



# ओम साई एंटरप्रायजेस

- ❖ विक्री करारनामे (सदनिका / दुकान / ऑफिस / बंगला / गॅरेज इ.)
- ❖ इ-रजिस्ट्रेशन सेंटर
- ❖ खरेदीखत / कन्वहेन्स डीड (खुली जमीन / सोसायटी)
- ❖ दस्त नोंदणी / मुल्यांकन
- ❖ स्टॅम्प पेपर्स
- ❖ ऑफिडेव्हिटस / पॉवर ऑफ अटर्नी इ. लेख
- ❖ भाडे करारनामा
- ❖ स्थावर मालमत्तेशी संबंधीत दस्त / करारनामे
- ❖ नोटरी
- ❖ गुमास्ता

दस्त प्रकार : \_\_\_\_\_  
घेणाऱ्याचे नांव : \_\_\_\_\_  
देणाऱ्याचे नांव : \_\_\_\_\_  
फोन नं. : \_\_\_\_\_

## रामदास भाबड

शॉप नं. ९, तळ मजला, चंद्रेश निलकंठ हौसिंग सोसायटी, शिवाजी चौक,  
लोढा हेवन, निळजे, डोंबिवली (पूर्व) - ४२१ २०४.

**Contact : 9930103066 / 9220053513**

1111omsai@gmail.com / ram.bbd@gmail.com



338/1716

पावती

Original/Duplicate

Friday, February 11, 2022

नोंदणी क्र.: 39म

9:10 AM

Regn.: 39M

पावती क्र.: 1834 दिनांक: 11/02/2022

गावाचे नाव: खोणी

दस्तऐवजाचा अनुक्रमांक: कलन4-1716-2022

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: कुणाल किशोर पाटिल --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:29 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

बाजार मुल्य: रु. 2603086.4/-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क : रु. 270000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1002202213653 दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012958069202122E दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक कल्याण - ४





## गावाचे नाव : खोणी

(1)विलेखाचा प्रकार	सेल डीड
(2)भोवदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2603086.4
(4) भू-मापन,पौटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे खोणी येथिल स नं 69/1, 71/ए,बी, 70, 150/6, 7, 9, 10ए, 10बी या वरील लेकशोर ग्रीन्स प्रोजेक्ट मधील सदनिका नं 205 दुसरा मजला सी विंग कासा लेकसाईड ए ते एच को ऑप हीसिंग सोसायटी लिमिटेड क्षेत्र 710 चौ फूट कार्पेट(79.18 चौ मी बिल्टअप)सोबत एक कार पार्किंग स्पेस नं सी 2-बी 3-141( ( Survey Number : 70 ; ) )
(5) क्षेत्रफळ	1) 710 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:-वरुन श्रेष्ठ - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी /205, कासा लेकसाईड, लेकशोर ग्रीन्स, तलोजा रोड, पलावा फेस -2, खोणी, डोंबिवली ईस्ट, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-BLNPS4334J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल किशोर पाटिल - - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट न 403, तनिश रेसिडेन्सी, आळंदी रोड, पुणे सिटी, पुणे, महाराष्ट्र, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411015 पॅन नं:-DHJPP0980D
(9) दस्तऐवज करून दिल्याचा दिनांक	11/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	11/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1716/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



*(Handwritten signature)*

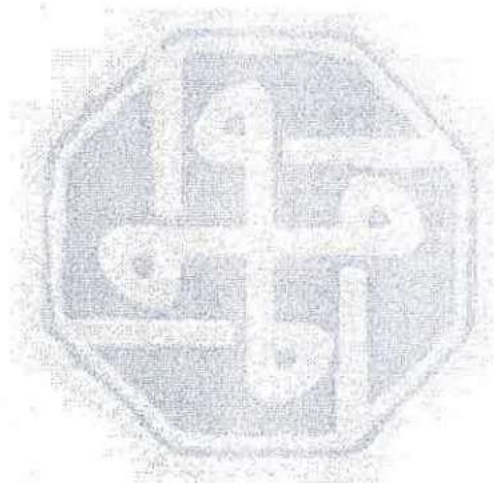
सह.दुय्यम निबंधक कल्याण :-



**Payment Details**

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KUNAL KISHOR PATIL	eChallan	69103332022021021114	MH012958069202122E	270000.00	SD	0006276584202122	11/02/2022
2	KUNAL KISHOR PATIL	eChallan		MH012958069202122E	30000	RF	0006276584202122	11/02/2022
3		DHC		1002202213653	1000	RF	1002202213653D	11/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







साल 2021  
 विभाग ठाणे  
 कार्यालय कल्याण  
 पत्राचार खोणी  
 क्षेत्र Rural

सर्व्हे नंबर / न. भू. क्रमांक :

मूळ मूल्य दर तक्त्यानुसार मूल्यदर रु.

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक Square Foot
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कडीत क्षेत्राची माहिती

मूळ मूल्यदर	852 Square Foot	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
वापरासाठीचे क्षेत्र	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs. 1170/-
खुल्या जमिनीचा क्षेत्र	आहे	मजला -	1st To 4th Floor		

Sale Type - Resale

First Sale Date - 22/04/2014

Sale Resale of built up Property constructed after circular dt.02/01/2018

प्रमाणानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (32000 \* (100 / 100) ) \* 1  
 = Rs.32000/-

मजला निहाय घट/वाढ = 100% of 32000 = Rs.32000/-

मूळ मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 32000 \* 852  
 = Rs.2532886.4/-

खुल्या जमिनीवरील वाहन तळाचे क्षेत्र  
 खुल्या जमिनीवरील वाहन तळाचे मूल्य = 150 \* (1170 \* 40 / 100)  
 = Rs.70200/-

Applicable Rules : 3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2532886.4 + 70200 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2603086.4/-

= ₹ सव्वीस लाख तीन हजार शहाऐशी /-

क ल न - ४  
 दस्त क्र. १७१६ / २०२२  
 १/१०

Home

Print







GRN	MH012958069202122E	BARCODE			Date	10/02/2022-19:55:30	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (if Any)	वस्त क्र 9096/2022					
			PAN No.(If Applicable)	DHJPP0380D 8/40					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	KUNAL KISHOR PATIL					
Location	THANE		Flat/Block No.	CASA LAKESIDE A TO H CHS LTD, Flat No. 205					
Year	2021-2022 One Time		Premises/Building						
Account Head Details		Amount in Rs.	Road/Street	on 2nd Floor, C-wing, LAKE SHORE GREENS project					
0030046401	Stamp Duty	270000.00	Area/Locality	Khoni, Dombivali East					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	2	1	2	0	4
			Remarks (if Any)	PAN2=BLNPS4334J~SecondPartyName=VARUN SHRESHTH~					
			Amount in Words	Three Lakh Rupees Only					
Total		3,00,000.00							
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	69103332022021021114	2729052444			
Cheque/DD No.			Bank Date	RBI Date	10/02/2022-19:55:58	Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000

चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

*[Handwritten Signature]*



*[Handwritten Signature]*





**SALE-DEED**

7-11-8  
दस्ता क्र. 9496/2022  
2/30

**THIS SALE-DEED** is made and entered into at Dombivali on this **11th day** of **February 2022**.

**B E T W E E N**

**MR. VARUN SHRESHTH** (Pan No. **BLNPS4334J**) aged about **37 years**,  
Residing at: **C/205, Casa Lakeside, Lakeshore Greens, Taloja Road, Palava Phase-2, Khoni, Dombivali East-421204**. Hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, and assignees) of the **FIRST PART**.

**A N D**

**MR. KUNAL KISHOR PATIL** (Pan No. **DHJPP0980D**) aged about **23 years**  
Residing at: - **Flat No 403, Tanish Residency, Alandi Road, Pune City, Pune, Maharashtra-411015**. Hereinafter referred to as "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her legal heirs, executors, administrators, and assignees) of the **SECOND PART**.

**WHEREAS** The **TRANSFEROR** has purchased a Flat vide Agreement for sale from **M/S. LODHA HI RISE BUILDERS PRIVATE LIMITED**, dated **17/07/2014** and registered with Sub-registrar **Kalyan-5** on **22/07/2014** under document No. **4880/2014** of **Unit/Flat No. 205 on 2nd Floor, C-wing, and admeasuring about carpet area 710 sq. ft. ( 79.18 sq. meters Built Up Area) (With One Four Wheeler Parking Space No.C2-B3-141 as allotted by the builder) of Building known as "CASA LAKESIDE A TO H " Co. Op. Housing Society Limited. in "LAKE SHORE GREENS " Project, Village Khoni, Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.** (More particular described in the schedule hereinafter referred to as "the said Flat")

**AND WHEREAS** the **TRANSFEROR** is the member of **"CASA LAKESIDE A TO H" Co- Op. Housing Society limited;** registered under the Maharashtra Co-operative Housing Society Act 1960 \*vide Registration No. **TNA/DOM/HSG/ (TC)/31789/2019** (hereinafter referred to as "the said Society")



*[Handwritten signature]*

*[Handwritten signature]*

**AND WHEREAS the TRANSFEROR** is absolutely seized and possessed of and is otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

**AND WHEREAS the TRANSFEROR** has agreed to sell and transfer, and the TRANSFEREE has agreed to purchase all right, title and interest of the TRANSFEROR in the said Flat and the right of occupation of the said Flat in the said building of the said Society including his right, title and interest in the said Flat for a total sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)**.

**AND WHEREAS** the Parties hereto have agreed to record the Terms and Conditions on which the TRANSFEROR have agreed to sell and the TRANSFEREE has agreed to purchase and acquire the right, title and interest of the TRANSFEROR in the said Flat including the said shares of the TRANSFEROR in the said Society;

**NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The TRANSFEROR hereby agree to transfer unto the TRANSFEREE and the TRANSFEREE hereby agree to purchase and acquire all the right, title and interest of the TRANSFEROR in the said Society including the said **Unit/Flat No. 205 on 2nd Floor, C-wing, and admeasuring about carpet area 710 sq. ft. ( 79.18 sq. meters Built Up Area) (With One Four Wheeler Parking Space No.C2-B3-141 as allotted by the builder) of Building known as "CASA LAKESIDE A TO H " Co. Op. Housing Society Limited. in "LAKE SHORE GREENS " Project, Village Khoni, Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.** The TRANSFEROR have also agreed to transfer all the right of the TRANSFEROR as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title, and interest of the TRANSFEROR in the said Society, and The TRANSFEROR agrees to transfer the said flat & shares to the TRANSFEREE for a total consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)**.

2. The said consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** to be paid by the TRANSFEREE to the TRANSFEROR in the manner hereinafter mentioned:





₹/40

- a. **Rs.10,00,000/- (Rupees Ten Lakhs Only)** paid before the execution of this agreement as Earnest Money (the receipt whereof the TRANSFEROR hereby admit and acknowledge in the presence of witnesses).
- b. **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** will be paid through **Finacle Cheque No. 53493432** dated 31/12/2021, Drawn on AXIS BANK, before execution of this sale deed.
3. The TRANSFEROR has represented to the TRANSFEREE: -
- a. That the TRANSFEROR has paid all the dues and outgoing in respect of the said Flat up to date.
- b. That the said Flat is free from any kind of encumbrances.
- c. That the said Flat and shares belong to the TRANSFEROR absolutely and that no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said flat.
- d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the TRANSFEROR or any person/s lawfully or equitably claiming by, through or in trust the TRANSFEROR have full right, power and absolute authority to sell or transfer to the TRANSFEREE the said Flat and the TRANSFEROR have full right, title and interest in the said Flat and that the TRANSFEROR have not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the TRANSFEROR may be rendered illegal and/or unauthorized for any reason or on any account.
- e. That TRANSFEROR shall obtain the necessary No Objection Certificate from the said Society for transfer, and sale of the interest of the TRANSFEROR in the said Society, as well as the right, title and interest of the TRANSFEROR in the said Flat to the TRANSFEREE and also to the admission of the TRANSFEREE to the membership of the said Society in place of the TRANSFEROR when the TRANSFEROR herein is completed by delivering the vacant and peaceful possession of the said flat to the TRANSFEREE.
- f. final sale-deed will be signed, and possession will be handed over on receipt of full consideration only.



g. The TRANSFEROR have represented to the TRANSFEREE that the total transfer fee/ NOC payable to the builder for transfer of the said flat of the said society in the name of the TRANSFEREE shall be borne and paid by both parties equally

Stamp of the TRANSFEREE  
Date 25.9.2022 / 2022  
6/90

4. The TRANSFEROR declare and covenants with the TRANSFEREE that the said Flat are free from encumbrances of any nature whatsoever and that the TRANSFEROR has full right, title and interest in the said Flat and has full right and authority to assign and transfer their entire interest in the said Society including the said Flat and the said Shares to the TRANSFEREE.

5. The TRANSFEROR covenants and assures the TRANSFEREE that their Membership of the said Society is subsisting and is in full force and has not been terminated.

6. The **TRANSFEROR** shall (on payment of the full and final consideration) sign and execute all further and necessary documents, papers, forms, and writings as may be necessary for completing the transfer of all utility connections and security deposits available with the utility service providers of Water, Electricity and Gas to the name of the **TRANSFEREE**. The **TRANSFEROR** are responsible to perfectly assure and effectually transferring the utilities available in the said premises unto and to the use of the **TRANSFEREE**.

7. The TRANSFEREE covenants, with the TRANSFEROR that he shall always abide by the Rules, Regulations and Byelaws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the day the TRANSFEROR delivers possession of the said Flat to the TRANSFEREE. It is specifically agreed by and between the parties that till the said Flat are transferred in the name of the TRANSFEREE, the TRANSFEREE shall not be liable to pay any maintenance charges in respect of the said Flat to the said Society and the same shall be borne by the TRANSFEROR.

