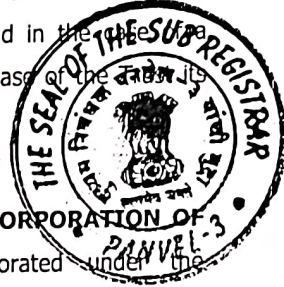


AGREEMENT FOR SALE

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५ / ०५	

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 29<sup>th</sup> day of January, 2024 between M/S. LUCKY ENTERPRISES, a proprietary concern through its Proprietor SHRI GURMITSINGH AJITSINGH AHLUWALIA, having his office at Shop No.-03, Raheja Arcade, Plot No.-61, Sector No.-11, CBD- Belapur, Navi Mumbai-400 614, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART and Mr. Siddhesh Ramesh Waghmare and Mr. Ramesh Ramchandra Waghmare having their address at Yash Apartment, 3<sup>rd</sup> Floor Room No:- 301, Turbhe Sector 22, Near Turbe Lake, Navi Mumbai hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of the corporate body, its successors and assigns and in the case of the trustees for the time being) OF THE OTHER PART.



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956<sup>th</sup> (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise

For LUCKY ENTERPRISES

Ahlualia  
Proprietor

Waghmare

Waghmare

of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

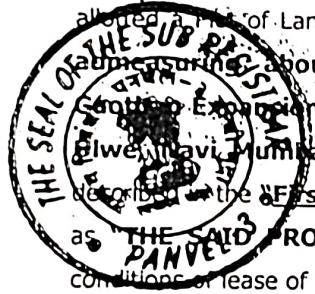
And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

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And whereas 9684 2028 SMT. VATSALA BALKRISHNA PATIL (2) SAU. NAINITA SANDIP PARINGE (3) SMT. PRAJKTA BALKRISHNA PATIL (4) SHRI PRATIK BALKRISHNA PATIL (5) SMT. KUNDA DHAU PATIL @ SMT. KUNDABAI

VISHWAS MADHAVI (6) SMT. AHILYA DHAU PATIL @ AHILYA ANIRUDHA GHARAT (7) SMT. NARMADA DHAU PATIL @ NARMADA ATMARAM GHARAT (8) SMT. VANDANA DHAU PATIL @ VANDANA RAJESH PATIL, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" and therein jointly and collectively referred to as "THE LICENSEES", had been

allotted a portion of Land by the said Corporation bearing Plot number 366, amounting to about 348.91 Sq. Mts., under erstwhile 12.5% Growth Expansion Scheme of CIDCO LTD., in Sector No.-17, Node-B, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;



And whereas the Original Licensees paid to the Corporation a sum of Rs.4,375/- (Rupees Four Thousand Three Hundred Seventy Five Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 23/03/2015 and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensees

For LUCKY ENTERPRISES

*Ahwalia*  
Proprietor

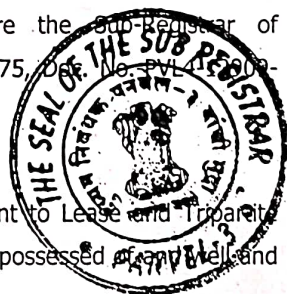
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*Boogh*

for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Sub-Registrar of Assurances at Panvel-2 under its Receipt No.-2631, Doc. No.-PVL2-2518-2015 on 23/03/2015;

And whereas by virtue of a **Tripartite Agreement dated 15/10/2015** entered into between the Corporation, of the One Part and the said Original Licensees of the Second Part and M/S. LUCKY ENTERPRISES, through its Proprietor SHRI GURMIT AHLUWALIA, the Promoter herein, therein referred to as "THE NEW LICENSEE" of the Third Part, the Corporation has agreed to grant to the New Licensee a lease of the aforesaid Plot on the terms and conditions specified therein, and whereas the terms and conditions of the said Agreement was complied with by the New Licensee, the said Plot was leased and assigned in favour of the New Licensee M/S. LUCKY ENTERPRISES and CIDCO vide its letter bearing reference number CIDCO/Vasahat / 12.5% Scheme / Ulwe / 341 / 2015 / 2232, dated 26/10/2015, transferred the said Plot in favour of the New Licensees M/S. LUCKY ENTERPRISES, through its Proprietor SHRI GURMIT AHLUWALIA, the Promoter herein, instead and in place of the said Original Licensees. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances at Panvel-4 under its Receipt No.-14375, Doc. No.-PVL4-14300-2015 on 15/10/2015;

