

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub.:** Revised Fire safety requirements for the proposed construction of High-rise commercial cum residential building on plot bearing CTS No.339/D ,339/E of Village Malvani at Malad West Mumbai-400095.

**Ref:** 1. Online submission from Mr. **Abhijit Arun Mehta, L.S.**  
2. Online File No. **CHE/WSII/0372/P/337(NEW)/CFO/1/Amend**

**MR. ABHIJIT ARUN MEHTA, L.S.**

In this case please refer to NOC issued by this office vide no. FB/HR/RIV/209 dated 15/09/2014 for the construction of High rise residential building having ground floor on stilts + 1<sup>st</sup> to 3<sup>rd</sup> floor podium + 4<sup>th</sup> to 20<sup>th</sup> upper floors (20<sup>th</sup> floor part) with a total height of 69.95 mtrs measured from general level to terrace level (Treated as cancelled)

Further, revised NOC was issued by this office vide no. CHE/WSII/0372/P/337(NEW)/CFO/1/Amend dated 03/08/2021 for the proposed construction of a High Rise Commercial cum Residential building having part basement + ground floor part for shops + 1<sup>st</sup> floor for offices + 2<sup>nd</sup> to 18<sup>th</sup> upper residential floors with a total height of 63.40 mtrs. measured from general ground level to terrace level along with two puzzle car parking towers annexed to the building at East side with a total height of 18.40 mtrs. measured from general ground level to top of car lift machine respectively and are provided with common 0.90 mtrs wide staircase & common 0.75 mtrs wide firefighting platform with railing at alternate parking level.

Now, License Surveyor has changed the entire planning & uploaded revised plans for the construction of a High-Rise Commercial cum Residential building having ground floor for shops + 1<sup>st</sup> floor part for offices & part for residential + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level.

License Surveyor has proposed car parking tower annexed to the building at South-East side with a total height of 69.45 mtrs. measured from general ground level to top of car lift machine respectively and are provided with 0.90 mtrs wide staircase & 0.90 mtrs wide firefighting platform with railing at alternate parking level as shown on the plan. The said puzzle car parking tower will be segregated from the building by 4 hrs fire resistant wall.

**The details of floor wise users of the building will be as follows:**

<b>Floor</b>	<b>Detail of usage/ tenements per floor</b>
Ground floor	Entrance lobby + 08 nos. of shops each with loft + Pump room + Space for electric panel + Society office
1 <sup>st</sup> floor	02 nos. of Offices with separate staircase of 1.50 mtrs leading from ground floor + 01 no. of residential flat
2 <sup>nd</sup> to 7 <sup>th</sup> floor	03 nos. of Residential flats on each floor
8 <sup>th</sup> floor	02 nos. of Residential flats + Refuge area

9 <sup>th</sup> to 14 <sup>th</sup> floor	03 nos. of Residential flat on each floor
15 <sup>th</sup> floor	02 nos. of Residential flats + Refuge area
16 <sup>th</sup> to 22 <sup>nd</sup> floors	03 nos. of Residential flat on each floor
Terrace	Terrace- Open to sky (Treated as refuge area)

**Details of Staircase provided for the building as under:**

No. of staircase	Width	From – To	Type of staircase
01 no.	1.50 mtrs.	Leading from Ground floor to terrace floor	Enclosed type
01 no.	1.50 mtrs.	Leading from ground floor to 1 <sup>st</sup> floor offices area	Open type

The staircase is externally located and adequately ventilated to outside air as shown on the plan.

**Details of Lifts:**

No. of lifts	Type of lifts	Profile
02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from ground to terrace floor.
01 No. of lift	Fireman evacuation lift	Fire evacuation lift leading from ground floor to top floor opening at staircase mid landing of each floor.

One lift (excluding fireman evacuation lift) shall be converted into fire lift. The lift lobby/ common corridor at each floor is directly ventilated to outside air as shown on the plan.

**The Details of Open Spaces:**

The plot abuts on 27.45 mtrs wide D.P. Road on West side as shown on the plan.

**The side open spaces all around the building are as under:**

Sides	From Bldg. line to CTS plot boundary
North	6.00 mtrs
South	Partly annexed to car parking tower & 4.53 mtrs to 9.01 mtrs
East	6.76 mtrs to 13.62 mtrs (Including U.G. tank)
West	4.50 mtrs + 27.45 mtrs wide D.P. Road

**Refuge area provided for the building is as under:**

Floor	Refuge area in Sq.Mtrs required)	Refuge area in Sq. Mtrs (proposed)	Height of the refuge area from general ground level
8 <sup>th</sup>	48.22 sq mtrs	51.18 sq mtrs	24.95 mtrs

15 <sup>th</sup>	55.23 sq mtrs	55.23 sq mtrs	45.95 mtrs
In addition to above, terrace of the building will be treated as refuge area. E.E.B.P.(W.S.) shall verify the Refuge area calculation and Excess refuge area if any, shall be counted in F.S.I.			

The proposal has been considered favorably taking into consideration the following:-

- i) The NOC for the said building is already issued by this department vide no. CHE/WSII/0372/P/ 337(NEW)/CFO/1/Amend dated 03/08/2021 & same shall be treated as cancelled.
- ii) The plot abuts on 27.45 mtrs wide D.P. Road on West side as shown on the plan.
- iii) The building is issued with C.C. up to plinth level vide no. CHE/WSII/0372/P/337 (NEW)/CC/1/New dated 29/03/2022.
- iv) The License Surveyor has provided Refuge area facing road side at West side from where specialized fire appliances of this department can be operated in case of emergency.
- v) Automatic sprinkler system will be provided in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office, in each residential flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.
- vi) License Surveyor has proposed open space of 6.00 mtrs at North side of the plot. Further, License Surveyor has proposed Fireman evacuation lift leading from ground to top floor with smoke check lobby opening at staircase mid landing on each floor of the building as shown on the plan. However, the same is considered as per circular no.CHE/HRB/6159/DPWS dtd. 15/07/2019 issued by Ch.E.(D.P.)
- vii) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation

In the view of the above, as far as this department is concerned, there would be no objection for the proposed construction of a High-Rise Commercial cum Residential building having ground floor for shops + 1<sup>st</sup> floor part for offices & part for residential + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level along with proposed car parking tower annexed to the building at South-East side with a total height of 69.45 mtrs. measured from general ground level to top of car lift machine respectively and are provided with 0.90 mtrs wide staircase & 0.90 mtrs wide firefighting platform with railing at alternate parking level as shown on the plan, as per the details shown on plan signed in token of approval, subject to satisfactory compliances of the following requirements.

All the firefighting installation system stipulated in N.O.C under No. CHE/WSII/0372/P/ 337(NEW)/CFO/1/Amend dated 03/08/2021 shall be treated as cancelled.

1. **ACCESS:**

There shall be no compound wall on the road side (i.e. West side). However, sliding gates once opened shall have clear opening of 9.00 mtrs shall be provided. Courtyards shall be flushed with the road level.

2. **COURTYARDS:**

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm<sup>2</sup>
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

3. **LOFT:**

The part loft provided in shops on ground floor as shown on the enclosed plan shall strictly adhere to the following requirements: -

- i) The construction of loft shall be sound engineering.
- ii) The loft shall be structurally strong enough to bear the expected load.
- iii) The loft shall not be enclosed except for hand rail of about 3 feet height.
- iv) The clear head-room under the loft shall not be less than 2.2 m. and that above it shall not be more than 1.5 m.
- v) The requirements of A.E (Concerned MCGM ward) shall be strictly adhered to.
- vi) The loft shall be used for storage purpose only.
- vii) The loft shall not be used as a work place, installation of machineries, etc.
- viii) No storage of flammable / combustible type of material shall be permitted on the loft.
- ix) Cooking, smoking, dwelling, use of naked flame shall be strictly prohibited in the loft.
- x) The loft shall be at least 2.00 mtrs away from the entrance door.
- xi) M.S. ladder shall be provided with hand railing shall be kept for easy access to the loft.

4. **CAR PARKING TOWER:**

- i) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- ii) The cars shall be separated by perfect partition of steel pallets between two Cars, to prevent spread of fire from one level to next level.
- iii) The car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.



- v) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop
- vi) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- vii) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car.
- viii) A 0.90 mtr. width platform having railing, shall be provided from separate staircase of 0.90 mtr. flight width at alternate level for access to the car parking tower as shown on the plan.
- ix) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided covering each level of each car parking.
- x) Wet riser of internal diameter of 10 cms. G.I 'C' class pipe shall be provided on external platform on alternate level with hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.
- xi) The car engine shall be shut off at ground level before parking at higher level.
- xii) Only trained operator certified by company installing car tower shall operate automatic car parking.

##### **5. STAIRCASE:**

- i) The layout of the staircase leading from part basement to terrace level shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one-hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
  - ii) The flight width of the staircase shall not be less than 1.5 mtrs throughout its height.
  - iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
  - iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
  - v) Nothing shall be kept or stored in staircase / corridor/passage.
- Staircase door at terrace shall be provided in the following manner:
- a) The top half portion of the doors shall be provided with louvers.
  - b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
  - c) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
  - d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

**6. FALSE CEILING (if provided):**

False ceiling if provided in the building shall be of non-combustible material.

Similarly, the suspenders of the false ceiling shall be of non-combustible materials

**7. LIFT:**

- i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv) One of the lifts (excluding Fireman evacuation lift) shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

**8. FIRE LIFT:**

- a) To enable fire services to reach the upper floor with the minimum delay, one fire Lift (excluding Fireman evacuation lift) in the building shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lifts shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. & shall have loading capacity of not less than 545 kgs.(8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lifts will be on car control only or on priority control device. When the switch is off, the lifts will return to normal working. The lifts can be used by the occupants in normal times.
- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lifts shall be such that it can reach the top floor from ground level within one minute.

**9. FIREMAN EVACUATION LIFT:**

- a. Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor or podium where facility of assembly or evacuation is available in case of emergency
- b. Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening at staircase mid landing of each floor and shall be attached with one of the staircases and required access to the staircase on each mid

landing through fire resistance of two hours rating.

- c. All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift.
- d. Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. And the glass shall also have two hours fire resistance.
- e. Fireman Evacuation Lift shall have emergency operation switch which will be only operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.
- f. The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply
- g. Two-way communication systems shall be provided in Fireman Evacuation Lift car as well as at every landing level including lobby at ground floor.
- h. All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
- i. Fireman Evacuation Lift car shall be of made of non-combustible material including interior having minimum two hours resistance.
- j. Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.
- k. Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at landing door at floor level.
- l. The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft.

**10. ESCAPE ROUTE FROM FLAT TO STAIRCASE:**

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not bricked up or closed at any time in the future.

**11. ENTRANCE DOORS:**

All Entrance doors, kitchen doors (if provided) & each office entrance door, shall be of solid core having fire resistance of not less than one hour. Rolling shutters for each shop shall have fire resistance of not less than one hour.

**12. ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM:**

- i) Electric cables duct shall not pass-through staircase enclosure and shall be taken in concealed manner.
- ii) Electric cable duct shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.

- iii) Inspection doors, if provided shall have fire resistance of not less than one hour
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
- v) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.

**13. ESCAPE ROUTE LIGHTING:**

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

**14. FIRE FIGHTING REQUIREMENTS:**

**A) UNDERGROUND WATER STORAGE TANK:**

An underground water storage tank of 2,00,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the tank shall be designed to bear 48 metric tonnes of vehicular load & point load of 10 kg/cm<sup>2</sup>.

**B) OVERHEAD WATER STORAGE TANK:**

A tank of 30,000 liters capacity shall be provided at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

**C) WET RISER:**

Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with a hydrant outlet and hose reel on each floor of the building & same shall be extended upto terrace level of the building as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. The same shall be extended to part basement. A fire service inlet on the static tank directly fronting courtyards shall be provided to connect the mobile pump of the fire service to wet riser, sprinkler system & Water spray projector system.

**D) AUTOMATIC SPRINKLERS SYSTEM:**

The building shall be provided with automatic sprinkler system in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office, in each residential flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.

**E) WATER SPRAY PROJECTOR SYSTEM:**

- a) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head for car parking tower.

- b) One fire service inlet for Water spray projector system shall be provided at the ground of the car parking tower

**F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:**

- a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity
- b. Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level. (Submersible pump not allowed).
- c. Two way switches for the booster pump shall be provided at terrace, top floor of the building as well as at ground level at easily accessible/noticeable place of the building.
- d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room.
- f. Electric supply (normal) to these pumps shall be on independent circuit.

**G) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. at ground level each within the confines of the site of the wet riser-cum-down comer.

**h) HOSES & HOSE BOXES:**

One Hose Box with two hoses of 15mts length of 63mm dia. along with branch shall be provided at each courtyard hydrant at ground & on each floor at easily accessible place.

**I) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office, in Lift machine room and in electric meter room of the building as per IS specifications.

**J) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

**K) PORTABLE FIRE EXTINGUISHERS:**

- a) One dry chemical powder (ABC type) fire extinguisher of 06 kgs. Capacity having

BIS certification mark and one bucket filled with dry clean sand shall be kept in each shop on ground floor, in each office at 1<sup>st</sup> floor, in electric Meter room & in each Lift Machine Room of the building.

- b) Four dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept near car parking tower.

**15. FIRE ALARM SYSTEM:**

The building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

**16. SIGNAGES:**

Self glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

**17. PUBLIC ADDRESS SYSTEM:**

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

**18. TRAINED OCCUPIER/ STAFF / SECURITY GUARDS:**

The trained occupier / staff / Security guards having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following:

- 1) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment's / appliance in good working condition at all times.
- 2) Imparting training to the occupants of the building in the use of fire fighting equipment provided on the premises & to conduct the fire drills and evacuation drills.

**19. FIRE DRILLS/EVACUATION DRILLS:**

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

**20. REFUGE AREA:**

- A. The refuge area provided on 8<sup>th</sup> & 15<sup>th</sup> floor of building shall conform to the following requirements; -
- i) The layout of refuge area shall not be changed / modified at any time in future.
  - ii) The refuge area shall be provided with railing parapet of 1.10 mtrs. height on open side and shall be of sound construction.
  - iii) There shall not be any opening/s into the refuge area from any portion of the occupied premises.

- iv) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self closing door
- v) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department.
- vi) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
- vii) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- viii) Adequate drinking water facility shall be provided in the refuge area.
- ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.
- B.** The terrace of building shall be treated as refuge area and shall be provided as under:
  - i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
  - ii) Adequate drinking water facility shall be provided in the refuge area.
  - iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

**21. OTHER NOC / PERMISSIONS:**

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Earlier party had paid the scrutiny fees of Rs. 1,46,410/- vide receipt no. 4304400 & Sap Doc no. 1001849900 dated 30/08/2014 on the gross built up area of 4800.00 sq mtrs as certified by the License Surveyor vide their letter dated 01/08/2014.

Further, License Surveyor vide his letter dtd.19/05/2021 had certified the total gross built-up area as 4400.00 sq. mtrs. for the proposed high-rise building and party has paid scrutiny fees of Rs. 1,78,590/- vide online receipt no. CHE/BP/54584/21 dated 20/05/2021 & Rs. 1/- vide online receipt no. CHE/BP/54886/21 dated 25/05/2021.

Now, L.S. has certified the gross built up area as 5600.00 sq mtrs and party has paid the additional scrutiny fees of Rs. 84,999/- vide online receipt no. CHE/BP/85057/22 dated 04/06/2022 & Rs. 13,401/- vide online receipt no. CHE/CFO/85900/22 dated 16/06/2022.

However, E.E.B.P.(W.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

Further, as per MFS & LA 2006. u/s. 11(1) & as certified by the licensed Surveyor in the classification of building stated in schedule III/part I/ part III, the party has paid fire service fees of Rs. 1,00,000/- vide receipt No. 0479677, 0479678 & 0479679, SAP DOC No. 1004089983 dated 22/06/2021 on the total gross built-up area of 4400.00 sq. mtrs

**NOTE TO E.E.B.P.(W.S.) & LICENSE SURVEYOR:**

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency
2. The width of abutting road & open spaces are mentioned in plans as submitted by the License Surveyor attached herewith and these parameters shall be certified by the License Surveyor.
3. E.E.B.P. (W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from License Surveyor. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/License Surveyor, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is License Surveyor/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.



11. This approval is issued without prejudice to legal matters pending in court of law, if any.

Digitally signed  
by Pandurang  
Ganpatrao  
Dudhai  
Date: 2022.06.28  
11:22:12 +05'30'  
**Divisional Fire Officer**

HARISHCHAN  
DRA RAGHU  
SHETTY

**Deputy Chief Fire Officer**



Copy to: E.E.B.P.(W.S.)

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub.:** Revised Fire safety requirements for the proposed construction of High-rise commercial cum residential building on plot bearing CTS No. 339/D ,339/E of Village Malvan at Malad West Mumbai-400095.

