

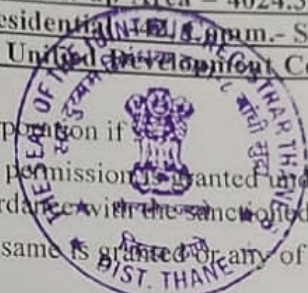
**NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/19937/2023

DATE : 10 / 11 / 2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Sankalp Co-Op. Housing Society Ltd., Plot No. 01 Sector No. 23, Koparkhairne, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area = 990.581 M2, as per UDCPR Table 6G Max. Building Potential on Plot including in situ FSI = 2.5, and ancillary FSI (60% & 80%) accordingly Permissible Built Up Area = 4024.302 M2, Proposed Built Up Area - Commercial Built Up Area - 557.838 M2 + Residential Built up Area - 3466.464 M2= Total Built up Area - 4024.302 M2, Residential Cum Commercial Building, Number of Unit - Residential 142, Comm.- Shop-15, (Basement, + Gr +17th Floor). (As per 'p' Line Concept of Unified Development Control & Promotion Regulation)



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- 1) The Certificate is liable to be revoked by the Corporation if
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

[Signature]

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन सी ओ एम/सिडको/एच एस जी (ओ एच) / ६६६ / वे टी श्या / सन १९९८-९९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

संबुलप सहकारी सुदुनिमीय संस्था मर्यादित
 सेक्टर - २३ प्लॉट नं. १
 डोंपूर खेरी, नवि-मुंबई
 तहसिल व जिल्हा - ६१०१

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.



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उपरिनिर्दिष्ट अधिनियमाच्या कलम १२०(४) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

सुदुनिमीय

संस्था असून उप-वर्गीकरण **माटेकत-तहसिलदारी**

आहे.

कार्यालयीन मोहर



सही

(जे. वी. साठे)
 सहनिबंधक

नवी मुंबई

सहकारी संस्था (सिडको) नवी मुंबई

दिनांक १०/११/१९९८



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 :
P51700034857

Project: **MORAJ PRIVE**, Plot Bearing / CTS / Survey / Final Plot No. **PLOT NO 1 SECTOR 23 KOPERKHAIRANE
NAVI MUMBAI at Nevi Mumbai (M Corp.), Thane, Thane, 400709;**

1. **Moraj Buldcon** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400703.**

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 (I) of sub-section (2) of section 4 read with Rule 5;

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 **28/04/2022** and ending with **28/12/2024** 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.



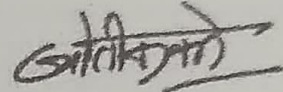
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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:28-04-2022 17:26:06


Dated: 28/04/2022
Place: Mumbai

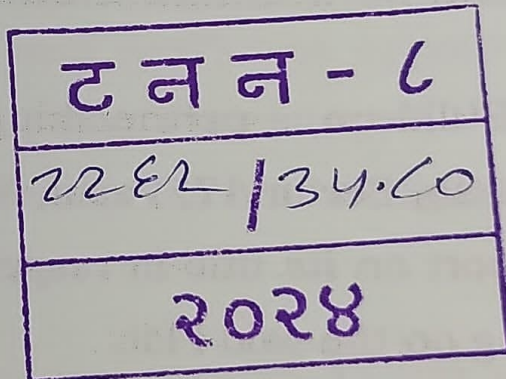
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

- 31) As stipulated in UDCPR-2020, Regulation No. 13.3, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
- All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as r equired under these byelaws.