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9/15/15 2015  
CIDCO/Vasahat / 12.5% Scheme / Ulwe / 341 / 2015 / 2232, dated 26/10/2015



And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoter is absolutely seized and possessed of the said land and sufficiently entitled to the said plot of land;

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Promoter is entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate**

For LUCKY ENTERPRISES  
Shri Gurmit Ahluwalia  
Proprietor

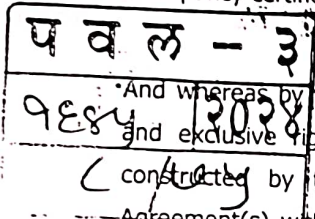
Shri Gurmit Ahluwalia

x Shri Gurmit Ahluwalia

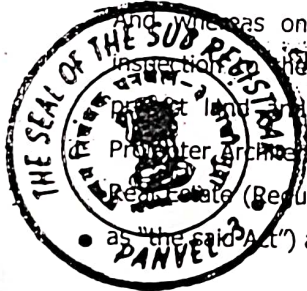


bearing number CIDCO / BP-15466 / TPO (NM & K) 2017 / 1676, dated 31/05/2017, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as "Annexure-A";

And whereas the Promoter on the said project land constructed a building project known as "LUCKY CORAL" consisting of Ground plus 4 (Four) upper floors comprising Flats and other units and obtained Occupancy Certificate bearing reference number CIDCO / BP-15466 / TPO (NM & K) 2017 / 5515, dated 13/09/2019 for the same. Copy of the Occupancy certificate is annexed herewith as "Annexure-B";



And whereas by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Flats and Other Units in the building(s) constructed by the Promoter on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats and Other Units therein and to receive the sale price in respect thereof;



And whereas on demand from the allottee(s), the Promoter has given inspection to the Allottee(s) of all the documents of title relating to the project land, the plans, designs and specifications prepared by the Promoter, architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoter, showing the nature of the title of the Promoter to the project land on which the Flats are to be constructed have been annexed hereto and marked as "Annexure-C";

For LUCKY ENTERPRISES

*Atulwalia*  
Proprietor

*Wajid*

*Boag*

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-D";

And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-E";

And whereas the Allottee(s) have applied to the Promoter for allotment of a Flat bearing number 103 on the 1<sup>st</sup> (First) Floor of building known as "LUCKY CORAL" being constructed of the said Project;

And whereas the carpet area of the said Flat is 23.648 Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive enclosed balcony area of 6.435 Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive terrace area of 4.012 Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat;

And whereas the Parties relying on the confirmation, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter;

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter a sum of **Rs. 5,00,000 /-(Rupees Five Lakh Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

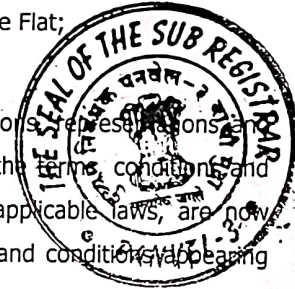
For LUCKY ENTERPRISES

  
Proprietor





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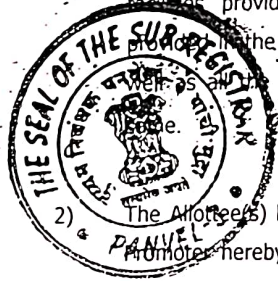
And whereas under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

**Now this Indenture witnesseth and it is hereby agreed by and between the Parties hereto as follows:**

1) The Promoter constructed the said building project to be known as "LUCKY CORAL" consisting of Ground plus 4 (Four) upper floors comprising Flats, shops and other units on the project land bearing Plot number 365, Situated at Sector No.-17, Node-Ulwe, Navi Mumbai, Tal.-Palvel, Dist.-Raigad in accordance with the plans, designs and specifications approved by the concerned local authority and obtained Building Completion Certificate or Occupancy Certificate of the same. The Allottee(s) has/have physically verified, examined and approved the building, the nature and quality of construction and Fittings, fixtures, facilities provided therein including all the amenities and facilities provided in the said flat, area of the flat, amenities provided therein as well as the facilities in the building and is fully satisfied about the