8. It is agreed between the TRANSFEROR and the TRANSFEREE that the expenses for stamp duty on these presents or on final sale deed and registration charges in respect of this transfer shall be borne and paid by the TRANSFEREE alone and the TRANSFEROR shall not be liable to pay the same or any part thereof. However, the stamp duty or duties and charges in respect of all previous transfers in respect of the said flat shall be the responsibility of the TRANSFEROR.

*[Handwritten Signature]*





9. The TRANSFEROR shall sign and execute any deed or writing as well as all other papers and documents as may be required by the TRANSFEREE for transferring the said Flat to the name of the TRANSFEREE in pursuance of this Agreement and payment of the balance sale consideration.
10. The TRANSFEROR undertakes to hand over all the documents transfer forms, receipts, papers concerning the said Flat to the Transferees.
11. The TRANSFEROR undertakes to do and to execute all acts, deeds, matters and things as are or may be necessary, proper, or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favor of the TRANSFEREE in the record of the said Society to enable the TRANSFEREE to have and to hold the said Flat and the said Shares absolutely.
12. The agreement is subject to Maharashtra Ownership of Flats Act 1963.

**FIRST SCHEDULE OF PROPERTY**

All that piece and parcel of land bearing **Survey No. 69/1, 71/A, B, 70, 150/6, 7, 9, 10A, 10B, Village Khoni Taluka Kalyan, Dist. Thane** and within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

**SECOND SCHEDULE OF PROPERTY**

**Unit/Flat No. 205 on 2nd Floor, C-wing, and admeasuring about carpet area 710 sq. ft. ( 79.18 sq. meters Built Up Area) (With One Four Wheeler Parking Space No.C2-B3-141 as allotted by the builder) of Building known as "CASA LAKESIDE A TO H " Co. Op. Housing Society Limited. in "LAKE SHORE GREENS " Project, Village Khoni, Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.**

*[Handwritten Signature]*

*[Handwritten Signature]*



**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands on the date and the year first herein above stated.

**SIGNED AND DELIVERED** by the  
Within named "**TRANSFEROR**"

**MR. VARUN SHRESHTH**

क ल न - ४
दस्ता क. १०१६ / २०२२
२/१०

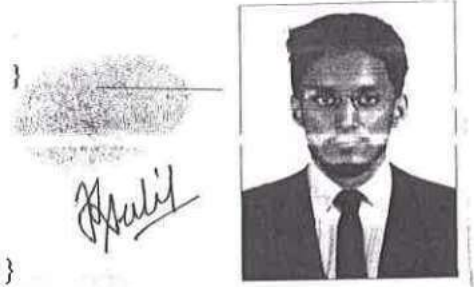


In the presence of the witnesses:

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2. 

**SIGNED AND DELIVERED** by the  
Within named "**TRANSFeree**"

**MR. KUNAL KISHOR PATIL**



In the presence of the witnesses:

1. 
2. 



दस्त क्र. १०९६ / २०२२  
१०/१०

**RECEIPT**

Received of and from the above-named **TRANSFEREE MR. KUNAL KISHOR PATIL** a sum of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** as full and final payment transfer of the said **Unit/Flat No. 205 on 2nd Floor, C-wing, and admeasuring about carpet area 710 sq. ft. ( 79.18 sq. meters Built Up Area) (With One Four Wheeler Parking Space No.C2-B3-141 as allotted by the builder) of Building known as "CASA LAKESIDE A TO H " Co. Op. Housing Society Limited. in "LAKE SHORE GREENS " Project, Village Khoni, Taloja Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.** Said Shares to be paid by them to me as within mentioned.

CHEQUES NO./ Ref. No.	DATE	BANK NAME	AMOUNT
130915175815	05/11/2021	HDFC BANK	25,000/-
50100279898431	05/11/2021	HDFC BANK	25,000/-
000172456447	08/02/2022	HDFC BANK	9,50,000/-
Finacle Cheque No. 53493432	31/12/2021	AXIS BANK	35,00,000/-
Total Rs.			45,00,000/-
(Rupees Forty Five Lakhs Only)			

I Say Received **Rs.45,00,000/-**

*Varun Shreshth*

**MR. VARUN SHRESHTH**  
"TRANSFEROR"

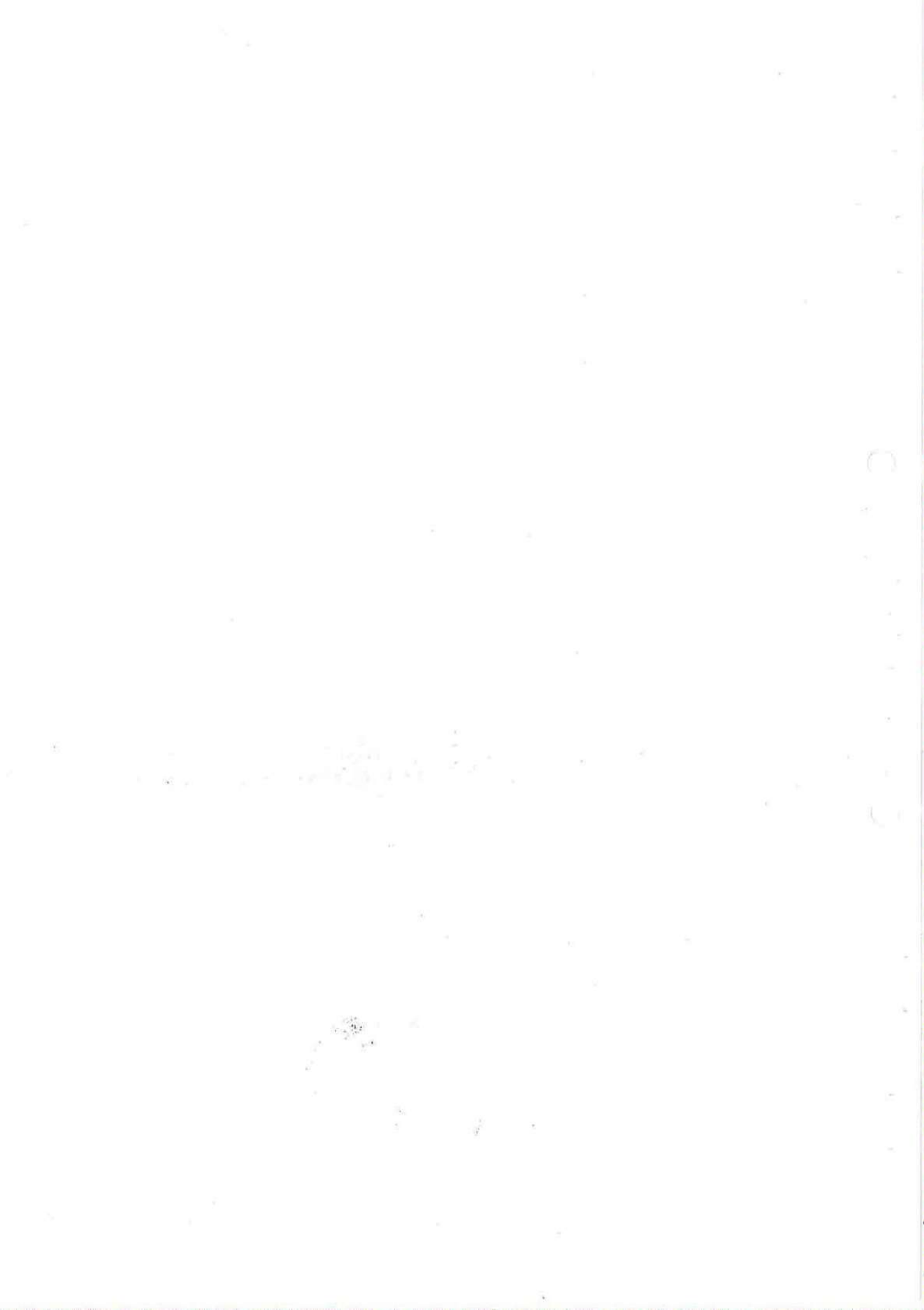
Witness:

1. *[Signature]*

2. *[Signature]*

*[Signature]*

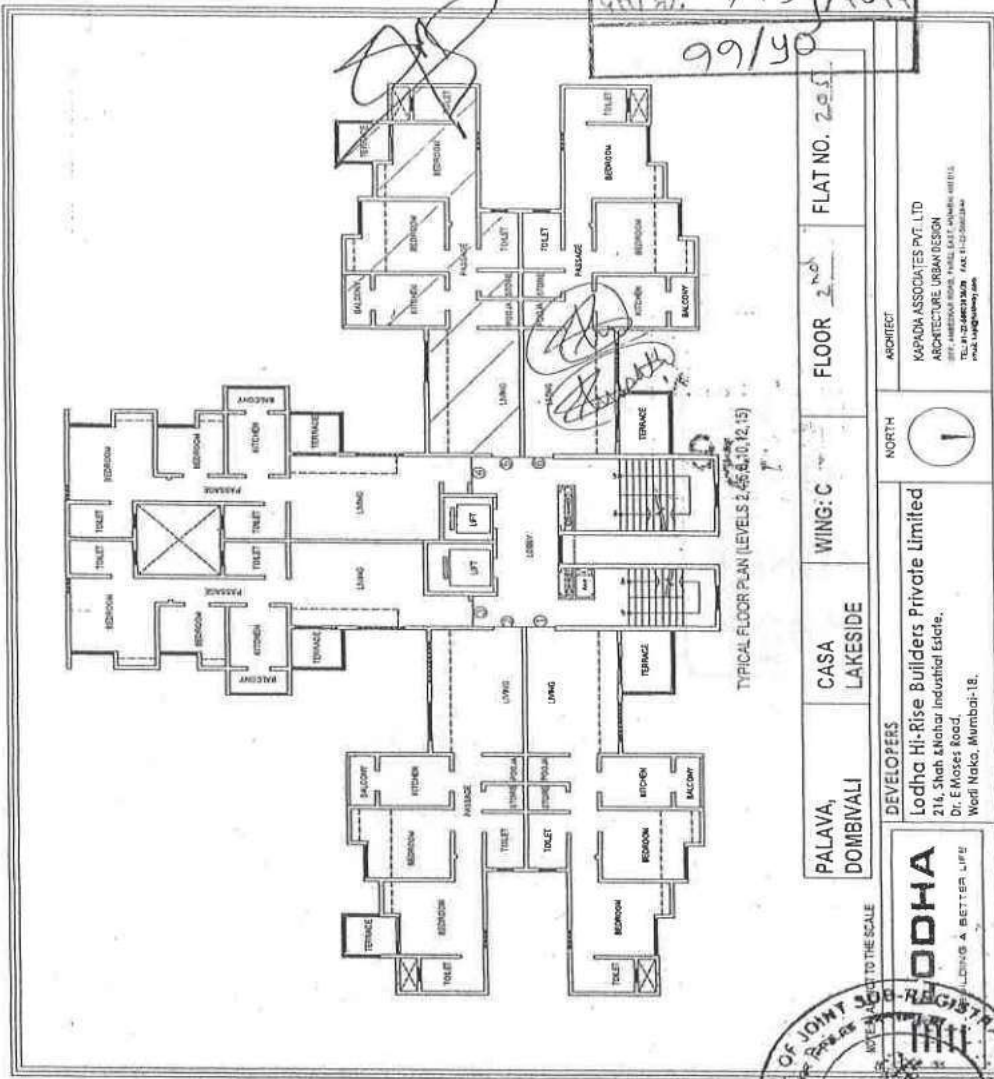






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 दस्त क्र. ८८०/२०१४  
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क ल न - ४  
 दस्त क्र. १०१६/२०२२  
 ११/१०



TYPICAL FLOOR PLAN (LEVELS 2, 6, 8, 10, 12, 15)

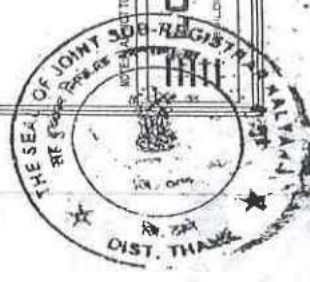
PALAVA, DOMBIVALI  
 DEVELOPERS  
 Lodha Hi-Rise Builders Private Limited  
 214, Shah & Mohar Industrial Estate,  
 Dr. E Moses Road,  
 Wadi Naka, Mumbai-18.

CASA LAKESIDE  
 WING: C

FLOOR 2<sup>nd</sup>  
 FLAT NO. 205

ARCHITECT  
 KAPADIA ASSOCIATES PVT. LTD  
 ARCHITECTURE URBAN DESIGN  
 107, AMBESKAR ROAD, PUNE 411 004, INDIA  
 TEL: 91-20-4669130/9 FAX: 91-20-2604344  
 www.kapdiaindia.com

NORTH



क. ल. न. - ५	
दस्ता क्र. ५०	२०१४
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<del>क ल न - ४</del>	
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क. ल. न. - 9  
दस्तावेज क्र. 9095/2022  
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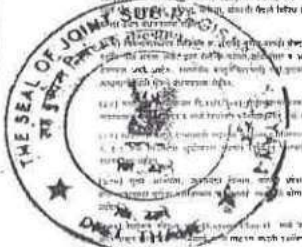


**क ल न - ४**  
**दस्त क्र. १५१६ / २०२२**  
**१३ / ५०**

**क. ल. न. ४**  
**दस्त क्र. १५१६ / २०२२**  
**१३ / ५०**

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क. ल. न. - 3  
 दस्त क्र. 8000 2022

For the proposed construction of residential colony on plot bearing No. 182A, 182 of village Kharvi, Tal. Kalyan, Dist. Thane by M/s. Laxmi...