**Ref:** 1 Online submission from Mr **Abhijit Arun Mehta**, L.S.  
2 Online File No. **CHE/WSII/0372/P/337(NEW)/CFO/1/Amend**

**MR. ABHIJIT ARUN MEHTA, L.S.**

In this case please refer to NOC issued by this office vide no. FB/HR/RIV/209 dated 15/09/2014 for the construction of High rise residential building having ground floor on stilts + 1<sup>st</sup> to 3<sup>rd</sup> floor podium + 4<sup>th</sup> to 20<sup>th</sup> upper floors (20<sup>th</sup> floor part) with a total height of 69.95 mtrs measured from general level to terrace level (Treated as cancelled)

Further, revised NOC was issued by this office vide no. CHE/WSII/0372/P/337(NEW)/CFO/1/Amend dated 03/08/2021 for the proposed construction of a High Rise Commercial cum Residential building having part basement + ground floor part for shops + 1<sup>st</sup> floor for offices + 2<sup>nd</sup> to 18<sup>th</sup> upper residential floors with a total height of 63.40 mtrs. measured from general ground level to terrace level along with two puzzle car parking towers annexed to the building at East side with a total height of 18.40 mtrs. measured from general ground level to top of car lift machine respectively and are provided with common 0.90 mtrs wide staircase & common 0.75 mtrs wide firefighting platform with railing at alternate parking level.

Now, License Surveyor has changed the entire planning & uploaded revised plans for the construction of a High-Rise Commercial cum Residential building having ground floor for shops + 1<sup>st</sup> floor part for offices & part for residential + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level.

License Surveyor has proposed car parking tower annexed to the building at South-East side with a total height of 69.45 mtrs. measured from general ground level to top of car lift machine respectively and are provided with 0.90 mtrs wide staircase & 0.90 mtrs wide firefighting platform with railing at alternate parking level as shown on the plan. The said puzzle car parking tower will be segregated from the building by 4 hrs fire resistant wall.

**The details of floor wise users of the building will be as follows:**

<b>Floor</b>	<b>Detail of usage/ tenements per floor</b>
Ground floor	Entrance lobby + 08 nos. of shops each with loft + Pump room + Space for electric panel + Society office
1 <sup>st</sup> floor	02 nos. of Offices with separate staircase of 1.50 mtrs leading from ground floor + 01 no. of residential flat
2 <sup>nd</sup> to 7 <sup>th</sup> floor	03 nos. of Residential flats on each floor
8 <sup>th</sup> floor	02 nos. of Residential flats + Refuge area

9 <sup>th</sup> to 14 <sup>th</sup> floor	03 nos. of Residential flat on each floor
15 <sup>th</sup> floor	02 nos. of Residential flats + Refuge area
16 <sup>th</sup> to 22 <sup>nd</sup> floors	03 nos. of Residential flat on each floor
Terrace	Terrace- Open to sky (Treated as refuge area)

**Details of Staircase provided for the building as under:**

No. of staircase	Width	From – To	Type of staircase
01 no.	1.50 mtrs.	Leading from Ground floor to terrace floor	Enclosed type
01 no.	1.50 mtrs.	Leading from ground floor to 1 <sup>st</sup> floor offices area	Open type

The staircase is externally located and adequately ventilated to outside air as shown on the plan.

**Details of Lifts:**

No. of lifts	Type of lifts	Profile
02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from ground to terrace floor.
01 No. of lift	Fireman evacuation lift	Fire evacuation lift leading from ground floor to top floor opening at staircase mid landing of each floor.

One lift (excluding fireman evacuation lift) shall be converted into fire lift. The lift lobby/ common corridor at each floor is directly ventilated to outside air as shown on the plan.

**The Details of Open Spaces:**

The plot abuts on 27.45 mtrs wide D.P. Road on West side as shown on the plan.

**The side open spaces all around the building are as under:**

Sides	From Bldg. line to CTS plot boundary
North	6.00 mtrs
South	Partly annexed to car parking tower & 4.53 mtrs to 9.01 mtrs
East	6.76 mtrs to 13.62 mtrs (Including U.G. tank)
West	4.50 mtrs + 27.45 mtrs wide D.P. Road

**Refuge area provided for the building is as under:**

Floor	Refuge area in Sq.Mtrs required)	Refuge area in Sq. Mtrs (proposed)	Height of the refuge area from general ground level
8 <sup>th</sup>	48.22 sq mtrs	51.18 sq mtrs	24.95 mtrs

15 <sup>th</sup>	55.23 sq mtrs	55.23 sq mtrs	45.95 mtrs
In addition to above, terrace of the building will be treated as refuge area. E.E.B.P.(W.S.) shall verify the Refuge area calculation and Excess refuge area if any, shall be counted in F.S.I.			

The proposal has been considered favorably taking into consideration the following:-

- i) The NOC for the said building is already issued by this department vide no. CHE/WSII/0372/P/ 337(NEW)/CFO/1/Amend dated 03/08/2021 & same shall be treated as cancelled.
- ii) The plot abuts on 27.45 mtrs wide D.P Road on West side as shown on the plan.
- iii) The building is issued with C.C. up to plinth level vide no. CHE/WSII/0372/P/337 (NEW)/CC/1/New dated 29/03/2022.
- iv) The License Surveyor has provided Refuge area facing road side at West side from where specialized fire appliances of this department can be operated in case of emergency.
- v) Automatic sprinkler system will be provided in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office. in each residential flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.
- vi) License Surveyor has proposed open space of 6.00 mtrs at North side of the plot. Further, License Surveyor has proposed Fireman evacuation lift leading from ground to top floor with smoke check lobby opening at staircase mid landing on each floor of the building as shown on the plan. However, the same is considered as per circular no.CHE/HRB/6159/DPWS dtd 15/07/2019 issued by Ch.E.(D.P )
- vii) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation

In the view of the above, as far as this department is concerned, there would be no objection for the proposed construction of a High-Rise Commercial cum Residential building having ground floor for shops + 1<sup>st</sup> floor part for offices & part for residential + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level along with proposed car parking tower annexed to the building at South-East side with a total height of 69.45 mtrs. measured from general ground level to top of car lift machine respectively and are provided with 0.90 mtrs wide staircase & 0.90 mtrs wide firefighting platform with railing at alternate parking level as shown on the plan, as per the details shown on plan signed in token of approval, subject to satisfactory compliances of the following requirements.

All the firefighting installation system stipulated in N.O.C under No. CHE/WSII/0372/P/ 337(NEW)/CFO/1/Amend dated 03/08/2021 shall be treated as cancelled.

1. ACCESS:

There shall be no compound wall on the road side (i.e. West side). However, sliding gates once opened shall have clear opening of 9.00 mtrs shall be provided. Courtyards shall be flushed with the road level.

2. COURTYARDS:

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm<sup>2</sup>
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

3. LOFT:

The part loft provided in shops on ground floor as shown on the enclosed plan shall strictly adhere to the following requirements: -

- i) The construction of loft shall be sound engineering.
- ii) The loft shall be structurally strong enough to bear the expected load.
- iii) The loft shall not be enclosed except for hand rail of about 3 feet height.
- iv) The clear head-room under the loft shall not be less than 2.2 m. and that above it shall not be more than 1.5 m.
- v) The requirements of A.E (Concerned MCGM ward) shall be strictly adhered to.
- vi) The loft shall be used for storage purpose only.
- vii) The loft shall not be used as a work place, installation of machineries, etc.
- viii) No storage of flammable / combustible type of material shall be permitted on the loft.
- ix) Cooking, smoking, dwelling, use of naked flame shall be strictly prohibited in the loft.
- x) The loft shall be at least 2.00 mtrs away from the entrance door.
- xi) M.S. ladder shall be provided with hand railing shall be kept for easy access to the loft.

4. CAR PARKING TOWER:

- i) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- ii) The cars shall be separated by perfect partition of steel pallets between two Cars, to prevent spread of fire from one level to next level.
- iii) The car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.

- v) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- vi) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet
- vii) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car
- viii) A 0.90 mtr. width platform having railing, shall be provided from separate staircase of 0.90 mtr. flight width at alternate level for access to the car parking tower as shown on the plan.
- ix) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided covering each level of each car parking.
- x) Wet riser of internal diameter of 10 cms. G.I. 'C' class pipe shall be provided on external platform on alternate level with hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.
- xi) The car engine shall be shut off at ground level before parking at higher level.
- xii) Only trained operator certified by company installing car tower shall operate automatic car parking.

##### **5. STAIRCASE:**

- i) The layout of the staircase leading from part basement to terrace level shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one-hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
  - ii) The flight width of the staircase shall not be less than 1.5 mtrs throughout its height.
  - iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
  - iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
  - v) Nothing shall be kept or stored in staircase / corridor/passage.
- Staircase door at terrace shall be provided in the following manner:
- a) The top half portion of the doors shall be provided with louvers.
  - b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
  - c) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
  - d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

6. **FALSE CEILING (if provided):**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials

7. **LIFT:**

- i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv) One of the lifts (excluding Fireman evacuation lift) shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

8. **FIRE LIFT:**

- a) To enable fire services to reach the upper floor with the minimum delay, one fire Lift (excluding Fireman evacuation lift) in the building shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lifts shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. & shall have loading capacity of not less than 545 kgs.(8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lifts will be on car control only or on priority control device. When the switch is off, the lifts will return to normal working. The lifts can be used by the occupants in normal times.
- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lifts shall be such that it can reach the top floor from ground level within one minute.

9. **FIREMAN EVACUATION LIFT:**

- a. Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor or podium where facility of assembly or evacuation is available in case of emergency
- b. Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening at staircase mid landing of each floor and shall be attached with one of the staircases and required access to the staircase on each mid

- landing through fire resistance of two hours rating.
- c. All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift
  - d. Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft X 2 ft. And the glass shall also have two hours fire resistance.
  - e. Fireman Evacuation Lift shall have emergency operation switch which will be only operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.
  - f. The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply.
  - g. Two-way communication systems shall be provided in Fireman Evacuation Lift car as well as at every landing level including lobby at ground floor
  - h. All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
  - i. Fireman Evacuation Lift car shall be of made of non-combustible material including interior having minimum two hours resistance.
  - j. Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.
  - k. Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at landing door at floor level.
  - l. The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft.

**10. ESCAPE ROUTE FROM FLAT TO STAIRCASE:**

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not bricked up or closed at any time in the future.

**11. ENTRANCE DOORS:**

All Entrance doors, kitchen doors (if provided) & each office entrance door, shall be of solid core having fire resistance of not less than one hour. Rolling shutters for each shop shall have fire resistance of not less than one hour.

**12. ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM:**

- i) Electric cables duct shall not pass-through staircase enclosure and shall be taken in concealed manner.
- ii) Electric cable duct shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.



- iii) Inspection doors, if provided shall have fire resistance of not less than one hour
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
- v) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.

**13. ESCAPE ROUTE LIGHTING:**

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

**14. FIRE FIGHTING REQUIREMENTS:**

**A) UNDERGROUND WATER STORAGE TANK:**

An underground water storage tank of 2,00,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the tank shall be designed to bear 48 metric tonnes of vehicular load & point load of 10 kg/cm<sup>2</sup>.

**B) OVERHEAD WATER STORAGE TANK:**

A tank of 30,000 liters capacity shall be provided at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

**C) WET RISER:**

Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with a hydrant outlet and hose reel on each floor of the building & same shall be extended upto terrace level of the building as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. The same shall be extended to part basement. A fire service inlet on the static tank directly fronting courtyards shall be provided to connect the mobile pump of the fire service to wet riser, sprinkler system & Water spray projector system.

**D) AUTOMATIC SPRINKLERS SYSTEM:**

The building shall be provided with automatic sprinkler system in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office, in each residential flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.

**E) WATER SPRAY PROJECTOR SYSTEM:**

- a) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head for car parking tower.

- b) One fire service inlet for Water spray projector system shall be provided at the ground of the car parking tower

**F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP& BOOSTER PUMP:**

- a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity
- b. Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level. (Submersible pump not allowed).
- c. Two way switches for the booster pump shall be provided at terrace, top floor of the building as well as at ground level at easily accessible/noticeable place of the building.
- d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room.
- f. Electric supply (normal) to these pumps shall be on independent circuit.

**G) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. at ground level each within the confines of the site of the wet riser-cum-down comer.

**H) HOSES & HOSE BOXES:**

One Hose Box with two hoses of 15mts length of 33mm dia. along with branch shall be provided at each courtyard hydrant at ground & on each floor at easily accessible place.

**I) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in each shop on ground floor including below & above loft, in each office at 1<sup>st</sup> floor, Society office, in Lift machine room and in electric meter room of the building as per IS specifications.

**J) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

**K) PORTABLE FIRE EXTINGUISHERS:**

- a) One dry chemical powder (ABC type) fire extinguisher of 06 kgs. Capacity having

BIS certification mark and one bucket filled with dry clean sand shall be kept in each shop on ground floor, in each office at 1<sup>st</sup> floor, in electric Meter room & in each Lift Machine Room of the building.

- b) Four dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept near car parking tower.

**15. FIRE ALARM SYSTEM:**

The building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

**16. SIGNAGES:**

Self glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

**17. PUBLIC ADDRESS SYSTEM:**

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

**18. TRAINED OCCUPIER/ STAFF / SECURITY GUARDS:**

The trained occupier / staff / Security guards having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following:

- 1) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment's / appliance in good working condition at all times.
- 2) Imparting training to the occupants of the building in the use of fire fighting equipment provided on the premises & to conduct the fire drills and evacuation drills.

**19. FIRE DRILLS/EVACUATION DRILLS:**

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

**20. REFUGE AREA:**

- The refuge area provided on 8<sup>th</sup> & 15<sup>th</sup> floor of building shall confirm to the following requirements; -
- i) The layout of refuge area shall not be changed / modified at any time in future.
  - ii) The refuge area shall be provided with railing parapet of 1.10 mtrs. height on open side and shall be of sound construction.
  - iii) There shall not be any opening/s into the refuge area from any portion of the occupied premises.

- iv) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self closing door
- v) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department
- vi) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
- vii) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY"
- viii) Adequate drinking water facility shall be provided in the refuge area.
- ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.
- B.** The terrace of building shall be treated as refuge area and shall be provided as under:
  - i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY"
  - ii) Adequate drinking water facility shall be provided in the refuge area.
  - iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

## **21. OTHER NOC / PERMISSIONS**

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Earlier party had paid the scrutiny fees of Rs. 1,46,410/- vide receipt no. 4304400 & Sap Doc no. 1001849900 dated 30/08/2014 on the gross built up area of 4800.00 sq mtrs as certified by the License Surveyor vide their letter dated 01/08/2014.

Further, License Surveyor vide his letter dtd.19/05/2021 had certified the total gross built-up area as 4400.00 sq. mtrs. for the proposed high-rise building and party has paid scrutiny fees of Rs. 1,78,590/- vide online receipt no. CHE/BP/54584/21 dated 20/05/2021 & Rs. 1/- vide online receipt no. CHE/BP/54886/21 dated 25/05/2021.

Now, L.S. has certified the gross built up area as 5600.00 sq mtrs and party has paid the additional scrutiny fees of Rs. 84,999/- vide online receipt no. CHE/BP/85057/22 dated 04/06/2022 & Rs. 13,401/- vide online receipt no. CHE/CFO/85900/22 dated 16/06/2022.

However, E.E.B.P.(W.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

Further as per MFS & LA 2006, u/s. 11(1) & as certified by the licensed Surveyor in the classification of building stated in schedule II/part I/ part III. the party has paid fire service fees of Rs. 1,00,000/- vide receipt No. 0479677, 0479678 & 0479679. SAP DOC No. 1004089983 dated 22/06/2021 on the total gross built-up area of 4400.00 sq. mtrs

**NOTE TO E.E.B.P.(W.S.) & LICENSE SURVEYOR:**

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the License Surveyor attached herewith and these parameters shall be certified by the License Surveyor.
3. E.E.B.P. (W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from License Surveyor. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/License Surveyor, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is License Surveyor/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

11. This approval is issued without prejudice to legal matters pending in court of law, if any.

Pandurang  
Ganpatrao  
Dudhal  
Divisional Fire Officer

Digitally signed  
by Pandurang  
Ganpatrao  
Dudhal  
Date: 2022.06.28  
11:22:12 +05'30'

HARISHCHAN  
DRA RAGHU  
SHETTY

Digitally signed  
by HARISHCHAN  
DRA RAGHU  
SHETTY  
Date: 2022.06.28  
11:22:12 +05'30'

Deputy Chief Fire Officer

Copy to: E.E.B.P.(W.S.)



# ABROL FOUNDATION

ANNEXURE 1

MODEL FORM OF ALLOTMENT LETTER

I,  
Mr/Ms/Ms \_\_\_\_\_  
R/o \_\_\_\_\_  
(Address)  
Telephone/Mobile Number \_\_\_\_\_  
Pan Card No \_\_\_\_\_  
Aadhar Card No \_\_\_\_\_  
Email ID \_\_\_\_\_

SUB: Your request for allotment of flat/commercial premises with bearing C.T.S. No. \_\_\_\_\_ ABROL SIGNATURE at bearing C.T.S. No. 339/D & 339/E at village Malvani at Malad (West), Mumbai. Having Maharashtra Registration No. \_\_\_\_\_

S. Madam,

1. Allotment of the said unit.

This has reference to your request referred at the above subject. In this regard, we have the pleasure to inform that you have been allotted a \_\_\_\_\_ BHK Flat/office premises bearing \_\_\_\_\_ addressing R/F/A \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. ft. situated on \_\_\_\_\_ Building \_\_\_\_\_ Wing \_\_\_\_\_ of the project known as ABROL SIGNATURE at bearing C.T.S. No. 339/E & 339/F at village Malvani at Malad (West), Mumbai. Having Maharashtra Registration No. \_\_\_\_\_ Hereinafter referred to as the said unit. Being developed on land bearing C.T.S. No. 339/D & 339/E at village Malvani at Malad (West), Mumbai. For a total Consideration of Rs. \_\_\_\_\_ in figures (Rupees In Words \_\_\_\_\_ only) exclusive of GST, stamp Duty and registration charges.