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2) The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee(s) the said Flat bearing Nos. 103 admeasuring 23.648 Sq. Mts. carpet area on the 1<sup>st</sup> (First) Floor of building known as "LUCKY CORAL" hereinafter referred to as "THE SAID FLAT", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-C" for a lump sum price of Rs. 42,00,000 /- (Rupees Forty Two Lakhs Only) being and inclusive of the proportionate price of the common areas and

For LUCKY ENTERPRISES

*Atkmalia*  
Proprietor

*Wayhan*

*Prakash*



facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder and the said amount of consideration shall be paid by the Purchaser to the Promoter herein in the manner hereinafter mentioned.

3) The said consideration of **Rs. Rs. 42,00,000 /- (Rupees Forty Two Lakhs Only)** will be paid by the Purchasers to the Promoter as follows; i.e. to say;

a) **Rs. 5,00,000 /-(Rupees Five Lakh Only)** paid on or before execution of this Agreement as part amount of consideration (the payment and receipt whereof the Promoter doth hereby admit and acknowledge and acquit release and discharge the Purchasers from the payment and receipt thereof and every part thereof);

b) The balance payment of **Rs.37,00,000/-(Rupees Thirty Seven Lakhs Only)** shall be payable within 45 (Forty Five) days from the date of execution of this Agreement for Sale.

4) The Promoter shall give possession of the premises to the Purchaser(s) on receipt of full and final payment of the consideration amount.

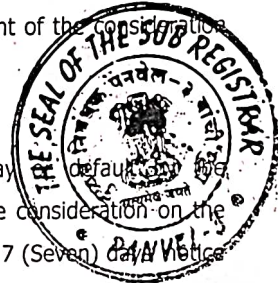
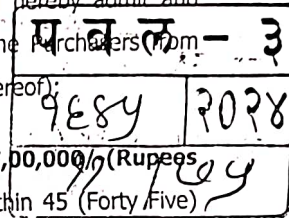
5) It is agreed that in the event of any delay/default on the part of the Purchaser(s) in making payment of the balance consideration on the due date, the Promoter shall be entitled to give 7 (Seven) days notice in writing to the Purchaser(s) making time the essence of the Contract and if the Purchaser(s) fail (s) to make payment within such notice period, then and in that event this Agreement shall be terminated and the amount paid by the Purchaser(s) to the Promoter shall be refunded by the Promoter to the Purchaser(s) without interest after deducting there from the 10% (Ten Percent) of the agreed sale price towards the administrative expenses.

For LUCKY ENTERPRISES

  
Proprietor





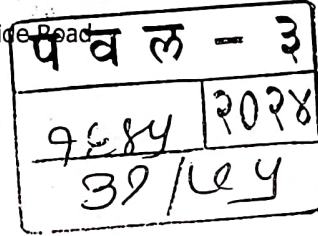


**FIRST SCHEDULE ABOVE REFERRED TO**

**Description of the Land**

All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme bearing Plot number 366, admeasuring about 348.91 Sq. Mts. situated at Sector No.-17, Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, bounded as follows; i.e. to say:

On or towards the North by : Proposed 9 Mts. Wide Road  
On or towards the South by : Plot No.-363 & 365  
On or towards the East by : Proposed 20 Mts. Wide Road  
On or towards the West by : Plot No.-367



**SECOND SCHEDULE ABOVE REFERRED TO**

**Description of the Flat**

All that Residential premises bearing Flat number 103 , admeasuring 23.648 Sq.Mts carpet area on the First Floor of the building to be known as 'LUCKY CORAL' being constructed on Plot No.-366 situated in Sector No.-17, Node-Ulwe, Navi Mumbai Tal.- Panvel, Dist.- Raigad.

For LUCKY ENTERPRISES  
  
Proprietor







## AMENITIES

### FLOORING

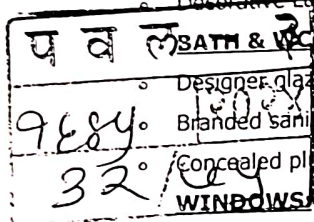
- Vitrified Flooring in all Rooms.

### KITCHEN

- Granite Kitchen Platform with S.S. Sink.
- Wall Tiles Dado up to beam level.