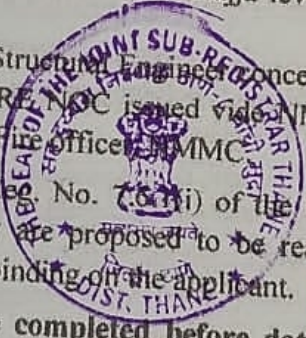


(Jyoti Kawade)

 Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation



- 14) No work should be started unless the existing structures area to be demolished with utmost care.
- 15) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 22) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) Window sill level and the difference between chajja level & slab level shall be as shown in approved drawings.
- 24) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/ /2021 dated / /2021 by Divisional Fire Officer NMMC.
- 25) Incentive FSI as mentioned in Reg. No. 7.6(i) of the UDCPR has been granted since the existing members of the Society are proposed to be reaccomodated as stated in Reg. No. 7.6.1(iii). This condition shall be binding on the applicant.
- 26) The construction work shall be completed before dated / /2022 as per condition mentioned in CIDCO Letter dated / /2021 and must be applied for Occupancy Certificate with all concerned NOC.
- 27) Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C
- 28) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 29) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 30) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.



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- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.49,477/- S.D. Rs.19,812/- for Mosquito Prevention's Rs.19,812/- for debris & S.D. Rs.5,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building and underground water tank in two compartments. On for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall no be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively.
For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.



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NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/Case No. 20211CNMMC18023/436/2021

DATE: 31/12/2021

The Unified Development Control & Promotional Regulation have been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Sankalp Co-Op. Housing Society Ltd., Plot No. 01, Sector No. 23, Koparkhairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

1. Plot Area (As per Agreement)	:	990.581 M ²
2. Total F.S.I. Area	:	2476.45 M ² (2.50)
3. Ancillary Area F.S.I. (60%)	:	1565.116 M ²
4. Permissible BUA	:	4041.566 M ²
5. Proposed Built Up Area	:	2899.087 M ²
6. Total No. Units	Residential	: 30 Nos.
	Commercial	: 15 Nos.
7. Building floor	:	Ground + 11 th Floors
8. Building Height upto Terrace Level	:	39.75 Mtr.
9. Building Top Height	:	44.00 Mtr.

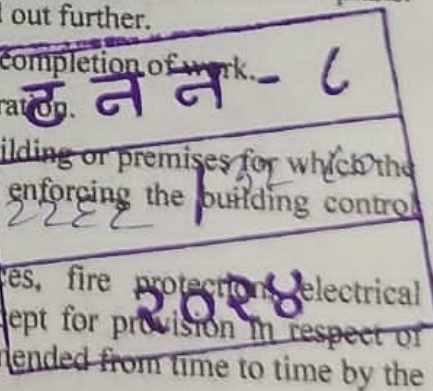
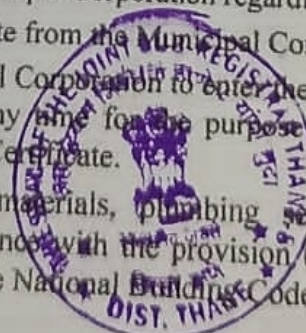
- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted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

2) **THE APPLICANT SHALL :**

- The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - Give written notice to the Municipal Corporation regarding completion of work.
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The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