2. Allotment of parking space (s):

Further we have the pleasure to inform you that you have been allotted an lower car parking bearing no \_\_\_\_\_ Without this demand.

3. Receipt of part Consideration:

We confirm to have received from you an amount of Rs. \_\_\_\_\_ (Rupees in words \_\_\_\_\_ only), (this amount shall not be more than

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# ABROL FOUNDATION

Abrol Foundation, a registered society, is pleased to inform you that the following information is available for your reference.

#### 4. Disclosures of Information

- i. The sanctioned plan of the said unit is available for inspection at the competent authority in charge of the project of the said unit. The sanctioned plan is available on MahaRERA website.
- ii. The information that is stated in the said sanctioned plan of the said unit is available for inspection at the project location as well as at the project office and specifically at the project location of the said unit.
- iii. The project completion schedule of the project, including the provisions for civic infrastructure like water, sewerage and electricity is stated in Annexure - A attached herewith and
- iv. The website address of MahaRERA is <https://maharera.maharashtra.gov.in/>

#### 5. Encumbrances:-

We hereby confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit, except the following:  
Sut no 983 of 2017 between Abrol Foundation (Plaintiff) vs Elite Enterprises (Defendants) at Dindoshi, Mumbai which is pending hearing.

#### 6. Further Payments:-

Further payments toward the consideration of the said unit as well as of the Parking shall be made by you in the manner and at the times as well as on the terms and condition as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

#### 7. Possession:-

The said unit along with the tower parking space(s) shall be handed over to you on or before 30/10/2025 subject to the payment of the consideration amount of the said unit as well as of the tower car parking space(s) in the manner and at the times as well as per the terms and condition as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

#### 8. Interest Payment:-

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending rate plus two percent.

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# ABROL FOUNDATION

## 9. Cancellation of allotment

9.1 If you wish to cancel the allotment of the said flat, you shall be liable to pay the amount of the said flat as mentioned in the said agreement for sale with interest thereon with 30 days from the date of the receipt of your letter requesting to cancel the said allotment.

Sr no.	If the letter requesting to cancel the booking is received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter	10% of the cost of the said flat
2	Within 16 to 30 days from issuance of the allotment letter	15% of the cost of the said flat
3	Within 31 to 60 days from issuance of the allotment letter	20% of the cost of the said flat
4	After 61 days from issuance of the allotment letter	25% of the cost of the said flat

The amount deducted shall not exceed the amount as mentioned in the above table.

ii. In the event the amount due and payable exceeds Rs. 150 000/-

A) Above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate Plus Two Percent.

## 10. Other Payments :-

You shall make the payment of GST, Stamp duty and Registration charges as applicable and such other payments as more specifically mentioned in the agreement for sale, the Proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

## 11. Proforma of the Agreement Sale and Binding Effect :-

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves until compliance by yourselves of the mandates stated in Clause 126.

*Handwritten signature*



# ABROL FOUNDATION

## 12. Execution and Registration of the Agreement for Sale :-

The allotment letter is issued for sale and appeal for registration of the said unit. The allotment letter is issued for a period of 2 months from the date of issue of the allotment letter. The allotment letter is issued for a period of 2 months from the date of issue of the allotment letter.

1. The allottee shall execute the agreement for sale and appeal for registration of the said unit and shall submit the same within the stipulated period of 2 months from the date of issue of this letter or within such period as may be communicated to you. If we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appeal for registration of the same within 15 (fifteen) days which if not complied, if we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
2. In the event the balance amount due and payable referred in Clause 12 of above is not refunded within 45 days from the date expiry of the notice period, you shall be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

## 13. Valicity of letter :-

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

## 14. Headings :-

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature

Name Mr. Vijay Abrol  
M/S. ABROL FOUNDATION  
Authorized Signatory  
Email ID :-

Date :-

Place :-



# ABROL FOUNDATION

## CONTRIBUTION RECEIPT

Received of \_\_\_\_\_  
the sum of \_\_\_\_\_  
Rupees only for \_\_\_\_\_

for \_\_\_\_\_  
on \_\_\_\_\_

Signature \_\_\_\_\_

Date - \_\_\_\_\_

Place - \_\_\_\_\_



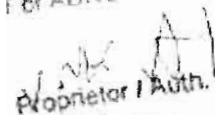
# ABROL FOUNDATION

Annexure - A

Stage wise completion of the project

Sl No.	Stages	Date of Completion
1	Excavation	20/01/2024
2	Plinth	20/01/2024
3	Shift of any	30/04/2024
4	Slabs of super structure	31/03/2024
5	Internal walls- internal plaster, completion of floorings Doors and windows	30/04/2024
6	Start up electrical and water supply fittings with the said units	20/01/2024
7	Staircase lifts and lobbies or wash room and overhead and underground water tanks.	31/03/2024
8	External plumbing and external plaster, elevator completion of terraces with waterproofing	31/03/2024
9	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby's, plinth protection, paving of areas, application of window and ground wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities	30/01/2025
10	Internal roads & footpaths, lighting	23/02/2025
11	Water supply	15/01/2025
12	Sewerage (chamber, lines, septic tank, STP)	30/03/2025
13	Storm water drains	15/04/2025
14	Treatment and disposal of sewage and surface water	30/04/2025
15	Solid waste management & disposal	15/05/2025
16	Water conservation / rain water harvesting	15/06/2025
17	Electrical meter room, sub-station, receiving station.	30/06/2025
18	Others	30/10/2025

For ABROL FOUNDATION

  
Proprietor / Auth. Signatory

Promoter(s)/ Authorizes Signatory



MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No CHE/WSII/0372/P/337(NEW)/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,  
M/S.ABROL FOUNDATION  
Krishna Vastu-1 Ramchandra Lane Extension road  
Near Movie Time Theatre , Link Road Malad West  
Mumbai-400064

Sir,

With reference to your application No. **CHE/WSII/0372/P/337(NEW)/FCC/1/Amend** Dated. **24 Jun 2014** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **24 Jun 2014** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. \_\_\_\_\_ C.T.S. No. 339/D ,339/E Division / Village / Town Planning Scheme No. **Malvani** situated at Road / Street in P/N Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 28/3/2023

Issue On : 29 Mar 2022                      Valid Upto              28 Mar 2023

Application Number :                      CHE/WSII/0372/P/337(NEW)/CC/1.New

Remark :

This C.C. is granted for the work up to top of the plinth level only as per approved IOD Plans 24.12.2021

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

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Issue On : 05 Aug 2022                      Valid Upto :              04 Aug 2023

Application Number :                      CHE/WSII/0372/P/337(NEW)/FCC/1/New

Remark :

This FCC is now granted for building comprising of Ground + 1st to 11th + 12th (part) upper floor as per approved IOD plan dated 24.12.2021

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

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Issue On : 03 Apr 2023                      Valid Upto :              28 Mar 2024

Application Number :                      CHE/WSII/0372/P/337(NEW)/FCC/1/Amend

Remark :

This C.C. is now granted for the entire work of building comprising of Ground floor for shops + Tower parking + 1st floor for I.T office + 2nd to 22nd upper floors for Residential user as per amended plans dtd. 20.12.2022

Digitally signed by m2023P CHANDRAM BHAGAT  
Date: 23 Apr 2023 14:04:56  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer , Building Proposal

Western Suburb II P/N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

346  
Form -----  
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in replying please quote No.  
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/WSII/0372/P/337(NEW)/IOD/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,

M/S.ABROL FOUNDATION

Krishna Vastu-1 Ramchandra Lane Extension road Near Movie Time Theatre , Link Road Malad  
West Mumbai-400064

With reference to your Notice 337 (New) , letter No. 603 dated. 24/6/2014 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed residential building on plot bearing CTS No.339/D ,339/E of Village Malvani at Malad West Mumbai-400095 CTS/CS/FP No. 339/D ,339/E furnished to me under your letter, dated 24/6/2014. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

**A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 3 That this IOD shall not be used as an instrument for existing the occupants without following due process of law.
- 4 Existing structure proposed to be demolished shall not be demolished or necessary Phase Programme with agreement will not be submitted & got approved before C.C.
- 5 That the consultants as per EODB (I-pre-application stage Table 1) shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall not be submitted before C.C
- 6 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details for the prop. Building, d) any other consultants if any required.
- 7 That the Internal Services within layout proposal shall not be provided by Developer/Architect.



- 8 That the Notice in the form of Appendix XV (Work Start Notice) shall not be submitted.
- 9 That the requisitions of Reg. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 10 The Commencement certificate under section 44/69(i) a of MR & TP act will not be obtained before starting proposed work.
- 11 That the NOC from collector (MSD) for excavation for foundation will not be submitted.
- 12 That in case of no cutting of trees, Self-certification by Consultant & developer for the same along with plan showing the details of tree on plot duly certified by both Licensed Surveyor & Developer shall not be submitted.
- 13 That the bore well shall not be constructed in consultation with H.E.
- 14 The NOC from Tree authority will not be submitted.
- 15 That the Attested copy of Payment of tax upto date paid to assessment department shall not be submitted.
- 16 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall not be submitted before C.C. & completion to the same shall not submitted before O.C.C.
- 17 That the self – declaration in respect of installing composting pit/ composite machine/ biometanise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 18 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 19 That the SWM NOC shall not be submitted
- 20 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 21 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 22 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system', details thereof shall not be submitted to that effect.
- 23 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
- 24 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled

No. CHE/WSII/0372/P/337(NEW)/IOD/1/New

- to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.
- 25 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 26 That the valid Bank Guarantee as per policy circular shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 27 The RUT shall not be submitted before asking C.C stating that the clauses will not be incorporated in flats sale agreement of prospective buyers/members stating That the Building under reference is deficient in open spaces and MCGM will not be held liable for the same in future and That the buyer/member agree for no objection for the neighborhood development with deficient open space in future.
- 28 The RUT regarding following shall not be submitted before asking for the C.C for. i. Mechanized parking system shall be equipped with electric sensor floor devices and also proper precautions and safety measure shall not be taken to avoid any mishap and maintenance of the same shall not be done regularly, ii. For incorporating specific clause in the sale agreement to make aware prospective buyers shall not be insisted to be incorporated to the effect that no complaints of whatsoever nature from prospective occupants/buyers as regards parking spaces arrangement and inadequate aisle space shall not be entertained and a sample copy of agreement to that effect will not be submitted to M.C.G.M before O.C.C.
- 29 That the Comprehensive Registered Undertaking as per EODB shall not be submitted.
- 30 That the Comprehensive Indemnity Bond as per EODB shall not be submitted.
- 31 RUT for excess parking to be handed over to MCGM if full FSI is not consumed will not be submitted before CC.
- 32 That the status of the road shall not be submitted.
- 33 That the road shall not be got demarcated on site from the office of A.E. survey.
- 34 That setback land free of compensation and free of any encumbrance if any shall not be handed over to MCGM and possession receipt shall not be submitted from Assistant Commissioner of the ward.
- 35 That in the event setback and/or reservation is not handed over then at FCC, area equivalent to the area of setback and/or reservation shall not be requested till such area is handed over or as per circular issued from time to time.
- 36 That all the conditions mentioned in the Govt. Directives u/s 154 of MRTP Act 1966 issued u/no. TPS1820 /AN.27 /C.N.80 /20/UD-13 dtd. 14-01-2021 and Circular under no. CHE/DP/21546/Gen dated 22.02.2021 and dated 05.03.2021 shall not be complied with.
- 37 That the cognizance of Reg. 11(1), 11(5), 12(4), 12(5) of DCPR shall not be taken and Indemnity bond Indemnifying MCGM as regards safety precautions as per 12(5) of DCPR-2034 to that effect shall not be submitted.
- 38 That the payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20 and payment sheet shall not be made.
- 39 MR plan shall not be submitted and in case of any changes as against plot boundaries as per CTS plan/shown in plan, concessions shall not be got approved from the competent Authority. Registered Indemnity bond Indemnifying MCGM shall not be submitted for the same.

- 40 That the indemnity bond indemnifying to the M.C.G.M. against any litigation/ claims/ disputes arising out of inadequate Aisle space for two way maneuvering shall not be submitted. RUT with the specific clause shall not be incorporated in the sale agreement to make aware prospective buyers to the effect and that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement shall not be entertained and a sample copy of agreement to that effect shall be submitted to M.C.G.M before O.C.C.
- 41 Remarks from Power Supply Co. for electric Substation shall not be submitted before C.C.
- 42 that the N.O.C. from Ch.Eng. (M& E)/Consultant will not be submitted before C.C.
- 43 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect, R.C.C. consultant etc.
- 44 That all the requisite document / remark from consultants as per E.O.D.B. shall not be submitted before asking for C.C.
- 45 That the layout shall not be got approved before C.C. and T & C mentioned therein will not be complied.
- 46 That the Registered Undertaking shall not be submitted stating therein that in future on sanction of EP if Regulation 14 (A) & 15 is applicable, compliance of the requirements under these Regulations will not be done by Project Proponent .
- 47 That the RUT shall no be submitted regarding disclosure in agrrement for WC Ventilation through Mechanical ventilation system for shop at Ground floor by indemnifying MCGM & its Officers.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall not be submitted & Plinth shall not be got checked by this office staff.
- 2 All the requisite payments as intimated by various departments of MCGM shall not be paid.
- 3 That the C.C. shall not be re-endorsed.
- 4 That the Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall not be submitted for : a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company j) A.A. & C
- 5 That the Material testing report shall not be submitted.
- 6 That the monthly progress report of the work will not be submitted by the Architect.
- 7 Valid Janata Insurance policy shall not be submitted.
- 8 The Extra water & sewerage charges will not be paid to A.E.W.W P/North Ward before C.C.
- 9 That no dues pending certificate from A.E.(W.W.) shall not be submitted before C.C.
- 10 That the P.C.O.'s one time charges as per E.O.D.B. policy shall not be paid before F.C.C.
- 11 That the Valid Civil Aviation NOC for height clearance through Nocas shall not be submitted before requesting CC beyond plinth. Further all conditions mentioned therein in Civil Aviation NOC shall not be complied with.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That the low lying plot will not be filled upto a reduced level of at least 31.98MT own Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side.
- 2 That 3.00mt.wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahans in kitchen will not be made Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 7 That final N.C.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Parking c) Water Works d) Fire Fighting Provisions (CFO NOC) e) Tree authority f) Hydraulic Engineer g) A.A. & C ( P/north) (h) Rain water harvesting i) Lift completion certificate from lift inspector shall not be submitted before occupation.
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall not be submitted.
- 9 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall not be submitted in prescribed format.
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the same building shall not be treated separately on the same plot by residents / occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall not be incorporated by developer / owner.
- 11 That the final plans shall not be submitted alongwith Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 12 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 13 That some of the drains shall not be laid internally with C.I.
- 14 That every part of the building constructed and more particularly O.H. Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
- 15 That the dust bin will not be provided.
- 16 That the Sample agreement with prospective buyers/members shall not be submitted with clauses stating:- a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future, b) That the buyer /member agree for no objection for the neighbourhood development with deficient open space in future, c) That the buyer / members will not held M.C.G.M. liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. liable for any mishap due to provision of additional height of stilt for provision of

No. CHE/WSII/0372/P/337/NEW/IOD-1/New

parking/parking tower, e) That there is inadequate manoeuvring space of car parking and buyer/member will not make any complaint to M.C.G.M. in this regard in future before submission of OCC/BCC

- 17 That all the payments shall not be paid.
- 18 That P.R. Card in the name of MCGM for road setback handed over to MCGM shall not be submitted.
- 19 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from RWH completed scheme on site shall not to be uploaded on RWH tab in online AutoDCR system.
- 20 That the sample copy of agreement shall not be submitted with the specific clause in the sale agreement to make aware prospective buyers shall not be incorporated for inadequate Aisle space for two way & at turning and also inadequate turning radius and that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement shall not be entertained.
- 21 That the height shall not be certified by the consultant as per Civil Aviation NOC before OCC.

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 23 December day of 2022 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.  
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,  
Zone, Wards.

**SPECIAL INSTRUCTIONS**

1. **THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 3-6 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. (TownHall) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

No. CHE/WSII/0372/P/337/NEW/IOD 1/New

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under. ,

Attention is drawn to the notes Accompanying this Intimation of Disapproval

No. CHE/WSII/0372/P/337(NEW)/OD/1/New

No. EB/CE/ BS /A/

#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.



- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 3-15 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant. under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

No. CHE/WSII/0372/P/337(NEW)/IOD/1/New

Executive Engineer, Building Proposals  
Zones ..... wards.