The plan submitted in compliance with the above mentioned subject. The proposed plan is submitted by per the EIA notified on 2008 by the State Level Expert Agency...

It is noted that the proposal is for grant of Environmental Clearance for Proposed construction of residential colony on plot bearing No. 182A, 182 of village Kharvi, Tal. Kalyan, Dist. Thane...

Other Information of the project submitted by Project Proponent is as follows:  
 Project Name: M/s. Laxmi Development Pvt. Ltd.  
 Location: Kharvi, Tal. Kalyan, Dist. Thane  
 Size of the project: 16,89,065 sq. m.  
 Neighboring: 16,89,065 sq. m.  
 Estimated cost: 14,71,110.50

*Signature*

Proposed Built up Area (B.U.A. Area)	82,71,110.50
Area of the site	16,89,065.00
Total Built up Area	16,89,065.00
Number of floors proposed	10
Number of floors proposed in the project	10
No. of Buildings & its configuration	The project is a residential project with 100 residential buildings, 10 commercial buildings and Public facilities etc. For Primary School, Senior Secondary School, Hospital, local shopping, P.M.C. Play ground, community hall, Police Station, Fire Station, Bank, Electricity Substation, Transport Hub, Pharmacy, Smart Industrial units, hotel, etc. Car Parking buildings etc.
Number of houses and their	Residential: 10000
Number of special residential units	The total residential and commercial population during operation phase - 100000 will be around 100000. Housing population of the township will be around 100000.
Floor density per hectare	230
Height of the buildings	30m
Height of any	The proposed project is accessible by 10 on only Thane Bypass Road and 10 on only Thane - Badlapur Road. For traffic in proposed in the project.
Loading vehicle for every access of the road	Minimum 10000
Final Water requirement	<ul style="list-style-type: none"> <li>City Water: 17,28,000 MLD</li> <li>Surface Water (CMDY): 10,31,000 MLD</li> <li>Total water requirement (CMDY): 27,59,000 MLD</li> <li>Surrounding population (CMDY): 10,00,000</li> <li>Fire fighting (sum): 10,00,000 MLD</li> </ul>

*Signature*

Water Supply	<ul style="list-style-type: none"> <li>Each water (1 MLD): 22,24,000 L</li> <li>Surface: 10,00,000 L</li> <li>Residual Water (CMDY): 10,00,000 L</li> <li>Total water requirement (1 MLD): 20,31,000 L</li> <li>Fire fighting (sum): 10,00,000 L</li> <li>Total of ground water table: 10,00,000 L</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>Source: Ground water</li> <li>Quantity of water used: 10,00,000 L</li> <li>Size of BWD: 10,00,000 L</li> </ul>
Storage and distribution	<ul style="list-style-type: none"> <li>Storage capacity (1 MLD): 10,00,000 L</li> <li>STP Technology: 10,00,000 L</li> <li>Capacity of STP (1 MLD): 10,00,000 L</li> </ul>

Quantity of the site soil to be generated	will be utilized in project site for land filling.
Waste generation in the operation phase	<ul style="list-style-type: none"> <li>City Waste (10000): 10,00,000 TPD</li> <li>Waste Water (10000): 10,00,000 TPD</li> <li>L - Waste (10000): 10,00,000 TPD</li> <li>Hazardous Waste (10000): NA</li> </ul>
Waste Water	<ul style="list-style-type: none"> <li>City Waste: 10,00,000 TPD</li> <li>Waste Water: 10,00,000 TPD</li> <li>L - Waste: 10,00,000 TPD</li> <li>Hazardous Waste: NA</li> </ul>
Waste Water	<ul style="list-style-type: none"> <li>City Waste: 10,00,000 TPD</li> <li>Waste Water: 10,00,000 TPD</li> <li>L - Waste: 10,00,000 TPD</li> <li>Hazardous Waste: NA</li> </ul>
Waste Water	<ul style="list-style-type: none"> <li>City Waste: 10,00,000 TPD</li> <li>Waste Water: 10,00,000 TPD</li> <li>L - Waste: 10,00,000 TPD</li> <li>Hazardous Waste: NA</li> </ul>

*Signature*





दस्त क्र. १०१६/२०१२  
१६/१०

Quantity of the material to be preserved	
Disposal of the construction waste	Will be utilized on project site for land leveling
Waste generation in the Operation phase	
• Dry Waste (kg/d)	175.00 TPD
• Wet Waste (kg/d)	116.72 TPD
• E-Waste (kg/month)	14.30 TPD/year
• Hazardous Waste (kg/month)	NA
• STP Sludge (dry sludge) (kg/d)	13.81 kg/day
Mode of Disposal of Waste	
• Dry Waste	The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-rickshaw/trucks for sale to recycle vendor. The inert material to sent to Regional Landfill site proposed to MARRHA near Talgaon.
• Wet Waste	Wet garbage will be composted using Mechanical Composting system and used as organic manure for landscaping.
• E-waste	E-Waste generated will be given to authorized recyclers.
• Hazardous Waste	The generated hazardous waste will be disposed as per the norms.
• STP sludge (dry sludge)	Sludge will be used as manure for gardening.
Area requirements	
• Location and soil area provided for storage and treatment of the solid waste	On ground 30730.26 m <sup>2</sup>
• Budgetary allocation	Capital Cost: 27.4 Cr O & M Cost: 7.1 Cr
Green Belt Development	Total BG Area: 857,980 m <sup>2</sup> BG area under govt. hold

*Prakash*

• RO on ground	8.57 m <sup>3</sup> /day		
• Water supply	4350 liters will be generated on monthly		
• Rainwater harvesting	Capital Cost: 4.5 Cr O & M Cost: 3.2 Cr		
• Power supply	311 KW		
• Maximum demand	MSDCCL		
• Source	MSDCCL		
Energy saving by non-conventional method			
Energy saving the water			
• Natural shading through overhanging balconies to minimize heat gain and reduce air conditioning requirement			
• Use of AC on facade system to reduce heat gain and power consumption			
• Use of low-e glass to reduce power requirement			
• Large central exhaust fan natural cross ventilation			
• Solar lighting in common areas, garden and road			
• Solar hot water for sale building			
• Energy efficient lighting fixtures, LED lights in all buildings			
• Detail schedule sun & wind saving			
• Budgetary allocation	Capital Cost: 6.6 Cr O & M Cost: 4.1 Cr		
• RO on			
• Rainwater and quality of the RO unit to be used	Company or OCB approved for RO unit		
• Type of fuel used	Diesel		
Environment Management Plan Budgetary Allocation			
Construction phase (with break-up)			
	India Rupee	Total Expenditure	Total Expenditure
STP	16.5	0.0	16.5
Energy Harvesting	11.5	0.0	11.5
Roofing Solar System on MSCP	32.0	0.0	32.0

कल. न. - ७  
दस्त क्र ४८० २०१४  
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• Dry Waste	50.0	1.5
• Wet Waste	105.8	5.0
• Solid Waste Collection Plant	75.0	5.0
• Solid Waste Cell enclosure	2.0	2.1
• Landfills	133.0	5.7
• Fine fabric	133.0	11.5
• Portable Storage Containers	112.0	2.2
• City Operations Centre	2.6	26.0
• Solar Street Lighting	80.0	8.0
• Street Sweeping	0.0	0.0
• Contingency for 10%	100.0	10.0
• Total	1000.0	100.0

Area of the parcels in the main road & design of conditions

• Total Parking Area	Types Parking Area (14.5000 m <sup>2</sup> )
• Area per car	
• 2-Wheelers	3350.0 m <sup>2</sup>
• 4-Wheelers	Residential Parking 10000 m <sup>2</sup> Office, education, retail & special parking 10000 m <sup>2</sup>

ANNEXURE I  
PINSEY NUMBERS  
VILLAGE HIRIYANABE, P. No. 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

*Prakash*

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VILLAGE ANANTAPUR  
VILLAGE KIRIHO  
VILLAGE KOLLE  
VILLAGE UMRIHOLI

THE SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
जु. ठणे  
DIST. THANE



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The Right, Construction built up area of proposed construction shall be in accordance with the existing FSI/FSM norms of the urban local body & it should ensure the compliance with survey number before approving layout plan & before receiving communication facilities in proposed work. Plan approval authorities should also ensure that zoning permissibility for the proposed project as per the approved development plan of the area.

"Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.

All required sanitary and hygienic measures should be in place before starting construction activities and be maintained throughout the construction phase.

Project proponent shall ensure completion of STP, MSW disposal facility, storm water development prior to occupation of the buildings. No physical occupation or settlement will be given unless all above said environmental infrastructure is completed and made functional including water supply in Para 7. From construction from appropriate washing shall be obtained.

Provision shall be made for the housing of construction laborers within the site with necessary infrastructure and facilities such as fuel for cooking, drinking water, an STP, safe drinking water, medical health care, crèche and First Aid Room etc.

Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for multiple toilets. The site should be free from any waste water generated during the construction phase, should be collected.

The solid waste generated should be properly collected and segregated. The solid waste should be disposed off in the approved sites for land filling after recycling recyclable material.

Waste garbage should be treated by Organic Waste Converter and treated bio-slurry (mixture) should be utilized in the existing premises for gardening and soil fertility will be disposed outside the premises. Local authority should ensure that arrangement shall be made that waste water and storm water do not get mixed.

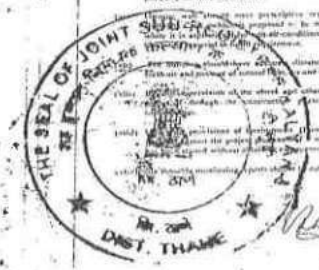
All the sewage excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

Additional soil for leveling of the proposed site shall be generated within the site (to the extent possible) so that natural drainage system of the area is protected and improved.

Construction shall be carried out considering CPCB guidelines including...  
1. All construction activities shall be carried out in accordance with the local DDC Agri-culture Dept. of all such during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for the safety and health aspects of people, only in approved sites with the approval of competent authority.  
2. Soil and ground water samples will be tested to ascertain that there is no change in ground water quality by leaching of heavy metals and other toxic substances.  
3. Construction spoils including foundation material and other hazardous material must not be allowed to come in contact with the ground surface and the spoils must be secured so that they should not reach into the ground water.  
4. Air-borne dust generated during construction phase should be disposed in accordance with applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.  
5. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to the emission (Protection) Rules prescribed by an and noise emission standards.  
6. The diesel engine for operating DG sets shall be stored in underground tanks and it should be kept clear from concrete with dry shall be taken.  
7. Vehicles used for long haul construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during peak hours.  
8. Ambient noise levels should conform to established standards. Both during day and night incremental pollution levels in the ambient air and noise quality should be strictly monitored during construction phase. Adequate measures should be taken to maintain the ambient standards by CPCB/MPCB.  
9. Fire extinguishers should be used as building material in the construction as per the provisions of the Fire Regulations of September 1999 and amended by the 27th August, 2003 of the Government of Maharashtra.  
10. Fully sealed concrete must be used for building construction.  
11. The operation of compressed air should be controlled for removal of dust in the building, the existing fire-fighting equipment, including the fire-fighting equipment, and fire-fighting equipment should be maintained in accordance with the standards of the Maharashtra Pollution Control Board.  
12. Water level should not be allowed to fall below the ground level.  
13. Water demand during construction should be reduced by use of pre-mixed concrete casting system and other best practices adopted.  
14. The ground water level and its quality should be monitored regularly in consultation with the Maharashtra Pollution Control Board.  
15. The installation of the Sewage Treatment Plant (STP) should be verified by an independent agency and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent from STP shall be recycled/reused in the treatment plant, discharge of treated effluent should be avoided. If any discharge is required in the sewer line, treatment of effluent should be made available to the Ministry subject to STP.  
16. Landlord should ensure that an appropriate certification is issued prior to operation of STP/MSW and ensure that permit is issued by MPCB.

17. Permission to draw ground water shall be obtained from the competent authority prior to water development of the project.  
18. Separation of grey and black water should be done by the use of dual plumbing for the separation of grey and black water.  
19. Provisions for showers, toilet flushing and drinking should be of low flow, which is one of the most important measures to conserve water.  
20. The use of glass may be reduced up to 50% to reduce the excessive consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.  
21. Roof should meet prescriptive requirement as per Energy Conservation Building Code.  
22. Energy conservation measures like installation of LED lights and the use of energy efficient appliances should be adopted. The use of LED lights should be 100% in all areas. The use of energy efficient appliances should be 100% in all areas. The use of energy efficient appliances should be 100% in all areas.  
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31. A copy of all the documents submitted to Department should be forwarded to the MPCB.  
32. In the case of any change in the scope of the project, the project should require a fresh approval by this Department.  
33. A separate environmental management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.  
34. Separate funds shall be allocated for implementation of environmental protection measures along with the project cost. These funds shall be included in the project cost. The funds shall be used for the purpose of environmental protection and shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB in the progress report.  
35. The project management should ensure at least bi-annual environmental audits/monitoring of the project and the results of such audits shall be submitted to the Maharashtra Pollution Control Board and copy also to be sent to MPCB at regular intervals.  
36. Project management should submit half yearly compliance reports in respect of the stipulated environmental safeguards, norms and conditions to MPCB in accordance with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Rules, 1986.  
37. A copy of the clearance letter shall be sent by project to the concerned Municipal Corporation and the local DDC, if any, from where suggestions/recommendations, if any, may be received while processing the proposal. The clearance letter shall also be sent to the website of the Company by the project.  
38. The project should ensure the status of compliance of the stipulated EC conditions including reports of monitoring data in their website and shall update the same periodically. In case non-compliance is noticed by the Regional Office of MPCB, the project should immediately take corrective measures. The project should also ensure that the project complies with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Rules, 1986. The project should also ensure that the project complies with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Rules, 1986.  
39. The project management should also submit the compliance reports in respect of the stipulated EC conditions including reports of monitoring data in their website as well as a copy to the respective Regional Office of MPCB.  
40. The environmental management for each developer for pending STP should be Form-1 as mentioned in the guidelines of the Maharashtra Pollution Control Board. The project management should ensure that the project complies with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Rules, 1986. The project should also ensure that the project complies with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Rules, 1986.