### DOORS

- Decorative Laminate Flush Main Doors with wooden frame.
- Decorative Laminate Flush Internal Doors with wooden frame
- Good quality brass Fixture & Fittings.
- Decorative Laminate Flush Bath & WC doors with Granite frame.



- Designer glazed tiles dado upto beam bottom.
- Branded sanitary wares
- Concealed plumbing with premium quality C.P. Fitting.

### WINDOWS

- Anodized Aluminium sliding Windows with Granite sill.
- Anodized Aluminium, glass Louvered window in Toilets.

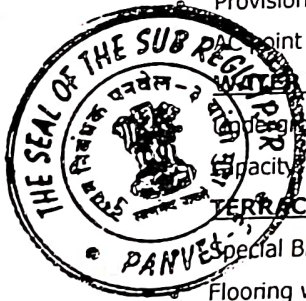
### WALLS & PAINTS

- Gypsum/POP finish internal walls with Plastic/Velvet/Luster Emulsion Paint.
- Acrylic emulsion/syntax matt paint for external walls.

### ELECTRIFICATION

- Concealed Copper Wiring and fittings.
- Provision of cable TV, Telephone in Living & M. Bedrooms.

◦ Paint provision in all Bedrooms.



### WATER TANK

◦ Ground and Overhead Water Tank with adequate water storage capacity.

### TERRACE

◦ Special Brickbat water proofing treatment.

Flooring with China chips.

For LUCKY ENTERPRISES

*Ashwika*

Proprietor

*Wadhwa*

*R. S. G.*

**RECEIPT**

Received of and from the withinnamed Purchaser(s) **Mr. Siddhesh Ramesh Waghmare and Mr. Ramesh Ramchandra Waghmare**, the day and the year first herein above written the sum of Rs.5,00,000 /- (Rupees Five Lakh Only) being part/full payment of the consideration against the sale of Flat No.- 103 admeasuring 23.648 Sq. Mts. carpet area on the 1<sup>ST</sup> Floor of the building project named as 'LUCKY CORAL' being constructed on Plot No.-366, situated at Sector No.-17, Node-Ulwe, Navi Mumbai Tal.-Panvel, Dist.-Raigad,-Raigad, paid by him to us as per the following details:

Date	Cheque/RTGS/ DD/PO No.	Drawn on (Bank & Branch)	Amount in Rs.
06/12/2023	471029	Bank of India	Rs.51,000/-
20/01/2024	471032	Bank of India	Rs.4,49,000/-
Total- (Rupees Five Lakhs Only)			Rs.5,00,000/-

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WE SAY RECEIVED  
For M/S. LUCKY ENTERPRISES  
*Ahluwalia*  
(Gurmitsingh Ajitsingh Ahluwalia)  
(Proprietor)

WITNESS:

1) \_\_\_\_\_ )  
2) \_\_\_\_\_ )



# CIDCO PLINTH COMPLETION CERTIFICATE

CIDCO/BP-15466/TPO(NM & K)/2017/2895

Date : 16 July, 2018

To,  
M/s. Lucky Enterprises, Through Its Proprietor,  
Shri. Gurmit Ahluwallya,  
Shop No. 03, Raheja Arcade, Plot NO 61, Sector  
11, CBD Belapur,  
PIN - 400614

Sub : Plinth Completion Certificate for Proposed Residential [ ResiComm Bldg ] Building on  
Plot No. 366,

Sector 17 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1 Architects application for Plinth completion certificate dtd 11/7/2018

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Residential [ ResiComm Bldg ] Building on Plot No. 366 , Sector 17 at Ulwe 12.5 % Scheme Plot , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. CIDCO/BP-15466/TPO(NM & K)/2017/1676 dated 01 June, 2017.

Therefore you may go ahead with the construction work beyond **Plinth Level upto top of Habitable Floor i.e. upto 2 slab** as per approved plans and terms and conditions mentioned in this office letter 01 June, 2017 and Agreement to Lease executed with Corporation.

Thanking you.