CHE/WSII/0372/P/337(NEW)/IOD/1/New

- Copy To :-
1. Abhijit A Mehta  
101, Matru Vastsalya, V.P. Road
  2. Asst. Commissioner P/N Ward.
  3. A.E.W.W. P/N Ward,
  4. Dy.A & C. Western Suburb II
  5. Chief Officer, M.B.R. & R. Board P/N Ward
  6. Designated Officer, Asstt. Engg. (B. & F.) P/N Ward ,
  7. The Collector of Mumbai

Name : Anil Prabhakar Dhiwar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 24-Dec-2021 16:09:33



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- मालवनी ( १४३५५७ )

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



ULPIN :

भूमापन क्रमांक व उपविभाग

जिल्हा

38389821803

७२/५/१अ

38389821803

भूधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घौ.मी	२२९८	अब्रोल फाउंडेशनचे प्रोप्रायटर विवेक ओमप्रकाश अब्रोल	०.००.५६			(३६९८) (३६९८)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -							प्रलंबित फेरफार : नाही.
गायत -							शेवटचा फेरफार क्रमांक : ३९७८ व दिनांक : २२/०३/२०१८
इतर ०.००.५६							
एकुण							
ला.घौ. क्षेत्र ०.००.५६							
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.००.५६ (अ+ब)							
आकारणी ०.००							
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (३५३७) (३६९८) (३९९२) (३९७८)							सीमा आणि मुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०८/०८/२०१९:०९:३६:२७ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर घर कोणत्याही राती शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२८:५३ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001011360 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३



गाव :- मालवनी (९४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

सदर सर्व्हे हा नगर भूगापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक ०८/०८/२०१९:०९:३६:२७ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२८:५३ PM. येथता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsar/> या संकेत स्थळावर जाऊन 2202100001011360 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३



गाव नमुना बारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- मालवनी (१४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

भुमापन क्रमांक व उपविभाग ७२/पै/१अ

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- मालवनी (१४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



ULPIN :

गुमापन क्रमांक व उपविभाग

जिल्हा

17124510994

७२/ड

17124510994

भुधारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	२७३८	विवेक ओमप्रकाश अॅब्रॉल	०.११.५७	०.३४		(३६०५)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -							प्रलंबित फेरफार : नाही.
गायत -							
इतर ०.११.५७							शेवटचा फेरफार क्रमांक : ३९७८ व दिनांक : २२/०३/२०१८
एकुण							
ला.यो. क्षेत्र ०.११.५७							
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.११.५७ (अ+ब)							
आकारणी ०.३४							
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (३९७८)							सीमा आणि गुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक २४/०७/२०१९, ०४:३८.०० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/३

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२७:०६ PM, वैधता पडताळणीसाठी <https://dgisaisbaraha.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001006078 हा क्रमांक वापरावा.



गाव :- मालवनी (९४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

सदर सव्हे हा नगर भूमापन हदीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक २४/०९/२०१९, ०४:३८:०० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. २/३

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२७:०६ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001006078 हा क्रमांक यापरावा.

Digitaly Signed





गाव नमुना द्वारा ( पिकाची नोंदवही)										
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही तयार करणे व सुस्थितीत ठेवणे ] नियम १९७१ यातील नियम २९ ]										
गाव :- मालवनी (९४३५५७)					तालुका :- बोरिवली					
जिल्हा :- मुंबई उपनगर					जिल्हा :-					
भुमापन क्रमांक व उपविभाग ७२/ड										
पिकाखालील क्षेत्राचा तपशील			लागवडीसाठी उपलब्ध नसलेली जमीन			शेरा				
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- सादरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९६० यातील नियम ३,५,६ आणि ७ ]

गाव :- मालवनी ( १४३५५७ )

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



ULPIN :

भूमापन क्रमांक व उपविभाग

जिल्हा

16112265080

७२/ब

16112265080

भूधारणा पद्धती		भोगवटादार वर्ग -१		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२२४५	विवेक ओमप्रकाश एब्रॉल	०.११.५७	०.३४		( ३६०५ )	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत	-						प्रलंबित फेरफार : नाही.
गायत	-						शेवटचा फेरफार क्रमांक : ३९८७ थ दिनांक : २६/०४/२०१८
इतर	०.११.५७						
एकुण							
ला.यो. क्षेत्र	०.११.५७						
ब) पोटखराब क्षेत्र							
(लागवड अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण							
पो.ख.क्षेत्र	०.००.००						
एकुण क्षेत्र	०.११.५७						
(अ+ब)							
आकारणी	०.३४						
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (३६०५) (३९८७)							सीमा आणि भूमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक २१/०८/२०१९:१०:१५:१३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही राही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२८:३० PM. वैयक्ता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001016175 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३

Digitally signed



गाव :- मालवनी (९४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक २१/०८/२०१९-१०-१५:१३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२८:३० PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsk/> या संकेत स्थळावर जाऊन 2202100001016175 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३

Digitaly



गाव नमुना वारा ( विकारी नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा (लाघार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- मालवती (१४३५५७)

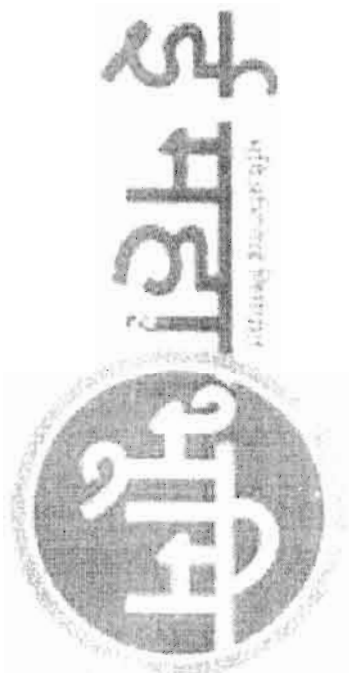
तालुका :- कोरीपती

जिल्हा :- मुंबई उपनगर  
जिल्हा

नुमापन क्रमांक व उपाधिभाग ७२/ब

		विकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		क्षेत्र	
वर्षे	हंगाम	खाते क्रमांक	विकाया प्रकार	विकाहे माव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	

टीप :- सदरची नोंद मोबाइल अॅप द्वारे घेणेन आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- मालवनी ( १४३५५७ )

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



ULPIN :

मुमापन क्रमांक व उपविभाग

जिल्हा

30793987283

७२/क

30793987283

भूधारणा पद्धती मोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२२६९	अॅग्रोल फाउंडेशनचे प्रोप्रायटर				(३६०६)	कुळाचे नाव व खंड
		विवेक ओमप्रकाश अॅग्रोल	०.०४.९४	०.९५		(३६०६)	
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -							प्रलंबित फेरफार : नाही.
गायत -							
इतर ०.०४.९४							शेवटचा फेरफार क्रमांक : ३९७८ व दिनांक : २२/०३/२०१८
एकुण							
ला.यो. क्षेत्र ०.०४.९४							
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.०४.९४							
(अ+ब)							
आकारणी ०.९५							
जुडी क्वा आकारणी विशेष							
आकारणी							
जुने फेरफार क्र : (३६०६) (३९७८)							सीमा आणि मुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक २४/०७/२०१९ ०४:४६:०१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ४/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२७:५४ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001006079 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३



गाव :- गालवनी (९४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक २४/०७/२०१९, ०४:३६:०१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही राही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२७:५४ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/osr/> या संकेत स्थळावर जाऊन 2202100001006079 हा क्रमांक यापराया.

पृष्ठ क्र. २/३

Originality of Seal



गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- मालवनी (१४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

भुमापन क्रमांक व उपविभाग ७२/क

			पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- मालवनी (१४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



ULPIN :

भुमापन क्रमांक व उपविभाग

जिल्हा

27494083191

७२/उ

27494083191

भुधारणा पद्धती		भोगवटादार वर्ग -१		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२२७०	ॲब्रॉल फाइंडेशनचे प्रोप्रायटर				(३६०६)	कुळाचे नाव व खंड
		विवेक ओमप्रकाश ॲब्रॉल				(३६०६)	
अ) लागवड योग्य क्षेत्र		सासाईक क्षेत्र	०.०१७५	०.०५			इतर अधिकार
जिरायत	-						
गायत	-						प्रलंबित फेरफार : नाही.
इतर	०.०१.७५						शेवटचा फेरफार क्रमांक : ३९७८ व दिनांक : २२/०३/२०१८
एकुण							
ला.यो. क्षेत्र	०.०१.७५						
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण							
पो.ख.क्षेत्र	०.००.००						
एकुण क्षेत्र (अ+ब)	०.०१.७५						
आकारणी	०.०५						
जुडी किंवा आकारणी विशेष							
जुडी किंवा आकारणी							
जुने फेरफार क्र : (३९७८)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक २४/०७/२०१९, ०४:३७:११ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ वा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर

कोणत्याही सही शिकव्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: ०३/०६/२०२३ : १३:२७:३४ PM. वेबसाईट पडताळणीसाठी <https://digisatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001006080 हा क्रमांक

वापरावा.

पृष्ठ क्र. १/३





गाव :- मालवनी (९४३५५७)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

सदर सधे हा नगर भूमापन हदीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक २४/०७/२०१९, ०४:४७:११ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०३/०६/२०२३ : १३:२७:३४ PM. वेधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2202100001006080 हा क्रमांक यापरावा.

पृष्ठ क्र. २/३

Digitally signed



गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- मालवनी ( १४३५५७ )

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर  
जिल्हा

भुमापन क्रमांक व उपविभाग ७२/उ

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





# MANOJ N. SATAM

TITLE INVESTIGATOR,  
FLAT NO.302, 3<sup>RD</sup> FLOOR, SHANTI NIWAS CO-OP. HSG. SOC. LTD... 'A' WING, NEAR  
BOMBAY SUBURBAN STORE, JOGESHWARI (E), MUMBAI 400 060.  
Email: [satam\\_manoj1@gmail.com](mailto:satam_manoj1@gmail.com)  
Mobile – 9892239945 / 9867118859

Date: 17.01.2022

To,  
Adv. Hirlekar  
High Court, Mumbai.

Re: Investigation title of the Property situated at  
Village: Malvani Taluka Borivali, M.S.D., land  
bearing

<u>S. No.</u>	<u>CTS No.</u>	<u>Area in Sq.Mtrs.</u>
72	339	12599.3
	339B	1697.2
	339C	3196.6
	339D	956.8
	339E	2132.0
	339F	214.7

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai and Bandra from the year 1985 to 2021 (37 Years) Goregaon from the year 1995 to 2021 (27 Years) and Borivali & Goregaon (BRL-1 to BRL-9) Computer Records from the year 2002 to 2021 (20 years).

During the course of my searches the following details were found.

At Mumbai S.R.O. from the year 1985 to 2021 (37 years).

1985 ]  
To ] NIL  
2020 ]  
2021 ] INDEX II NOT AVAILALE



At Bandra S.R.O. from the year 1985 to 2021 (37 years).

1985 ]

To ] NIL

2020 ]

2021 ] INDEX II NOT AVAILALE

At Goregaon S.R.O. from the year 1995 to 2021 (27 years).

1995 ]

To ] NIL

2020 ]

2021 ] INDEX II NOT AVAILALE

At Borivali&Goregaon (BRL-1 ToBRL-9) Computer Records  
from the year 2002 to 2021 (20 years).

2002 ]

To ] NIL

2005 ]

2006

BRL-6-6140 Indemnity Bond 21.08.2006

2006 Rs.0/- 21.08.2006

Gauss NabisabQureshi

To

Brihanmumbai Municipal Corporation

Schedule: Property situated at Village MalvaniTalukaBorivali  
M.S.D., land bearing CTS No.339 and other details as  
mentioned in the document.

2007 ] NIL

2008 ] NIL

2009

BRL-1-3677 Confirmation Deed 14.05.2009

2009 Rs.0/- 15.05.2009

M.V. Rs.2,41,79,500/-

Kishore BhikulalDalal



To

AbrarHusenTaukirHussain Syed alias

AbrarHusenTaukirHussain

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72, CTS No.339 Part  
area 12141 Sq.Mtrs.

2010 ] NIL

2011 ] NIL

2012

BRL-5-8033 Transfer Deed 07.09.2012

2012 Rs.8,00,00,000/- 26.09.2012

M.V. Rs.8,56,26,000/-

Kishore Bhikula Dalal through C.A.

AbrarHussainTaukirHussain Syed alias

AbrarHussainTaukirHussain, Kavita Ashok Bhatia,

Prem Ashok Bhatia, Gaurav Ashok Bhatia

AbrarHussainTaukirHussain Syed alias

AbrarHussainTaukirHussain

To

Masterji &amp; Company through Partner Rajesh J. Singh

Omprakash H. Kumawat (HUF), Harinarayan L. Singh

&amp; Joseph R. Mudaliar through C.A. Amaresh Govind

Joshi

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72, CTS No.339, 1)  
ND Zone area 4682.59 Sq.mtrs., 2) DP Road Area  
1156.60 Sq.Mtrs. 3) area of residential zone 174.99  
Sq.Mtrs. total area 6014.18 Sq.Mtrs. Ref.No.ADJ/B/  
1152/2012 dt.15.05.2012.



2012

BRL-5-8039                      Transfer Deed                      07.09.2012  
 2012                      Rs.36,00,000/-                      09.11.2012

M.V. Rs.1,09,92,500/-

Kishore BhikulaDalal through C.A.

AbrarHussainTaukirHussain Syed alias

AbrarHussainTaukirHussain, Kavita Ashok Bhatia,

Prem Ashok Bhatia &Gaurav Ashok Bhatia

To

AbrarHussainTaukirHussain Syed alias

AbrarHussainTaukirHussain

Schedule: Property situated at Village MalvaniTalukaBorivali  
 M.S.D., land bearing Survey No.72, CTS No.339 area  
 285.51 Sq.Mtrs. i.e. 3072 Sq.ft.,Ref.No. ADJ/B/1153/  
 2012 dt.15.05.2012.

2013

BRL-8-3956                      Conveyance Deed                      20.07.2013  
 2013                      Rs.2,83,85,000/-                      20.07.2013

M.V. Rs.2,83,83,222/-

M/s. Masterji and Company through Rajesh J. Singh

Omprakash H. Kumawat & 5 Others

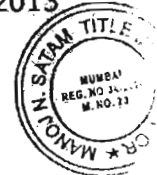
To

Abrol foundation through Prop.VivekOkprakashAbrol

Schedule: Property situated at Village MalvaniTalukaBorivali  
 M.S.D., land bearing Survey No.72, CTS No.339 area  
 12599.3 Sq.Mtrs. out of which residential zone Area is  
 669.10Sq.Mtrs.

2013

BRL-8-3958                      Conveyance Deed                      20.07.2013  
 2013                      Rs.2,05,70,000/-                      20.07.2013



M.V. Rs.2,05,67,640/-

5

M/s. Masterji and Company through Rajesh J. Singh  
Omprakash H. Kumawat & 5 Others

To

Vivek Okprakash Abrol

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72, CTS No.339 area  
12599.3 Sq.Mtrs. out of which non development zone  
Area is 1697 Sq.Mtrs.

2013

BRL-8-3960                      Conveyance Deed                      20.07.2013

2013                                      Rs.5,50,75,000/-                      20.07.2013

M.V. Rs.5,50,20,000/-

M/s. Masterji and Company through Rajesh J. Singh  
Omprakash H. Kumawat & 5 Others

To

Vivek Okprakash Abrol

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72, CTS No.339 area  
12599.3 Sq.Mtrs. out of which DP Road Area is 2317  
Sq.Mtrs.

2013

BRL-2-4844                      Transfer Deed                      24.06.2013

2013                                      Rs.1,27,20,000/-                      24.06.2013

M.V. Rs.1,27,17,000/-

Abrar Hussain Taukir Hussain Syed alias

Abrar Hussain Taukir Hussain Sayyed

To

Abrol Foundation through Prop. Vivek Okprakash Abrol



Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72, CTS No.339 area  
285.51 Sq.Mtrs.

2014 ]  
To ] NIL  
2018 ]

2019

<u>BRL-4-1574</u>	<u>Indemnity Bond</u>	<u>28.01.2019</u>
2019	Rs.0/-	28.01.2019

Rajesh J. Singh

To

Municipal Corporation of Greater Mumbai

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing CTS No.339/C.

2019

<u>BRL-4-1577</u>	<u>Affidavit</u>	<u>28.01.2019</u>
2019	Rs.0/-	28.01.2019

Rajesh J. Singh

To

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing CTS No.339/C.

2019

<u>BRL-4-2516</u>	<u>Indemnity Bond</u>	<u>14.02.2019</u>
2019	Rs.0/-	14.02.2019

M/s. Master J.P. Filling Station through Rajesh J. Singh

To

Municipal Corporation of Greater Mumbai





Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing CTS No.339/C.

2019

BRL-4-2518 Affidavit 14.02.2019

2019 Rs.0/- 14.02.2019

M/s. Master J.P. Filling Station through Rajesh J. Singh  
To

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Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing CTS No.339/C.