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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted by this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protective measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the Public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vighyan Bhawan, Sec- 5, B K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

*(Signature)*  
(Vijay Kumar Singh)  
Secretary, Environment  
Department & MS, SRCAA

- Copy to:
1. Shri. P.M.A. Hakeem, IAS (Retd.), Chairman, SBIAA, 'Jugnu', Kottaram Road, Calicut- 673 006 Kerala.
  2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400 021
  3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodi Road, New Delhi - 110510

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4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhawan, Link Road No- 3, B-5, Ravi-Shankar Nagar, Bhopal, 462 016) (MP).
6. Regional Office, MPCB, Thane
7. Collector, Thane
8. Commissioner, Thane Municipal Corporation
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).







Schedule II

Details of Basic Guarantees

Sl. No.	Content (C to F/2b)	Amount of BC Imposed	Submission Period	Purpose of BC	Compliance Period	Validity Date
1	Consent to Establish (Phase-I)	Rs. 10 Lakh	15 days from date of receipt of consent	Towards compliance of consent conditions	Upto Commissioning or 5 years, whichever is earlier	Five years from date of issue of consent

Maharashtra Pollution Control Board

*[Signature]*

M.D. Kulkarni I.A.S. (Retd.) Member, Maharashtra Pollution Control Board, P.O. Box No. 100, Thane

1. The applicant shall provide adequate provision for the disposal of effluents and effluent treatment plant (ETP) shall provide temporary storage disposal and other facilities for effluent and water quality.

2. During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.

3. Effluent should be controlled to ensure that it does not exceed the prescribed standards. During operation the effluent discharge at the boundary of the building shall be restricted to the permissible level as comply with the prescribed standards.

General Conditions

- The applicant shall provide suitable facilities for environmental monitoring of effluent and ambient air quality and hazardous waste and shall pay for the cost of the monitoring at the applicant's expense.
- Industry shall ensure effluent quality meets consent conditions as stated monthly/quarterly.
- The applicant shall provide points in the effluent discharge system such as ladder, platform etc. for monitoring the air emission and the water discharge system for inspection when for use of the Board's staff. The monitoring system shall be restored in case of any damage to the facilities.
- Whenever due to any accident or other factors, an act or event, such as release of effluent or air pollution or noise or other pollutants, the applicant shall immediately report to the Director, Maharashtra Pollution Control Board, Office of Director of Health Services, Department of Industries, Government of Maharashtra, Maharashtra State, in case of failure of effluent treatment equipment, the applicant shall immediately report to the Director.
- The applicant shall provide adequate storage tanks sufficient to operate all effluent control facilities to ensure compliance with the terms and conditions of the consent. In the event of any accident or other factors, the applicant shall immediately report to the Director.
- The applicant shall submit an annual report to the Director, Maharashtra Pollution Control Board, for the financial year ending 31st March in the prescribed form and for the purpose of rule 14 of the Environmental Protection (Consent) Regulations, 1986.
- The applicant shall comply with the Hazardous Waste (M.H. & T.G. Rules, 2008 and other relevant provisions as per Rule 305 & 306 of Hazardous Waste (M.H. & T.G. Rules, 2008) and the consent year April to March in Form-IV by 30th June of every year.
- The applicant shall ensure that the consent conditions are available to the Board's officers during their visit to the applicant.
- The applicant shall obtain Consent to Operate from Board before commencing the project.
- Industry shall comply with the Water Act, 1986, Air (Prevention and Control of Pollution) Act, 1986 and other applicable laws and rules.
- The applicant shall maintain an Environmental Record with certified authentication in the form of a log book showing the compliance of consent conditions with Environment Protection Act, 1986.
- The applicant shall maintain a separate record showing the consumption of energy for operation of effluent and industrial effluent treatment plant and air pollution control system. A regular monitoring of consumption of chemicals shall be maintained.
- Conditions for D.O. Set

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- Noise from the D.O. Set should be controlled by providing an acoustic enclosure or by locating the room acoustically.
- Industry should provide acoustic enclosures for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 18 dB (A) reduction level or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with noiseless loss of 20 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 1/3 octave from acoustic enclosure/room and then average.
- Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control of noise.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent higher levels of DG set from deteriorating with use.
- D.O. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area by operation of D.O. Set.
- The applicant shall comply with the notification of MoEF dated 2002 regarding noise limit for generator sets run with diesel.
- The industry should not cause any nuisance in surrounding area by noise from the DG set within the premises as to maintain ambient air quality standard in respect of noise no less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned to be between 9 a.m. and 10 p.m. and night time is between 10 p.m. and 6 a.m.
- The applicant shall maintain good housekeeping.
- The applicant shall bring minimum 25% of the available open land under green coverage plantation. The applicant shall submit a schedule of available open land and number of trees surviving as on 31st March of the year to the member of trees planted by September end, with the Environment Statement.
- The non-hazardous solid waste generated at the factory premises, sweepings, etc. be disposed off scientifically as per the consent conditions / pollution. The applicant shall take necessary permissions from the authorities for disposal of solid waste.
- The applicant shall not discharge effluents after the quantity, quality, the rate of discharge, temperature of the effluent/effluents or hazardous waste or control equipments provided in the consent conditions without the written permission of the Board. The industry will not carry out any activity, for which the consent has not been granted without prior consent of the Board.
- The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and green environment in and around the factory premises.
- The industry shall submit quarterly statement in respect of injunctive obligation towards consent conditions and consent compliance duly supported with documentary evidence (Consent conditions as determined from MoPCB official site).
- The applicant shall submit official e-mail address and any change will be duly informed to the Board.
- The industry shall adhere to the National Ambient Air Quality standards prescribed under Government of India, Notification dt. 18.11.2009 as amended.
- The applicant shall comply with the conditions stipulated in Environmental Clearance granted by Govt. vide No. BEAC/3013/2011-2007/1 dated 19th June, 2013.

*[Signature]*

M.D. Kulkarni I.A.S. (Retd.) Member, Maharashtra Pollution Control Board, P.O. Box No. 100, Thane



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Pradip Garach  
Assistant  
High Court, Thane

4. Area of Agreement  
S. B. S. Road, Kalyan  
Maha (Pvt) Limited 40000  
Date 20/12/2017  
Email pradipgarach@gmail.com

**REPORT ON TITLE**

Re: Property (comprised in land bearing various Survey numbers, Hissa numbers and addresses) being and situated at Village Khoni and Hehadara, Taluka Kalyan, District - Thane.

- I have investigated on the instructions and behalf of Lodia Dwellers Private Limited, in respect to the site of the various individual land parcels/holders, whose names are mentioned in Column "A" of the FIRST AND SECOND SCHEDULE hereunder written, with regard to their respective land mentioned against their respective serial bearing above Survey numbers, Hissa numbers and areas lying being and situated at Village Khoni and Hehadara acquired by Lodia Dwellers Private Limited (LDPL) and Mahavir Build Estate Private Limited (Mahavir) being sub-division of the Agreement/Conveyance mentioned in Column "C" of the said Schedule duly referred to as a Larger Property portion of which are more particularly mentioned in Column "B", "C" and "D" of FIRST AND SECOND SCHEDULE hereunder. For the sake of brevity lands mentioned in the First and Second Schedules are collectively referred to as "the said Project Land".
- For the purpose of investigation, I have perused and verified the following documents in connection to the said Project Land:
  - 1/112 Extracts (Form of Rights) and 4/12 extracts (Mutation Entries) extracted thereat in respect of the said Project Land and verified deviation of title by Land Holders/Owners to the respective land forming a part of the said Project Land.
  - Original and/or Certified true copies (as the case may be) of the relevant documents viz. Deed of Conveyance, Development Agreement, Agreements for Sale, Deed of Continguous, Detachments and Powers of Attorney & other auxiliary documents mentioned in the Column "C" executed and registered with competent Sub-Registrar by respective said Land Holders/Owners in favour of Lodia Dwellers Pvt. Ltd. and Lodia Group Company via Mahavir Build Estate Private Limited as Development Products as mentioned in the Column "D" of the First and Second Schedules hereunder in the said Project Land, forming a part of the said Project Land, acquired by said LDPL, and
  - 1/112 Extracts (Form of Rights) and 4/12 extracts (Mutation Entries) extracted thereat in respect of the said Project Land and verified deviation of title by Land Holders/Owners to the respective land forming a part of the said Project Land.

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दस्त क्र. १०१६ / २०२२  
२१/१०

Larger Land which includes Project Land along with contiguous land owned by LDPL in terms hereof.

- In the premises, pursuant to the said respective Development Agreements/Conveyance, the Lodia Dwellers Private Limited, Mahavir Build Estate Private Limited (Lodia Group Companies) have envisaged consolidated scheme of Development of Special Township on the said Larger Land which includes Project Land and accordingly plans are submitted to MMROA.
- By letter dated 10th June, 2013 Environmental Department has issued clearance to develop inter alia the said Larger Land by constructing building thereon on the terms and conditions stated therein.
- Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20<sup>th</sup> January 2014 has granted consent to establish Phase - I for Township Project categorized as Orange in respect of the Larger Land which includes Project Land on terms and conditions stated therein.
- By virtue of the aforesaid documents, I am opinion that Lodia Dwellers Private Limited and Mahavir Build Estate Private Limited are entitled to said Larger Land as absolute owners thereof and entitled to carry out development thereon.
- In the meanwhile, by an Agreement dated 6<sup>th</sup> December 2013 and Supplemental Agreements thereto executed by Lodia Dwellers Private Limited and Mahavir Build Estate Private Limited as the Licensor of the One Part and Lodia Hi-Rise Builders Private Limited as the Licensee of the Other Part whereunder the Licensor has granted to Licensee license to enter upon the said Project Land (more particularly described in the First Schedule hereunder written which is the same land more particularly described in First and Second Schedule hereunder written) forming a part of the said Larger Land and carry out development thereon by constructing buildings on terms, covenants and conditions therein which inter alia includes right to deal with and dispose of constructed premises in such buildings constructed on the said Project Land.



By an Agreement dated 6<sup>th</sup> December 2013 and Supplemental Agreements thereto executed by Lodia Dwellers Private Limited and Mahavir Build Estate Private Limited as the Licensor of the One Part and Lodia Hi-Rise Builders Private Limited as the Licensee of the Other Part whereunder the Licensor has granted to Licensee license to enter upon the said Project Land (more particularly described in the First Schedule hereunder written which is the same land more particularly described in First and Second Schedule hereunder written) forming a part of the said Larger Land and carry out development thereon by constructing buildings on terms, covenants and conditions therein which inter alia includes right to deal with and dispose of constructed premises in such buildings constructed on the said Project Land.

Forest, for acquisition of the said Larger Property which includes Project Land.

- Pursuant to section 320 of Mumbai Family and Agricultural Land Act, 1924 for the acquisition of the said Larger Property forming part of the said Project Land mentioned in the First and Second Schedules hereunder written acquired by the present landowners as notified remains without in priority under section 43 of the said Act to be ranked their respective land by such beneficiaries owners.
- I have also caused the search of record at the appropriate Sub Registrar Office at Kalyan and Thane for 30 years or thereabouts.
- Besides, I have gathered information and explanation in respect of the said Project Land:
  - On perusal of the various (i) 1/112 extracts (Form of Rights), (ii) Mutation Entries (4/12 extracts) and on the basis of Search Reports for the period from 1984 to 2013 and Information and explanation given to me as well as representation made in this behalf, in my view the said landholders/owners of the said Larger Land comprised in Survey Numbers and Hissa Numbers which include Project Land mentioned in the First and Second Schedules hereunder written, are well and sufficiently aware as to their respective land by inheritance and/or Purchase, as the case may be.
  - These said individual landholders/owners have executed and registered with the Sub-Registrar of Kalyan and Thane, separate and distinct Agreements for Development and sale (as shown in Column "C" of First and Second Schedules hereunder) in respect of their individual land parcels of Survey Numbers and Hissa Numbers being referred as Larger Land parcels which includes Project Land mentioned in the First and Second Schedules hereunder written along with relevant Detachments/Deeds of Continguous, Detachments/Deeds of partition/transfer of their respective land with Lodia Dwellers Pvt. Ltd. and/or Mahavir Build Estate Private Limited as the case may be.
  - Pursuant to the said documents, the said Land Holders/Owners have handed over possession of their respective land which includes Project Land to the said Landholders/Owners.
  - By Declaration/Regulatory agreement dated 14/08/2013 by Mahavir Build Estate Private Limited in favour of Lodia Dwellers Private Limited (LDPL) and registered under No. L/111-5585/2013 in my file attaching said Mahavir Build Estate Private Limited is associated with LDPL, and shall develop the said

will be obtained for Special Township Project with respect to the land which is not included in the aforesaid Order in due course.

- Further notification dated 1<sup>st</sup> January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompanying a SCHEDULE, A whereunder regulation for development of Special Township Project in area under the sanction development plan inter alia Regulation 2 provides for special concessions. Under sub-clause (a) of the said Regulation 2 that the land which is forming part of the Special Township Project will become ipso facto non-agriculture as soon as the Special Township scheme is notified and sanctioned in as much as such land deemed to have been converted in non-agriculture and no separate permission will be required and will be assessed from the date of sanction accordingly.