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

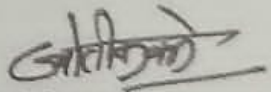



- १८) खोदकाम करताना लगतच्या रहिवाशांना त्रास होणार नाही तसेच लगतच्या इमारतींना धोका निर्माण होणार नाही व कोणाच्याही प्रकारची जिवीत वा वित्तीय हानी होणार नाही, याची खबरदारी घेण्यात यावी व याबाबत काही दुर्घटना घडल्यास त्याची संपूर्णतः जबाबदारी विकासकाची / संस्थेची राहिल.
- १९) सदर सादर प्रस्तावातील बांधकाम नकाशातील क्षेत्राबाबत व दर्शविलेल्या मोजमापाबाबत अंकगणितीय चुक झाल्यास त्याबाबतची संपूर्ण जबाबदारी ही संबंधित वास्तुविशारदाची राहिल, त्याअनुषंगाने सदर प्रस्ताव हा सुधारीत करून घेणे विकासकावर / संस्थेवर बंधनकारक राहिल.
- २०) सदर प्रकरणी भविष्यात कोणताही न्यायालयीन याद उद्भवल्यास याबाबतची सर्वस्वी जबाबदारी ही विकासकावर / संस्थेवर बंधनकारक राहिल.
- २१) नियोजित बांधकाम करताना रस्ते, जलवाहिन्या, मलनिस्सारण वाहिन्या, विद्युत वाहिन्या, गॅस वाहिन्या, स्ट्रीट लाईट, सांडपाणी गटर, फुटपाथ व वृक्ष इ. बाधित होत असल्यास संबंधित विभागाकडून आवश्यक परवानग्या घेणे विकासकास/ संस्थेवर बंधनकारक राहिल.
- २२) सदर प्रस्तावातील प्रस्तावित इमारतीच्या दक्षिणेकडील सन्मुख रस्ता हा १५.०० मी. रुंदीच्या रस्त्यावर दिनांक ०४/१२/२०१८ रोजी प्रसिध्द रस्त्याच्या नियमित रेषेनुसार (Prescribed Regular Line of Street) रस्ता रुंदीकरण प्रस्तावित करून त्यानुसार रस्त्याची रुंदी १८.०० मी. करणे प्रस्तावित आहे. त्यानुसार सदर बाबतीत खालील दोन मुद्द्यांची भोगवटा प्रमाणपत्र प्राप्त करून घेण्यापूर्वी पूर्तता करणे आवश्यक आहे
- i) रस्ता रुंदीकरणाने बाधित होणारे ९४.०४५ चौ.मी. क्षेत्र हे नवी मुंबई महानगरपालिकेस करारनाम्याद्वारे विनामुल्य हस्तांतरित करणे संबंधित संस्थेवर / विकासकावर बंधनकारक आहे.
- ii) तसेच प्रस्तावित रस्ता रुंदीकरणासह संपूर्ण रस्त्याचे विकसन हे सांडपाणी गटार, फुटपाथ, स्ट्रीट लाईट इ. सह मा. आयुक्त सो. यांच्या पसंतीनुरूप विकसित करणे हे विकासकावर बंधनकारक राहिल.
- २३) सिडको यांचेकडील दिनांक २९/१२/२०२१ रोजीचे पत्र क्र. CIDCO/MTS-I/EO-I/८०००२३३८२२/२०२१/४५५ मध्ये नमूद करण्यात आलेल्या सर्व अटी व शर्तीचे पालन करणे संस्थेस बंधनकारक आहे.
- २४) विषयविकित प्रकरणी बांधकाम प्रारंभ करणेपूर्वी भुखंडावरील विद्यमान इमारती निष्कासित करणेपूर्वी पाणी पुरवठा विभाग, मालमत्ता विभाग तसेच इतर संबंधित विभागांचे नाहरकत प्रमाणपत्र प्राप्त करून घेणे विकासकावर/ संस्थेवर बंधनकारक आहे.
- २५) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.
- २६) शासनाचे व नवी मुंबई महानगरपालिकेचे कॉविड-१९ बाबतचे वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचनांचे पालन करणेच्या अटीस अधिन राहून बांधकाम परवानगी देण्यात येत आहे.
- २७) सदर प्रकरणी सिडकोमार्फत प्राप्त झालेल्या व भविष्यात प्राप्त होणा-या सर्व नाहरकत दाखल्यातील अटी व शर्ती संबंधित संस्थेस / विकासकावर बंधनकारक रहातील.
- २८) वर नमूद सर्व अटी व शर्तीचे पालन करणेची सर्व जबाबदारी संबंधित संस्थेची / विकासकाची / वास्तुविशारद यांची राहिल. त्यामध्ये कुठल्याही प्रकारचे पालन न झाल्यास अथवा त्यांचा भंग झाल्यास आपली परवानगी कुठलीही पूर्वसूचना न देता रद्द करण्याचा अधिकार मा. आयुक्त, नवी मुंबई महानगरपालिका यांचेकडे आहे.



प्रत : वास्तुविशारद.

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२२६२/३९.८०
२०२४


(ज्योती कवाडे)


सहाय्यक संचालक, नगररचना (अ.का.)
नवी मुंबई महानगरपालिका

१. वास्तुविशारद मे. लिलाधर परब,
२००५ व २००६, सायबर-१, भुखंड क्र. ४ व ६, सेक्टर ३० ए, वाशी, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, कोपरखैरणे, नमुंमपा.

- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आनुबाजुच्या नागरीकांना प्रदूषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपादावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजूस असणा-या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पूर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वय वयोगटातील मुले प्राथमिक शिक्षणापासून वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे, याची कृपया नोंद घ्यावी.
- ११) सदर पुनर्विकास प्रक्रियेमध्ये आवश्यक सभासदांच्या मंजूरीबाबत सादर करण्यात आलेल्या प्रतिज्ञापत्राच्या वैधता व सत्यतेबाबत कोणत्याही प्रकारची चूक अथवा त्रुटी आढळल्यास त्याची पुर्णतः जबाबदारी संबंधित संस्थेची राहिल.
- १२) सिडकोने दिलेल्या पुनर्बांधणीच्या नाहरकत दाखल्यानुसार सदनिकाधारकांकडे / सोसायटीकडे बँक अथवा वित्तीय संस्था यांचे देणे असल्यास प्रथम त्याची अदायगी संबंधित संस्थेस करणे आवश्यक आहे. तसेच असे काही नसल्यास संबंधित संस्थेने / सभासदांनी तसे हमीपत्र जोत्यावरील काम करणेपूर्वी सादर करणे बंधनकारक आहे.
- १३) सदर इमारतीच्या पुनर्विकासांतर्गत विद्यमान असलेल्या इमारतीच्या सदनिकांची संख्या ६ व नव्याने प्रस्तावित बांधकाम नकाशांनुसार सदनिकांची संख्या १६ इतकी आहे. वास्तुविशारदामार्फत उक्त नियमावलीतील तरतूद क्र. ७.६.१(१) नुसार प्रस्तुत प्रकरणी ३०% प्रोत्साहन चटई क्षेत्राचा लाभ घेतला आहे. सबब त्याअनुषंगाने सदरची तरतूद ही सहकारी गृहनिर्माण संस्थेच्या विद्यमान सभासदांना सामावून घेण्याबाबत असल्याने याबाबत संबंधित गृहनिर्माण संस्थेने कार्यवाही करणे आवश्यक राहिल. तसेच सिडकोकडील पुढील कार्यवाही करणे आवश्यक राहिल.
- १४) विद्यमान इमारतीमधील मूळ सदनिकाधारकांना पर्यायी तात्पुरत्या निवासाची व्यवस्था करूनच या इमारती निष्काशित करणेत याव्यात. विद्यमान इमारती निष्काशित केल्यामुळे निर्माण झालेल्या डेब्रीजची (घनकचरा) नवी मुंबई महानगरपालिकेच्या नियमानुसार योग्य प्रकारे विल्हेवाट लावण्यात यावी व त्यासाठी संबंधित विभागांची पूर्वपरवानगी घेणे आवश्यक आहे. तसेच निष्कासनाची कार्यवाही करताना ध्वनी तसेच वायु प्रदूषण होणार नाही, याबाबत त्या क्षेत्रातील तज्ञांचे मार्गदर्शन घेण्यात यावे अन्यथा त्यामुळे भविष्यात होणाऱ्या अपघातासाठी जबाबदारी संबंधित संस्थेची राहिल.
- १५) आपण प्रस्तुत विकासाचे अनुषंगाने आपले सोसायटीच्या वतीने प्राधिकृत केलेल्या सर्व संबंधित व्यक्तींची नावे, दुरध्वनी क्रमांक, ई-मेल आयडी इ. परीपूर्ण माहिती अधिकृतपणे परवानगी निर्गमित केल्याचा दिनांकापासून १ महिन्याचे मुदतीत सादर करणे संस्थेस बंधनकारक राहिल.
- १६) प्रस्तुत पुनर्विकासाचे अनुषंगाने Maharashtra Co. Op.Hsg. Act, तसेच अन्य लागू होवू शकतील अशा सर्व कायद्यांचे तंतोतंत पालन करण्याची व त्याप्रमाणे आवश्यक त्या पुर्तता करण्याची सर्व जबाबदारी ही संबंधित संस्थेची असेल याची गार्भिर्याने नोंद घ्यावी.
- १७) विषयवर्कित प्रकरणी बांधकाम प्रारंभ करणेपूर्वी भूखंडावरील विद्यमान इमारती निष्काशित करणेपूर्वी पाणी पुरवठा विभाग, मालमत्ता विभाग तसेच इतर संबंधित विभागांचे नाहरकत प्रमाणपत्र प्राप्त करून घेणे संस्थेवर बंधनकारक आहे.