2020

BRL-4-9271 Leave & License 12.11.2020

2020 Rs.19,000/- 12.11.2020

Rajesh J. Singh

To

M/s. Vertex Sports through Partners Siddhant Rajesh  
Singh, Amit Kumar Singh, Partha Sarupriya & Rajul  
Shah

Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing Survey No.72 Part, CTS No.339  
Part, Jankalyan Nagar, period 60 months, 1<sup>st</sup> 3 Years  
Monthly Rent Rs.15,000/- remaining 2 years monthly  
rent Rs.25,000/-

2021

BRL-1-15465 Affidavit 13.12.2021

2021 Rs.0/- 13.12.2021



M/s. Abrol Foundation through  
Prop.VivekOmprakashAbrol through C.A. Mohammad  
AlamShaikh  
To

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Schedule: Property situated at Village MalvaniTalukaBorivali  
M.S.D., land bearing CTS No.339/D, details as  
mentioned in the document.

2021

BRL-6-18996 Affidavit 08.12.2021  
2021 Rs.0/- 08.12.2021

M/s. Abrol Foundation through  
Prop.VivekOmprakashAbrol through C.A. Mohammad  
AlamShaikh  
To

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Schedule: Property situated at Village MalvaniTalukaBorivali  
M.S.D., land bearing CTS No.339/D, details as  
mentioned in the document.

2021

BRL-6-18997 Affidavit 08.12.2021  
2021 Rs.0/- 08.12.2021

M/s. Abrol Foundation through  
Prop.VivekOmprakashAbrol through C.A. Mohammad  
AlamShaikh  
To

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Schedule: Property situated at Village MalvaniTalukaBorivali  
M.S.D., land bearing CTS No.339/D, details as  
mentioned in the document.



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2021

BRL-6-19911 Affidavit 21.12.2021

2021 Rs.0/- 22.12.2021

M/s. Abrol Foundation through  
Prop.VivekOmprakashAbrol through C.A. Mohammad  
AlamShaikh

9

To  
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Schedule: Property situated at Village Malvani Taluka Borivali  
M.S.D., land bearing CTS No.339/D, details as  
mentioned in the document.

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**Note:** At Mumbai Index II Records from the year 1985 to  
2001 some pages are torn and loose condition.

At Bandra Index II Records from the year 1985 to  
2001 some pages are torn and loose condition.

At Goregaon Index II Records from the year 1995 to  
2001 some pages are torn and loose condition.

At Borivali&Goregaon (BRL-1 to BRL-9) Index II  
Computer Records from the year 2002 to 2021 is not  
maintained properly.

  
Manoj Satam  
Title Investigator,  
Mumbai



Vertical line of text on the right side of the page, possibly a page number or a reference mark.

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Re: Investigation title of the  
Property situated at Village:  
Malvani Taluka Borivali, M.S.D., land  
bearing

<u>S. No.</u>	<u>CTS No.</u>	<u>Area in Sq.Mtrs.</u>
72	339	12599.3
	339B	1697.2
	339C	3196.6
	339D	956.8
	339E	2132.0
	339F	214.7

#### NOTE OF SEARCH

Taken in the search offices of the  
Sub-Registrar of Assurances at  
Mumbai and Bandra from the year  
1985 to 2021 (37 Years) Goregaon  
from the year 1995 to 2021 (27  
Years) and Borivali & Goregaon (BRL-1  
to BRL-9) Computer Records from the  
year 2002 to 2021 (20 years).



Manoj Satam  
Title Investigator  
Mumbai





**VIKAS R. HIRLEKAR**  
B. Com, LL.B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Girdwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
Mumbai - 400 067.  
Cell : 9820127443 Off. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

**FORMAT A**  
**(CIRCULAR NO 28/2021)**

**LEGAL TITLE REPORT**

To  
Maharera

Sub: Title clearance certificate with respect of ALL that piece and parcel of agricultural land admeasuring 669.10+ 285.51(954.61 sq.mtrs)and as per P.R. card 956.80 sq. mtrs (954.10 sq. .ntrs) or thereabout falling in "Residential Zone" out of the entire property bearing old S. No. 72 corresponding to CTS No. 339/D of Village Malwani Taluka Borivali in MSD..(Hereinafter referred as the "said plot").

Under the instruction my client Mr. VIVEK OMPRAKASH ABROL OF M/S. ABROL FOUNDATION of Mumbai I have investigated the title of the under mentioned property owned by them and my findings are as under:

**Documents of allotment of plot :**

Under a Deed of Conveyance dated 26.09.2012 executed between Kishore Bhikubhai Dalal and M/s. Masterji & Co. duly confirm by the said Abrar Husain Tauqeer Husain syed convey the part of the said entire property for the consideration and upon the terms and conditions recorded therein.

Under a Deed of Conveyance dated 26.09.2012 executed between Kishore Bhikubhai Dalal and M/s. Masterji & Co., Mr. Omprakash H. Kumavat(H.U.F), Mr. Harinarayan Singh and Joseph Mudliyar duly confirm by the said Abrar Husain Tauqeer Husain syed convey the part of the said entire property dmeasuring 4682.59 sq.mtrs or thereabout of ND Zone and land admeasuring 1156.6 sq.mtrs. affected by D.P.road, and land admeasuring 174.99 sq. mtrs. faling in "R" zone in agreegate admeasuring 6014.18 sq.mtrs. for the consideration and upon the terms and conditions recorded therein.



**VIKAS R. HIRLEKAR**  
B. Com. LL. B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
Mumbai - 400 067.  
Cell : 9820127443 Off. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

The said M/s. Masterji & co. and other owners with confirmation from Smt. Kavita Ashok Bhatia Prem Bhatia and Gaurav A. Bhatia agreed to sell convey and transfer their share right title and interest in the portion of said property falls in "R" zone 669.10 sq. Mtrs. to my client alongwith rights of Kavita Bhatia & Ors. Admeasuring 493.6 sq.mtrs. fallas in "R" Zone under a register Conveyance registered under No BRL-8-3956/2013 dated 20.07.2013 for the consideration and upon the terms and conditions recorded therein.

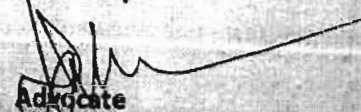
The said Mr. Kishore Dalal & ors.(Owners) under Registered conveyance dated 26.09.2012 agreed to sell convey and transfer the balance Area of 285.51 sq.mtrs in "R" zone to one Mr. Abrar Husain taqueer Husaln syed for the consideration and upon the terms and conditions recorded therein.

The said Mr. Abrar Husain Taqueer Husaln sayd in his turn under registered conveyance dated 24<sup>th</sup> June 2013 to my client for the consideration and upon the terms and conditions recorded therein.

The said entire property was subdivided as per the order Of Collector dated 20.01.2014 On the basis of the said conveyance the name of my client is recorded in revenue record as an owner of the said entire residential portlon.

On Perusal of above documets from the Search Report of 37 years, papers and Original documents produce before me I am of the opinion that the title of my client to the entire portion of the said property falls in the "R" zone mentioned in the said conveyance is clear and marketable and free from any encumbrances and reasonable doubts.

Yours truly



Advocate  
(VIKAS R. HIRLEKAR)

Encl : Annexure.

Date: 13.06.2022



**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
MUMBAI-400 067



**VIKAS R. HIRLEKAR**  
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Cell : 9820127443 Off. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

**FORMAT A**  
**(CIRCULAR NO 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.: SUB- Division Order
- 3) Search report for 37 years from (1985 TO 2021) Taken from Sub-Registrar office at MUMBAI  
DATED 17.01.2022
- 4) Any other relevant title. N.A.
- 5) Litigations if any. N.A.

Date: 13.06.2022

Yours truly



Advocate  
(VIKAS R. HIRLEKAR)

**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
MUMBAI-400 067

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Date: 13.06.2022

Yours truly

Advocate.  
(VIKAS R. HIRLEKAR)

**VIKAS R. HIRLEKAR**  
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- 5) Litigations if any. N.A.



Date: 13.06.2022

Yours truly

Advocate.  
(VIKAS R. HIRLEKAR)

**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Girdwar Apartment  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
MUMBAI-400 067

346  
Form -----  
88

in replying please quote No.  
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/WSII/0372/P/337(NEW)/IOD/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,  
M/S.ABROL FOUNDATION

Krishna Vastu-1 Ramchandra Lane Extension road Near Movie Time Theatre, Link Road Malad West Mumbai-400064

With reference to your Notice 337 (New) , letter No. 603 dated. 24/6/2014 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed residential building on plot bearing CTS No.339/D ,339/E of Village Malvani at Malad West Mumbai-400095 CTS/CS/FP No. 339/D ,339/E furnished to me under your letter, dated 24/6/2014. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

**A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 3 That this IOD shall not be used as an instrument for existing the occupants without following due process of law.
- 4 Existing structure proposed to be demolished shall not be demoiished or necessary Phase Programme with agreement will not be submitted & got approved before C.C.
- 5 That the consultants as per EODB (I-pre-application stage Table 1) shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall not be submitted before C.C
- 6 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details for the prop. Building, d) any other consultants if any required.
- 7 That the Internal Services within layout proposal shall not be provided by Developer/Architect.

- 8 That the Notice in the form of Appendix XV (Work Start Notice) shall not be submitted.
- 9 That the requisitions of Reg. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 10 The Commencement certificate under section 44/69(i) a of MR & TP act will not be obtained before starting proposed work.
- 11 That the NOC from collector (MSD) for excavation for foundation will not be submitted.
- 12 That in case of no cutting of trees, Self-certification by Consultant & developer for the same along with plan showing the details of tree on plot duly certified by both Licensed Surveyor & Developer shall not be submitted.
- 13 That the bore well shall not be constructed in consultation with H.E.
- 14 The NOC from Tree authority will not be submitted.
- 15 That the Attested copy of Payment of tax upto date paid to assessment department shall not be submitted.
- 16 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall not be submitted before C.C. & completion to the same shall not submitted before O.C.C.
- 17 That the self - declaration in respect of installing composting pit/ composite machine/ biometanise system for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 18 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 19 That the SWM NOC shall not be submitted
- 20 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 21 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 22 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system', details thereof shall not be submitted to that effect.
- 23 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
- 24 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled

No. CHE/WSII/0372/P/337(NEW)/IOD/1/New

to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.

- 25 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 26 That the valid Bank Guarantee as per policy circular shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 27 The RUT shall not be submitted before asking C.C stating that the clauses will not be incorporated in flats sale agreement of prospective buyers/members stating That the Building under reference is deficient in open spaces and MCGM will not be held liable for the same in future and That the buyer/member agree for no objection for the neighborhood development with deficient open space in future.
- 28 The RUT regarding following shall not be submitted before asking for the C.C for: i. Mechanized parking system shall be equipped with electric sensor floor devices and also proper precautions and safety measure shall not be taken to avoid any mishap and maintenance of the same shall not be done regularly, ii. For incorporating specific clause in the sale agreement to make aware prospective buyers shall not be insisted to be incorporated to the effect that no complaints of whatsoever nature from prospective occupants/buyers as regards parking spaces arrangement and inadequate aisle space shall not be entertained and a sample copy of agreement to that effect will not be submitted to M.C.G.M before O.C.C.
- 29 That the Comprehensive Registered Undertaking as per EODB shall not be submitted.
- 30 That the Comprehensive Indemnity Bond as per EODB shall not be submitted.
- 31 RUT for excess parking to be handed over to MCGM if full FSI is not consumed will not be submitted before CC.
- 32 That the status of the road shall not be submitted.
- 33 That the road shall not be got demarcated on site from the office of A.E. survey.
- 34 That setback land free of compensation and free of any encumbrance if any shall not be handed over to MCGM and possession receipt shall not be submitted from Assistant Commissioner of the ward.
- 35 That in the event setback and/or reservation is not handed over then at FCC, area equivalent to the area of setback and/or reservation shall not be requested till such area is handed over or as per circular issued from time to time.
- 36 That all the conditions mentioned in the Govt. Directives u/s 154 of MRTP Act 1966 issued u/no. TPS1820 /AN.27 /C.N.80 /20/UD-13 dtd. 14-01-2021 and Circular under no. CHE/DP/21546/Gen dated 22.02.2021 and dated 05.03.2021 shall not be complied with.
- 37 That the cognizance of Reg. 11(1), 11(5), 12(4), 12(5) of DCPR shall not be taken and Indemnity bond Indemnifying MCGM as regards safety precautions as per 12(5) of DCPR-2034 to that effect shall not be submitted.
- 38 That the payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20 and payment sheet shall not be made.
- 39 MR plan shall not be submitted and in case of any changes as against plot boundaries as per CTS plan/shown in plan, concessions shall not be got approved from the competent Authority. Registered Indemnity bond Indemnifying MCGM shall not be submitted for the same.

- 40 That the indemnity bond indemnifying to the M.C.G.M. against any litigation/ claims/ disputes arising out of inadequate Aisle space for two way maneuvering shall not be submitted. RUT with the specific clause shall not be incorporated in the sale agreement to make aware prospective buyers to the effect and that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement shall not be entertained and a sample copy of agreement to that effect shall be submitted to M.C.G.M before O.C.C.
- 41 Remarks from Power Supply Co. for electric Substation shall not be submitted before C.C.
- 42 that the N.O.C. from Ch.Eng. (M& E)/Consultant will not be submitted before C.C.
- 43 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect, R.C.C. consultant etc.
- 44 That all the requisite document / remark from consultants as per E.O.D.B. shall not be submitted before asking for C.C.
- 45 That the layout shall not be got approved before C.C. and T & C mentioned therein will not be complied.
- 46 That the Registered Undertaking shall not be submitted stating therein that in future on sanction of EP if Regulation 14 (A) & 15 is applicable, compliance of the requirements under these Regulations will not be done by Project Proponent.
- 47 That the RUT shall no be submitted regarding disclosure in agrrement for WC Ventilation through Mechanical ventilation system for shop at Ground floor by indemnifying MCGM & its Officers.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall not be submitted & Plinth shall not be got checked by this office staff.
- 2 All the requisite payments as intimated by various departments of MCGM shall not be paid.
- 3 That the C.C. shall not be re-endorsed.
- 4 That the Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company j) A.A. & C.
- 5 That the Material testing report shall not be submitted.
- 6 That the monthly progress report of the work will not be submitted by the Architect.
- 7 Valid Janata Insurance policy shall not be submitted.
- 8 The Extra water & sewerage charges will not be paid to A.E.W.W. P/North Ward before C.C.
- 9 That no dues pending certificate from A.E.(W.W.) shall not be submitted before C.C.
- 10 That the P.C.O.'s one time charges as per E.O.D.B. policy shall not be paid before F.C.C.
- 11 That the Valid Civil Aviation NOC for height clearance through Nocas shall not be submitted before requesting CC beyond plinth. Further all conditions mentioned therein in Civil Aviation NOC shall not be complied with.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

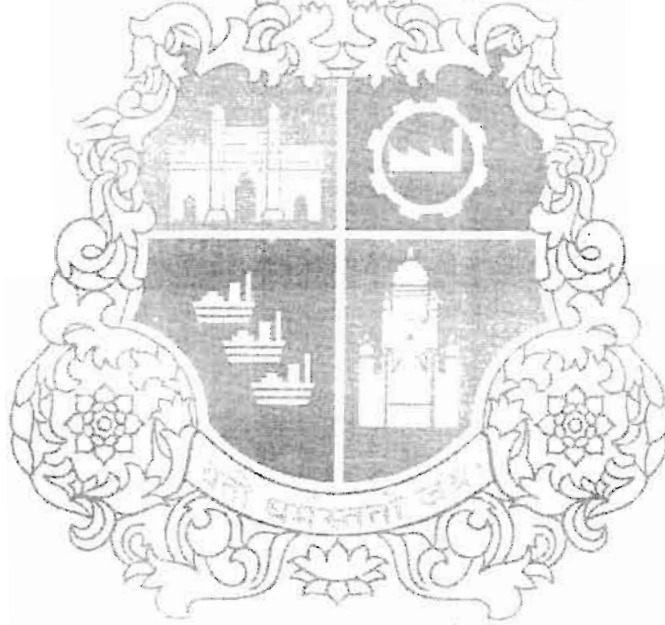
- 1 That the low lying plot will not be filled upto a reduced level of at least 31.98MT own Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side.
- 2 That 3.00mt.wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 7 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Parking c) Water Works d) Fire Fighting Provisions (CFO NQC) e) Tree authority f) Hydraulic Engineer g) A.A. & C ( P/north) (h) Rain water harvesting i) Lift completion certificate from lift inspector shall not be submitted before occupation.
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall not be submitted.
- 9 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall not be submitted in prescribed format.
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the same building shall not be treated separately on the same plot by residents / occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall not be incorporated by developer / owner.
- 11 That the final plans shall not be submitted alongwith Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 12 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 13 That some of the drains shall not be laid internally with C.I.
- 14 That every part of the building constructed and more particularly O.H. Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
- 15 That the dust bin will not be provided.
- 16 That the Sample agreement with prospective buyers/members shall not be submitted with clauses stating:- a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future, b) That the buyer /member agree for no objection for the neighbourhood development with deficient open space in future, c) That the buyer / members will not held M.C.G.M. liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. liable for any mishap due to provision of additional height of stilt for provision of



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parking/parking tower, e) That there is inadequate manoeuvring space of car parking and buyer/member will not make any complaint to M.C.G.M. in this regard in future before submission of OCC/BCC

- 17 That all the payments shall not be paid.
- 18 That P.R. Card in the name of MCGM for road setback handed over to MCGM shall not be submitted.
- 19 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from RWH completed scheme on site shall not to be uploaded on RWH tab in online AutoDCR system.
- 20 That the sample copy of agreement shall not be submitted with the specific clause in the sale agreement to make aware prospective buyers shall not be incorporated for inadequate Aisle space for two way & at turning and also inadequate turning radius and that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement shall not be entertained.
- 21 That the height shall not be certified by the consultant as per Civil Aviation NOC before OCC.