The Builders Private Limited are entitled to leasehold rights in respect of the Project Land (more particularly described in the First Schedule hereunder written which is the same land more particularly described in First and Second Schedules hereunder written) and carry out development of the same by constructing buildings thereon in phase manner as phase development programme in blocks as Project 1 to 11 (identified as Sector - 3 which is defined as Sector A in the Final sanctioned permission dated 28<sup>th</sup> March 2014 referred in Clause 14 hereunder) determined by the Licensor and Licensee in the First Schedule to the Agreement dated 6<sup>th</sup> December 2013 on terms, covenants and conditions therein which inter alia includes right to deal with and dispose of constructed premises in such buildings.

**THE FIRST SCHEDULE, ABOVE REFERRED TO**

VILLAGE - KHONI						
Sl. No.	Name of the Landholder/Owner	Survey No.	Hissa No.	Area in sq. mts.	Name of the Documents & Regs. No and Date	Name of the Developer/ Purchaser/ PII
1	Sarvan Laxman Patil and Others	93	81	248.57	Development Agreement dated 08/01/2007 registered under No. M/116614/2007 Power of Attorney dated 08/01/2007 registered under No. L/111-5585/2013	Lodia Dwellers Private Limited
		94	82	123.41		
		95	83	84.41		



दस्त क्र. १०९६ / २०२२

२४/५०

Sr. No.	Name of the Party	Area	Category	Value	Deed No.	Deed Date	Deed Type	Remarks
1	Bhaya Pande Thakre & Others	37	1.0%	83.52	10700011 registered under No. 304 of 2011	01/02/2012	Private	
1	Bhaya Pande Thakre & Others	80	1.0%	125	Agreement for Sale dated 23/05/2011 registered under No. 181 of 2011	01/02/2012	Private	
1	Bhaya Pande Thakre & Others	143	1.0%	2260.9	Agreement for Sale dated 18/05/2011 registered under No. 181 of 2011	01/02/2012	Private	

Sr. No.	Name of the Party	Area	Category	Value	Deed No.	Deed Date	Deed Type	Remarks
4	Harihachandri Jadhav and Others	33	2.5%	731	Agreement for Sale dated 13/10/2008 registered under No. 144 of 2008	13/10/2008	Private	
	Falga Panchanan Kaban & Others	44		800	Deed of Confirmation dated 11/12/2007 registered under No. 111 of 2007	11/12/2007	Private	
	Pratik Chaitanya Mung	87.07		547.21	Deed of Confirmation dated 17/09/2008 registered under No. 101 of 2008	17/09/2008	Private	
	Dashrath Haru Jadhav and Others				Agreement for Sale dated 31/08/2011 registered under No. 111 of 2011	31/08/2011	Private	
5	Baburam Manoj Athvare and Others	60	1.0%	1002.77	Agreement for Sale dated 03/12/2007 registered under No. 111 of 2007	03/12/2007	Private	
	Chandrabh Vyasaiah Shinde	100	100.0%	1000.51	Power of Attorney dated 03/12/2007 registered under No. 111 of 2007	03/12/2007	Private	

क. ल. न. - ७

दस्त क्र. १०९६ / २०१४

२४/५०

Sr. No.	Name of the Party	Area	Category	Value	Deed No.	Deed Date	Deed Type	Remarks
6	Panduranghi Nimbhe Patil	71	A	2468.61	Deed of Confirmation dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
7	Bhoo Chandra Patil and Others	71	B	130	Deed of Confirmation dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
8	Shrihari Bhagya Shetty and Others	73	1.0%	348.78	Deed of Confirmation dated 20/11/2009 registered under No. 213 of 2009	20/11/2009	Private	
9	Harish Chaitanya Khar and Another	124.07	0	88.07	Deed of Confirmation dated 18/05/2008 registered under No. 181 of 2008	18/05/2008	Private	
10	Anil Datta Patil and Others	100	1	3700	Agreement for Sale dated 19/10/2007 registered under No. 111 of 2007	19/10/2007	Private	

Sr. No.	Name of the Party	Area	Category	Value	Deed No.	Deed Date	Deed Type	Remarks
11	Ravi Babu Bhalerao and Another	83	2.0%	311.82	Agreement for Sale dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
		110	10.0%	800.84	Power of Attorney dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
11	Madhav Babu Bhalerao & Others	81	2.0%	107.16	Agreement for Sale dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
		81	2.0%	113.89	Power of Attorney dated 08/10/2010 registered under No. 213 of 2010	08/10/2010	Private	
11	Chandrakant Bhalerao, Jadhav and Others	80	1.0%	2007.26	Deed of Confirmation dated 11/07/2008 registered under No. 111 of 2008	11/07/2008	Private	
	Ujjwal Suman Jadhav and Others				Deed of Confirmation dated 11/07/2008 registered under No. 111 of 2008	11/07/2008	Private	



**क ल न - ४**  
**दस्त क्र ७९६ / २०२२**  
**२३/५०**

Sl. No.	Name of the Party	Area	Value	Deed No.	Date	Registered Under	Category
14	Balraj Das Shrivastava and Others	96	24.00	2024.02		Agreement for Sale dated 17/05/2007 registered under No. KL/14/2743/2007 Power of Attorney dated 17/05/2007 registered under No. KL/14/2743/2007	Lotha Dwellers Private Limited
15	Rajesh Pandurang Patil and Others	107	21.00	1583.21		Agreement for Sale dated 06/09/2007 registered under No. KL/14/0423/2007 Power of Attorney dated 06/09/2007 registered under No. KL/14/0423/2007 Deed of Conveyance dated 15/04/2010 registered under No. KL/14/0208/2010 Power of Attorney dated 15/04/2010 registered under No. 1232010	Maharaja Buid Estate Private Limited
16	Balaji Shrinani Patil and Others	105	2.00	2718.33		Deed of Conveyance dated 29/12/2012 registered under No. KL/14/0013/2013 Power of Attorney dated 29/12/2012 registered under No. 22913	Lotha Dwellers Private Limited

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**दस्त क्र ७९६ / २०२२**  
**२३/५०**

Sl. No.	Name of the Party	Area	Value	Deed No.	Date	Registered Under	Category
17	Shri. S. S. Srinivasan and Others	104	2.00	1433.01		Agreement for Sale dated 07/05/2008 registered under No. KL/14/2123/2008 Power of Attorney dated 07/05/2008 registered under No. 1232008 Power of Attorney dated 07/05/2008 registered under No. 1232008	Maharaja Buid Estate Private Limited
18	Vijay Kumar Gokhale & Others	150	23.00	1120.23		Agreement for Sale dated 09/10/2007 registered under No. KL/14/0485/2007 Power of Attorney dated 09/10/2007 registered under No. 1232007 Power of Attorney dated 09/10/2007 registered under No. 1232007 Power of Attorney dated 11/12/2007 registered under No. 1232007 Power of Attorney dated 11/12/2007 registered under No. 1232007 Deed of Conveyance dated 24/10/2008 registered under No. KL/14/0481/2008 Deed of Conveyance dated 24/10/2008 registered under No. 1232008 Power of Attorney dated 24/10/2008 registered under No. 1232008 Power of Attorney dated 24/10/2008 registered under No. 1232008	Maharaja Buid Estate Private Limited
19	Kamlesh Gangal Jethi and Others	108	2.00	1124.01		Investment agreement dated 14/06/2008 registered under No. KL/14/0484/2008	Lotha Dwellers Private Limited

Sl. No.	Name of the Party	Area	Value	Deed No.	Date	Registered Under	Category
20	Vijay Suresh Patil and Others	130	8.00	2198.17		Deed of Conveyance dated 05/05/2011 registered under No. KL/14/0475/2011	Lotha Dwellers Private Limited
21	Siddharth Shivam Gokhale and Others	100	2	2467.00		Deed of Conveyance dated 21/07/2011 registered under No. KL/14/0715/2011 Power of Attorney dated 21/07/2011 registered under No. 1232011	Lotha Dwellers Private Limited
22	Anand Datta Fard and Others	100	2.00	1305.00		Deed of Conveyance dated 08/05/2011 registered under No. KL/14/1200/2011 Deed of Conveyance dated 08/05/2011 registered under No. KL/14/1200/2011 Power of Attorney dated 24/10/2013 registered under No. 4542/2013	Lotha Dwellers Private Limited



Sl. No.	Name of the Party	Area	Value	Deed No.	Date	Registered Under	Category
23	Gopesh Kishorji Bhat	83	3.00	149.85		Agreement for Sale dated 14/03/2008 registered under No. KL/14/5875/2008 14/03/2008 registered under No. 1232008 Power of Attorney dated 14/03/2008 registered under No. 1232008 Deed of Conveyance dated 14/03/2008 registered under No. KL/14/0476/2008	Maharaja Buid Estate Private Limited
24	Rama Rajesh Katar	104	20.00	154.78		Deed of Conveyance dated 07/10/2009 registered under No. KL/14/0480/2009 Power of Attorney dated 07/10/2009 registered under No. 1232009	Lotha Dwellers Private Limited
25	Talal Katar and Others	104	20.00	2022.01		Agreement for Sale dated 07/10/2009 registered under No. KL/14/0480/2009 Power of Attorney dated 07/10/2009 registered under No. 1232009 Power of Attorney dated 07/10/2009 registered under No. 1232009 Deed of Conveyance dated 07/10/2009 registered under No. KL/14/0480/2009	Maharaja Buid Estate Private Limited

Dated this 23<sup>rd</sup> day of March, 2022

*(Signature)*  
 Joint Registrar  
 District Thane, Maharashtra























गा.न.क्र. ७ व १२  
शुद्ध कल्याण

पुस्तक क्रमांक: ८४/१  
पुस्तक सं. १. ४०

मालिक: मे. मोटा स्वामी प्रा. लि.  
सफे जायरेकर रोजेद्र जोर

प्लॉट नं. १३०६०

शे. ४, गणवती रोड गवनेरी  
जं. (अ) ०-११-५  
जं. (ब) ०-११-५

अकारणी  
वडी अकारणी अकारणी

गा.न.क्र. ११ (गणवती रोड)

श्र	प्रकार	विभागीय क्षेत्र				अकारणी अकारणी या अकारणी	अकारणी अकारणी	अकारणी अकारणी
		मिळीत क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र			
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गा.न.क्र. ७ व १२  
शुद्ध कल्याण

पुस्तक क्रमांक: ८४/२  
पुस्तक सं. १. ४०

मालिक: मे. मोटा स्वामी प्रा. लि.  
सफे जायरेकर रोजेद्र जोर

प्लॉट नं. १३०६०

शे. ४, गणवती रोड गवनेरी  
जं. (अ) ०-११-५  
जं. (ब) ०-११-५

अकारणी  
वडी अकारणी अकारणी

गा.न.क्र. ११ (गणवती रोड)

श्र	प्रकार	विभागीय क्षेत्र				अकारणी अकारणी या अकारणी	अकारणी अकारणी	अकारणी अकारणी
		मिळीत क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र			
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क. ल. न. - ५  
दस्त क्र ८८० २०१४

गा.न.क्र. ७ व १२  
शुद्ध कल्याण

पुस्तक क्रमांक: ८४/३  
पुस्तक सं. १. ४०

मालिक: मे. मोटा स्वामी प्रा. लि.  
सफे जायरेकर रोजेद्र जोर

प्लॉट नं. १३०६०

शे. ४, गणवती रोड गवनेरी  
जं. (अ) ०-११-५  
जं. (ब) ०-११-५

अकारणी  
वडी अकारणी अकारणी

गा.न.क्र. ११ (गणवती रोड)

श्र	प्रकार	विभागीय क्षेत्र				अकारणी अकारणी या अकारणी	अकारणी अकारणी	अकारणी अकारणी
		मिळीत क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र			
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२०१२  
२०१३

गा.न.क्र. ७ व १२  
शुद्ध कल्याण

पुस्तक क्रमांक: ८४/४  
पुस्तक सं. १. ४०

मालिक: मे. मोटा स्वामी प्रा. लि.  
सफे जायरेकर रोजेद्र जोर

प्लॉट नं. १३०६०

शे. ४, गणवती रोड गवनेरी  
जं. (अ) ०-११-५  
जं. (ब) ०-११-५

अकारणी  
वडी अकारणी अकारणी

गा.न.क्र. ११ (गणवती रोड)

श्र	प्रकार	विभागीय क्षेत्र				अकारणी अकारणी या अकारणी	अकारणी अकारणी	अकारणी अकारणी
		मिळीत क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र	अकारणी क्षेत्र			
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२०१२  
२०१३











22/07/2014

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. कल्याण 5

दस्त क्रमांक : 4880/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) खोणी

(1)विलेखाचा प्रकार करारनामा  
 (2)मोबदला 5383422  
 (3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टदार ते नमूद करावे) 1671000

क ल न - ४  
 दस्त क्र. १७१६ / २०२२  
 २२/५०

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)

1) पालिकेचे नाव: टाणे इतर वर्णन :मदनिका नं: २०५, माळा नं: २रा मजला, इमारतीचे नाव: प्रोजेक्ट नं. १०कामा लेकसाइड सी-विंग लेकशोर ग्रीन्स, ब्लॉक नं: डोंबिवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: इतर माहिती: सोबत एक कार पॉकिंग ( ( Survey Number : ६९/१.७१/ए.बी, ७०, १५०/६, ७, ९, १०ए, १०बी व दस्तात नमूद केल्याप्रमाणे : ) )

(5) क्षेत्रफळ

1) 79.18 चौ.मीटर

(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:-लोढा हाय-राइस बिल्डर्स प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. रमेश रावल वय:-44; पत्ता:-प्लॉट नं: २१६, माळा नं: -, इमारतीचे नाव: शाह आणि नाहर इंड. इस्टेट, ब्लॉक नं: वरळी, मुंबई, रोड नं: डॉ.ई. मोसेस रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400018 पॅन नं:-AABCL2637A

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-वरुण - श्रेष्ठ वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्य समाज ब्लॉक नं: ग्रेटर कैलाश-१, न्यू दिल्ली, न्यू दिल्ली, रोड नं: -, दिल्ली, दिल्ली. पिन कोड:- 110048 पॅन नं:-BLNPS4334J

(9) दस्तऐवज करून दिल्याचा दिनांक 17/07/2014

(10)दस्त नोंदणी केल्याचा दिनांक 22/07/2014

(11)अनुक्रमांक, खंड व पृष्ठ 4880/2014

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 269500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)श्रेण

सह. दुय्यम निबंधक कल्याण

मुल्यांकनामाठी 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.