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नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पापबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प./प्र.क्र.2022/CNMMC18023/032/2023

दिनांक ०३/१२/२०२३



ट न न - ८
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प्रकरण क्र. 2022/CNMMC18023

विषय : नवी मुंबई कोपरखेरणे नोडमधील सेक्टर २३, भूखंड क्र. ०१ या भूखंडात निवासी व वाणिज्य वापराने इमारतीच्या पुनर्बांधणीस बांधकाम परवानगी देण्याबाबत.
संदर्भ : आपले वास्तुविशारद मे. लिलाधर परब यांचा दिनांक ०९/०७/२०२१ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई कोपरखेरणे नोडमधील सेक्टर २३, भूखंड क्र. ०१ या भूखंडामध्ये निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जातून प्राप्त झालेला आहे. संदर्भाधिन भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते २८ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पूर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुरू करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.
- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात तात्पुरती शेंडस व टॉयलेट तयार करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेंड स्वखर्चाने काढून टाकणेत यावी

कृ.मा.प.





“जन्म असो वा मरण आवश्यक नोंदणीकरण”

CHAJJA PROJECTION

S. Shaikh
Morajpivey
1502
Flat no
9

[Signature]
[Signature]
[Signature]



<p>DEVELOPER</p> 	<p>PROPOSAL</p> <p>SANKALP CO OPERATIVE HOUSING SOCIETY LTD ON PLOT NO. 01, SECTOR-23, KOPARKHAIRANE, NAVI MUMBAI</p> <p>LILADHAR PARAB ARCHITECTS & DESIGNERS reserves all rights to these drawings designs and/or any other data contained herein. No part of the said drawing, design and/or other data may be reproduced, modified, transmitted or used in any form or by any means for any purpose without the prior written consent of LILADHAR PARAB ARCHITECTS & DESIGNERS other than the sole purpose for which such drawings, designs and/or other data are provided to licensed user on such terms as LILADHAR PARAB ARCHITECTS & DESIGNERS may prescribe</p>	<p>TITLE</p> <p>15TH FLOOR PLAN</p>	<p>NORTH</p> 	<p>ARCHITECT</p> <p>LILADHAR PARAB</p> <p>LILADHAR PARAB ARCHITECTS & DESIGNERS, ADDRESS 02001 / 2008 TYBER ONE, SECTOR 33A, VASHI, NAVI MUMBAI - 401303 TEL. NO. +91 2240000800, Email: -unitedlpa@gmail.com</p>
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FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

All the Pieces and parcels of land being Plot No.1, in sector-23, Koparkhairane, Navi Mumbai containing by admeasurements 990.58177 Square Meters area or thereabouts and bounded as follows:-

On or Towards the North :- Mass Housing Plot

On or Towards the South:- 3.52 Meters wide road

On or towards the East :-15.00Meters wide Road

On or towards the West :- Mass Housing Plot

Description and Year of Constriction of Building: Building comprising ground plus 3 storeys completed in the year 1996.

SECOND SCHEUDLE OF THE SUBJECT FLAT

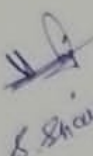
A Flat being Flat No 1502 on 15TH floor in the proposed New Building to be known as "Moraj Prive" measuring approximately usable 694 square feet RERA carpet i.e. 54.88 square meter area along with One Car Parking space standing on the land being Plot No.1, in sector-23, Koparkhairane, Navi Mumbai.