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 23 December day of 2022 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,  
Zone, Wards.**

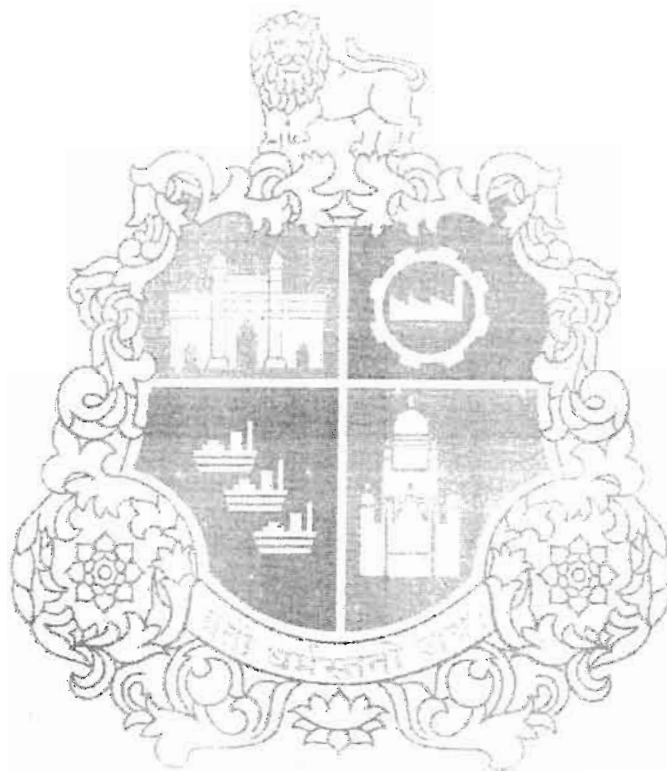
**SPECIAL INSTRUCTIONS**

1. **THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
  - c) Not less than 92 ft. (!Town Hall)) above Town Hall Datum.
4. Your attention is invited to the provision of Section-152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

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before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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No. EB/CE/ /BS /A/

#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden man rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

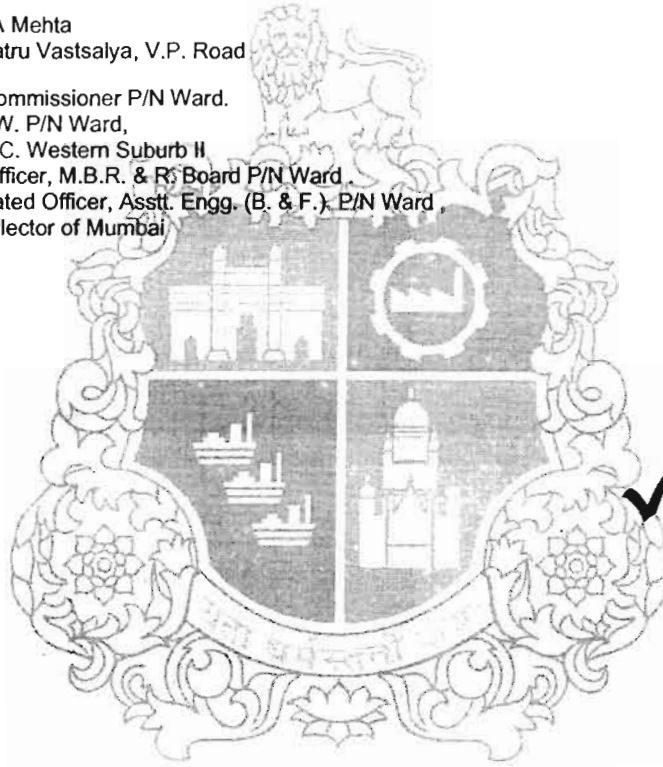
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**Executive Engineer, Building Proposals  
Zones ..... wards.**

**CHE/WSII/0372/P/337(NEW)/IOD/1/New**

Copy To :- 1. Abhijit A Mehta  
101, Matru Vastsalya, V.P. Road

2. Asst. Commissioner P/N Ward.
3. A.E.W.W. P/N Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R; Board P/N Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) P/N Ward ,
7. The Collector of Mumbai



Name : Anil Prabhakar Dhwar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 24-Dec-2021 16: 09:33

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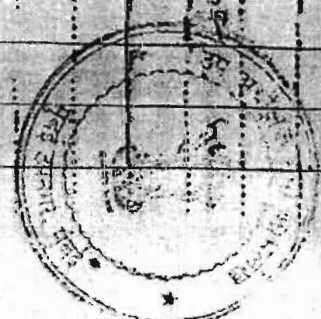
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## हक्काचे पत्रक (नमुना नं. ६)

मौजे:- वाढवर्षी  
तालुका:- बेरीबर्षी

नोंदीचा अनुक्रम नंबर	हक्काचा प्रकार	पेसफार झालेले स.नं.हि.नं	तपासणी असलदागांची सही किंवा शेरा तपासणे
१३१	आकार फोड पत्रका प्रमाणे दुसरी ३-२२-३१ नांव निसजोकरदुपिंग स.ज. हि.नं ७२ - क्षेत्र ३१० शकसर ४-०-० Working order after Pionulgalien as correct upto २१-३-१९३२ शुक्रवा २८-७-३२ दि: कारण पुरा आस रिवा करे. <i>Sd/xxx 10/08/2022</i>	७२-०	<i>Sd/xxx 2/7/</i>

असल बरहुकूम खरी नक्कल रजु असे.  
तयार तारीख:- २५/०८/२०२२

*Sd/xxx*  
तलाठीसुभा मालवणी  
तलखिल बंसीवली

# हक्काचे पत्रक (नमुना नं. ६)

मौजे - मालवडी  
 तालुका - कन्नड

नोंदीचा अनु. नं.	हक्काचा प्रकार	करकार शालेने स.न.द.दि.नं.	तपासणी अंमलदाराची सही किंवा शेरा
४७०	दरिद्र अग्रगण्ये हीमडोळ दुसऱ्या दि	४७-७	शेरा कन्नड
	दरिद्र २/१३८ शेडी मळर काले टाक	४८-४	४७ x x x x x
	दरिद्र काळकर सिमिडिका शेरा व पार	४९-८	१५/३/२५
	शेरा (काल) अडी दंडे टाक करणे	७२-०	१०/३/२५
	कडक दण्डुमळर दुसरे दंडे ११५५१७२	८८-२९	१०/३/२५
	२०/३/२९	९२६-६	
	मळणे दरिद्र दण्डुमळर काडुमळर दंडे	९४७-३	
	टाक करणे	९४८-८	
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असल वस्तुक्रम खरी नक्कल असे. तयार - दि. २५/०८/२०२२

Prull  
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 तालुका चौकीवली

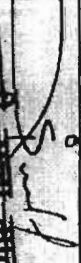


## हक्काचे पत्रक (नमुना नं. ६)

सौजे - सखारखी  
 तालुका - केशिखरी

नोदीचा अनु. नं.	हक्काचा प्रकार	केरफार झालेले स.नं. व दि. नं.	तापासणी अंमलदाराची सही किंवा शीरा
(2020)	<p>दरिद्र ७७-३-८३ कोट्टी टाकळ घुसू</p> <p>सुदुकिरिडिड काळसू टाकळ कोळसगा स.नं. ७२-०</p> <p>०१ उरिडिड अरकवळ अरकेस-बेसुसस अरकेस</p> <p>१००० कोळस ३२ ० सभाणे टोळगाटा अरुडि</p> <p>८३३ अरुड टाकळ कासुनिळू बेसुसस अरकेस</p> <p>०३३ कोळी कोळस सुदर उरिडिडिड अरकवळ</p> <p>अरकेस बेसुसस अरकेस टाकळ टाकळ कोळस</p> <p>सुदर उरिडिड के. कोळसट अरकेस अरकेस अरकवळ</p> <p>परकवणी विरवाळ कोळसुडि डारुण टाकळ</p> <p>परकेळ विरु टाकळ कोळस नरुडि. (दुटेड</p> <p>३२ ०० सभाणे कोळस)</p>	७२-०	<p>सखारखी</p> <p>७३/३/८३</p>
	<p>०३३ कोळी कोळस सुदर उरिडिडिड अरकवळ</p> <p>अरकेस बेसुसस अरकेस टाकळ टाकळ कोळस</p> <p>सुदर उरिडिड के. कोळसट अरकेस अरकेस अरकवळ</p> <p>परकवणी विरवाळ कोळसुडि डारुण टाकळ</p> <p>परकेळ विरु टाकळ कोळस नरुडि. (दुटेड</p> <p>३२ ०० सभाणे कोळस)</p>		<p>०३३ कोळी कोळस सुदर उरिडिडिड अरकवळ</p> <p>अरकेस बेसुसस अरकेस टाकळ टाकळ कोळस</p> <p>सुदर उरिडिड के. कोळसट अरकेस अरकेस अरकवळ</p> <p>परकवणी विरवाळ कोळसुडि डारुण टाकळ</p> <p>परकेळ विरु टाकळ कोळस नरुडि. (दुटेड</p> <p>३२ ०० सभाणे कोळस)</p>

अस्सल बरहुकुग खरी नायकाल असे. तयार - दि. २५ / ०८ / २०२२

  
**तपाली राजा गाणवणी**  
 तबदिल बोरीवली

## हक्कावे पत्रक (नमुना नं. ६)

भाजे - सुखराज  
 तालुका - कडवा

नोंदीया अनु. नं.	हक्कावा प्रकार	हक्कार झालेले स.नं.व.दि.नं.	तपासणी अंमलादाराची साही किंवा शेरा
(23/0)	<p>दरिद्र राहाणाऱ्या विक्री पत्रकामधील                      कायदा दाखल केलेल्या स.नं. वी. उभयि                      की माली आमुदर मदारसय दूर गांस                      की आडवळ रोसस गांस वळद विकत                      होऊन पत्रकामधी मा. सक विक्रीपत्रक                      मंजूरस संकुद अडवळ विकत गांस वळद                      01/01/2022/12/12/2022 स. 6/131                      1084 नु. विके ममाल कळ वळद नु.स                      वळद आस. (नोट 01/01/2022/1084 नु.                      12-3-84)</p> <p style="text-align: center;"> <u>सा x x x x x</u>  <u>तळी ममाली</u> </p>	<p>92 / -</p> <p><u>सुखराज</u>                      आस</p>	<p>आस</p> <p>कळ वळद विके नु.स -                      दडी काक दाखल                      होत</p> <p>संकुद  <u>सा x x x x x</u>                      23/6</p>
	<p style="text-align: center;"> <u>सा x x x x x</u>  <u>तळी ममाली</u> </p>	<p><u>सुखराज</u></p>	<p><u>सुखराज</u></p>

असल वरहुकुम खरी नक्कल अस. तयार - दि. 25/08/2022

सुखराज  
 दळी ममाली  
 तळी ममाली





22/08/22  
पक्ष

162/1986 सुभागे कोर्टा दवा दायक करार देना.  
 एका कोर्टा मा. उज. विभागीय अधिकारी. एकाही  
 दिवसा वेळीच्या आदेशा कोणता करून घ्यायला दिवस  
 दई पळत म. सं. 29/08 मा. दिवस वेळीच्या आदेशा  
 कोणता करार सुभागे 9/02 महेश कदार एकाही दायक  
 कोणता करार म. सं.  
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 वेळी म. सं. सं.

## हक्काचे पत्रक (नमुना नं. ६)

मौजे - सावली  
 तासुका - सावली

नोंदीचा अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स.न.व.दि.नं.	तपासणी अमलदाराची सही किंवा शीरा
(2299)	<p>दा.ता. ७/१२/६७. ता.कडुवा आदेशावरून स.नं. ७२-० ह्या आदेशास १०.१०० ३२० ३/६२ ता. १२/६३ ते अखेरीस होवून ही आदेशाक आधीच होण्यास आदेश नोंद करणार वगळता २०५१० ते दाखल करणार आदेशाक होत. त्यानखेरीस नोंदणी होण्यास आधीच होण्यास ह्याने ह्या. विभागाच्या अधिकाऱ्यांक ह्याचे वळे आणि नुसार फ.नं. २२०६ ते पुरविलेक आदेशा होई पर्यंत फ.नं. २०५१० ह्या नोंदीस तहकबि देण्यास आदेशा नोंद ठेवाण्यात आलेली आहे. ह्या काळा पुढे होण्यास ते निव्वळ सिकावा म्हणजे नोंदणी होण्यास आधीच होण्यास होत. म्हणजेच २०५१० दिवस दिवसक वगळे होण्याचे वळे आदेशाक नोंद देण्यास.</p>	७२-०	<p>तपासणी अमलदाराची सही किंवा शीरा</p> <p>आ.दि. नं. १२३५२/६६</p> <p>१९/६/६६</p> <p>सावली</p> <p>अ.दि. नं. २२३५२/६६</p> <p>१९/१०/६६</p> <p>नुसार</p> <p>ह्या आदेशाक फ.नं. २०५१० व तहकबि देण्यास आदेशा नोंद ठेवाण्यात आलेली आहे.</p> <p style="text-align: right;">Sd x x x x x                  स. वि. सावली                  २/११/६६</p>

आसात वस्तुकुम खरी नोंद करण आहे. तयार. दि. / /

स. वि. सा. जा. १  
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162/1986 समानो कोर्ट दारा दाखल केस दबा।  
 एका कोर्टी मा. आ. विभागीय अधिकारी खाती  
 देवळी तहसील अर्थात कायम कोत पंढीत विठ्ठल  
 देव पर्वत के. नं. 2949 आ. के. वि. तहसील देवळी अर्थात  
 कायम केस समानो 9/92 मध्ये कोत देवळी दखल  
 ठाण्यात आला असे.  
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दफ्तार तारीख:- 25/08/2022

  
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हस्ताक्षर प्रकार

महोडा श्री. अकेसा जोरास भा. बोटी प्रस्तावना के संकेत आहे सादर 25/08/2022  
प्रस्तावनावर दुर्बल उच्च अभ्यास्य दोष कमी पिठिशन नं ६२३/६६  
दि. २६-९-६६ ने प्रोबेट आदेश आहे त्याप्रमाणे वरील ताचे दफतर  
करण करीता बोटी केडी आहे. (नोट वी) इ. नं. भा. २१२४ / का. ३-३२४  
०३ रस भा. ३/०२ दि. २२-२-०२ प्रस्तावनाची धावापरा प्रोबेटची  
धावापरा नुबद उच्च न्यायालय माध्यम नुबद प्रस्ताव दि. २२/०२/२४  
भा. २ आहे व वार कायदापरा वारन केडी आहे.

Scribe

वेळापत्राचे  
स. नं. ठिका

रावापरी अंतर्गत  
सही किंवा अंतर्गत  
वरील परंपरावाची भाषा  
वारील करून दशात  
मा. २०-७-२००२  
Scribe  
नं. अ. ३०

गोणर

Scribe

२३-७-०२

मा. ६ बोटीवाची

व्यार तारीख: 25/08/2022

Scribe  
तलाठी सजा भाटावणी  
तहसिल बोटीवाची

# हक्काचे पत्रक (मं. नं. व. १)

पणे : माव्यवर्गी.

राज्यका : कोरवकी.