Lakeside.com

Possession Demand Letter

कलन - ४
दस्तक्र. १०१६/२०२२
३३/५०

Date: 12 May 2018

0001246724

Varun Shreshth  
401, Juniper Building,  
Everest World,  
Dhokali  
THANE - 400607  
Contact No: 7506402647  
email: lsg.1246724@mylodha.com

Dear Mr. Varun Shreshth,

Greetings from Loxia Lodha Group!

We are pleased to inform you that your Unit C-205, Wing C in Lakeside at LAKESHORE GREENS is ready for possession.

You will be happy to know that the project has received a wonderful response, and with your support has redefined the landscape of the suburb forever. We are committed to delivering excellence and are confident that the time and effort that has gone into the development will ensure a fulfilling and enriching lifestyle in your home.

We have successfully handed over more than 17000 homes in the first phase at Palava and plan to hand over more than 2000 homes in next three months at Lakeshore greens.

We would request you to refer to the Statement of Final Dues (detailed in the Annexure A below) and make the requisite payments by 26.05.2018 to enable us to initiate the process of handover of your residence.

For assistance, please get in touch with us at 022 67161111 or write to service.support@lodhagroup.com.

Looking at leasing your home - you need not worry about finding the right tenant or going through a string of brokers. Just contact our team on easylease@lodhagroup.com and we will take care of your leasing needs.

Thank you for your patronage.

Warm regards,

PALAVA DWELLERS PVT. LTD.

This is an electronically generated letter and hence does not require any signature.





*Lakeside C-205*

**Important Notes:**

- a. Payments can be made via Cheque or Demand Draft with favoring details as mentioned in Annexure A above. The same along with supporting bank letter can be sent via courier to our postal address given below:

30/90	Customer Care, Level 1, Lodha Excelus, Apollo Wings Compound, Nandivada Marg, Mahataxi, Mumbai-400011.
-------	---

We request you to identify your payments by writing your Customer ID, Lodha Building Name, Wing Name and Unit Number behind the Cheque/Demand Draft.

Please note that clearance of payments through Cheque may take 5 - 6 working days, and clearance of online transfers may take 3 - 4 working days.

Post clearance of all payments, we would need approximately 15 days to organize the requisite paperwork and to prepare your residence for handover. Thereafter, we shall invite you for completing possession formalities and key handover.

- b. **Building Common Area Maintenance Charges (CAM):** You would be aware that under the Agreement to Sell, all the facility charges in respect of the said Unit including CAM (Common Area Maintenance) charges & share application money were estimated on a provisional basis. The CAM charges and other charges in respect of your unit as on date are provided in the Annexure A: Statement of Final Dues on the basis of all direct and indirect costs/overheads allocable to providing the CAM Services for the said building/development. Please note that the same are as on date & any change in the same as per actuals will be intimated to you from time to time & you shall be liable to pay any increased amounts at actuals.

All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

- c. **Federation Common Area Maintenance Charges / Civic Governance Charge (CGC):** You would be aware that under the Agreement to Sell, all the federation Common Area Maintenance Charges / Civic Governance charges in respect of the said Unit including but not limiting to operations and maintenance of composter, roads, sewage treatment plant, solar panels, common areas, temple, street lights, recreational grounds and spaces, city security, club house, sports facilities, bus stops, buses and landscape etc were estimated on a provisional basis. CGC shall mean the common area maintenance charges payable by the purchaser for maintenance of all common areas and amenities in respect of the building beyond 6 metres periphery of the building i.e. excluding CAM charges. Please note that the same are as on date & any change in the same as per actuals will be intimated to you from time to time & you shall be liable to pay any increased amounts at actuals. Please note that these CGC charges are exclusive of diesel & other costs related to power backup generators and the same shall be billed separately at actuals. While the CGC will cover for the maintenance of the STP, you will have to pay for the usage of STP water as per the same rate as that of the domestic water.

- d. **Property Tax:** This is a property/municipal tax on property imposed by municipalities based on the projected value of the property. The property tax is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. For a detailed explanation on the Property Tax please refer to your Agreement to Sell. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.



Lodha de - 2025

क ल न - ४  
दस्ता क्र. १०१६/२०२२  
३५/५०

**Important Notes:**

- a. Payments can be made via Cheque or Demand Draft with favoring details as mentioned in Annexure A above. The same along with supporting bank letter can be sent via courier to our postal address given below:

Customer Care, Level 1,  
Lodha Excelus,  
Apollo Mills Compound,  
N M Joshi Marg,  
Mahalaxmi,  
Mumbai-400011.

We request you to identify your payments by writing your Customer ID, Lodha Building Name, Wing Name and Unit Number on the Cheque/Demand Draft.

Please note that clearance of payments through Cheque may take 5 - 6 working days, and clearance of online transfers may take 3 - 4 working days.

Post clearance of all payments, we would need approximately 15 days to organize the requisite paperwork and to prepare your residence for handover. Thereafter, we shall invite you for completing possession formalities and key handover.

- b. **Building Common Area Maintenance Charges (CAM):** You would be aware that under the Agreement to Sell, all the facility charges in respect of the said Unit including CAM (Common Area Maintenance) charges & share application money were estimated on a provisional basis. The CAM charges and other charges in respect of your unit as on date are provided in the Annexure A: Statement of Final Dues on the basis of all direct and indirect costs/overheads allocable to providing the CAM Services for the said building/development. Please note that the same are as on date & any change in the same as per actuals will be intimated to you from time to time & you shall be liable to pay any increased amounts at actuals.

All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

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*Lodha Excelus*

**Important Notes:**

- a. Payments can be made via Cheque or Demand Draft with favoring details as mentioned in Annexure A above. The same along with supporting bank letter can be sent via courier to our postal address given below:

कलक	Customer Care, Level 1,
दस्तावेज नं. १०९६	Lodha Excelus,
३६/१०	Apurva Mills Compound,
	N.R. Odia Marg,
	Wahidnagar,
	Mumbai-400111.

We request you to identify your payments by writing your Customer ID, Lodha Building Name, Wing Name and Unit Number behind the Cheque/Demand Draft.

Please note that clearance of payments through Cheque may take 5 - 6 working days, and clearance of online transfers may take 3 - 4 working days.

Post clearance of all payments, we would need approximately 15 days to organize the requisite paperwork and to prepare your residence for handover. Thereafter, we shall invite you for completing possession formalities and key handover.

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All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

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- d. **Property Tax:** This is a property/municipal tax on property imposed by municipalities based on the projected value of the property. The property tax is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. For a detailed explanation on the Property Tax please refer to your Agreement to Sell. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.





जिल्हाधिकारी व जिल्हादंडाधिकारी यांचे कार्यालय, ठाणे  
(महसूल शाखा)

पत्रव्यवहाराचा पत्ता:- महसूल शाखा,  
जिल्हाधिकारी कार्यालय, ठाणे,  
पहिला माळा, कोर्टनाका, ठाणे (प.)

दुरध्वनी क्र. ०२२-२५३४३६३६  
फॅक्स क्र. ०२२-२५३४९२००

क्र.महसूल/कक्ष-१/टे-७/मौजे. अंतर्ली व इतर/एकात्मिक नगर वसाहत प्रकल्प/सेक्टर-सी व  
सेक्टर-आय/भोगवटा प्रमाणपत्र/कवि-F१४८६४५७८५३१७२/१७ दि.२०/१२/२०१७

भोगवटा प्रमाणपत्र

प्रति,

मे.पलावा इवेलर्स प्रा.लि.  
पत्ता :- ४१२, १७/जी, ४ था मजला,  
वर्धमान चॅम्बर, कावासजी पटेल रोड,  
हॉर्नीमन सर्कल, फोर्ट, मुंबई-१.

क ल न - ४
दस्त क्र. १७७६ / २०२२
३७/५०

**विषय :- वापर दाखला / भोगवटा प्रमाणपत्र मिळणेबाबत.**

मौजे अंतर्ली, खोणी, हेदूटणे, कोळे, ता.कल्याण, जि.ठाणे आणि  
मौजे उंब्रोली, ता.अंबरनाथ, जि.ठाणे येथील  
स.नं./गट नं./सि.स.नं.१९/२अ, १९/२ब, १९/३ व इतर भूखंडाचे  
एकूण क्षेत्र २६५६१८३.२९ चौ.मी. मधील  
सेक्टर C मधील

Cluster No - १.०५ (Uno)

Wing - H, I, J, K, L, M, N, O & SHOP No. १.

Cluster No - १.०६ (Primia) Wing - E, J

Cluster No - १.०७ (Elite)

Wing - A, B, C, D, E, F, G, H, I, J & SHOP No.२.

Cluster No - १.०८ (Regalia)

Wing - A, E, & SHOP No. ४.

Cluster No - १.१३ (Lakeside)

Wing - A, B, C, D, E, F, G

Cluster No - १.१७ (Vista) Wing - A.

Cluster No - १.१८ (Viento) Wing - A, B.

व सेक्टर I मधील

EWS - १, पार्ट १ (Orchid) : Wing - A & B.

EWS - ३, पार्ट ७ (Orchid) : Wing - E, F, G & H.

करिता वापर दाखला / भोगवटा प्रमाणपत्र मिळणेबाबत.

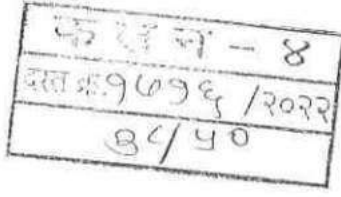


अधिला अर्ज दि.०४/१०/२०१७ व दि.३१/१०/२०१७.

(१) शासन नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस.  
१२२३/१३६/प्र.क्र.२८९/१३/नवि-१२ दि.०३/०३/२०१४.

(२) शासन नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस.  
१२२३/१३६/प्र.क्र.२८९/अ/१३/नवि-१२ दि.२२/०८/२०१४.

(३) शासन नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस.  
१२२३/१३६/प्र.क्र.२८९/ब/१३/नवि-१२ दि.२२/०८/२०१४.



- ५) शासन, नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस. १२१४/१६८७/प्र.क्र.७८/१५/नवि-१२ दि.०८/०७/२०१५.
- ६) या कार्यालयाकडील आदेश क्र.महसूल/कक्ष-१/टे-७/ वि.न.व.प्र./एसआर-३९/२०१४ दि.२८/०३/२०१४.
- ७) या कार्यालयाकडील आदेश क्र.महसूल/कक्ष-१/टे-७/ वि.न.व.प्र./एसआर-८८/२०१४ दि.१८/०९/२०१४.
- ८) या कार्यालयाकडील आदेश क्र.महसूल/कक्ष-१/टे-७/ वि.न.व.प्र./एसआर-२४/२०१५ दि.०३/०२/२०१६.
- ९) या कार्यालयाकडील पत्र क्र.महसूल/कक्ष-१/टे-७/अंतर्ली व खोणी/एकात्मिक विशेष नगर वसाहत प्रकल्प/बांधकाम/ एसआर-२०/२०१७, दि.२६/०८/२०१६.
- १०) सहाय्यक संचालक, नगररचना ठाणे यांचेकडील पत्र जा.क्र./मौजे.खोणी अंतर्ली/जोते तपासणी प्रमाणपत्र/वि.न.व.प्र./ससंठाणे/१८७२ दि.७/१०/२०१६.
- ११) सहाय्यक संचालक, नगररचना ठाणे यांचेकडील पत्र जा.क्र./मौजे.खोणी अंतर्ली/जोते तपासणी प्रमाणपत्र/ वि.न.व.प्र./ससंठाणे/२३२३ दि.२१/१२/२०१६.
- १२) शासन, नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस- १८१६/प्र.क्र.३६८/१५/२०(४)नवि-१३, दि.२६/१२/२०१६.
- १३) शासन, नगर विकास विभागाकडील शासन निर्णय क्र. क्र.टिपीएस-१२१७/४३०/प्र.क्र.६९/१७/नवि-१२, दि.२०/४/२०१७.
- १४) या कार्यालयाकडील पत्र क्र.महसूल/कक्ष-१/टे-७/अंतर्ली-खोणी-हेट्टणे-कोळे, ता.कल्याण/उंब्रोली, ता.अंबरनाथ/ एकात्मिक विशेष नगर वसाहत प्रकल्प/रेरांकन/एसआर-२२/२०१७, दि.२१/०६/२०१७.
- १५) सहाय्यक संचालक, नगररचना ठाणे यांचेकडील पत्र जा.क्र.एकात्मिक नगर वसाहत/मौ.अंतर्ली, खोणी व इतर/ससंठाणे/२१३७ दि.९/११/२०१७.
- १६) सहाय्यक संचालक, नगर रचना ठाणे यांचेकडील पत्र जा.क्र.एकात्मिक नगर वसाहत/मौजे अंतर्ली, खोणी व इतर/ससंठाणे/२२०४, दि.२१/११/२०१७.
- १७) सहाय्यक संचालक नगररचना ठाणे यांचेकडील पत्र जा.क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी व इतर/ससंठाणे/ २२४२, दि.७/१२/२०१७.
- १८) अर्जदार कंपनीने सादर केलेले सत्यप्रतिज्ञापत्र दि.५/१२/२०१७.