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AND

 I) Mr. Shaikh Abdul Majid Hussain Ali Shaikh, Age- 57 years, and II) Mrs. Sonia Shaikh Natabara Mahapatra Age- 55 Years, Indian Inhabitant, presently residing at 502, Channel Tower, Plot No-75, Sector-18, Koparkhairane, Navi Mumbai-400709, who has a otherwise having permanent address of Flat No. 302, 3rd Floor, in a Building called as SankalpCHS Ltd, Plot No.1, Sector 23, Koparkhairane, Navi Mumbai 400 709, hereinafter referred to as the said "Flat Owners" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heir/s, executor/s and administrator/s and/or members of their family residing with them in the said Flat) of the **THIRD PART**

WHEREAS

a. The Government of Maharashtra in exercise of its powers under subsection (1) and (3-A) of section 113 of the Maharashtra Regional Town Planning Act, 1966 ("**the said Act**") has appointed The City Industrial Development Corporation of Maharashtra Ltd ("**CIDCO**") as the New Town Development Authority for the designated sites and areas of Navi Mumbai.

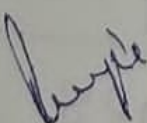
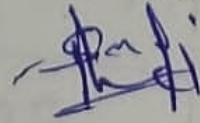
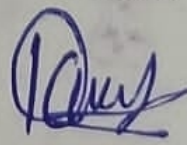

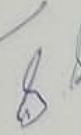
b. The State Government in pursuance to section 113(A) of the said Act acquired the lands described therein and thereafter vested such lands in CIDCO.



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c. By an Application dated 24th December 1991 made by one M/s Vishal Builders, ("**Original Licensee**") to CIDCO, the Original licensee requested CIDCO to grant to the Original licensee a lease in respect of the said Plot i.e. Plot No.1 Sector -23, Koparkhairane, Navi Mumbai more particularly described in the **Schedule** hereunder written.

d. By a letter of allotment dated 30th March 1992, CIDCO agreed to lease the said Plot in favour of the Original licensee for the consideration and on the terms and conditions contained therein.

PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT is made at Koparkhairane, Navi Mumbai on this 31st day of 01, 2024.

BETWEEN

MORAJ BUILDCON, a partnership firm through its Partner Ms. Priyaa Gurnani having its registered office at C-7, Big Splash, Sector- 17, Vashi, Navi Mumbai- 400705 hereinafter referred to as '**the Developer**' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its every partner, successors in office and and legal heir/s, executor/s and assigns etc) of the **FIRST PART**;

AND

SANKALP COOPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.NBOM/CIDCO/HSG(O.H.)/699/JTR/Year1998-99 a dated 17th November 1998 and having its Registered Office at Plot No-1, Sector-23, Koparkhairane, Navi Mumbai through its office bearers and members of the Managing Committee who are the authorized representatives of the Sankalp Co-operative Housing Society Limited, viz; (1) Mr.Abdullah Suleman Sufi, (Chairman); (2) Mr.Khwaja Chandpasha Qureshi, (Secretary) hereinafter referred to as '**the Society**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its elected Managing Committee Members and their respective successors in office etc) of the **SECOND PART**;

[Handwritten signatures and initials]




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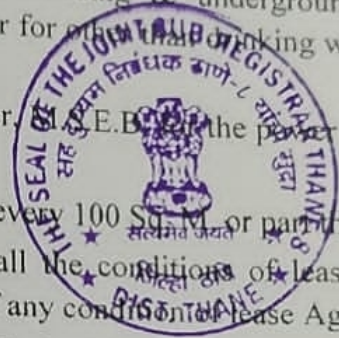
CHALLAN
MTR Form Number-6