नॉमिनल अनुक्रम नंबर	हक्काचा प्रकार	केरकार कागद दि. नं. व. नं.	हक्काची संकलवाराची घडी किंवा घेरा
२७३३	<p>सा.सा. २३-२-२००४ पोस्टेद वरून बाजूस दायक कोरवकी वाने वहिन नयी मिकका असिमागि डोमिनिका कोरिस व सी. आगिनाक आगि कोरिस योसे मोके घाडे अ.नं. ७२ बाबा मा. महराज्य महड्ड डिप्लोमा महड्ड योसे मोके दावा क TMC/A-162/1986 व TMC/A-198/1986 ने असिमागि डोमिनिका कोरिस विरुध्द अ. आगिनाक आगिनाक योसेस मोच्या महड्डे सुन हागा सुदर दावाचा मिकका दि. २६-१२-८७ सोमि कागून मा. महड्डेदर नोरेवकी मोच्या आगिनाक TMC/52-G/5/82 दि. १-२-८७ न सा. उपनिमणान आगिनाक मोमा सुदरा क TMC/APP 01/15/15 दि. २२-७-८६ र सुदर अशाके करून कोरिसासणे घेई नामावरच्या आगि घेमा, सुदरच्या गोरीया विरुध्द गी. आगिनाक आगिनाक योसेस योने मोच्या इरुयु न्यायालय योसे कोरिस रेट दिरियाग नं १५५४/८२ ने राख कली हागी या योनेच्या मिकका दि. १२-२-२००२ सोमि कागून ल्यासध्दो अ. आगिनाक योसेस योने आगिनाक कोरिसागा आगिनाक आडे च्यासध्दो अ.नं. ७२ महड्डे वार हक्कागाक के. नं. २२०६ व २२५५ ने ठेकेदे राधु कोरिस कोरी करून पुन्हा राधु मिककासणे जाणना माह. २ असिमागि डोमिनिका कोरिस आगे नावे करणे करीगा नोरे केरसी. सागेच असिमागि डोमिनिका कोरिस स्या दि. २५-५-९२ सोमि ग्ला स्वावया बापून स्यासि के. २०-५-९२ सोमि २) खरीक योसेस र. असिमागि मिकका डिगोमा, ३ असिमागि कोरिस करून ७) कोरिस कोरिस ५ असिमागि कोरिसा फोनागि ६ असिमागि कोरिस कोरी स्यासि स्यासि</p>	<p>२००३-५ २७-७ २३६-२ २३६-६ २५३-२७ २५२-८ २५४-३ ६६-६ ७२-०</p>	<p>मोटीस काढकी नोटीस न्यायवरीर माकेदर केरसी कोरिसा कोरिसा दि. २६-२-२००४ २) मिकका डिप्लोमा ७) मोरीन कोरिसा ३) कोरिसा योसेस र के कोरिस कोरिसा ५, कोरिसी कोरिसा योने ६) मिकका कोरिस मिकका कोरिसा कोरिसा कोरिसा मोके दि. २०-५-९२ प्रमाणे अ. कोरिस कोरिसा योने नोरे कोरिसा दि. २५-२-२००४ कोरिसा ना स्यासि पत्र दि. २५-२-२००४ पाहणे बाहुक्य आदेश आरटी स्यासि/स्यसी ३७३/२००३ ता. २२-२-२००४ पाहणे अर्ज दा इतर न्यायदपाहणे मिकका कोरिसा कोरिसा कोरिसा कोरिस ना इरुयु पत्र वाहाव्यासो कोरिसा वरून मिकका कोरिसा कोरिसा ता. २५-५-२००४ मिकका कोरिसा</p>

वक्का वरुणुय घरी मक्का व्म घणे.  
वक्का तारीख (वृ. मी. पा)

# हक्काचे पत्रक (नमुना नं. ६)

सौजे: आरवणी  
तालुका: बोरीकरी

नादीना  
नकम  
पत्र

हक्काचा प्रकार

पैरफार झालेले स.नं हि.नं

तपासणी अमलदाराची सही किंवा शेरा

सुप्रिम कोर्ट ऑफ इंडिया  
पीटिशन (एस) नं. १२३६७/२००८  
२६३६०/२००८ या निकाळ पाहू  
दि. २४-२-२०१०

अरवणी  
स-अर वडोदा

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अरवणी  
स-अर वडोदा

सं.नं. २५/०८/२०२२

आरवणी  
स-अर वडोदा

हक्काचे पत्रक (गुना न. ६)

मते :- असत्य  
 तालिका :- करीब

नदणीचा अनुक्रम नं	हक्काचा प्रकार	केरकार झालेले सं. नं. दि. नं.	तपासणी असलदारानी सही किंवा प्रेषा
(3175)	<p>दिवस 25/12/2010 कोर्टीक कडुस दा-                      वळ कोळी सं. क. पीर जमिन आदिबळ                      कोसस मारजा बाबाबळ दावळ आहे.                      उभर बाबा विंगळ 21/2/1971 कोर्टी                      दिवळ करणर नवळम मालेक पोरमळीस                      हजारे नवळमस 0 दिवशीर मालेकसादे दावळ                      आवाला वुमन मारणर कालिया आनर                      वळमळ कोळी विवळ दिळी आहे सरकी                      कोर्टीकर दावळ कं. 8/2/ 1971/1971 दिवळ                      01/11/2010 कोर्टी सड दिवळ दिवळका दळ                      2. मळई उपळार दिवळ कोळी वळ नं. 1-                      दिवळ कोळी आहे कोळी कोर्टीयार माले                      दावळ दावळ वळमळी दावळ कोळी आहे                      कोर्टी करे उळका कोर्टीकर सुकी का 2                      21/12/2010 (मुद्रा)</p>	<p>72</p>	<p>दिवस कोळी                      दावळ दावळ                      25 x x x x                      दावळ कोळी                      25/12/2010                      कोर्टी उळका कोर्टी-                      कर सुकी वळमळ                      दावळ दावळ कोळी                      दावळ कोळी माले                      दावळ दिवळका                      25/12/2010                      मळई                      25 x x x x                      सं. अ. 21/12/2010</p>
	<p>असलदार (मुद्रा)</p>	<p>25</p>	<p>25 x x x x                      सं. अ. 25/12/2010</p>

असलदार घाटी : असलदार रणु असे  
 तपासणी तारीख 25/08/2022

असलदार रणु असे  
 तपासणी तारीख 25/08/2022

हक्काचे पत्रक (गो. न. नं. ६)

मते :- सावळणी  
 गावका :- चौरीवली

नंदाचीचा अनुक्रम नं	हक्काचा प्रकार	केरकार झालेले स.नं. दि.नं.	गाणसणी असतानाची सही किंवा मोग
32358	<p>दाराख (गाण 1011) दाराखीन बाळुस दाराख केवरी स.नं. नं. 1011 अखिर ① किशोर किशोरदाई दाराख ② अशोक कुमार मराठेकर - मारीभार मान्या बाबावर दाराख अखुर्न या शेकी अ.नं. ② अशोक कुमार मराठेकर मारीभार के दिनांक 6/11/2011 रोजी सयत सोबि अखुर्न झाना जवाहीर मसोन दाराख अखिर.</p> <p>① चौमरी करिवार अशोक मारीभार 57 पकी                  ② चूम अशोक मारीभार 30 पुजारा                  ③ गोरव अशोक मारीभार 28 पुजारा</p> <p>करवे करीन मसोन दाराख अखिर करीन करीन दाराखीची सोबि दाराख करवायारी नीद करवे करवे. (नीद करी. अजाब, पंचनामा, इंडिरिटी कोड, 32 मारीभारकाय)</p> <p>Sakshya                  दाराखणी</p>	72	<p>मारीभार बाळु दाराख करिवरी मारीभार 30/11/2011</p> <p>अर्ज. अजाब पंचनामा मराठेकर दाराख मारीभार अखिर करवे इंडिरिटी कोड क इयत करवाय पना करवे दाराख नीद दाराखी</p> <p>दिनांक 30/11/2011</p> <p>— सांजुदे —                  Sakshya                  स.अ. चौरीवली</p>

असतल बाळुकरुम यादी नकलान लपू अदी.  
 तयार मारीभार 25/08/2022

Sakshya  
 दाराखणी चौरीवली  
 दाराखणी चौरीवली



हक्काचे पत्रक (गो. न. नं. ६)

पोषे :- तालवणी  
तालुका :- खेरीकडी

<p>नोंदणीचा अनुक्रम नंबर 3507</p>	<p>हक्काचा प्रकार तारीख 5.10-2012 खेरीकडाने कापय दाखर केलेली शान ची जागि 1 मिशोर प्रिन्सिपल दलाल 2 कविता अशोक जावडेया 3 प्रेम अशोक आर्येया 4 गौरव अशोक आर्येया यांच्या नावावर दाखल असून त्यांनी दिव्यांक 7-9-2012 रोजी खेरीकड्या करण रमण रुपत्रे डाठ मंत्रोप समिथे 1 मे. मास्टली ओण मंगणीचे आगीवार अजिंजे जे सिंद 2 अममकाश रचकुमावण (रच कु.रफ) 3 हरीनाथरण रल सिंद 4 जेसेफ आर मुदलियार मोगा फिा दिदी ओह, यादत्रे खेरीकड्या दया क 8033/2012 फिांप 26-9-2012 रोजी सह दुयम निबंधक कोरवडी 5 मेमे गोदणीकडे केले आहे करिता खेरीकडार मीने मोग दाखर वर्या-याही नोद केले आहे. (नोद अर्ची, जबाब, खेरीकड्या सुमीक रमणमयाचा पुरावा) स नं क्षेत्र 72 6014-18 चोर्ची</p>	<p>फेरफार झालेले स.नं. दि.नं. 72/- खेरीकडार</p>	<p>तापासणी असल्यातची सही किंवा शीत नोदीय चावणी बोर्डावर प्रसिध्द केलेली, नोदीया काण्ट हस्तगत झालेली नाही. S त आखणी 17-10-2012 खेरीकड्या, सुमी अममक दोग अनु क्रवदर-79/033/ 2012 फिांप 26-9-2012 पाटि, लाजव्ये नोद मंगूर S 26-9-2012 वेळ अक्षिप्री गोमिां S</p>
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असल बाबुक्रुप खरी नक्कल रणु असे.  
तयार तारीख 25/08/2022

तलाठी सौजी मालवणी  
तबखिल बोरीवली




(नमूना नं. 1)

**हदयकाचे पत्रक**

भावे :- साक्षरणी  
साविका :- बाबिबली

नीदपीया अनुक्रम नंबर	हदयकाया प्रकार	केरकार सादले सं. नं. दि. नं.	तपासणी अखतदारणी सही किंवा शता. :-
<p style="text-align: center;">50305</p>	<p>२१०६१०३१०८१२०९२ यवदीयायायेन बाळुयुव द्यायव केरवसा सदी के नया जसिनी अजुके कविला अशोक आशिया . नेम अशोक आशिया , शीयव अशोक आशिया व मे माययवी शंठु कं मे आशीयाद राजेव के शिरे . कोरपुजव कयं कुमावत (पुसं मु पुषु) वरी नारायणता क शिरे . जियेन आर मुयवीयाद यांचे नांद करि यांनी ह्या जसिनीयकी सदावी लक्षुदे दीयाका जसिनी यवेर शिषयाने विवेक सोम पुषावत ईकांर माना सदी हा अलहाद वेयशीयवत कसुन दायवा सदी या काल - १७९६०१०३ दि. २०-७-९३ कसा करि. कशीला जवावी लक्षुदे दीयाका जसिनी यवेर दीयाये नांदे केवी. (नांद कर्क उबार मुवी हा मी कर्क अशिको) दोस सदी</p> <p>सुदे के १९५०      <u>Shaxxx</u> ७३ के १९५६.६      <u>बाबिबली</u></p>	<p>७२ सं ७२. सं</p> <p><u>सुशुता देन</u> <u>साय</u></p>	<p>येदीया अशोकान बाळुदे सकार आदी नाहि. दि. २०१८१३</p> <p><u>Shaxxx</u> <u>बाबिबली</u></p> <p>वेसरीकर कावलयन पादिसे. <u>वेर संजु</u></p> <p><u>Shaxxx</u> <u>बाबिबली</u> <u>बाबिबली</u></p>

असात नरपुसुम यारी-भयकव असे नंबर दि. 25/07/2022

  
**नली साहा आतावणी**  
तहसिल बाधीवली

हयकाने पत्रक

(नमुना नं. १)

मते - शाखावली  
साहका - काशीवली

नोदणीया अनुक्रम नंबर	हयकाना प्रकार	केंद्रकार झालेले सं. नं. दि. नं.	नयासणी अमलदाराची सही किंवा शीरा.
<p>७३०४</p>	<p>१) १०/०१/२०१७ रोजी उरली उरली व उत्तुम याने केलेला यर्दे वं यी अधिन ० कविला अर्शाक आदिमा ० पैम अर्शाक आदिमा ० नोयव अर्शाक आदिमा यांचे नांव ठरवि. यांनी ह्या अधिन सी.पे.सी. वगळी नमुद दिवस यी अधिन कळविले व यांनी से भावयती ६ वं से भावयितार रावेडा से विंद व सेम मु मुम ये कवी कोम मुकावा उम कुमानव यांचे ह्ये रवेदीयनाम विवेक कोम मुकावा कोकोक यांना दिवली. हा उपदार वेयतीकुद कुमुम हाय्या मुयती या कयत - १/३२५१७३ दि. २०-७-२३ कयला आहे. काशीला काळुस यायवळ अधिनोयम यवली नमुद दिवायम रवेदीयारमो कांठ यायवळ केले.</p> <p>(कोद कयत, कयवळ मुयती या यी मुकुमले) यर्दे वं यी योम से.से</p> <p>७२ से ७६१७ से.से <u>Shaखा</u></p>	<p>७२ से</p> <p><u>उरली मुक</u> <u>काय</u></p>	<p>नोयवला काळुस हायवळ आली नादी. दि. ३०/१२/२०२३</p> <p><u>Shaखा</u> <u>काशी वयावली</u></p> <p>नोयवळकर कायययरा पदिदे. नोयव संयार</p> <p><u>Shaखा</u> <u>संयक अधिकायि</u> <u>नोयवला</u></p>
<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>

असतल नयकुम यशी-भयकल असे तयार दि. 25/08/2022

Shaखा  
तलाठी संजा कालवणी  
तलसिल वारीवली

# हक्काचे पत्रक (नमुना नं.६)

मौजे: आढवणी  
तालुका: केरलीक

नोंदीचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले स.नं हि.नं	तपासणी अमलदारांची सही किंवा शेरत
<p>३६०८</p>	<p>दा. ता. ३-८-७३ अरदीयागणे वगजूस दाखल केलेल्या जमिनी अल्पजमिनी करिगा अशोक आदीया, प्रेम अशोक आदीया, नौरव अशोक आदीया व शे. भास्कर इ.कं.चे- आदीयादर न्यायेच्या जे शिंदे, शे.म.मकनाबा एम कुमावता (एच.यु.ए.क.) एटी नगरप्रशासक शिंदे जेसिक भाट मुळशी भाट वंचेचे नावे आहे, शे.नी.अदर जमिनी घेयी आढवणी नमुदर कोजाटय जमिनी अरदीयेने अशोक पो.शे.बा.ना.चे मो.प्राभाटर विकेत शे.म.मकनाबा अशोक याना दिवी हा टायटलर नोंदणीकृत आहे, त्याचा सुची-॥ क्र.क./८/३२५६/७३ दि.२०-०७-७३ मसाला अहे करिगा आढवणी नमुदर क्षेत्रास अरदीयाचे नांव दाखल केले असे. (नोंद अरदी. जलदर सुची-॥ च्या मुळ उगाय</p> <p>सर्व्जन क्षेत्र क्षेत्री ७२व ७२३.६ क्षेत्री ७२व ७७०.६६ क्षेत्री</p> <p><i>Signature</i> Nandhi Shikhar</p>	<p>७२-१ ७२-१</p>	<p>नोंदणीकृत काडादप आढवणी नशि. फि: ३०-८-७३ <i>Signature</i> नंदी शिकार नोंदणीकृत काडादप आढवणी नशि. फि: ३०-८-७३ <i>Signature</i> नंदी शिकार</p>

अससल बरहुकूम खरी नककल रजू असे.  
तयार तारीख- 25/08/2022

*Signature*  
तलाकालमबा नालवणी  
तलकाल बोरीवली

हपकाचे पत्रक

(नमुना न. १)

माले :- साखळणी  
 सासुका :- साखळणी

नोंदणीचा अनुक्रम नंबर	दस्तावेजाचा प्रकार	केरकार झालेले दि. नं.	तपासणी अंमलबाराची सही किंवा शंका. नोंदव्या आणून दि. ६-११-१३
१६१८	<p>दा. ना. ६-११-१३ खरेदी यत्नाने आणून घ्यावयाचे खरेदी सव्हेतं-ची जमिन निश्चिंत क्रिकुभाई देवाळ यांचे गांवे आहे, यांनी ही जमिन कर्मकांडि पाई क्राविना अशोमन प्रादीया, प्रेम अशोमन प्रादीया, जोरब अशोमन प्रादीया यांचे तर्फे खरेदी यत्नाने आणून घ्यावे तशी ही जमिन कुसन याबाबत यांना दिवा, हा व्यवहार जोदणीक्या आहे, त्याचा सुचणी ११ क्र. २२८२/१२ दि. २-११-१२ असा आहे. अखेर कुसन तशी ही जमिन कुसन याबाबत यांनी ही जमिन खरेदी यत्नाने अर्जात कांडी यत्नाने प्रो. मा. बा. ट. निकेत अर्जात यांना कायम दिवा हा व्यवहार जोदणीक्या केला आहे त्याचा सुचणी ११ क्र. २२८२-२/४८५४/१३ दि. २६-६-१३ असा आहे अशी का. पु. स. दाखल जमिनीचा खरेदी देकराचे गांवे दाखल केले आहे (जोद अर्जात जवळ सुचणी ११ क्र. २२८२)</p> <p>साखळणी                  सासुका                  ०२ र्थ ५५.०० र्थानी</p>	<p>०२ र्थ</p>	<p>जोदणीक्या कडापपत्र पाहिले -                  जोद अंजुर                  साखळणी                  १०-१२                  अंमलबाराची साखळणी</p>

अखतार मरदुफुम फा. मरदुफुम असे तयार दि. २५/०८/२०२२

तलाठी सजा आलावणी  
 तलाठीला बोदीवली



## जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय

प्रशासकीय इमारत, 10 वा मजला, शासकीय वसाहत, वांद्रे पूर्व, मुंबई-400 051  
दुरध्वनी : 022-69403333/69403300, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कार्या-७अ/बि.शे./एसआरबी-११५६०/२०२३  
दिनांक : ०७/०७/२०२३

प्रति,

- १) श्री. विवेक अंब्रोल, मे. अंबरोल फाऊंडेशन,  
बी-१०१, न्यूमेक हाईट, श्रध्दानंद क्रॉस रोड, साईबाबा  
टॅपल जवळ, विलेपार्ले (पूर्व), मुंबई ४०० ०६७.
- २) उपमुख्य अभियंता (इमारत प्रस्ताव), पश्चिम उपनगरे-२,  
बृहन्मुंबई महानगरपालिका यांचे कार्यालय, ९० फूट रोड,  
संस्कृती कॉम्प्लेक्स जवळ, आशा नगर,  
कांदिवली (प), मुंबई ४०० १०१.
- ३) तहसीलदार बोरीवली
- ४) नगर भूमापन अधिकारी, मालाड

विषय:- जमीन : मुंबई उपनगर जिल्हा

मौजे- मालवणी, ता. बोरीवली येथील स.नं.७२ पै, न.भू.क्र. ३३९/ड या मिळकतीच्या  
१५६.८० चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ सनद निर्गमित करणेबाबत.