मौजे: अंतर्ली, खोणी, हेट्टणे, कोळे ता.कल्याण आणि मौजे: उंब्रोली, ता. अंबरनाथ, जि. ठाणे स.नं./गट नं./सि.स.क्र. १९/९अ व इतर भूखंडाचे एकूण क्षेत्र २६५६१८३.२९ चौ.मी. पैकी सहा. संचालक, नगररचना यांचे कार्यालयाने दि.९/११/२०१७ रोजी एकात्मिक नगर वसाहत प्रकल्पाच्या "सेक्टर-सी व सेक्टर-आय" च्या बांधकाम नकाशांना दिलेल्या मंजूरीनुसार व शासन अधिसूचना दि.२६/१२/२०१६ नुसार संदर्भीय क्र.१ दि.४/१०/२०१७ व दि.३१/१०/२०१७ रोजीचे अर्जान्वये सेक्टर-सी व सेक्टर-आय मधील विषयांकीत इमारतीचे भोगवटा प्रमाणपत्र मिळणेकामी या कार्यालयास विनंती अर्ज प्राप्त झाला आहे.



Occupation Certificate Sector C & I-1.doc

प्रस्तावित इमारतीसाठी सहाय्यक संचालक, नगररचना ठाणे यांचेकडील संदर्भीय क्र.१० दि.७/१०/२०१६ व संदर्भीय क्र.११ दि.२१/१२/२०१६ अन्वये जोते तपासणी प्रमाणपत्र घेतलेले आहे. तसेच सहाय्यक संचालक, नगररचना ठाणे यांचेकडील संदर्भीय पत्र क्र.१५ दि.९/११/२०१७ अन्वये एकात्मिक नगर वसाहत प्रकल्पातील "सेक्टर-सी व सेक्टर-आय" च्या बांधकाम नकाशांना मंजूरी दिलेली आहे. सदर मंजूर बांधकाम नकाशातील भोगवटा / वापर दाखला घावयाच्या इमारतीचा तपशील खालीलप्रमाणे आहे.

सेक्टर C						
अ.क्र.	क्लस्टर नंबर	विंग	इमारतीचे मजले	इमारतीची उंची (मी.)	चटई क्षेत्रात समाविष्ट बांधकाम क्षेत्र (चौ.मी.)	एकूण सदनिका
१	१.०५	H	(G+१७)	५२.६५	६९६२.६८	१०६
		I	(G+१७)	५२.६५	६९५६.८७	१०६
		J	(G+१७)	५२.६५	६९५८.३६	१०६
		K	(G+१७)	५२.६५	६८९६.३९	१०५
		L	(G+१७)	५२.६५	७०६४.७२	१०५
		M	(G+१७)	५२.६५	५७९१.२२	७१
		N	(G+१७)	५२.६५	५७७९.५९	७१
		O	(G+१७)	५२.६५	७०८८.६५	१०६
		SHOP-१	GROUND		४.८०	३२५.४७
	एकूण	९			५३८२३.९५	७७६
२	१.०६	E	(G+१७)	५२.६५	५१६६.८५	१०५
		J	(G+१७)	५२.६५	५१८६.८७	१०६
		एकूण	२			१०३५३.७२
३	१.०७	A	(G+१७)	५२.६५	५१८६.८७	१०६
		B	(G+१७)	५२.६५	४२७९.३१	७२
		C	(G+१७)	५२.६५	५१८५.२३	१०६
		D	(G+१७)	५२.६५	४२७९.३१	७२
		E	(G+१७)	५२.६५	५१६४.२९	१०५
		F	(G+१७)	५२.६५	५१३६.२४	१०५
		G	(G+१७)	५२.६५	४२७९.३२	७२
		H	(G+१७)	५२.६५	५१८६.८५	१०५
		I	(G+१७)	५२.६५	४२७९.३२	७२
		J	(G+१७)	५२.६५	५१८६.८५	१०५
		SHOP-२	GROUND		४.८०	४८८.२१
	एकूण	११			४८६५१.८०	९२०
४	१.०८	A	(G+१७)	५२.६५	५१६५.५१	१०५
		E	(G+१७)	५२.६५	५१३३.९८	१०५
		SHOP-४	GROUND		४.८०	४८३.३४
	एकूण	३			१०७८१.८३	२१०
५	१.१३	A	(G+१७)	५२.६५	७००५.१०	१०६
		B	(G+१७)	५२.६५	५७८७.१३	७१
		C	(G+१७)	५२.६५	५७७५.५१	७१
		D	(G+१७)	५२.६५	७०६४.७२	१०५





		E	(G+१७)	५२.६५	६८९८.३०	१०५
		F	(G+१७)	५२.६५	६९५३.३०	१०६
		G	(G+१७)	५२.६५	६९५४.०९	१०६
		७			४६५१८.१५	६७०
		A	(G+१७)	५२.६५	७०८८.५१	१०६
		१			७०८८.५१	१०६
		A	(G+१७)	५२.६५	७०८८.५१	१०६
		B	(G+१७)	५२.६५	७०९२.५३	१०६
		२			१४१८१.०४	२१२
		३२			१९०१०१.९८	३१०५.००
		३			१२९७.१२	०.००
		३५			१९१३९९.१०	३१०५.००

सेक्टर I						
अ.क्र.	व्लस्टर नंबर	विंग	इमारतीचे मजले	इमारतीची उंची (मी.)	चटई क्षेत्रात समाविष्ट बांधकाम क्षेत्र (चौ.मी.)	एकूण सदनिका
१	EWS-१	A	G+१२	३७.५०	५१२६.३७	१२२
२	EWS-१	B	G+१२	३७.५०	६५१६.६८	१४०
३	EWS-३	E	G+१२	३७.५०	६५२६.६०	१४०
४	EWS-३	F	G+१२	३७.५०	५२४२.१२	१२८
५	EWS-३	G	G+१२	३७.५०	७१२६.४४	१६५
६	EWS-३	H	G+१२	३७.५०	९४५१.१७	२०८
			एकूण		३९९८९.३८	९०७

सहाय्यक संचालक, नगररचना ठाणे यांचेकडील पत्र क्र.एकात्मिकृत नगर वसाहत / मौजे अंतर्ली, खोणी व इतर/ससंठाणे/२१३७, दि.९/११/२०१७ मधील अटी व शर्तीस अधिन राहून व श्री. प्रीतम नांदलसकर व श्री. अनिल नारखेडे यांचे दि.११/११/२०१७ रोजीचे कामाचे पुर्तता प्रमाणपत्रानुसार उपरोक्त इमारतींना सोबत जोडलेल्या नकाशानुसार भोगवटा / चापर दाखला देण्यास सहाय्यक संचालक, नगररचना ठाणे यांनी संदर्भीय क्र.१६ दि.२१/११/२०१७ व संदर्भीय क्र.१७ दि.७/१२/२०१७ रोजीचे पत्रान्वये शिफारस व हरकत नसल्याचे कळविले आहे. त्यानुसार खालील नमूद अटी व शर्तीवर उक्त नमूद इमारतीकरिता भोगवटा प्रमाणपत्र देणेत येत आहे.

- सदर प्रकरणी दि.२६/१२/२०१६ रोजी शासन अधिसूचनेद्वारे एकात्मिकृत नगर वसाहत प्रकल्पाचे शासन मंजूर विनियम व वेळोवेळी सुधारीत करण्यात येणाऱ्या सर्व नियमांचे / सुचनांचे पालन करणे अर्जदार कंपनीवर बंधनकारक राहिल.
- शासनाच्या दि.१३/३/२०१४ दि.३२/८/२०१४ व दि.८/७/२०१५ रोजीच्या अधिसूचनेन्वये पालन करण्यात आलेल्या लोकेशनल क्लिअरन्समधील अटी व शर्ती या एकात्मिकृत नगर वसाहत प्रकल्पास लागू राहतील. तसेच सहाय्यक संचालक, नगररचना ठाणे यांचेकडील परवानगीच्या कार्यालयकडील संदर्भीय आदेशातील अटी व शर्तीचे पालन करणे अर्जदार कंपनीवर बंधनकारक राहिल.
- विशेष परवानगी प्राप्त नसल्याने, ठाणे यांनी लेखी आदेश दिले तर ते कंपनीवर बंधनकारक राहतील. त्यास सदर परवानगीवरून बाधा येणार नाही.

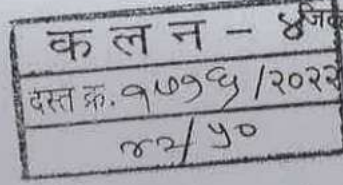
- ४) नकाशांवर दर्शविल्यांप्रमाणेच नियमांनुसार आवश्यक पार्किंगचा वापर केवळ वाहनतळासाठी करणे बंधनकारक राहिल.
- ५) सुरक्षिततेच्या दृष्टीने (safety and security of buildings to counter manmade disasters) आवश्यक ती उपाययोजना करणे कंपनीवर बंधनकारक राहिल.
- ६) प्रकल्प राबविताना उद्भवणाऱ्या कोणत्याही अडचणी अथवा प्रश्नांसाठी कंपनी सर्वस्वी जबाबदार राहिल. या अडचणींचे निराकरण करून देण्याची जबाबदारी अथवा बंधन शासनावर, या कार्यालयावर तसेच सहाय्यक संचालक, नगररचना यांचे कार्यालयावर असणार नाही.
- ७) विनियम ७.३(अ) नुसार प्रकल्प क्षेत्रात प्रस्तावित पार्क/गार्डन/खेळाचे मैदान हे क्षेत्र नियमानुसार विकसित करून सर्वसामान्य जनतेकरीता वापरासाठी अडथळाविना खुले ठेवणे कंपनीवर बंधनकारक राहिल.
- ८) एकात्मिकृतनगर वसाहतीसाठी शासनाने दि.२६/१२/२०१६ रोजी मंजूर केलेल्या नियमावलीतील विनियम १२.८ मध्ये Infrastructural facilities बाबत तरतुदी असून त्यानुसार प्रकल्प पूर्ण होईपर्यंत व स्थानिक नागरी संस्था (Urban Local Body) स्थापनेपर्यंत Infrastructural facilities पुरविणे व सुस्थितीत ठेवणे व देखभाल करणे विकासकावर बंधनकारक राहिल.
- ९) Social Housing (EWS/LIG) अंतर्गत विकासकास आवश्यक २/३ सदनिकांची यादी म्हाडास सोडत पध्दतीने वाटप करावयाची असून, १/३ सदनिका ह्या विकासकास भाडेतत्वावरील घरांसाठी स्वतःकडे राखून ठेवायच्या आहेत. त्यानुसार अर्जदार कंपनीस मंजूर रेखांकनानुसार ३,९५,४९५.५२ चौ.मी. क्षेत्र Social Housing (EWS/LIG) साठी राखून ठेवायचे असून, त्यापैकी अर्जदार कंपनीने "सेक्टर-आय" मध्ये ३,२०,७५३.७६ चौ.मी. क्षेत्र प्रस्तावित केले आहे. विकासकास उर्वरित २२,१४८.९४ चौ.मी. क्षेत्र पुढील बांधकामात देणे बंधनकारक राहिल. तसेच विकासकास एकात्मिकृत नगर वसाहतीसाठी शासनाने दि.२६/१२/२०१६ रोजी मंजूर केलेल्या नियमावलीतील विनियम ९ मधील ९.१ ते ९.१० नुसार Social Housing (EWS/LIG) बाबतच्या आवश्यक तरतुदींची पूर्तता करणे विकासकावर बंधनकारक राहिल.
- १०) अर्जदार कंपनीने एकात्मिकृत नगर वसाहत प्रकल्पाचे शासन मंजूर विनियम ९ नुसार म्हाडास सेक्टर I मधील EWS-१, पार्ट-१ (Orchid) : Wing A & B व EWS - ३, पार्ट - (Orchid) : Wing E, F, G & H या इमारती वापरासाठी तयार असल्याचे म्हाडास कळविणे बंधनकारक राहिल.
- ११) Rain Water Harvesting System & Solar Water Heating System ची व्यवस्था व त्यातील इतर तांत्रिक बाबी कार्यान्वित ठेवण्याची जबाबदारी अर्जदार कंपनी व तदनंतर सदनिका धारकांची राहिल.
- १२) पर्यावरण विभाग, महाराष्ट्र शासन यांचे दि.१९/०६/२०१३ व २१/०२/२०१५ रोजीच्या ना-हरकत प्रमाणपत्रातील सर्व अटी व शर्तीची पूर्तता करणे कंपनीवर बंधनकारक राहिल.
- १३) महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या दि.३१/१०/२०१७ रोजीच्या ६ व्या Consent Appraisal Committee meeting च्या Minutes of meeting नुसार Maharashtra Pollution Control Board कडील Consent order No:Format १.०/BO/CAC-Cell/UAN No.००००३२०६४/CO/१०/३३७१२०/२०१४ व दि.१२/२०१७ व Consent order No:Format १.०/BO/CAC-Cell/UAN No.००३३८९/CO/CAC-१७१२०००३५ दि.४/१२/२०१७ या Consent to Operate पत्रातील अटी व शर्ती अर्जदार कंपनीवर बंधनकारक राहतील.
- १४) मा. संचालक, महाराष्ट्र अग्नीशमन सेवा, मुंबई यांनी No.MFS/५१/२०१७/६९७ दि.११/१०/२०१७ व No.MFS/५१/२०१७/७२५ दि.०३/११/२०१७ मधील अटी व शर्ती अर्जदार कंपनीवर बंधनकारक राहतील.



