

MUNICIPAL CORPORATION OF GREATER MUMBAI
 APPENDIX XXII
 PART OCCUPANCY CERTIFICATE
 (PREVIOUS TO 1/1/2017) (NEW) (W/O) (September 2017)

वर्क - २५		
१०८३	८५	३०५
३०२२		

Shri Chirag M. Shah, of M/s. Disha Construction C.A. to Dattaramanand C.H.S. Ltd.
 2nd Floor, Opp. Reliance World, Gulmohar road, Suhu, Mumbai 400 044.
 Mr. Anilraj/Owner.

The Part development work of Residential building comprising of Basement for Parking and 1st to 5th upper floors for residential user (except Ground Floor) for wing A to I on plot bearing C.S.No./C.TE.No. 717, 717/1 to 31 of village VILE PARLE in Hanuman cross Road No.2, Vileparle (East), Mumbai is completed under the supervision of Shri. PREMAL KANTILAL GOGRI Architect, Lic. No. CA/01/28190, Shri. Sunil Kumar Ratilal Shah, RCC Consultant, Lic. No. STR/598 and Shri. HITESH R. SOLANKI, Site Supervisor, Lic. No. S/738/55-1 and as per development completion certificate submitted by applicant and as per completion certificate issued by Chief Fire Officer vide, CFO/R-III/04 dated 27 July 2018.

It can be occupied with the following condition/s.

- 1) That the relevant COC conditions shall be Complied with before issuing Full OCC.
- 2) That all Fire Fighting Systems shall be maintained in good working condition as per CFO Part completion.
- 3) That the Construction Waste for balance work shall be handle & transported to designated unloading sites as per conditions of all conditions of Full OCC & as per directives of Hon'ble Supreme Court shall be made.
- 4) That this Part OCC is without Prejudice to Legal matters pending in Court of Law if any.

Copy to:
 1. Mr. Commissioner, K/E Ward
 2. Mr. S.C., K/E Ward
 3. E/W, Western Suburb 2
 4. Mr. K/E Ward
 5. Mr. K/E Ward
 6. Shri. PREMAL KANTILAL GOGRI, 2203, 1 wing, Agrawal Nimit tower, Shahu street, compound, 2203, K/E Ward
 7. Mr. Anilraj (West)
 For information please.



✓
 Name: Prakash Rajaram Raut
 Designation: Executive Engineer
 Organization: Municipal Corporation of Greater Mumbai
 Date: 06-Sep-2018 20:05:12

Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai
 K/E Ward

AGREEMENT

बदर - १५		
१८६३	३	१०५
२०१९		

THIS AGREEMENT made at Mumbai this 31st day of December in the year Two Thousand and Twenty BETWEEN M/S, DISHA CONSTRUCTION, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 having registered office at Square One, 2nd Floor, Gulmohar Road, Opp. Reliance Webworld, J.V.P.D. Scheme, Mumbai - 400049 hereinafter called "THE PROMOTER" / "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner or Proprietor or being of the said firm, the survivors or survivor of them and his heirs, executors, administrators and assigns of such last surviving Partner) of the **One Part;**



AND

M/S. SIDUS BUILDCON INDIA PRIVATE LIMITED having his/her/their address at Shop No. 1, Guruvatika, Plot No. D-1, Sect. No- 12, Kharghar, Navi Mumbai - 410210, hereinafter referred to as "THE PURCHASER/S" / THE ALLOTTEE/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators) of the **Other Part;**

WHEREAS:-

- (a) By and under a Deed of Conveyance dated 11th April, 1959 made and executed between Shrimati Jamnabai widow of Krishnarao Ramrao Vijaykar and Kamalakar Krishnarao Vijaykar therein called the Vendors of the First Part, Mr. L. V. Limaye, S. H. Bakalkar and N. V. Herlekar, therein called the Confirming Parties of the Second Part and Ramanand Co-operative Housing Society Ltd., a Society registered under the provisions of the then prevailing Bombay Co-operative Housing

SP





FIFTH FLOOR PLAN

Flat No. H-504 on 5th Floor

WING - H



Handwritten signature and date: *[Signature]*
 11.11.2011

Other details: Gross Annual Income Details: Please tick (✓) the appropriate box.
 Nil Less than ₹ 2,00,000 ₹ 2,00,000 to ₹ 5,00,000 ₹ 5,00,000 to ₹ 10,00,000 More than ₹ 10,00,000
 Self-employed Salary Pension Dividend Interest Other
 Yes No Don't know
 I hereby declare that the above information is true and correct to the best of my knowledge and belief.
 Signature: _____ Date: _____

401/1863

पावती

Original/Duplicate

Wednesday, February 17, 2021

नोंदणी क्र. 39म

6:12 PM

Regn. 39M

पावती क्र. 2023 दिनांक: 17/02/2021

माग्याचे नाव: विनेपार्वे

दस्तावेजाचा अनुक्रमांक: बंदर15-1863-2021

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मेसर्स सायदूस विन्वकॉन इंडिया प्रा वी चे डायरेक्टर अश्वित पवार - -

नोंदणी फी

₹. 30000.00

दस्त इत्यादी फी

₹. 2100.00

पुस्तानी नकला: 105

एकूण:

₹. 32100.00

आपलास मूळ दस्त, बंबनेल पिट, सूची-२ अंदाजे

6:32 PM ह्या वेळेस मिळेल.

सह. व. नि. बंधरी-४

बाजार मूल्य: ₹. 18645842/-

सोबदना ₹. 36000000/-

बरनेने मुद्रांक मूल्य: ₹. 720000/-

सं. सो. मानभाब
सह. दुय्यम निबंधक, अंधेरी हद. ४,
दुय्यम उपनगर जिल्हा

1) देवकाचा प्रकार: eChallan रकम: ₹. 30000/-

सीटी/धनादेश/पि ऑर्डर क्रमांक: MH009426683202021E दिनांक: 17/02/2021

बिकचे नाव व पत्ता:

2) देवकाचा प्रकार: DHC रकम: ₹. 100/-

सीटी/धनादेश/पि ऑर्डर क्रमांक: 1702202112307 दिनांक: 17/02/2021

बिकचे नाव व पत्ता:

3) देवकाचा प्रकार: DHC रकम: ₹. 2000/-

सीटी/धनादेश/पि ऑर्डर क्रमांक: 1702202112188 दिनांक: 17/02/2021

बिकचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 18 FEB 2021



C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/0610/K/337(NEW)

COMMENCEMENT CERTIFICATE

To, Shri Chirag M. Shah, of M/s. Disha Construction Co. A to Owner Dattaramanand C.H.S. Ltd. Square One, 2nd Floor, Opp. Reliance Webworld, Gelphohar road, Juhu, Mumbai 400 049

वदर - १५		
१८६३	५०	१०५
२०२१		

With reference to your application No. CHE/WS/0610/K/337(NEW) Dated 13/8/2017 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 345 no 337 (New) dated 13/8/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of an plot No. - C.T.S. No. 717, 717/1 to 51 Division / Village / Town Planning Scheme No. VILE PARLE situated at Hanuman cross Road No. 2 Road / Street in K/E Ward Ward.

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

- The land vacated on consequence of the endorsement of the setback line and widening line shall form part of the public street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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.
 - 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.
 - 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.
- 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. Sanjay U Borse - (Asst.Eng.(B.P.) K/East) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.