विषयाकित्त मिळकतीस सनद मिळणेबाबत श्री. विवेक अंब्रोल, मे. अंबरोल फाऊंडेशन, यांनी या कार्यालयाकडे दिनांक ३१/०५/२०२३ रोजी या कार्यालयाकडे प्रस्ताव सादर केलेला होता. त्यानुषंगाने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या तरतुदी अन्वये अर्जदार यांचेकडून रूपांतरित कर व अकृषिक कराची रक्कम वसूल करून दिनांक ०७/०७/२०२३ रोजी महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम- ४२ ब मधील तरतुदी अन्वये सनद ( अकृषिक वापराची परवानगी ) निर्गमित करण्यात आलेली आहे. तरी उक्त सनदेची प्रत माहिती व पुढील कार्यवाहीसाठी यासोबत पाठवित आहोत.

(सचिन चौधर)

रजा राखीव तहसीलदार  
मुंबई उपनगर जिल्हा



## जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, शासकीय वसाहत, वांद्रे पूर्व), मुंबई-४०० ०५१  
दुरध्वनी : ०२२-६९४०३३३३/६९४०३३००, ई-मेल : collector.mumbaisuburb@maharashtra.gov.in

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम - ४२ब मधील तरतुदी अन्वये सनद  
(अकृषिक वापराची परवानगी)

ज्याअर्थी श्री. विवेक अंब्रोले, मे. अंबरोल फाऊंडेशन या जमीन धारक यांनी महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ ब च्या तरतुदीन्वये स.नं. ७२ पै, न.भू.क्र. ३३९/ड या मिळकतीचे क्षेत्र ९५६.८० चौ.मी. मौजे- मालवणी, तालुका- बोरीवली या जमिनीवर निवासी प्रयोजनासाठी, उक्त संहितेच्या कलम ४७अ नुसार देय रुपांतरण कराची रुपये १४,८३०/-, दंडाची रूपये १,१८,६४३/- व अकृषिक कराची (सन २०२१ - २०२२ ते २०२२-२३) रुपये ५,९३२/- अशी एकूण रक्कम रु.१,३९,४०५/- अकृषिक प्रयोजनार्थ वापरापोटी दिनांक २१/०६/२०२३ रोजी शासनास भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या आणि खालील शर्तीना अधिन राहून उपरोक्त जमिनीच्या धारकास सदर जमिनीवर उक्त नमुद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२-ब अन्वये ही सनद देण्यात येत आहे.

१. वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
२. जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरु करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी वेणे आवश्यक राहिल.
३. जिल्हाधिकारी/ नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भुखंड करून विक्री करता येणार नाही.
४. नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून ३० दिवासांच्या आत जिल्हाधिकारी यांना देणे बंधनकारक राहिल.
५. अकृषिक वापर अनुज्ञेय करण्याच्या या सनदव्यतिरिक्त वित्तीय संस्था / नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिनशेती आदेशाची मागणी करू नये.



६. महाराष्ट्र जमीन महसूल संहिता १९६६ च्या प्रकरण ७ मधील कलम १०९ नुसार जमिनीची अकृषिक आकारणी, अकृषिक प्रयोजनासाठी होत असलेला जमिनीचा उपयोग आणि ज्या क्षेत्रात जमीन असेल ते नागरी क्षेत्र विचारात घेऊन निर्धारित करण्यात येईल. आणि या प्रकरणाच्या तरतूदीनुसार आकारणी निर्धारित करण्यात व बसविण्यात येईल. तसेच, महाराष्ट्र जमीन महसूल संहितेच्या कलम ११३(२) नुसार अकृषिक आकारणीचा प्रमाण दर ५ वर्षांच्या हमी कालावधीसाठी अंमलात राहिल. तसेच जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात अकृषिक करापोटी दिनांक ३१ जुलै रोजी संपणाऱ्या कालावधीत वार्षिक रक्कम रू. २,९६७/- (अक्षरी रूपये दोन हजार नऊशे सटुसष्ठ मात्र) एवढी अकृषिक कराची वार्षिक रक्कम उक्त कालावधी संपल्यानंतर भरणा करील व उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.

७. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर शासनास व संबंधित सक्षम प्राधिकारी यांचेकडे भरणा करील.

८. महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-ब मधील तदतुदीअन्वये सदरची सनद देण्यात येत असली तरी, अशी जमीन शासनाची भोगवटादार वर्ग-२ म्हणून सिध्द झाल्यास त्याबाबतीत जिल्हाधिकारी ज्याद्वारे अशी जमिनीस तशी मंजुरी दिली असेल ते दस्तऐवज आणि संबध्द कायदे, नियम आणि ज्याद्वारे अशी जमीन नियंत्रित केली असेल असे शासकीय आदेश यांची देखील तपासणी करील आणि जर अंतिम विकास योजनेत दर्शविलेल्या वापरातील रुपांतरण त्या अन्वये अनुज्ञेय असेल तर, जिल्हाधिकारी आवश्यक असेल त्या त्या वेळी, अशा रुपांतरणास परवानगी देणा-या सक्षम प्राधिकरणाची पूर्वे मान्यता घेतल्यानंतर शासनाच्या विशेष किंवा सर्वसाधारण आदेशाप्रमाणे, अशा रुपांतरणाबद्दल देय असलेला नजराणा किंवा अधिमूल्य आणि इतर शासकीय देणी तसेच, उपरोक्त रुपांतरण कर आणि अकृषिक आकारणीची रक्कम निर्धारित करील आणि भरणा करण्यासाठी भोगवटदाराला ती कळविल. सदर रक्कम ६० दिवसाच्या आत भरणा करणे बंधनकारक राहिल.

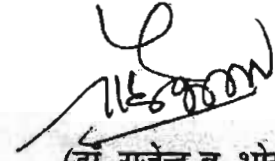
तसेच महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या कलम ४२(३) नुसार विशिष्ट प्रयोजनासाठी कलम ३१ किंवा ३८ अन्वये, शासनाने दिलेल्या कोणत्याही जमिनीस किंवा संबध्द कायद्यान्वये शासनाने संपादित केलेल्या व कोणत्याही व्यक्तीला, संस्थेला किंवा कंपनीला वापराकरीता सुपूर्द केलेल्या कोणत्याही जमिनीस किंवा विकास योजनेतील कोणत्याही आरक्षणाखाली असलेल्या, परंतु नियोजन प्राधिकरणाने किंवा समुचित प्राधिकरणाने संपादित न केलेल्या कोणत्याही जमिनीस पोट कलमे (१) व (२) मधील कोणतीही गोष्ट लागू होणार नाही. मात्र असे सिध्द झाल्यास ही सनद रद्द होईल.

९. प्रस्तुतची सनद म्हणजे जमिनीचे मालकी हक्काचा पुरावा नाही. सदरची सनद नियोजन प्राधिकरणाने दिलेल्या विकास आराखड्यातील अभिप्रायाचे अनुषंगाने तथा अर्जदार यांनी सादर केलेली कागदपत्रे सत्य असल्याचे ग्राह्य समजून व प्रश्नांकित मिळकतीवर इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण /दावे असल्यास त्यास अधिन राहून महाराष्ट्र जमीन महसूल संहिता - १९६६ चे कलम ४२- ब मधील तरतुदीनुसार निर्गमित केलेली आहे. सनद निर्गमित केल्यानंतर कागदपत्राचे सत्यतेबाबत भविष्यात वाद उद्भवल्यास त्यास सर्वस्वी अर्जदार जबाबदार राहतील.

१०. सदर सनद ही केवळ अकृषिक वापराकरीता देण्यात येत असून, सनदेप्रमाणे मिळकत पत्रिकेवर धारकाकडील क्षेत्रानुसार नोंद दाखल करतेवेळी संबंधित नगर भूमापन अधिकारी यांनी धारकाकडील मालकी हक्क क्षेत्राबाबतच्या कागदपत्रांची खात्री करून पुढील निर्णय घ्यावा.

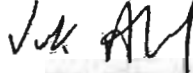
त्याची साक्ष म्हणून जिल्हाधिकारी, मुंबई उपनगर यांनी या ठिकाणी स्वाक्षरी केली आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुध्दा दिनांक ०७/०७/२०२३ रोजी त्याची स्वाक्षरी येथे केलेली आहे.

क्रमांक:-सी/कार्या-७अ/सनद/एसआरबी-११३३५  
दिनांक ०७/०७/२०२३



(डॉ. राजेंद्र ब. भोसले)  
जिल्हाधिकारी, मुंबई उपनगर

**For ABROL FOUNDATION**



**Proprietor / Auth. Signatory**

स्वाक्षरी करणार :- श्री. विवेक अॅब्रोल, मे. अॅब्रोल फाऊंडेशन.

आम्ही खाली नावे नमुद केलेले साक्षीदार जाहीर करतो की, ज्याने या सनदेवर स्वाक्षरी केलेली आहे ते श्री. विवेक अॅब्रोल, मे. अॅब्रोल फाऊंडेशन ही व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

NAME :- PUSHKAR BHATIA



(साक्षीदारांचे नाव व स्वाक्षरी)

NAME :- VIJAY BAID



(साक्षीदारांचे नाव व स्वाक्षरी)



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००९५  
- 3 MAR 2022  
सक्षम अधिकारी

श्री. दि. ज. गवई

AFFIDAVIT- CUM - DECLARATION

I Mr. Vivek Abrol Proprietor of M/s. ABROL FOUNDATION, having its Office at B-101, Neumec Heights, Shradhanand Cross Road Near Sai Baba Temple, Vileparle East, Mumbai 400057.

Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that the property bearing Survey No. CTS.No 339D & 339E admeasuring being and lying at Village Malvani Tal. Borivali District Mumbai Suburban State Maharashtra. is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

Vivek Abrol

I/We state and declare that I/we am/are constructing buildings consisting of various flats and row houses under Housing Project named as "ABROL SIGNATURE" on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

I know Affiants

**For ABROL FOUNDATION**

M/S. ABROL FOUNDATION



**Proprietor / Auth. Signatory**

PROPRIETOR

Notary

Date:

Place:

Affiants



महाराष्ट्र शासन

## मालमत्ता पत्रक



96297309492

ULPIN: 96297309492

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालवणी		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३३९/इ			२१३२.००	शेती	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शोरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
30/05/2014	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पो.वि.आदेश क्रमांक सी/कार्या- ७अ/एलएनडी/पो.वि/एसआरबी ५०१४ दि.२०/१/२०१४ अन्वये व इकडील अतिअतितातडी पो.वि.मो.र.नं. २४/२०१४ तसेच इकडील दि. ३०/५/२०१४ चे आदेशान्वये २१३२.०० चौ.मी. क्षेत्राची न.भू.क्र. ३३९इ अशी नवीन मिळकत पत्रिका उघडली व मुळ मिळकत पत्रिकेप्रमाणे धारक व सत्ताप्रकार शेती दाखल करून आरक्षणाची नोंद केली. घा. शेती डी.पी.रोड.		म शेती एन.डी.झोन	फेरफार क्र. ७४६ प्रमाणे सही- 30/05/2014 न.भू.अ. गोरेगाव
20/11/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./असरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.७९३ दिनांक २०/५/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र २१३२.०० असरी दोन हजार एक शे बत्तीस चौ.मी दाखल केले.			फेरफार क्र. ७९३ प्रमाणे सही- 20/11/2015 न.भू.अ. गोरेगाव

<p>हि मिळकत पत्रिका (दिनांक 09/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 31/05/2023 07:05:18 PM</p> <p>वेचता पडताळणी साठी <a href="https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard">https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard</a> या संकेत स्थळावर 2203100001795458 हा क्रमांक वापरावा.</p>	
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No CHE/WSII/0372/P/337(NEW)/FCC/1/Amend

**COMMENCEMENT CERTIFICATE**

To,  
M/S.ABROL FOUNDATION  
Krishna Vastu-1 Ramchandra Lane Extension road  
Near Movie Time Theatre , Link Road Malad West  
Mumbai-400064

Sir,

With reference to your application No. **CHE/WSII/0372/P/337(NEW)/FCC/1/Amend** Dated. **24 Jun 2014** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **24 Jun 2014** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. \_\_\_\_\_ C.T.S.No. **339/D, 339/E** Division / Village / Town Planning Scheme No. **Malvani** situated at Road / Street in **P/N Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 28/3/2023

Issue On : 29 Mar 2022

Valid Upto : 28 Mar 2023

Application Number : CHE/WSII/0372/P/337(NEW)/CC/1/New

Remark :

This C.C. is granted for the work up to top of the plinth level only as per approved IOD Plans 24.12.2021

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

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Issue On : 05 Aug 2022

Valid Upto : 04 Aug 2023

Application Number : CHE/WSII/0372/P/337(NEW)/FCC/1/New

Remark :

This FCC is now granted for building comprising of Ground + 1st to 11th + 12th (part) upper floor as per approved IOD plan dated 24.12.2021

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

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Issue On : 03 Apr 2023

Valid Upto : 28 Mar 2024

Application Number : CHE/WSII/0372/P/337(NEW)/FCC/1/Amend

Remark :

This C.C. is now granted for the entire work of building comprising of Ground floor for shops + Tower parking + 1st floor for I.T office + 2nd to 22nd upper floors for Residential user as per amended plans dtd. 20.12.2022

Digitally signed by HARESH CHANDIRAM BHAGAT  
Date: 03 Apr 2023 14:04:50  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

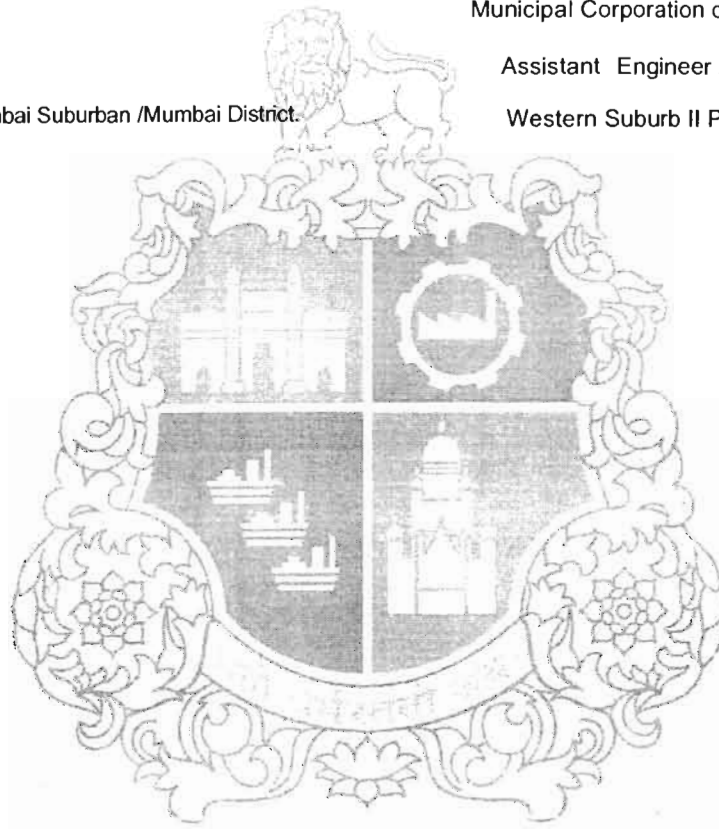


For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal  
Western Suburb II P/N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.







महाराष्ट्र शासन

मालमत्ता पत्रक



96583854008

ULPIN: 96583854008

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : मालवणी		तालुका/न.भू.का. : नगर मूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३३९/ड			९५६.८०	शेती	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
30/05/2014	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पो.वि.आदेश क्रमांक सी/कार्या-७अ/१लएनडी/पो.वि/एसआरबी ५०१४ दि.२०/५/२०१४ अन्वये व इकडील अतिअतितातडी पो.वि.मो.र.नं.२४/२०१४ तसेच इकडील दि. ३०/५/२०१४ चे आदेशान्वये ९५६.८ चौ.मी. क्षेत्राची न.मू.क्र.३३९ड अशी नवीन मिळकत पत्रिका उघडली व मुळ मिळकत पत्रिकेप्रमाणे धारक व सत्ताप्रकार शेती दाखल करून आरक्षणही नोंद केली. धा. शेती आर.झोन		म शेती एन.डी.झोन	फेरफार क्र. ७४६ प्रमाणे सही- 30/05/2014 न. मू. अ. गोरगाव
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