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Yours faithfully,

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO  
ASSOCIATE PLANNER (BP)  
Page 1 of 1



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 011574)

**REGD. OFFICE:**  
 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONE : 00-91-22-6650 0900  
 FAX : 00-91-22-2202 2509

**HEAD OFFICE:**  
 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.  
 PHONE: 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

**Ref. No.**

CIDCO/BP-15466/TPO(NM)/2017/1676

**Date :**

Date: 31/05/2017

Unique Code No.	2	0	1	7	0	3	0	2	1	0	2	0	4	5	8	0	1
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**To,**  
 M/s. Lucky Enterprises,  
 Through its Prop. Shri. Gurmit Ahlumalya,  
 Shop No.03, Reheja Arcade, Plot No.61,  
 Sector-11, C.B.D.-Belpaur, Navi Mumbai.

**SUB:-** Development Permission for Residential Building on Plot No. 366, Sector-17 at Ulwe(12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's online application dated 23/02/2017.
- 
- 2) Final transfer order issued by M(TS-II) vide letter No.CIDCO/EsV/12.5%/Ulwe/341/2015/2232, dtd.26/10/2015
- 
- 3) Maveja NOC issued by M(TS-II) vide letter No.CIDCO/EsV/12.5%/Ulwe/341/2016/14353, dtd.29/11/2016
- 
- 4) Height Clearance NOC issued by this office vide letter No.CIDCO/TPO(NM&K)/2015/811, dtd. 09/07/2015
- 
- 5) 50% IDC paid of Rs.1,74,455/- vide Receipt No.16625, dtd.27/03/2017

**Dear Sir,**

Please refer to your application for development permission for Plot No.366, Sector-17 at Ulwe(12.5% Scheme), Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town-Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished floor level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the buildings having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction work.

The Developers / Builders shall take all precautionary measures for prevention of malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

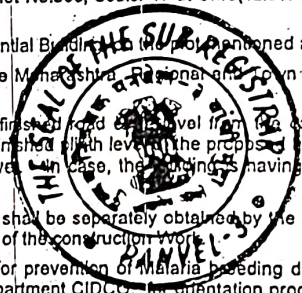
You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC paid of Rs.1,74,455/- vide Receipt No.16625, dtd.27/03/2017, you may approach to the Office of Executive Engineer (Khar) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

 (Mithlesh J. Patil)  
 Associate Planner (BP)



 In case of any corruption related complaints, please visit :  
[cidco.maharashtra.gov.in](http://cidco.maharashtra.gov.in) / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

Reference No. : CIDCO/BP-15466/TPO(NM & K)/2017/1676

Date : 31/5/2017

### COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s. Lucky Enterprises, Through Its Proprietor. Shri. Gurmit Ahluwallya., Shop No. 03, Raheja Arcade, Plot NO 61, Sector 11, CBD Belapur. for Plot No. 366, Sector 17, Node Ulwe. As per the approved plans and subject to the following conditions for the development work of the proposed Residential [ Resl+Comm ] + Mercantile / Business (Commercial) [ Resl+Comm ] In 12.5 % Scheme Plot 1 Ground Floor + 4Floor Net Bulltup Area [Residential [ Resl+Comm ] =474.54, Mercantile / Business (Commercial) [ Resl+Comm ] =48.71 Total BUA = 523.25] Sq m.

Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 4

A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

B. Applicant Should Construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.

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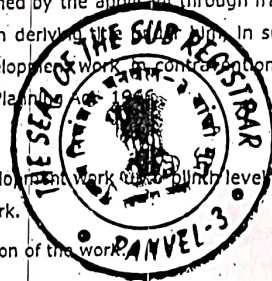
1. This Certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving benefit therefrom 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.

2. The applicant shall :-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act.



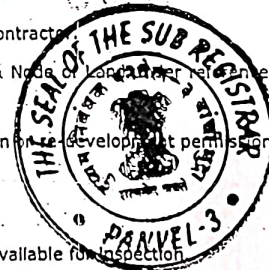
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Reference No. : CIDCO/BP-15466/TPO(NM & K)/2017/1676  
1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

Date : 31/5/2017

4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs. \_\_\_\_\_/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
9. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/GA-20/94, UD-11/RDP, Dated: 09 July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or redevelopment is obtained by the Owners/Developer, he shall install a Display Board on the conspicuous place on site indicating following details:
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Name of Landowner along with description of its boundaries.
    - c) Order Number and date of grant of development permission or development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain

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Reference No. : CIDCO/BP-15466/TPO(NM & K)/2017/1676  
Water Harvesting shall apply.

Date : 31/5/2017

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 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 approve 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.