GRN	MH014797113202324E	BARCODE			Date	31/01/2024-12:56:26	Form ID	25 2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRAR			PAN No.(If Applicable)					
Location	THANE			Full Name	SHAIKH ABDUL MAJID HUSSAIN ALI SHAIKH				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO- 1502, 15TH FLOOR, MORAJ PRIVE				
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO- 1502, 15TH FLOOR, MORAJ PRIVE					
030046401	Stamp Duty	341200.00	Road/Street	PLOT NO-1, SECTOR-23, KOPARKHAIRANE					
030063301	Registration Fee	30000.00	Area/Locality	NAVI MUMBAI					
			Town/City/District						
			PIN	4	0	0	7	0	9
Remarks (If Any)									
SecondPartyName=MORAJ BUILDCON-CA=4999400									
 <div style="border: 2px solid purple; padding: 5px; display: inline-block; text-align: center;"> <p>दलन - ८</p> <p>22/12/20</p> <p>2028</p> </div>									
			Amount In	Three Lakh Seventy One Thousand Two Hundred Rupees					
			Words	Only					
Account Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332024013116024	2851165586			
Cheque/DD No.			Bank Date	RBI Date	31/01/2024-12:56:59	Not Verified with RBI			
Branch of Bank			Bank-Branch		IDBI BANK				
Branch of Bank			Scroll No. , Date		Not Verified with Scroll				

Document ID : Mobile No. : 8828972188
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 दलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू


- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.66,204/- S.D. Rs.19,812/- for Mosquito Prevention's Rs. 19,812/- for debris & S.D. Rs.5 000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other purposes. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 14) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of overhead tanks, debris removal and the sanitary conditions of drainage etc.



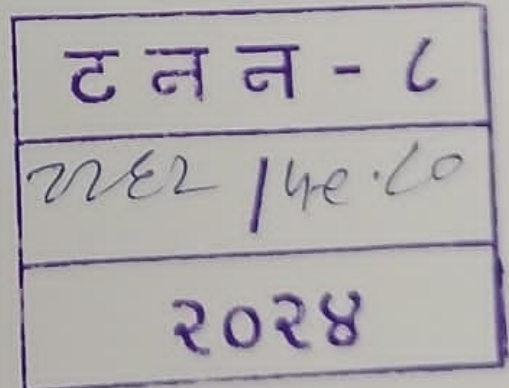
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2023

DATE : 20 / 11 / 2023

- 20) The construction work shall be completed before dated 28/12/2025 as per condition mentioned in CIDCO letter dated 29/12/2021 and must be applied for Occupancy Certificate with all concerned NOC.
- 21) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 22) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NO/FIRE/HO/VASHI/3676/2022 dated 02/11/2022 by Divisional Fire officer, NMMC.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 26) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(i) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.
- 27) Any direction time to time issued from Government shall be binding on the project proponent and accordingly if need arises it shall be duty of project proponent to get the drawing revised as per the government directions.


(Somnath Kekhan)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation





01/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 2262/2024

नोदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4999400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5556516.064
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं.1502,15 वा मजला, मोराज प्राईव्ह, प्लॉट नं.1, सेक्टर 23, कोपरखैरणे नवी मुंबई क्षेत्र-590 चौ.फूट रेंगा कारपेट एरिया, 1 कार पार्किंग स्पेस (युजेबल एरिया 694 चौ फुट) ((Plot Number : 1 ;))
(5) क्षेत्रफळ	1) 590 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोराज बिल्डकॉन तर्फे भागीदार प्रिया गुरनामी तर्फे कु मु म्हणून संजय टकले - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-७, बिग स्लॅश सेंसर १७, वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- 2): नाव:-मान्यता देणार --संकल्प को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन अब्दुल्लाह सुलेमान सुफी - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं.१, सेक्टर २३, कोपरखैरणे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- 3): नाव:-मान्यता देणार --संकल्प को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी ख्वाजा चांदपाशा कुरेशी - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं.१, सेक्टर २३, कोपरखैरणे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शेख अब्दुल माजिद हुसेन अली शेख - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ५०२, चॅनल टॉवर, प्लॉट नं.७५, सेक्टर १८, कोपरखैरणे नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AJOPS2388C 2): नाव:-सोनिया शेख नतबारा महापात्रा - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ५०२, चॅनल टॉवर, प्लॉट नं.७५, सेक्टर १८, कोपरखैरणे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-COGPS9678E
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2024
(10) दस्त नोदणी केल्याचा दिनांक	01/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2262/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	341200
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२
ठाणे.क्र-६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