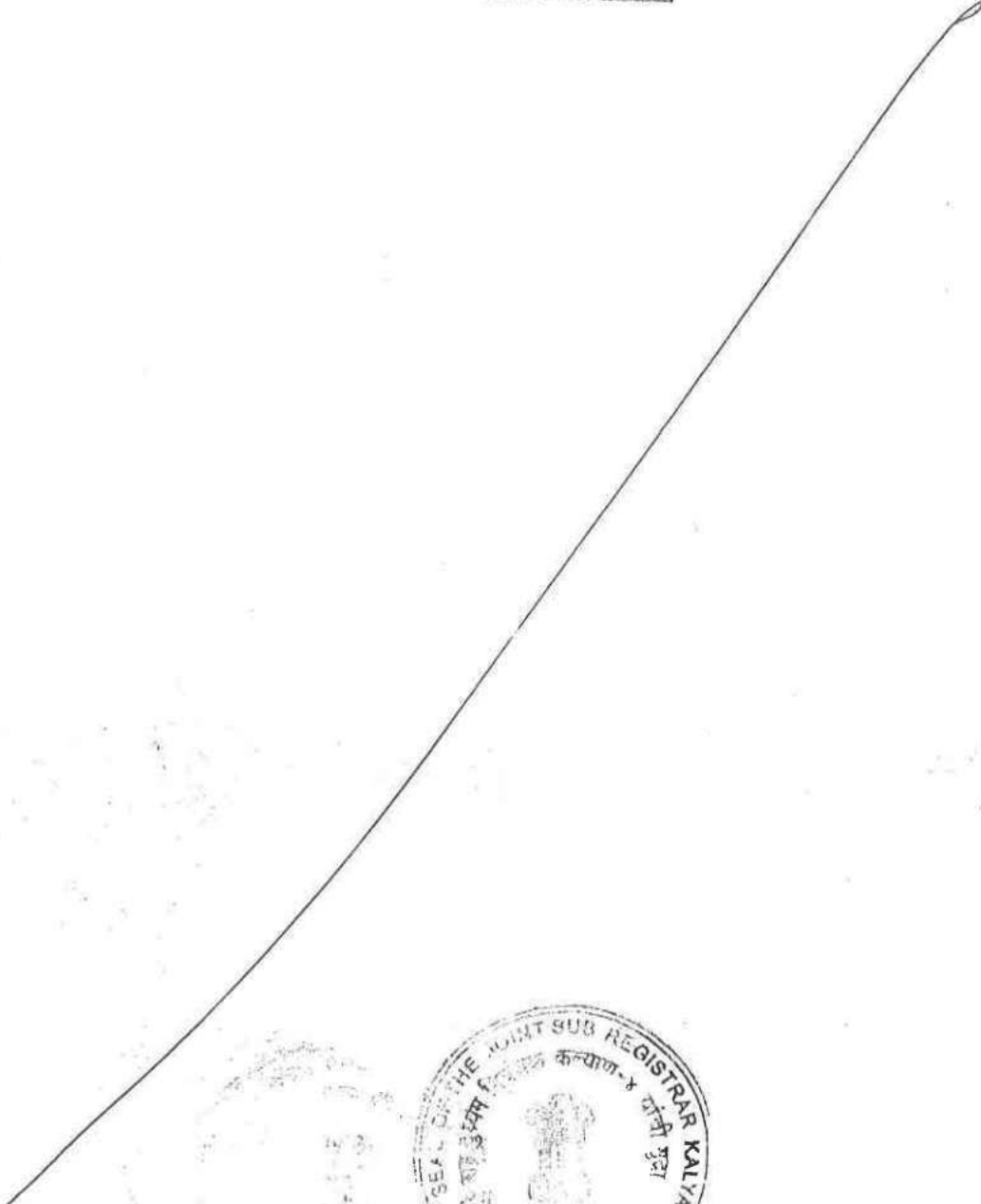


- १५) अर्जदार कंपनीने कोटक महेंद्र बँकेकडील बँक गॅरंटी नं.०९५८OBG१४००१५२२ दि.२८/०३/२०१४ व बँक गॅरंटी नं. ०९५८OBG१७०१४३३७ दि.२४/०८/२०१७ नुसार सादर केलेल्या बँक गॅरंटीची मुदत दि.३१/०८/२०१८ रोजीपर्यंत असून, सादरहू मुदतवाढ वेळोवेळी घेणे अर्जदार कंपनीवर बंधनकारक राहिल.
- १६) अर्जदार कंपनीने सादर केलेल्या दि.५/१२/२०१७ रोजीचे सत्यप्रतिज्ञापत्रातील अटी व शर्ती कंपनीवर बंधनकारक राहतील.

(स्थळ प्रतीवर मा. जिल्हाधिकारी यांची स्वाक्षरी असे)



क ल न - ४
दस्ता क्र. १०७५/२०२२
४३ / ५०







कलन - ४  
दस्तावेज नं. १७१६ / २०२२  
४४/५०

## महाराष्ट्र शासन नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/डिओएम/एचएसजी(टीसी)/३१७८९/ सन-२०१९  
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

**कासा लेकसाईड ए ते एच को- ऑपरेटिव्ह  
हौसिंग सोसायटी लि.,**

सदर नं. ६९/१, ७०/-, १५०/७, १० बी, मौजे खोणी,  
डोंबिवली (पूर्व), ता. कल्याण, जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टिएनए/डिओएम/ एचएसजी (टीसी)/३१७८९/सन २०१९, दि. २९/०५/२०१९ ने नोंदविण्यात आलेली आहे.

उपनिदिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' असून उपवर्गीकरण 'भाडेकरू सहभागिदारी गृहनिर्माण संस्था' असे आहे.

स्थळ :- डोंबिवली  
दिनांक :- २९/०५/२०१९



(एस. एम. देवकते)  
उपनिबंधक,  
सहकारी संस्था, डोंबिवली





क ल न - ४
दस्त क्र. १०१९/२०१२
४५ / ५०



आयकर विभाग  
INCOME TAX DEPARTMENT  
KUNAL KISHOR PATIL  
KISHOR PATIL  
18/07/1998  
Permanent Account Number  
DHJPP0980D  
Signature

भारत सरकार  
GOVT. OF INDIA



*Handwritten signature*

कलन - ४  
दस्त क्र. १०९६ / २०२२  
२६ / ५०

आयकर विभाग  
INCOME TAX DEPARTMENT  
VARUN SHRESHTH  
VED KUMAR VEDALANKAR  
30/01/1984  
Permanent Account Number  
BLNPS4334J  
Signature

भारत सरकार  
GOVT. OF INDIA



*Handwritten signature*

भारत सरकार  
GOVERNMENT OF INDIA

अविनाश नारायण धोकरे  
Avinash Narayan Dhokare  
जन्म तारीख / DOB: 10/05/1987  
पुरुष / MALE  
Mobile No.: 8657205181  
6079 4812 5704  
VID : 9173 1150 9829 1821




*Handwritten signature*

माझे आधार, माझी ओळख

भारत सरकार  
GOVERNMENT OF INDIA

शर्मिला भास्कर म्हात्रे  
Sharmila Bhaskar Mhatre  
जन्म वर्ष / Year of Birth : 1982  
स्त्री / Female  
2897 3867 3178




*Handwritten signature*



आधार - सामान्य माणसाचा अधिकार







GRN	MH012958069202122E	BARCODE	Date		10/02/2022-19:55:30	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	KLN4_KALYAN 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)	DHJPP0980D			
Location	THANE		Full Name	KUNAL KISHOR PATIL			
Year	2021-2022 One Time		Flat/Block No.	CASA LAKESIDE A TO H CHS LTD, Flat No. 205			
Account Head Details	Amount In Rs.	Premises/Building	Remarks (If Any)				
0030046401 Stamp Duty	270000.00	Road/Street	on 2nd Floor, C-wing, LAKE SHORE GREENS project				
0030063301 Registration Fee	30000.00	Area/Locality	Khoni, Dombivali East				
		Town/City/District					
		PIN	4 2 1 2 0 4				
		PAN2=BLNPS4334J~SecondPartyName=VARUN SHRESHTH~					
		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्त क्र. १०१९/२०२२</p> <p>४०/१०</p> </div>					
Total	3,00,000.00	Amount In Words	Three Lakh Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332022021021114		2729052444		
Cheque/DD No.	Bank Date	RBI Date	10/02/2022-19:55:58		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खरर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-338-1716	0006276584202122	11/02/2022-09:10:11	IGR127	30000.00
2	(IS)-338-1716	0006276584202122	11/02/2022-09:10:11	IGR127	270000.00
Total Defacement Amount					3,00,000.00



Print Date 11-02-2022 09:13:20





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1002202213653 Receipt Date 11/02/2022

Received from sub registrar kalyan, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 1716 dated 11/02/2022 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED

₹ 1000

DEFACED

**Payment Details**

Bank Name IBKL Payment Date 10/02/2022

Bank CIN 10004152022021011754 REF No. 2743253814

Deface No 1002202213653D Deface Date 11/02/2022

This is computer generated receipt, hence no signature is required.

क ल न - ४

दस्त क्र. १०१५/२०२२

४८/५०







दस्त क्रमांक: कलन4 /1716/2022

बाजार मूल्य: रु. 26,03,086/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,70,000/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

पावती:1834

पावती दिनांक: 11/02/2022

अ. क्रं. 1716 वर दि.11-02-2022

सादरकरणाराचे नाव: कुणाल किशोर पाटिल - -

रोजी 9:08 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त ह्याताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची सही:

एकुण: 31000.00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 11 / 02 / 2022 09 : 08 : 53 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 02 / 2022 09 : 09 : 55 AM ची वेळ: (फी)

- प्रतिसा पत्र -

शहर इस्तुरेवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
रतुदीनुसार नोंदणीस दाखल केला आहे. इस्लामधील संपुर्ण  
संपुर्ण निष्पादक व्यक्ती, साक्षीद्वार व सोबत जोडलेले कागदपत्रे  
दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती  
संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे  
राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक  
याचे उल्लंघन होत नाही.



सिंहन घेणार सही

*(Signature)*

सिंहन घेणार सही





*(Signature)*





दस्त क्रमांक :कलन4/1716/2022

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कुणाल किशोर पाटिल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट न 403, तनिश रेसिडेन्सी, आळंदी रोड, पुणे सिटी, पुणे, महाराष्ट्र, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:DHJPP0980D	लिहून देणार वय :-23 स्वाक्षरी:-		
2	नाव:वरून श्रेष्ठ -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सी /205, कासा लेकसाइड, लेकशोर ग्रीन्स, तलोजा रोड, पलावा फेस -2, खोणी, डोंबिवली ईस्ट, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:BLNPS4334J	लिहून देणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:11 / 02 / 2022 09 : 11 : 00 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रविनाश ढोकरे -- वय:34 पत्ता:डोंबिवली पूर्व पिन कोड:421204		
2	नाव:शर्मिला म्हात्रे -- वय:40 पत्ता:डोंबिवली पूर्व पिन कोड:421204		

शिक्षा क्र.4 ची वेळ:11 / 02 / 2022 09 : 11 : 29 AM

शिक्षा क्र.5 ची वेळ:11 / 02 / 2022 09 : 11 : 51 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

प्रमाणीत करण्यात येतेकी सदर  
दस्त क्र.499 मध्ये 40 पाने  
आहेत. पुस्तक क्रमांक 9 वर  
चेंदला दि.21/2/2022

सह. दय्यम निबंधक कल्याण-4

/ment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KUNAL KISHOR PATIL	eChallan	69103332022021021114	MH012958069202122E	270000.00	SD	0006276584202122	11/02/2022
2	KUNAL KISHOR PATIL	eChallan		MH012958069202122E	30000	RF	0006276584202122	11/02/2022
3		DHC		1002202213653	1000	RF	1002202213653D	11/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1716 /2022

1. Verify Scanned Document for correctness (Printout 4 pages on a slide) printout after scanning.  
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



Page 10

Page 11

Page 12

# ENTRUSTED

## CONFIDENTIAL

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If you have any questions regarding this information, please contact the appropriate authority.

## SAVING THE WORLD

We are committed to the highest standards of integrity and ethical conduct. We will not engage in any activity that would be inconsistent with our values.

We are committed to the highest standards of integrity and ethical conduct. We will not engage in any activity that would be inconsistent with our values.

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# OM SAI ENTERPRISES

## Consulting for

- ❖ Agreement for Sale (Flat / Shop / Bungalow etc.)
- ❖ E-Registration Center
- ❖ Off Line Leave Licence Registration
- ❖ Conveyance / Sale Deed (Society / Open Land)
- ❖ Power Of Attorney
- ❖ Registration & Stamp Duty
- ❖ Gift Deed
- ❖ Stamp Papers
- ❖ Notary
- ❖ Affidavits
- ❖ Gumasta
- ❖ Property Related Documents

## RAMDAS BHABAD

Shop No. 9, Ground Floor, Chandresh Nilkanth CHS. Ltd., Shivaji Chowk,  
Lodha Heaven, Nilje, Dombivli (E) - 421 204.

**Contact : 9930103066 / 9220053513**

1111omsai@gmail.com / ram.bbd@gmail.com