- b) 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.
- c) The Authority may Impose a levy of not exceeding Rs. 100/- 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 structures as required under these byelaws.

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mmh  
6/6/17

ASSOCIATE PLANNER (BP)

CC to : HEMANT R DHAVAL

TRIARCH DESIGN STUDIO, Bhagwati  
Bhuvan, Saraswati Baug, Jogeshwar(E),  
Mumbai, Shop No. 18, Gauri Commercial  
Complex, Plot No. 19, Sector-11, CBD,  
Belapur, Navi Mumbai.

CC to : Separately to :

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE



**SCHEDULE**

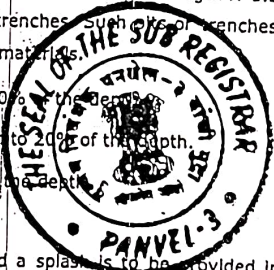
**RAIN WATER HARVESTING**

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. In depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An Impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
  - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
  - c) Coarse sand as upper middle layer up to 20% of the depth.
  - d) A thin layer of fine sand as top layer.
  - e) Top 10% of the pits/trenches will be empty and a splash pad is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be

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Reference No. : CIDCO/BP-15466/TPO(NH & K)/2017/1676  
15 cms.

Date : 31/5/2017

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (Insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of buildings or earthwork. The structures shall be designed such that no damonch is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.
- Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain-water has been provided.
- Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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15/05/17

CITY







CIDCO  
CITY INFRASTRUCTURE DEVELOPMENT CORPORATION

# OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-15466/TPO(NM & K)/2017/5515

Unique Code : 20170302102045801

Date : 13 September,  
2019

To,  
M/s. Lucky Enterprises, Through Its Proprietor,  
Shri. Gurmit Ahluwalia,  
Shop No. 03, Raheja Arcade, Plot NO 61, Sector  
11, CBD Belapur.  
PIN - 400614

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Sub : Occupancy Certificate for Residential [ ResiComm Bldg ] Building on Plot No. 366,  
Sector 17 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.  
Ref : 1.Your Arch. Online application dated.30.08.2019  
2.Time Extension NOC from Estate No. CIDCO/ESTATE-II/2019/8000031925/6606 Dated 23.08.2019  
3.DCC No. CIDCO/EE(ULWE-II)/2019/631/E-643 Dated 23.07.2019

Dear Sir,

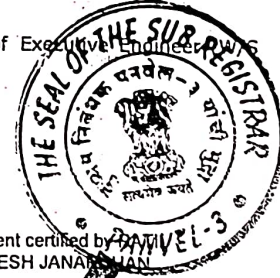
Please find enclosed herewith the necessary Occupancy Certificate for Residential [ ResiComm Bldg ] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate.

Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (Civil) (N-1) to get the water supply connection to your plot.



Document certified by  
MITHILESH JANARDAN  
Name : PATIL MITHILESH  
JANARDAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

29/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 1645/2024

नोदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4200000
(3) बाजारभाव (भाडेपट्टयाच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2809208
(4) भू-नापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र.103, पहिला मजला, लकी कोरल, प्लॉट क्र.366, सेक्टर 17, उलवे, ता.पनवेल, जि.रायगड. क्षेत्र 23.648 चौ.मी.कारपेट + 6.435 चौ.मी.एक्सकल्युजिव एनक्लोज बाल्कनी + 4.012 चौ.मी.एक्सकल्युजिव टेरेस( ( SECTOR NUMBER : 17 ; ))
(5) क्षेत्रकळ	1) 23.648 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश, असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. लकी इंटरप्रायझेस.तर्फे.प्रो.प्रा. गुरमितसिंह अजितसिंह अहलुवालिया यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्र.०३, रहेजा आर्केड, प्लॉट क्र.११, सी.बी.डी.वेलापूर, तवी मुंबई.; ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:- ACJPA1577H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धेश रमेश वाघमारे -- वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.३०१, तिसरा मजला, यश अपार्टमेंट, से.२२, तुर्भे, तवी मुंबई.; ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AEAPW5361C 2): नाव:-रमेश रामचंद्र वाघमारे -- वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.३०१, तिसरा मजला, यश अपार्टमेंट, से.२२, तुर्भे, तवी मुंबई.; ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AAMPW4773C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1645/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

